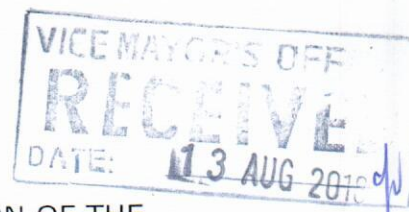


REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
FOURTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,  
ORMOC CITY HALL BUILDING  
ON AUGUST 09, 2018

PRESENT:

Leo Carmelo L. Locsin, Jr.	City Vice Mayor & Presiding Officer
Vincent L. Rama,	SP Member, Majority Floor Leader
Tomas R. Serafica,	SP Member, Asst. Majority Floor Leader
Benjamin S. Pongos, Jr.,	SP Member
Eusebio Gerardo S. Penserga,	SP Member
Gregorio G. Yrastorza III,	SP Member
Nolito M. Quilang,	SP Member
John Eulalio Nepomuceno O. Aparis II,	SP Member
	Minority Floor Leader
Lea Doris C. Villar,	SP Member, Asst. Minority Floor Leader
Esteban V. Laurente,	Ex-Officio SP Member, Chapter President, Liga ng mga Barangay ng Ormoc
Jasper C. Yerro,	Ex-Officio SP Member, Chapter President, Panlungsod Pederasyon ng mga Sangguniang Kabataan ng Ormoc

ON LEAVE:

Mario M. Rodriguez,	SP Member, Presiding Officer "Pro-Tempore"
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**RESOLUTION NO. 2018-201**

**A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ, FOR AND ON BEHALF OF LOCAL GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC), AS VENDEE, TO PURCHASE AND SIGN THE CONTRACT TO SELL WITH FRANCISCO R. SERAFICA, JR., AS VENDOR, FOR A PORTION OF A PARCEL OF LAND EQUIVALENT TO SIXTEEN THOUSAND SIX HUNDRED THIRTEEN (16,613) SQUARE METERS SITUATED AT BARANGAY VALENCIA, THIS CITY FOR VARIOUS PURPOSES.**

WHEREAS, the City Mayor Richard I. Gomez through an Indorsement dated February 15, 2018 forwarded to this august Body for consideration the Contract to Sell to be entered into by the Local Government Unit of Ormoc (LGU-Ormoc) and Francisco R. Serafica, Jr., for a parcel of land situated in Barangay Valencia, Ormoc City with a contract price of ONE THOUSAND FIVE HUNDRED PHILIPPINE PESOS (PHP 1,500.00) per square meter or a total amount of TWENTY FOUR MILLION NINE HUNDRED NINETEEN THOUSAND FIVE HUNDRED PHILIPPINE PESOS (PHP24,919,500.00), copies of the final Contract to Sell (Contract) and its annex are hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, Section 16 of the Republic Act No. 7160, otherwise known as the Local Government Code of 1991, states that every Local Government Unit (LGU) shall exercise the powers expressly granted, those necessary implied therefrom, as well as powers necessary, appropriate or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare;



WHEREAS, as cited in the Contract; Francisco R. Serafica, Jr., (Vendor), registered owner of a parcel of land situated in Barangay Valencia, Ormoc City, covered under Transfer Certificate of Title No. 22143 containing a total area of Thirty-Four Thousand Thirty-Four (34,034) Square Meters has offered to sell to LGU-Ormoc a portion of said land containing an area of Sixteen Thousand Six Hundred Thirteen (16,613) Square Meters for various purposes and for the City's future benefit at the price of One Thousand Five Hundred Philippine Pesos (PHP1,500.00) per square meter or a total of TWENTY FOUR MILLION NINE HUNDRED NINETEEN THOUSAND FIVE HUNDRED PHILIPPINE PESOS (PHP24,919,500.00), said portion is denominated as Lot No. 8403-B-1 in the lot sketch plan attached to a copy of the Contract;

WHEREAS, LGU-Ormoc had favorably considered the offer of the Vendor and has found that said land shall pose a future benefit to the City and its constituents, including the planned establishment of a much-needed Public Market in the area which is on the northern side of the City;

