

Resort Complex Near NCS Eyed!

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JAPANESE TOURIST DEVELOP. IN GUAM

The giant Japanese company Seibu and representatives of the Guam Capital Investment Corp. are exploring the possibility of building a sprawling resort-recreational complex at the north end of Guam—a complex whose size, if fully developed, might outstrip Tumon Beach.

Planners of the project, who include former Governor Manuel Guerrero, have an option to lease 172 hectares of land off Route 3 near the Naval Communications Station from Jose and Antonio Artero.

But there remain some major "ifs" before the plans could become reality—including the need for the U.S. military to grant a right-of-way from Route 3 into the site.

The existence of the plans came to light yesterday in a noon speech by Gov. Camacho before the closing session of a tourism conference sponsored by the Pacific Island Development Commission.

In his speech, Camacho quoted French architect George Candilis and said the architect had been here several weeks ago to discuss a vast resort "complex at NCS."

Later Guerrero confirmed the existence of the plans but refused to disclose many details because, he said, "the decision to go ahead is not yet made."

"We are all exploring...it is not in the bag," he said. "It depends on a lot of factors. We have made the technical studies and the engineering studies, yes; the architects have made (preliminary) plans, but we have not made the management

decision. We are not ready to talk about it."

If all goes well, the planners envision a large development that would attempt to create a unique facility—perhaps an "international" set of living accommodations, with hotel rooms or units based on different themes or different nationality appeals. There was no indication of how many rooms altogether might be involved, nor of the cost.

Elsewhere on the grounds

there would be swimming, boating and landscapes keeping the area in touch with the "natural things" already there.

"We don't want too many bulldozers," Guerrero said.

The program is being explored under the name of SLG Inc., registered with the Bureau of Licensing and Registration a year ago as Seibu Leisure (Guam) Inc. The official papers say the corporation is "engaging in the development and subdivision of land for resort

purposes and related enterprises."

The papers list Guerrero one of five directors; the others include Philip Niu of Yigo and Ching Chih Chen, an East Agaña resident who is also a director of Guam Capital Investment Corp. and who this spring helped register the Micronesia Industrial Corp. here. Off-island directors are listed as R. Imatake and Takeshi Mishima of Tokyo.

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Plan Needs An OK

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Each of the directors and Robert Niu are listed as holding one share of stock in the company, which listed 1 million shares at \$1. The principal stockholders, according to the papers, were Guam Capital Investment Corp. and Kabushiki Haisha S. E. D. of Tokyo.

The Seibu group, through various divisions, is already involved in the Cliff Hotel here and last month a Seibu subsidiary merged with Ada's Inc. to take management control of the five markets here.

The first major hurdle in the plans, Guerrero and Ching Chih Chen said, is whether or not the military will grant a right-of-way.

Involved, they said, is the 1½ mile stretch of Route 3 from Potts Junction, which is government-owned land. That they propose to make a public thoroughfare. Then, about a mile-and-a-half down the road, they would need a 200-by-300-foot stretch of property as an access to the Artero property.

Guerrero said they had been in touch with Washington officials on the subject in a period stretching back to the development of preliminary planning more than a year ago.