GUAM PRESERVATION TRUST

FINANCIAL STATEMENTS AND INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

THREE MONTHS ENDED DECEMBER 31, 2010
INDEPENDENT ACCOUNTANTS’ COMPILATION REPORT

To the Board of Directors
Guam Preservation Trust:

We have compiled the accompanying balance sheet of Guam Preservation Trust (Trust) as of December 31, 2010, and the related statement of operations for the three months then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements. During our compilation, we did become aware of a departure from accounting principles generally accepted in the United States of America that is described in the following paragraph.

A statement of cash flows for the three months ended December 31, 2010 has not been presented. Accounting principles generally accepted in the United States of America require that such a statement be presented when financial statements purport to present financial position and results of operations.

Management has informed us that they are unable to assess the adequacy of the allowance for doubtful accounts in the accompanying financial statements. Trust management is in discussions with the Government of Guam to resolve the collectibility of its recorded receivables, and is currently unable to predict the ultimate outcome of this matter.

As of September 30, 2006, the Trust wrote off a leasehold interest because of its intent to terminate the lease. As a settlement has not been reached, the outcome of this matter is currently undeterminable. Accordingly, the impact of this matter is not predictable.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

January 31, 2011

[Signature]

Member of
Deloitte Touche Tohmatsu Limited
GUAM PRESERVATION TRUST

Balance Sheet
December 31, 2010
(See Accompanying Independent Accountants' Compilation Report)

<table>
<thead>
<tr>
<th>ASSETS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash in bank - checking</td>
<td>$20,486</td>
</tr>
<tr>
<td>Cash - trust account</td>
<td>55,666</td>
</tr>
<tr>
<td>Investments</td>
<td>1,645,134</td>
</tr>
<tr>
<td>Receivables:</td>
<td></td>
</tr>
<tr>
<td>General fund</td>
<td>5,865,601</td>
</tr>
<tr>
<td>Allowance for doubtful accounts</td>
<td>(5,426,712)</td>
</tr>
<tr>
<td>Property and equipment, net of accumulated depreciation</td>
<td>3,005</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td><strong>$2,163,180</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LIABILITIES AND NET ASSETS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Liabilities:</td>
<td></td>
</tr>
<tr>
<td>Accrued expenses</td>
<td>$6,032</td>
</tr>
<tr>
<td>Grant deposit</td>
<td>8,000</td>
</tr>
<tr>
<td>Payroll liabilities</td>
<td>57,091</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>71,123</strong></td>
</tr>
<tr>
<td>Net assets:</td>
<td></td>
</tr>
<tr>
<td>Unrestricted:</td>
<td></td>
</tr>
<tr>
<td>Net assets</td>
<td>2,093,433</td>
</tr>
<tr>
<td>Current period reduction of unrestricted net assets</td>
<td>(1,376)</td>
</tr>
<tr>
<td><strong>Total unrestricted net assets</strong></td>
<td><strong>$2,092,057</strong></td>
</tr>
</tbody>
</table>

$2,163,180
GUAM PRESERVATION TRUST

Statement of Operations
Three Months Ended December 31, 2010
(See Accompanying Independent Accountants' Compilation Report)

Revenue:
  Building permit fees $ 164,995
  Interest income 76
  Total revenue 165,071

Expenses:
  Salaries 65,412
  Projects - grants 64,821
  Travel and conference fees 6,414
  Insurance 5,370
  Accounting services 4,974
  FICA 4,757
  Legal services 2,295
  Retirement plan contribution 2,100
  Repair and maintenance 1,829
  Supplies 1,561
  Communications 1,159
  Utilities 872
  Stipend 300
  Depreciation 243
  Bank charges 188
  Postage 60
  Miscellaneous 4,645
  Total expenses 167,000

Loss from operations (1,929)

Change in fair value of investments 553

Net loss and decrease in net assets $ (1,376)