SANGGUNIANG PANLUNGSOD LUNGSOD NG ORMOC

REPUBLIKA NG PILIPINAS DATEI TUL 0 8 2008

ROM THE MINUTES OF THE REGULAR SESSION OF THE ELEVENTH ORMO ANGGUNIANG PANLUNGSOD NG ORMOC HELD AT THE HONORABLE PLACIDO ENECIO HALL, SANGGUNIANG PANLUNGSOD BUILDING ON JULY 03, 2008

PRESENT:

WGSOD

Hon. Nepomuceno P. Aparis I, Vice Mayor & Presiding Officer Hon. Claudio P. Larrazabal, City Councilor, Floor Leader Hon. Sotero M. Pepito. City Councilor, Assist. Floor Leader Hon. Demosthenes F. Tugonon, City Councilor Hon. Ruben R. Capahi, City Councilor Hon. Mariano Y. Corro, City Councilor Hon. Fe S. Lladoc, City Councilor Hon. Filomeno P. Maglasang, City Councilor Hon. Rafael C. Omega, Jr., City Councilor Hon. Fernando P. Parrilla, City Councilor City Councilor Hon. Jose C. Alfaro, Jr., Ex-Officio City Councilor, Hon. Lea Doris C. Villar,

Chapter President, Liga ng mga Barangay ng Ormoc

ABSENT:

Hon. Corinne M. Corro, (Special Leave), Ex-Officio City Councilor, SK Federation President

RESOLUTION NO. 2008-123

A RESOLUTION ACCEPTING AND APPROVING SUPPLEMENTAL REPORT/RECOMMENDATION OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS IN THE MATTER OF THE APPLICATION OF THE HEIRS OF THE ESTATE OF EMETERIO LARRAZABAL NAMELY: ADELINA Y. LARRAZABAL, MARIA MODESTA Y. LARRAZABAL MARIA ELENA Y. LARRAZABAL, EMETERIO Y. JR., MARIA ANICETA L. AVILES, MARIA HERRERA, MARIA MARTINA L. GIMENEZ & LARRAZABAL, JOSEFINA GREGORIO Y. LARRAZABAL, REPRESENTED BY ATTY. GREGORIO LARRAZABAL FOR EXCEPTION AND OR VARIANCE OF LOT NO. 1002 COVERED BY TCT NO. 7076 OF THE REGISTER OF DEEDS OF ORMSC CITY INVOLVING A TOTAL LOT AREA OF TWO HUNDRED NIME THOUSAND SIX HUNDRED TWENTY (209,620) SQUARE METERS SITUATED AT BARANGAY CAMP DOWNES AND BARANGAY BANTIGUE, THIS CITY.

WHEREAS, this sanggunian is in receipt of a letter dated 30 January 2006 from Atty. Gregorio Y. Larrazabal, Attorney-In-Fact of Sps. Emeterio and Adelina Larrazabal, in connection with their intention to develop the above mentioned property which is under the agricultural zone of the city, into institutional and residential purposes to pave the way for the proposed site of the University of San Jose Recoletos (USJR) - Ormoc Campus;

WHEREAS, same communication connotes the intent of the lot owners due consideration with regards to their application that the aforementioned property be subject to a variance and or exception under Section 45 of the 2002 Local Zoning Ordinance of Ormoc City;

WHEREAS, said proposal/application was carefully studied evaluated by the members of the city's Local Zoning Board of Adjustment and Appeals (LZBAA), taking into utmost importance the pertinent provisions of the 2002 Local Zoning Ordinance of Ormoc City particularly Article IX - Mitigating Structures specifically Section 45 on Deviation and Exceptions thereof:



WHEREAS, the Honorable City Mayor through an indorsement dated May 21, 2008 has forwarded to this sanggunian for further deliberation, the results of the study and evaluation conducted by the LZBAA on the subject property to be rezoned, with the recommendation that the same be granted approval, the said results were embodied in a REPORT/RECOMMENDATION dated May 12, 2008;