WHEREAS, thru Indorsements dated February 13, 2018 and August 7, 2018, the City Legal Officer, Atty. Jasper M. Lucero, forwarded to the Office of the City Mayor and Sangguniang Panlungsod ng Ormoc Member Benjamin S. Pongos, Jr., respectively, copies of the Contract to Sell between the Vendor and LGU-Ormoc, and further requesting that the Contract be indorsed to the Sanggunian for authority of the City Mayor to sign the same (as to the first Indorsement), a copy of said Indorsements are hereto attached as Annexes "B" and "C" and made integral parts hereof;

WHEREAS, firstly, for purposes of establishing the reasonableness and fairness of the purchased price subject of the Contract, an Appraisal Committee formed to appraise the value of the subject property rendered a Memorandum dated September 13, 2017 with a finding that the recommended appraised value of the subject property is Two Thousand Seven Hundred Philippine Pesos (PHP2,700.00) per square meter, and further stating that the highest and best use of the subject property is for residential or commercial with such statement additionally supported by two official documents, namely: 1) Tax Declaration No. 00082-01034 of the subject property classifying it as Residential; and, 2) a Certification from Zoning Administrator Engr. Dario D. Sarit of the City Planning and Development Office dated July 4, 2017 stating that the subject property falls within the areas classified as Barangay Built-Up Area (BBA) Residential Uses, copies of the Memorandum, Tax Declaration and Certification are hereto attached as Annexes "D", "E" and "F", respectively, and made integral parts hereof;

WHEREAS, secondly, also presented was a valuation of the appraised value of the said lot from Land Bank of the Philippines (LBP), Property Valuation and Credit Information Department dated January 16, 2018 showing that since the subject property is located in Barangay Valencia, is along a road and is classified as Residential, therefore, it belongs to the price range of PHP2,000.00-2,500.00 per square meter, a copy of said document is attached hereto as Annex "G" and made an integral part hereof;

WHEREAS, thirdly and lastly, a Certification dated July 31, 2018 issued by Acting City Assessor Engr. Arthur C. Arcuino stated that according to the proposed Bureau of Internal Revenue (BIR) zonal valuation, as the BIR is currently undertaking the task of updating zonal valuations of real properties in different cities and municipalities, Ormoc City included, the subject property has a recommended final value of Two Thousand Seven Hundred Fifty Philippine Pesos (Php 2,750.00) per square meter, a copy of said Certification is hereto attached as Annex "F" and made an integral part hereof;



WHEREAS, the said purchased properties shall be considered as forming part of City properties for public use pursuant to the applicable provisions of the Civil Code;

WHEREAS, this Sanggunian, after thorough examination of the aforementioned request by the City Mayor finds that the request is to the best interest of the City and advantageous and equally importantly, finds further that the purchase price of the land subject of the Contract is clearly established to be fair and reasonable, and so therefore, deems it meritorious and proper to authorize the City Mayor to sign the Contract to Sell for a parcel of land situated in Brgy. Valencia, this City for various purposes;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr. Chairman, Committee on Laws and Ordinances, severally seconded by SP Members Nolito M. Quilang, Esteban V. Laurente and Jasper C. Yerro; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass a A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ, FOR AND ON BEHALF OF LOCAL GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC), AS VENDEE, TO PURCHASE AND SIGN THE CONTRACT TO SELL WITH FRANCISCO R. SERAFICA, JR., AS VENDOR, FOR A PORTION OF A PARCEL OF LAND EQUIVALENT TO SIXTEEN THOUSAND SIX HUNDRED THIRTEEN (16,613) SQUARE METERS SITUATED AT BARANGAY VALENCIA, THIS CITY FOR VARIOUS PURPOSES;


ADOPTED, August 09, 2018.

