

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE ELEVENTH
SANGGUNANG PANLUNGSOD NG ORMOC HELD AT THE HONORABLE
PLACIDO ENECIO HALL, SANGGUNANG PANLUNGSOD
BUILDING ON JULY 03, 2008

PRESENT:

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
Hon. Jose C. Alfaro, Jr.,	City Councilor
Hon. Lea Doris C. Villar,	Ex-Officio City Councilor,
	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 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 MARTINA 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
BANTIQUE, 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 for 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 and 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 MARTINA 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;

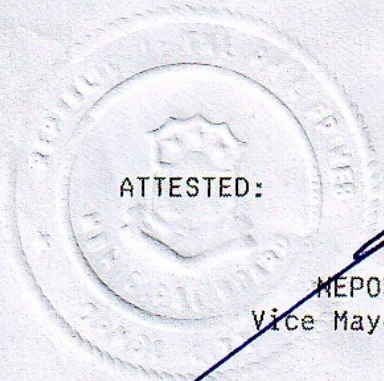
ADOPTED, July 03, 2008.

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;

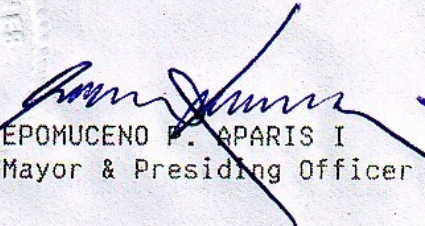
CARRIED by Ten (10) Affirmative Votes with One (1) Abstention registered by City Councilor Claudio P. Larrazabal.

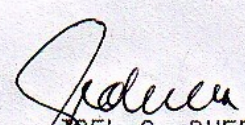


I HEREBY CERTIFY to the correctness of the foregoing resolution.



ATTESTED:


NEPOMUCENO P. APARIS I
Vice Mayor & Presiding Officer


IDEL S. DUERO
Secretary to the
Sangguniang Panlungsod

DEMO COPY

SN No. 00679211

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Transfer Certificate of Title

No. 1550 1550

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. 00679211

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, 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 MODESTA LARRAZABAL,

a parcel of agricultural land situated in Barangay Patag, Municipality of Ormoc, Province of Leyte, Island of Leyte, Philippines, containing an area of TWENTY EIGHT THOUSAND SEVEN HUNDRED FORTY SEVEN (28,747) 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* MARIA MODESTA LARRAZABAL, widow, Filipino 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 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, 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 be hereunto affixed.

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

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

ROBERTO C. PANGALANAN

Secretary of Agrarian Reform

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

REFERENCE:

This certificate is a transfer from Transfer Certificate of Title No. 7075

Barangay Patag, Ormoc City

(Owner's postal address)

PLACIDO EDGAR E. MAJIA

Deputy Register of Deeds

Signature and residence of the awardee.

DESCRIPTION OF THE LAND

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

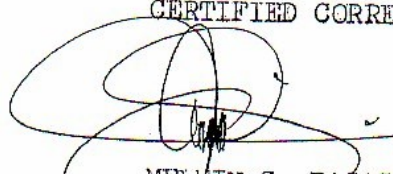
A parcel of land designated as Lot 1002-A, of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NW., along line 1-2 by Lot 1024; Cad-256; on the NE., along line 2-3 by Road; on the SE., along lines 3-4-5 by Lot 1649; Cad-256; and on the SW., along line 5-1 by Lot 1002-B of this subdivision 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 Francis T. Silong. Approved by the Regional Technical Director, Land Management Service, DENR, Region 8, Tacloban City. on March 29, 2005.

CERTIFIED CORRECT:


MELWIN C. BATAS
#Geodetic Engineer

(Continued on Page B, _____)

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

CERTIFICATION

This is to certify that this is a true copy of OCEAN COUNTY
 CLERK'S OFFICE BOOK NO. 1550, Book No. 1550, registered in the name of MARIA
 DEDESTA LAKAZADA consisting of _____ pages the
 original of which is on file in this Registry.
 Issued at _____ upon the written request of
 ADELINA LAKAZADA for _____ LEVAL
 purposes.