WHEREAS, however, in view of the "URGENT AMENDMENT TO PETITION FOR CONVERSION" filed by the applicants as a remedial or curative measure to avoid adverse legal consequences on matters necessary for the approval of the said petition, the Board (LZBAA) filed a SUPPLEMENTAL REPORT/RECOMMENDATION dated June 23, 2008 which contained the amended submissions and allegations and submitted the same to this august Body for consideration; (copy of which is hereto attached)

WHEREAS, in a joint Public Hearing for Barangay Camp Downes and Barangay Bantigue conducted last December 20, 2007, the proposed development project received overwhelming support from the residents of the affected barangays;

WHEREAS, after thorough evaluation of all data applicable thereat, and in anticipation of possible socio-economic benefits that may be derived by the Ormoc City constituents in general, this sanggunian believes that there is merit to the application, hence, the same be accorded due course of action;

WHEREFORE, FOREGOING PREMISES CONSIDERED, on motion of the City Rafael C. Omega, Jr., Chairman, Committee on Zoning and City Development, jointly seconded by City Councilors Jose C. Alfaro, Jr. and Fernando P. Parrilla; be it

RESOLVED. AS IT IS HEREBY RESOLVED, to pass a resolution ACCEPTING AND APPROVING THE SUPPLEMENTAL REPORT/RECOMMENDATION OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS IN THE MATTER OF THE APPLICATION OF THE HEIRS OF THE ESTATE OF EMETERIO LARRAZABAL NAMELY: ADELINA Y. LARRAZABAL, MARIA MODESTA Y. LARRAZABAL, MARIA ELENA Y. LARRAZABAL, EMETERIO Y. LARRAZABAL, JR., MARIA ANICETA L. AVILES, MARIA JOSEFINA L. HERRERA, MARIA MARTIMA L. GIMENEZ & GREGORIO Y. LARRAZABAL, REPRESENTED BY ATTY. GREGORIO Y. LARRAZABAL FOR EXCEPTION AND OR VARIANCE OF LOT NO. 1002 COVERED BY TCT NO. 7076 OF THE REGISTER OF DEEDS OF ORMOC CITY INVOLVING A TOTAL LOT AREA OF TWO HUNDRED NINE THOUSAND SIX HUNDRED TWENTY (209,620) SQUARE METERS SITUATED AT BARANGAY CAMP DOWNES AND BARANGAY BANTIGUE, THIS CITY;

ADOPTED, July 03, 2008.

RESOLVED, FINALLY, to furnish copies of this resolution each to the Honorable City Mayor Eric C. Codilla, the City Administrator, the Local Zoning Board of Adjustment & Appeals (LZBAA); the City Planning & Development Office; Atty. Gregorio Y. Larrazabal; Sps. Emeterio & Adelina Y. Larrazabal, and others concerned;

CARRIED by Ten (10) Affirmative Votes with One (1) Abstention registered by City Councilor Claudio P. Larrazabal.



I HEREBY CERTIFY to the correctness of the foregoing resolution.

DEL S. DUERO
Secretary to the
Sangguniang Panlungsod

ATTESTED:

MEPOMUCENO P. APARIS I ce Mayor & Presiding Officer

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE __

Transfer Certificate

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES DEPARTMENT OF AGRARIAN REFORM

CERTIFICATE OF LAND OWNERSHIP AWARD NO.