RESOLVED, FURTHER, that a copy of the final notarized Contract to Sell be submitted to this Sanggunian for its information and files;

RESOLVED, FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez, the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Jasper M. Lucero; the Register of Deeds, Ormoc City; the City Assessor; Mr. Francisco R. Serafica, Jr.; the OIC-City Director, DILG; and other concerned offices for their information and guidance.

CARRIED by SP Members present with One (1) Inhibition registered by SP Member Tomas R. Serafica.

I HEREBY CERTIFY to the correctness of the foregoing resolution.

  
MARIA ANTONIETA G. CO HAT  
(OIC - SP Secretary)  
Supervising Administrative Officer

ATTESTED:

  
LEO CARMELO L. LOCSIN, JR.  
City Vice Mayor & Presiding Officer



**Republic of the Philippines  
Ormoc City, Leyte**

**MEMORANDUM:**

FOR : **HON. RICHARD I. GOMEZ**  
City Mayor  
Ormoc City City

FROM : **APPRAISAL COMMITTEE**  
Composed of City Administrator, CLO & C. Assessor

SUBJECT : **Appraisal Report of Lot No. 8403-B of subdivision plan Psd-37062 of F.S. Serafica Enterprises situated at Brgy. Valencia, this City**

DATE : **13 September 2017**

**I. SCOPE AND PURPOSE OF APPRAISAL**

This Appraisal Committee was constituted pursuant to Executive Order No. 46 dated October 11, 2017. It is tasked with the duty to determine the appraised value of a portion of real property being offered for sale to the City Government of Ormoc by F.S. Serafica Enterprises, Inc.

**II. PROPERTY IDENTIFICATION, LOCATION AND OWNERSHIP**

The above subject property has been surveyed and is identified as Lot No. 8403-B of subdivision plan Psd-37062, with an area of Thirty Four Thousand Thirty Four (34,034) Square Meters, situated at Brgy. Valencia, this City and covered by Transfer Certificate of Title No. 22143.

**III. LAND CLASSIFICATION, IMPROVEMENTS AND GENERAL CONDITION**

The above subject property is classified as Residential land. The land is accessible to any land transportation as it is traversed by a lot being used as a road.

The Property is bounded as follows:

NE	by Lot 8403-A
NW	by Lots 8402 and 8403-F
SE	by Lot 8404
SW	by Lots 8402 and 8403-H

**IV. HIGHEST AND BEST USE**

Taking into consideration the location, size, actual use and the land use in the neighborhood, the highest and the best use of the lot is for residential/commercial.

**V. LAND OWNERS OFFER**

The land owner offered to the City to purchase a portion of SIXTEEN THOUSAND SIX HUNDRED THIRTEEN (16, 613) sq. m. of the subject land at P2, 700.00 per sq. m., and further offered to donate a portion of Two Thousand Eight Hundred Fifty Five (2, 855) sq. m. should the city decide to purchase the same.



VI.

## LAND APPRAISAL

The committee in the appraisal of the property has taken foremost consideration the comparative approach in determining the value of the improvements and the offer of the land owner.

Hence, after careful analysis, the Committee adopted and set the value of the area as follows:

Portion of Lot Offered:	16, 613 square meters
Market value:	Php 210.00/sq.m.
Zonal value (2017):	Php2,750.00/sq.m.
Private Appraiser	Php2,000.00/sq.m.

Selling Price of Lot opposite to Petron in 2014 is Php1, 250.00 per sq. m.

Recommended Appraised Value of Land	=	Land Owners Offer x Area
	=	P2, 700.00 X 16, 613 SQ.M.
	=	P44, 855,100.00

VII.

## RECOMMENDED APPRAISED VALUE

Taking into consideration the Zonal Value of residential land for 2017 in Brgy. Valencia which is higher than the offer of the land owner and the additional offer of the land owner to donate a portion of the land for road purposes, then it is best to use the direct approach as it is beneficial to the City. The recommended appraised value therefore is the offer of the land owner times the number of square meters offered for sale at a total amount of Forty Four Million eight Hundred Fifty Five Thousand, One Hundred (Php 44, 855, 100.00) Pesos.