Checked by: _____ Verified by: _____
 Vault Keeper Records Officer

Registrar of Deeds/Deputy Registrar of Deeds



(Memorandum of Encumbrances continued on Page _____)

(Owner's postal address)

State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

SN No. 00679212

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY
REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Transfer Certificate of Title
No. 1551 1551

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. 00679212

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, 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 ELENA 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 (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 MARIA ELENA Y. LARRAZABAL, single, of legal age, Filipino 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 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, 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 be hereunto affixed.

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

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

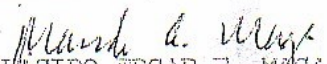

NASSER C. PANGANDAMAN
Secretary of Agrarian Reform

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.

REFERENCE:

This certificate is a transfer from Transfer Certificate of Title No. 7076

Barangay Patag, Ormoc City


PLACIDO EDGAR E. MAZA
Deputy Register of Deeds

DESCRIPTION OF THE LAND

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

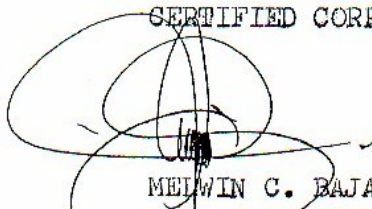
A parcel of land designated as Lot 1002-B, of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NE., along line 1-2 by Lot 1002-A of this subdivision plan; on the SE., along lines 2-3-4 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 THOUSAND (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. 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 Francis 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
Geodetic Engineer

(Continued on Page B, _____)

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

This is to certify that this is a true copy of _____
 LOA No. CLM/T-1551 Book No. 8
 NO. 151, registered in the name of MARIA ELENA
Y. LARIMZADAL consisting of _____
 original of which is on file in this Registry.
 Issued at _____
6-5-2008 upon the written request of
ADELINA LARIMZADAL
CLMOC for LEGAL
 purposes.

Checked by: _____ Verified by: _____
 Vault Keeper Records Officer

Registrar of Deeds/Treasurer

252-
9064674-3
6-5-2008



(Memorandum of Encumbrances continued on Page _____)

SN No. 00679213

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Transfer Certificate of Title

No. 1552 1552

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. 00679213

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, 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 EMETERIO RAFAEL Y. LARRAZABAL

Patag, Municipality of Ormoc, Province of Leyte, Island of Leyte, Philippines, containing an area of THIRTY THOUSAND 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. Larrazabal, Filipino 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 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, 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 be hereunto affixed.

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

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

MASSIMO PANGANDAMAN

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.

REFERENCE:

This certificate is a transfer
from Transfer Certificate of
Title No. 7076

Barangay Patag, Ormoc City

PLACIDO EDGAR E. MALLA
Deputy Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

Control No. 622

CERTIFICATION

I hereby certify that this is a true copy of
 Book No. CACAT-1552, Book No. 8
 of 152, registered in the name
RAFAEL X. LARAZA consisting of 3
 acres of which is on file in this Register
 issued at Ormeo City
1-5-2008 upon the written request of
ADELA LARAZA with address at
Ormeo City for LEGAL

Checked by: Xenia Verified by: [Signature]
 Vault Keeper Records Officer

Maria S. May
 Registrar of Deeds/Deputy Registrar of Deeds

Under O.R. No. 1964074-3
11-4-2008



SN No. 00679214

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Transfer Certificate of Title
No. 1553 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
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00679214

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, 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

Patag, 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 (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* MARIA ANICETA Y. AVILES, married to Nicolas P. Aviles, Filipino 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 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, I, GLROA M. ARROYO, President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

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

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:


MAESEPIO PANGANDAMAN
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.

REFERENCE:

This certificate is a transfer
from Transfer Certificate of
Title No. 7076

Barangay Patag, Ormoc City

(Owner's postal address)


PLACIDO EDGAR E. MAGS
Deputy Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

Control No. 522

CERTIFICATION

This is to certify that this is a true copy of O.C. No. 1-1553, Book No. 8, Page No. 152, registered in the name of ANECITA Y. AVILES consisting of _____, original of which is on file in this Register. Issued at _____, ORMOG, 6-5-2008, upon the written request of ADELINA LARRABADA, with _____, ORMOG, C.M. for _____ LEGAL purposes. Checked by: _____ Vault Keeper Verified by: _____ Records Officer

Register of Deeds

252-
9004674-3
6-5-2008



(Memorandum of Encumbrances continued on Page _____)

SN No. 00679216

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF LEYTE

Transfer Certificate of Title
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. 00679216

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, 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 MARTINA L. GIMENEZ

, a parcel of agricultural land situated in Barangay Patag, Municipality of Ormoc, Province of Leyte, Island of Leyte, Philippines, containing an area of TWENTY EIGHT THOUSAND SEVEN HUNDRED FORTY SEVEN (28,747) 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* MARIA MARTINA L. GIMENEZ, married to Mark R. Gimenez, Filipino 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 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, 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 be hereunto affixed.