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:	
THE PRACE - to the provisions of Republic Act No. 6657, dated the	ne 10, 1988,
COMPRESENTE ACRARIAN RESULTABLE AND ACRARIAN PROPERTY ACRARIANT	LUCINOTE
TATELLICE TATELLICE TATELLICE AND AND UPON AND UPON THE PROPERTY OF THE PROPER	ANION FUL
SOCIAL JUSTICE AND INDUSTRIALIZATION AND THOUSENESS LARRAZABITS IMPLEMENTATION, there is hereby awarded unto	AL
, a parcel of agricultural land situate	d in Barangay
Datar Municipality of OMOC	. Province of
Leyte , Island of Leyte , Philippines, contain TWENTY EIGHT THOUSAND SEVEN HUNDRED FORTY SEVEN (28,747):	ning an area of
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more or less, which is now more particularly bounded and described of the back hereof.	*
WHEREAS, it has been established that the herein awardee has fully comp	olied with the
WHEREAS, it has been established that the never distribution of the winds and the second of the seco	
requirements for the grant of title under Republic Act No. 6657. NOW, THEREFORE, KNOW YE, That by authority of the provisions of	Republic Act
NOW, THEREFORE, KNOW YE, That by dithority of the production of th	widow,
No. 6657, there is here's district that the the Say Patag, Ormoc City.	
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that it shall not be sold, transferred or conveyed except thought to the other qualified be Government, or to the Land Bank of the Philippines, or to the other qualified by	the transferor
shall have a right to remurchase the land from the Government of the	NOTE OF THE PARTY
within a period of two (2) years from the date of the law 1 GLAR.	IA M. ARROIC
IN TESTIMONY WHEREOF, and by authority bested upon me by ala, 3, 2000 President of the Philippines, hereby cause these letters to be made patent and	the seal of the
President of the Philippines, nereby cause these section of the Philippines, nereby cause these sections and a control of 200	r;
Republic of the Philippines to he hereunto affixed. Given at Quezon City, Philippines, on this day of	$\frac{1}{2}$, in the year
Given at Quezon City, Philippines, on this	
of Our Lord two thousand and	
BY AUTHORITY OF THE PRES	IDENT
OF THE PHILIPPINES:	
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HACKEY C. FOLKEAUTOMAN	4
Bootsmy of Agrarian Refol	m, " ,no

Entered in the Registry of Deeds of Act No. 6657 on this 29th day of November, two thousand and _

at 9:00 a.

KCIDO EDGAR E. MAJSA Deputy Register of Deeds

REFERENCE: This certificate is a transfer from Transfer Certificate of Title No. _

Barangay Patag, Ormoc City

(Owner's postal address)

DESCRIPTION OF THE LAND

Lot 1002-A, Psd-08-019785-D

3.30) , SI*

A parcel of land designated as Lot 1002-A, of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NW., along line 1-2 by Lot 1024; Cad-256; on the NE., along line 2-3 by Road; on the SE., along lines 3-4-5 by Lot 1649; Cad-256; and on the SW., along line 5-1 by Lot 1002-B of this subidivison plan.

Beginning at a point marked "1" on plan being S. 75 deg. 25' E., 1953.21 m. from BLLM#1, Cad-256, Ormoc Cadastre.

thence N. 39 deg. 56 E., 138.22 m. to point 2; thence S. 53 deg. 27 E., 195.70 m. to point 3; thence S. 34 deg. 41 W., 27.20 m. to point 4; thence S. 29 deg. 52 W., 115.00 m. to point 5; thence N. 52 deg. 36 W., 218.14 m. to point of

beginning, containing an area of TWENTY EIGHT THOUSAND SEVEN HUNDRED FORTY SEVEN (28,747) SQUARE METERS. All points referred to are indicated on plan and marked on the ground as follows: corners 1, 5 are P. S. Cylindrical Concrete Monuments 15 x 60 cms. and the rest are Old points. Bearings: True. Date of original survey, August 20,1929 to September 11,1929 and that of the subdivision survey on February 22, and 23, 2005 executed by Geodetic Engineer Gerard Erancis T. Silong. Approved by the Regional Technical Director, Land Management Service, DENR, Region 8, Tacloban City. on March 29, 2005.

CERTIFIED CORRECT:

MELLIN C. BAJAS #Geodetic Engineer

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cive if married age if a minor, citizenship and residence of the awardee.



REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE __

PROVINCE OF LEYTE

Aransfer Certifi No. 15

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES DEPARTMENT OF AGRARIAN REFORM

00679212 CERTIFICATE OF LAND OWNERSHIP AWARD NO.

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

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INSTITUTING A COMPREHENSIVE	AGRARIAN R	EFORM PROGR	AM TO PROMOTE
SOCIAL JUSTICE AND INDUSTRIALIZE			
ITS IMPLEMENTATION, there is hereby au	parded unto	RIA ELENA Y. L	ARRAZABAL
			d situated in Barangay
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WHEREAS, it has been established			
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requirements for the grant of title under Re NOW, THEREFORE, RNOW YE,	That by guthon	ity of the provisi	one of Panublia Aat
No. 6657, there is hereby awarded unto the	MARTA	ET ENTA V TARR	AZARAT single
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this Certificate of Land Ownership Award	saugring the par	cal of agricultural	land herein described
TO HAVE AND TO HOLD IN OW	NIPOCHIE INE PUI	TO LISE PRODI	ICTIVELY eaid parcel
of agricultural land with all the rights and	privilegee appu	rtenant thereto su	hiect to the condition
that it shall not be soid, transferred or co	onvoved ercent	through hereditary	succession or to the
Government, or to the Land Bank of the	Philippines or	to the other qua	lified baneficiaries for
a period of ten (10) years, Provided, hou	noner that the	children or the spe	ouse of the transferor
shall have a right to repurchase the land fr	om the Covern	nent or the Land F	Rank of the Philippines
within a period of two (2) years from the de	ate of transfer	tont of the Bana E	and of the 2 mapping
IN TESTIMONY WHEREOF, and by	authority pested	upon me by law 1	GLORIA M. ARROYO
President of the Philippines, hereby cau	co these letters	to be made pater	it and the seal of the
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at 9:00 a.

PASSER C. PANGANDAMAN ecretary of Agrarian Reform Entered in the Registry of Deeds of ORMOC pursuant to Section 24 of Republic Act No. 6657 on this 29th day of November two thousand and _ five

REFERENCE: This certificate is a transfer Transfer Certificate of from . Title No.

Barangay Patag, Ormoc City

PINCIDO EDGAR E. MAGA Deputy Register of Deeds

DESCRIPTION OF THE LAND

Lot 1002-B, Psd-08-019785-D,

A parcel of land designated as Lot 1002-B, of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NE., along line 1-2 by Lot 1002-A of this subdivision plan; on the SE., along lines 2-3-4 by Lot 1649; Cad-256; on the SW., along line 4-5 by Lot 1002-C of this subdivision plan; and on the NW., along line 5-1 by Lot 1024; Cad-256.

Beginning at a point marked "1" on plan being S. 75 deg. 25' E., 1953.21 m. from BLLM#1, Cad-256, Ormoc Cadastre.

thence S. 52 deg. 36' E., 218.14 m. to point 2; thence S. 29 deg. 52' W., 45.10 m. to point 3; thence S. 35 deg. 56' W., 88.00 m. to point 4; thence N. 52 deg. 26' W., 232.14 m. to point 5; thence N. 39 deg. 56' E., 132.11 m. to point of

beginning, containing an area of THIRTY PHOUSAND (30,000) SQUARE METERS. All points referred to are indicated on plan and marked on the ground as follows: corner 3 is old point and the rest are P. S. Cylindrital Concrete Monuments 15 x 60 cms. Bearings: True. Date of original survey August 20, 1929 to September 11, 1929 and that of the subdivision survey on February 22 and 23, 2005 executed by Geodetic Engineer Gerard Francis: T. Silong. Approved by the Regional Technical Director, Land Management Service, DENR, Region 8, Tacloban City on March 29, 2005.

SERTIFIED CORRECT:

MEIWIN C. BAJAS Geodetic Engineer/

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MEMORANDUM OF ENCUMBRANCES

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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE Transfer Certificate of Title

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES DEPARTMENT OF AGRARIAN REFORM

CERTIFICATE OF LAND OWNERSHIP AWARD NO.

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No.

INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE
SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR
ITS IMPLEMENTATION, there is hereby awarded unto EMETERIO RAFANI Y. LARRAZABAL
, a parcel of agricultural land situated in Barangay
Patag , Municipality of Ormoc , Province of
Leyte , Island of Leyte , Philippines, containing an area of
THIRTY THOUSAND 7 30,000) square meters,
more or less, which is now more particularly bounded and described at the back hereof.
WHEREAS, it has been established that the herein awardee has fully complied with the
requirements for the grant of title under Republic Act No. 6657.
NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act
No. 6657, there is hereby awarded unto the said * EMETERIO RAFAEL Y. LARRAZABAL, married
Gardenia Z. Larraxabal, Filipino and a resident of Barangay Patag, Ormoc Ci
this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.
TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel
of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition
that it shall not be sold, transferred or conveyed except through hereditary succession, or to the
Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for
a period of ten (10) years, Provided, however, that the children or the spouse of the transferor
shall have a right to repurchase the land from the Government or the Land Bank of the Philippines
within a period of two (2) years from the date of transfer
IN TESTIMONY WHEREOF, and by authority vested upon me by law, 1, GLORIA M. ARROYO,
President of the Philippines, hereby cause these letters to be made patent and the seal of the

Republic of the Philippines to he hereunto affixed.

Given at Quezon City, Philippines, on this __ in the year of Our Lord two thousand and

> BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:

> > Secretary of Agrarian Reform'

h the Registry of Deeds of Entered : pursuant to Section 24 of Republic Act No. 6657 on this 29th day of _ two thousand and ____

REFERENCE:

This certificate is a transfer from Tansfer Certificate of Title No. .

Barangay Patag, Ormoc City

MEMORANDUM OF ENCUMBRANCES

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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE LAND REGISTRATION AUTHORITY

Transfer Certificate of Citle
No. 1553

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6857 dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto MARIA ANICETA Y. AVILES

ITS IMPLEMENTATION, there is hereby awarded unto MARIA	ANICETA Y. AVILES
, a parcel of a	gricultural land situated in Barangay
Patag , Municipality of	Ormos , Province of
	, Philippines, containing an area of
THIRTY THOUSAND	(30,000) square meters,
more or less, which is now more particularly bounded and describe	ed at the back hereof.
WHEREAS, it has been established that the herein awa	ardee has fully complied with the
requirements for the grant of title under Republic Act No. 6657.	The second secon
NOW, THEREFORE, KNOW YE, That by authority o	
No. 6657, there is hereby awarded unto the said * MARIA ANIC	
Nicolas P. Aviles, Filipino and a resident of Ba	
this Certificate of Land Ownership Award covering the parcel o	
TO HAVE AND TO HOLD IN OWNERSHIP AND TO	
of agricultural land with all the rights and privileges appurtenan	
that it shall not be sold, transferred or conveyed except through	
Government, or to the Land Bank of the Philippines, or to the	
a period of ten (10) years, Provided, however, that the childre	
shall have a right to repurchase the land from the Government of	or the Land Bank of the Philippines
within a period of two (2) years from the date of transfer.	GLROA M. APROYO
IN TESTIMONY WHEREOF, and by authority vested upon	me by law, I, salled its land,
President of the Philippines, hereby cause these letters to o	e made patent and the seal of the
Republic of the Philippines to be hereunto affixed.	ay of $\frac{OCT}{2}$ 6 $\frac{26}{2005}$, in the year
	ry of on work town, in the year
of Our Lord two thousand and	to: •€22

BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:

NASSERIC PARGAMBANAN Secretary of Agrarian Reform

Entered in the Registry of Deeds of ORMOC CITY pursuant to Section 24 of Republic Act No. 6657 on this 29th day of November, two thousand and five at 9:00 a. m.