Prepared by:

APPRAISAL COMMITTEE

ATTY. JASPER LUCERO  
City Legal Officer

ENGR. ARTHUR E. ARCUINO  
City Assessor

VINCENT M. EMANAS  
City Administrator  
Chairman, Appraisal Committee



*Republic of the Philippines*  
**OFFICE OF THE CITY ASSESSOR**  
*Ormoc City, Leyte*


**CERTIFICATION**

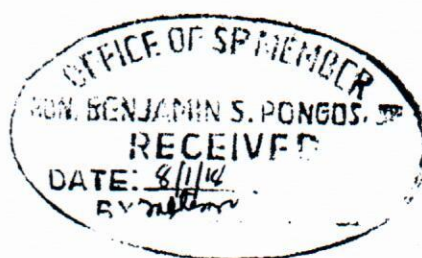
This is to certify that the attached document is a photocopy of the pertinent page of a official Bureau of Internal Revenue (BIR) document showing the zonal valuation of the real property located in Barangay Valencia, Ormoc City.

Further, the said page shows that the proposed BIR zonal valuation for real property in the said barangay classified as RESIDENTIAL and located along a barangay road is TWO THOUSAND TWO HUNDRED FIFTY PHILIPPINE PESOS (Php 2,750.00) per square meter.

This certification is issued upon request by the Committee on Laws and Ordinances of the Fourteenth Sangguniang Panglungsod ng Ormoc.

Issued this 31<sup>st</sup> day of July 2018 in Ormoc City, Leyte.

  
**ENGR. ARTHUR C. ARCUINO**  
Acting City Assessor







LAND BANK OF THE PHILIPPINES  
Property Valuation & Credit Information Department  
Leyte Field Team  
Real St., Sagkahan Dist., Tacloban City, Leyte  
Tel. no. (053) 832-0978

January 16, 2018

MAYOR RICHARD I. GOMEZ, MBA  
City Mayor of Ormoc  
Ormoc City, Leyte

ATTENTION: ATTY. JASPER M. LUCERO  
City Legal Officer of Ormoc City

Dear Mayor Gomez;

This has reference to your Letter dated January 5, 2018, requesting for assistance for the Valuation and appraisal of the proposed relocation sites of Ormoc City, specifically along Brgy. Dolores, Valencia and Lake Danao.

Per our telephone conversion with Atty. Lucero, we can only provide you price ranges/opinion of values of the abovementioned properties. Please be informed that our valuation for agricultural lands is based on CARP valuation.

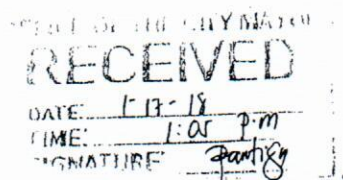
Herewith is our opinion of values for the abovementioned Barangays, to wit:

Barangay	Location	Classification	Appraised Value (Ranges)
Dolores	Interior Lot	Agri./Sugar	P180,000.00/ha- P220,000.00/ha
	Along the Road	Agri./Sugar	P220,000.00/ha-P240,000.00/ha
	Interior Lot	Residential	P1,000.00/sqm-P1,500.00/sqm
	Along the Road	Residential	P2,000.00/sqm-P2,500.00/sqm
Valencia	Interior Lot	Agri./Sugar	P180,000.00/ha-P220,000.00/ha
	Along the Road	Agri./Sugar	P220,000.00/ha-P240,000.00/ha
	Interior Lot	Residential	P1,000.00/sqm-P1,500.00/sqm
	Along the Road	Residential	P2,000.00/sqm-P2,500.00/sqm
Along Lake Danao		Residential	P400.00/sqm-P800.00/sqm

Thank you and hoping this will be of help to your proposed project in the said Barangays.

