



Office of the Attorney General of Guam

590 S. Marine Corps Dr., Ste. 901, Tamuning, Guam 96913



FOR IMMEDIATE RELEASE

Surveyor Convicted in Decades-Old Land Scheme

August 30, 2018, Tamuning, Guam- The Government of Guam was successful in preventing an attempt by a former surveyor to register public land in a decades-old land registration scheme earlier this year. Today, he was convicted of Unsworn Falsification as a misdemeanor for his involvement in the scheme.

According to Department of Land Management records filed in Civil Court, the boundary for Lot 475 in Agat was artificially created in 1988 by former land surveyor, Thomas T. Anderson. Although Lot 475 was created at the same time as other plots of land from a previous land scam case which Anderson was intimately involved and subsequently convicted in, it went unnoticed until a petition to register surfaced in 2013 under Landtech Inc. Anderson was the president and majority shareholder of Landtech. Research into land registration records showed that he had been transferring Lot 475 through various companies that he been involved with over the last two and a half decades.

Judge Vernon Perez denied the Petition for Land Registration after an evidentiary hearing determined there was no clear chain of title to Lot 475, and that it and other parcels of land that comprised the Estate in question were not in the same area, resulting in no factual basis for the land registration claim.

In 2017, the case was forwarded by the Department of Land Management for criminal prosecution and Anderson was charged in Superior Court criminal case number CF495-17. Today, Anderson pled guilty and has agreed to assist prosecutors in determining if any others involved in the primary case are criminally liable for their actions, as well as in connection with other land registration cases.

Anderson was previously convicted of three counts of Attempted Theft as a Second Degree Felony in other Land Scam cases in the late 1980's and early 1990's. In those cases, Anderson prepared false deeds and survey maps that described small private parcels of land as exponentially larger than they really were, with the intent to transfer large amounts of government land to himself and others. Anderson was able to secure approval of the maps, procure phony tax assessment records for the "new" land, and attempted to register them by using a relative within the Government of Guam.

If any member of the public believes that their land or their property rights have been illegally interfered with, they should report this misconduct to law enforcement.

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Attorney General Barrett-Anderson was Attorney General in the late 1980's during the earlier prosecution of Land Scam cases. It is ironic that the final remaining land case is concluded once again during her tenure.

“The work of our attorneys, Nick Toft and James Collins, in collaboration with the Department of Land Management, and the Department Revenue & Taxation caught this old remnant of the 1988 Land Scam from happening. Public lands are a precious resource which we must protect for generations to come,” said Attorney General Barrett-Anderson.

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For more information:

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