PLICIDO WDGAR B. MAGA Deputy Register of Deeds

REFERENCE:
This certificate is a transfer from <u>Transfer</u>Certificate of Title No. <u>7076</u>
Barangay Patag, Ormoc City

(Owner's nostal address)

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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Aransfer Certificate No. 1554

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES DEPARTMENT OF AGRARIAN REFORM

CERTIFICATE OF LAND OWNERSHIP AWARD NO. _

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6667, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto MARTA MARTINA L. GIMENEZ

					, a pai	cel of agri	icultural land	situated in Barangay
		Patag	5	, <i>N</i>	funicipa	ility of _	Ormog	, Province of
	Ley.		of	Leyte		,	Philippines,	containing an area of
TWENTY	EIGHT	THOUSAND	SEVEN	HUNDRED	FORTY	SEVEN (28,747) square meters,
		is now more						

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the great of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act p. 6657, there is hereby awarded unto the said* WARIA MARTINA L. GIMENEZ, married to Mark R. Gimenez, Nilipino and a resident of Barangay Patag, Ormoc City

this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to recurrence the land from the Government or the Land Bank of the Philippines within a period of two (3) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, GLORIA M. ARROYO President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to he hereunto affixed.

day of UCI 26 2005, in the year Given at Quezon City, Philippines, on this _ of Our Lord two thousand and

> BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:

ecretary of Agrarian Reform

Entered in the Registry of Deeds of ORMOC pursuant to Section 24 of Republic Act No. 6657 on this 29th day of _ two thousand and _

at 9:100 a.

REFERENCE:

This certificate is a transfer from Transfer Certificate of from Title No.

Ormoc City

DESCRIPTION OF THE LAND

Lot 1002-F, Psd-08-019785-D

A parcel of land designated as Lot 1002-F of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NE., along line 1-2 by Lot 1002-E of this subdivision plan; on the SE., along line 2-3 by Lot 1649; Cad-256; on the SW., along line 2-4 by Lot 1002-G of this subdivision plan; and on the NW., along line 4-1 by Lot 1585; Cad-256.

Beginning at a point marked "1" on plan being S. 62 deg. 14' E., 1766.68 m. from BLLM#1, Cad-256; Ormoc Cadastre.

thence S. 57 deg. 06! E., 293.76 m. to point 2; thence S. 35 deg. 56! W., 100.00 m. to point 3; thence N. 56 deg. 14! W., 294.93 m. to point 4; thence N. 36 deg. 45! E., 95.61 m. to point of

beginning, containing an area of TWENTY MIGHT THOUSAND SEVEN HUNDRED FORTY SEVEN (28,747) SQUARE METERS. All points referred to are indicated on plan and marked on the ground as follows: All corners are P.S. Cylindrical Concrete Monuments 15 x 60 cms. Bearings: True. Date of original survey, August 20, 1929 to September 11, 1929 and that of the subdivision survey on February 22 and 23, 2005 executed by Geodetic Engineer Gerard Francisc T. Silong. Approved by the Regional Technical Director, Land Management Service, DENR, Region 8, Tacloban City on March 29, 2005.

CERTIFIED CORRECT:

MELWIN C. BAJAS Seodetic Engineer

(Continued on Page B, .

MEMORANDUM OF ENCUMBRANCES

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(Memorandum of Encumbrances continued on Page_



Republic of the Philippines CITY OF ORMOC - oOo –

Local Zoning Board of Adjustments and Appeals

IN THE MATTER OF THE APPLICATION FOR EXCEPTION AND/OR VARIANCE OF LOT NO. 1002, COVERED BY TCT No. 7076 OF THE REGISTER OF DEEDS OF ORMOC CITY,

HEIRS OF THE ESTATE OF EMETERIO LARRAZABAL, namely: ADELINA Y. LARRAZABAL, MARIA MODESTA Y. LARRAZABAL, MARIA ELENA Y. LARRAZABAL, EMETERIO Y. LARRAZABAL, JR, MARIA ANICETA L. AVILES, MARIA JOSEFINA L. HERRERA, MARIA MARTINA L. GIMENEZ & GREGORIO Y. LARRAZABAL, Represented by ATTY. GREGORIO Y. LARRAZABAL, LARRAZABAL,

Applicants

X-----X

SUPPLEMENTAL REPORT / RECOMMENDATION

1.