Very Truly yours,

ALEXANDER D. RABUYA






Republic of the Philippines  
**CITY PLANNING AND DEVELOPMENT OFFICE**  
Plans and Program Division  
**ZONING AND LANDUSE**  
Ormoc City

**CERTIFICATION**

**THIS IS TO CERTIFY** that a parcel of land **Lot No. 8403-B** of the subdivision plan Psd-37062, being a portion of Lot 8403, of the cadastral survey of Ormoc, G.L.R.O. Cad. Rec. No. 1789 situated in the Barangay Valencia, City of Ormoc, Island of Leyte, Containing an area of **THIRTY FOUR THOUSAND THIRTY FOUR (34,034) SQUARE METERS** more or less, with Tax Declaration No. 00082-00326 Transfer Certificate of Title No. 22143 in the name of **FRANCISCO R. SERAFICA JR.** as **BARANGAY BUILT UP – AREA (BBA) Residential Uses** of Brgy. Valencia, pursuant to the approved Master Development Plan / Comprehensive Land Use Plan 2000, in compliance to EO 72 / MC 54, ratified per **Housing and Land Use Regulatory Board (HLURB)** Res No. 710 s. 2001 dated 5<sup>th</sup> of December and as reflected on the approved General Land Use Map of the City.

**ISSUED** upon request of the registered owner for whatever purpose it may serve.

**GIVEN THIS** 4<sup>th</sup> day of JULY, 2017 at Ormoc City, Leyte, Philippines.

  
**DARIO D. SARIT**  
(Planning Officer IV)  
Division Chief

Cc: File  
O.R. No.: 5249266  
Date: 07/04/2017  
Amount: P2,000.00



R-10

Real St.,Ormoc City

**Administrator.**

Address

**Location of Property**

VALENCIA

ORMOC CITY

Number and Street

(Barangay/District)

(Municipality/City/Province)

Certificate of Title No.

22143

Cadastral Lot. No. 8403-B

Assessor's Lot No.

## Boundaries

North E-Lot 8403-A

South W-Lots 8402&8403-H

North E 1/2 Sec 34  
S East Lot 8404

N West Lots 8402&8403-F

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

1 (a) LAND (AGRICULTURAL/MINERAL)

[illegible]

1 (b) PLANT & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS					
Number and Kind	Annual Product (Quantity)	Value	Base Market Value — 100%	Adjustments:	Number and Kind	Annual Product (Quantity)	Unit Value	Market Value
NOTE: Revision is made to re-classify this lot based on Certification from the City Planning and Development Office, Plans and Program Division and owner's letter request.			(a) Along — or no rd. frontage — % (b) — Km. to all weather rd. — % (c) — Km. to market (p. 20) — % Total Adjustments — %					
Total			Total					
			Adjusted Market Value					

LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
Residential	34,034	7,147,140	Residential	34,034	210.00	R-6	7,147,140
Total	34,034	7,147,140	Total	34,034			7,147,140

**IMPORTANT.** Issued for taxation purposes and should not be considered as title to the property.



1. OWNER'S DECLARATION						
DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						₹
						₹
						₹
Total						₹
2. ASSESSOR'S FINDINGS						
DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						₹
						₹
						₹
Total						₹
III (b) MACHINERY						
1. OWNER'S DECLARATION						
DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value		
				₹		
				₹		
				₹		
Total				₹		
2. ASSESSOR'S FINDINGS						
DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value		
				₹		
				₹		
				₹		
Total				₹		

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

FRANCISCO R. SERAFICA JR.  
(Signature)

TIN \_\_\_\_\_

MILAGROS M. EVANGELISTA  
Signature of official administering oath.

TIN \_\_\_\_\_

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Residential	\$7,147,140.00	.20 %	+ \$1,429,430.00
			%	
			%	
			%	
Total:		\$7,147,140.00		Total + \$1,429,430.00

ONE MILLION FOUR HUNDRED TWENTY NINE THOUSAND FOUR HUNDRED THIRTY

COUNT IN WORDS) MILAGROS M. EVANGELISTA  
Provincial/City Assessor  
 By LAOO-I  
Deputy  
 DATE September 27, 2017