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

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:


NASSER C. PANGANDAMAN
Secretary of Agrarian Reform

Entered in the Registry of Deeds of ORMOG 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.

REFERENCE:

This certificate is a transfer from Transfer Certificate of Title No. 7076

Barangay Patag, Ormoc City


PLACIDO EDGAR E. MAYA
Deputy Register of Deeds

DESCRIPTION OF THE LAND

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

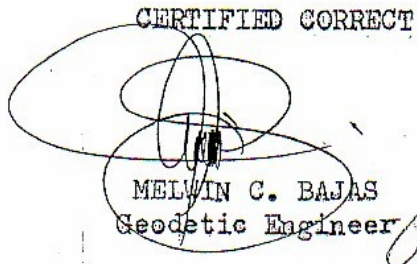
A parcel of land designated as Lot 1002-F of the subdivision plan, Psd-08-019785-D, being a portion of Lot 1002, Cad-256, Ormoc Cadastre, situated at Barangay Patag, City of Ormoc, Island of Leyte. Bounded on the NE., along line 1-2 by Lot 1002-E of this subdivision plan; on the SE., along line 2-3 by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


MELVIN C. BAJAS
Geodetic Engineer

(Continued on Page B, _____)

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

Control No. 522

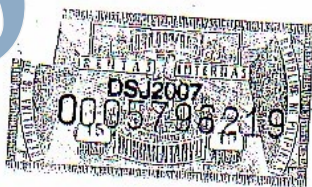
CER _____

This is to certify that this is a true copy of the original document, Book No. _____, registered in the name of MARTHA L. GILMEREZ consisting of _____ of which is on file in this Registry Office at _____ upon the written request of ADELINA LARAZABAL _____ for _____

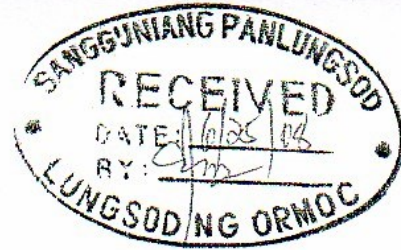
Checked by: _____ Verified by: _____
 Deputy Registrar Records Officer

Registrar of Deeds/Deputy Registrar of Deeds

Amount \$252
 Paid Under O.R. No. 9004674-3
 Date 6-5-2008



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. LARRA-
ZABAL, EMETERIO Y. LARRAZABAL, JR.,
MARIA ANICETA L. AVILES, MARIA JOSE-
FINA L. HERRERA, MARIA MARTINA L.
GIMENEZ & GREGORIO Y. LARRAZABAL,
Represented by ATTY. GREGORIO Y.
LARRAZABAL,

Applicants.

X ----- X

SUPPLEMENTAL REPORT / RECOMMENDATION

I.

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 JOSEFINA L.
HERRERA, MARIA MARTINA L. GIMENEZ &
GREGORIO Y. LARRAZABAL, represented by ATTY.
GREGORIO Y. LARRAZABAL,

Applicants."

II.

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:

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

3. 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;
5. 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 Larrazabal Rivilla in favor of Adelina Y. Larrazabal as her attorney-in-fact.

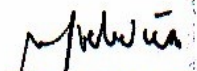
III.

Except for the foregoing additional information and documents 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.

23 June 2008, Ormoc City, Philippines.



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. JULIANA FLORES
City Environment & Natural Resources Officer


MR. BIENVENIDO LAGADO
Representative, Private Sector


MRS. MULACA BALDEZANSO
Representative, NGO Sector

Copy furnished:

Honorable City Mayor
Engr. Eric C. Codilla

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

Atty. Gregorio Y. Larrazabal