The Board was in receipt last 04 June 2008 of applicants "Urgent Amendment to Petition For Conversion" dated 03 June 2008. Said pleading seeks to remedy a formal defect in the instant petition pertaining to the caption or title thereof. Such amendment is legally necessary in view of the fact that a deceased person, i.e., Emeterio Larrazabal, whose name still appears as one of the applicants of the present case as originally filed with the Board, cannot anymore be considered as such because his legal personality and his capacity to

act as a person have long been extinguished by death. Hence, he should be now, in the present proceeding, be represented by his heirs.

The Board found merit to the said pleading and approved the same.

Henceforth, the title of the instant case will now read as follows (which this amendment report now uses):

"IN THE MATTER OF THE APPLICATION FOR EXCEPTION AND/OR VARIANCE OF LOT NO. 1002, COVERED BY T.C.T. No. 7076 OF THE REGISTER OF DEEDS OF ORMOC CITY

HEIRS OF THE ESTATE OF EMETERIO LARRAZABAL, namely ADELINA Y. LARRAZABAL, MARIA MODESTA Y. LARRAZABAL, MARIA ELENA Y. LARRAZABAL, EMETERIO Y. LARRAZABAL, JR., MARIA ANICETA L. AVILES, MARIA JOSEFIMA L. HERRERA, MARIA MARTINA L. GIMENEZ & GREGORIO Y. LARRAZABAL, represented by ATTY. GREGORIO Y. LARRAZABAL,

Applicants."

11.

Attached to the aforesaid pleading are the following documents which likewise seek to remedy some noted flaws with legal implications in the original petition as filed, viz:

- Copy of TCT No 1550 of the Registry of Deeds for the Province of Leyte
 in the name of Maria Modesta Larrazabal;
- Copy of TCT No. 1551 of the Registry of Deeds for the Province of Leyte
 in the name of Maria Elena Y. Larrazabal;

- Copy of TCT No. 1552 of the Registry of Deeds for the Province of Leyte in the name of Emeterio Rafael Y. Larrazabal;
- 4. Copy of TCT No. 1553 of the Registry of Deeds for the Province of Leyte in the name of Maria Aniceta Y. Aviles;
- Copy of TCT No. 1554 of the Registry of Deeds for the Province of Leyte in the name of Maria Martina L. Gimenez;
- 6. Copy of TCT No 1555 of the Registry of Deeds for the Province of Leyte in the name of Maria Josefina L. Herrera;
- 7. Special Power of Attorney issued by the above-named applicants in favor of Atty. Gregorio Y. Larrazabal to file the instant case with the Board, among others; and
- 8. Power of Attorney executed by Ma. Modesta Lanazabal Rivilla in favor of Adelina Y. Larrazabal as her attorney-in-fact.

111.

attached to applicants' "Urgent Amendment To Petition For Conversion" which was filed as a remedial or curative measure to avoid adverse legal consequences on matters necessary for the approval of the instant application for variance and/or exception, the rest of the allegations and submissions stated or contained in the Report / Recommendation dated 12 May 2003 are hereto adopted in toto and incorporated in this Amended Report for the kind consideration and approval of this Honorable Sangguniang Panlungsod of Ormoc City.

So recommended.

ATTY. CLINTON C. NUEVO Acting Chairman & City Legal Officer

MRS. ERLINDA SOLANA City Assessor

(Retired)
ENGR. WILFREDO FIEL
City Engineer

ENGR. RAOUL E. CAM City Planning Officer

ENGR. JI LIANA FLORES
City Environment & Natural Resources Officer

MR. BIENVENIDO LAGADO Representative, Private Sector MRS. MULACA BALDEZANSO Representative, NGO Sector

Copy fumished:

Honorable City Mayor Engr. Eric C. Codilla

Honorable Vice Mayor & Presiding Officer Sangguniang Panlungsod of Ormoc Atty, Nepomuceno Aparis I

Atty. Gregorio Y. Larrazabal