THIS DECLARATION CANCELS TAX NOS. 00082-00326 R-10 : IS CANCELLED BY  
TAX NOS. \_\_\_\_\_ TAX UNDER THIS DECLARATION BEGINS WITH THE  
YEAR 2018 CEASES WITH THE YEAR \_\_\_\_\_ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL  
FOR 19 \_\_\_\_\_ BY \_\_\_\_\_ PREVIOUS OWNER same owner  
PREVIOUS ASSESSED VALUE: LAND \$ 28,910.00 IMPROVEMENT +





Republic of the Philippines  
**OFFICE OF THE CITY LEGAL OFFICER**  
Ormoc City, Leyte

07 August 2018

**ATTY. BENJAMIN S. PONGOS JR.**  
Sangguniang Panlungsod Member  
LGU-Ormoc

Re: Revised Draft Contract to Sell with F. Serafica and LGU Ormoc

Atty. Pongos:

Attached herewith are copies of the above named revised draft Contract to Sell.

For your consideration and action.

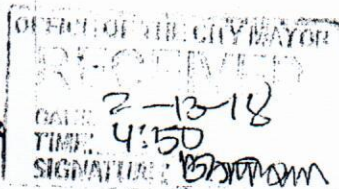
Thank you.

Very Truly Yours,

**ATTY. JASPER M. LUCERO**  
City Legal Officer



Republic of the Philippines  
**OFFICE OF THE CITY LEGAL OFFICER**  
Ormoc City, Leyte



February 13, 2018

### INDORSEMENT

Respectfully forwarded to the Office of the City Mayor the Contract to Sell between Francisco Serafica and LGU Ormoc City.

The undersigned requests that the Contract to Sell be indorsed to the SP for authority of the Mayor to sign the same.

For the consideration of the Office of the City Mayor.

  
ATTY. JASPER M. LUCERO  
City Legal Officer

DEMO COPY



2018 - 201

8/9/18

## CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

OFFICE OF THE CITY MAYOR  
Ormoc City  
CERTIFIED TRUE COPY OF  
ORIGINAL INSTRUMENT  
MA. VICTORIA L. DELA CERNA  
CITY GOVT. ASST. DEPT. HEAD 1  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

This Contract is made and entered into by and among:

**FRANCISCO R. SERAFICA JR.**, Filipino, of legal age, and resident of Ormoc City, hereinafter referred to as the **VENDOR**;

-AND-

**LGU-Ormoc**, a municipal corporation created under the laws of the Philippines, represented by the City Mayor **RICHARD I. GOMEZ**, hereunder referred to as the **VENDEE**;

WITNESSETH:

**WHEREAS**, the **VENDOR** offered to sell to the **VENDEE** a portion of SIXTEEN THOUSAND SIX HUNDRED THIRTEEN (16, 613) SQ. M. on a parcel of land known as Lot 8403-B, situated in Barangay Valencia, Ormoc City and covered by TCT No. 22143;

**WHEREAS**, the **VENDEE** has favorably considered the offer of the **VENDOR** and has found that said land shall pose a future benefit to the City and its constituents;

**WHEREAS**, the **VENDEE** has accepted the offer of the **VENDOR** under the following terms and conditions:

1. THAT the lot subject of the sale is hereunder described to wit:

A parcel of land designated as Lot 8403-B-1 of the sketch plan prepared by Engr. Erlinda Quilantang, containing an area of SIXTEEN THOUSAND SIX HUNDRED THIRTEEN (16, 613), SQ. M., situated in Barangay Valencia, Ormoc City, and covered under TCT No. 22143.

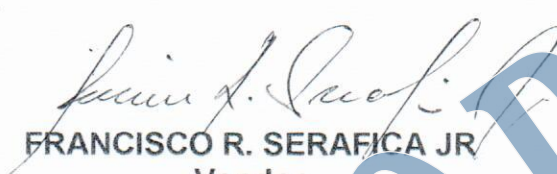
(Please refer to the sketch plan hereto attached and made part in this instrument, for the technical description of the portion sold.)

2. THAT the contract price is ONE THOUSAND FIVE HUNDRED PESOS (Php1,500.00) per square meter or a total amount of TWENTY FOUR MILLION NINE HUNDRED NINETEEN THOUSAND FIVE HUNDRED PESOS (Php24,919,500.00).
3. THAT, upon signing of this Contract, the **VENDEE** shall immediately process the disbursement voucher for the release of the aforesaid amount.
4. THAT, upon signing of this Contract, the **VENDEE** shall be authorized to enter and take possession of the subject property.
5. THAT upon receipt of the Fifty Percent (50%) of the selling price or the amount of TWELVE MILLION FOUR HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED FIFTY PESOS (Php12,459,750.00) by the **VENDOR**, the latter shall sign a DEED OF ABSOLUTE SALE over the property subject of

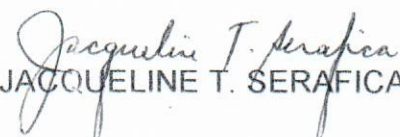
this contract in favor of the **VENDEE** and acknowledgement receipt of the total amount.

6. THAT the **VENDEE** shall retain Fifty Percent (50%) of the purchase price or TWELVE MILLION FOUR HUNDRED FIFTY NINE THOUSAND SEVEN HUNDRED FIFTY PESOS (Php12,459,750.00) which shall be used to serve as security and shall be released as soon as the title is transferred to the name of the **VENDEE**.
7. THAT it is the obligation of the **VENDOR** to defray all taxes on the property and documentary expenses related to the sale.
8. THAT it is the obligation of the **VENDOR** to defray all fees necessary and incidental to transfer the title to the City.

**IN WITNESS WHEREOF**, we have hereunto set our hand this \_\_\_\_\_, 2018, at Ormoc City, Philippines.

  
**FRANCISCO R. SERAFICA JR**  
Vendor

With my marital consent:

  
**JACQUELINE T. SERAFICA**

**LGU-Ormoc**  
Vendee  
By:

  
**RICHARD I. GOMEZ MBA**  
City Mayor

Signed in the presence of and Parties personally known to the witnesses:

\_\_\_\_\_

**OFFICE OF THE CITY MAYOR**  
Ormoc City

**CERTIFIED TRUE COPY OF  
ORIGINAL DOCUMENT**  
  
**MA. VICTORIA P. DELA CERNA**  
**SIGNED CITY GOVT. ASST. DEPT. HEAD 1**

**SATD** \_\_\_\_\_



**Acknowledgement**

Republic of the Philippines )  
Ormoc City )S.S.

**BEFORE ME**, a Notary Public for and in the City of Ormoc, this AUG 13 2018, 2018 personally appeared the above named persons with their competent identification bearing their signatures and photographs, to wit:

Name	Identification	Date/Place Issued
FRANCISCO R. SERAFIC JR RICHARD I. GOMEZ		

Personally known to the witnesses and known to me to be the same persons who executed the foregoing instrument and they acknowledge to me that the same is their free and voluntary act and deed.

This instrument, consisting of three (3) pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL on this AUG 13 2018 day of August 2018 at Ormoc City, Leyte.

Doc No. 281  
Page No. 58  
Book No. 48  
Series of 2018

**ATTY. JASPER M. LUCERO**  
Notary Public for the City of Ormoc  
Municipalities of Kananga, Marikina, Marikina &  
Isabel, Leyte under No. ORM-17-12-609  
My Commission Expires on December 31, 2019  
PTR No. 5468146 / 1-08-18 / Ormoc City  
IBP No. 026118 / 1-10-18 / Leyte  
Roll No. 45394, May 8, 2000  
TIN # 917-641-378

*Juan A. Serafic Jr.*  
*Jacqueline T. Serafica*

OFFICE OF THE CITY MAYOR  
Ormoc City

CERTIFIED TRUE COPY OF  
ORIGINAL  
**MA. VICTORIA LYRA P. DELA CERNA**  
CITY GOVT. ASST. DEPT. HEAD 1

DATE: \_\_\_\_\_