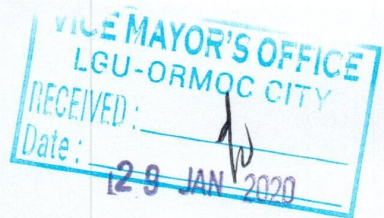


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL
ON JANUARY 28, 2020

PRESENT:

Leo Carmelo L. Locsin, Jr.
Benjamin S. Pongos, Jr.,
Roiland H. Villasencio,
Tomas R. Serafica,
Nolito M. Quilang,
Eusebio Gerardo S. Penserga,
Jasper M. Lucero,
Peter M. Rodriguez,
Vincent L. Rama,
Lalaine A. Marcos,
Esteban V. Laurente,

City Vice Mayor & Presiding Officer
SP Member, Majority Floor Leader
SP Member, 1st Asst. Majority Floor Leader
SP Member, Presiding Officer "Pro-Tempore"
SP Member, 2nd Asst. Majority Floor Leader
SP Member
SP Member
SP Member
SP Member
SP Member
Ex-Officio SP Member, Chapter President,
Liga ng mga Barangay ng Ormoc
Ex-Officio SP Member, Chapter President,
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

Joan Marbie C. Simbajon,
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

ON OFFICIAL BUSINESS:

Gregorio G. Yrastorza III,

(O.B. - Manila), SP Member

RESOLUTION NO. 2020-032

**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 HEIRS OF MELANIO
SEDILLO and ULPIANA F. SEDILLO AS VENDORS
OVER A PARCEL OF LAND WITH AN AREA
EQUIVALENT TO FOUR HUNDRED THIRTY-EIGHT
(438) SQUARE METERS SITUATED AT BARANGAY SAN
ISIDRO, THIS CITY, FOR ROAD CONCRETING
PROJECT AND OTHER LAWFUL PURPOSES.**

WHEREAS, the City Mayor Richard I. Gomez through an Indorsement dated December 19, 2019 forwarded to this august Body a request for issuance of a Resolution granting the City Mayor or his representative, the authority to enter into and sign the attached Contract to Sell made and entered into by and between the Local Government Unit of Ormoc (LGU-ORMOC) as vendee and the Heirs of Melanio Sedillo and Ulpiana F. Sedillo as vendors over a parcel of land containing a total area of Four Hundred Thirty Eight (438) square meters located in Barangay San Isidro, Ormoc City, a copy of the Contract to Sell is 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, in an Opinion dated December 17, 2019, the City Legal Officer, Atty. Josephine Mejia-Romero, forwarded to the Office of the City Mayor, the aforementioned Contract to Sell certifying that the same is not contrary to law, customs, or public policy further recommending that the same be referred to the Sangguniang Panlungsod for the issuance of a Resolution authorizing the City Mayor to execute the said Contract to Sell, a copy of the Opinion is hereto attached as Annex "B" and made an integral hereof;

WHEREAS, the lot subject of the sale is identified as Lot No. 5282-B-3 located in Brgy. San Isidro, Ormoc City, covered by Transfer Certificate of Title No. 25085, a copy of said TCT is hereto attached as Annex "C" and made an integral part hereof;

WHEREAS, as cited in the Contract to Sell, the Vendee has offered to the Vendors to purchase the said property to be used as a public road at a contract price of Two Thousand Philippine Pesos (Php 2,000.00) per square meter or the total sum of Eight Hundred Seventy-Six Thousand Philippine Pesos (Php 876,000.00) for Four Hundred Thirty-Eight (438) square meters, net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration;

WHEREAS, Special Power of Attorney had been executed in behalf of the said heirs to sell and dispose of the subject property; a copy of the Special Power of Attorney is hereto attached as Annex "D" and made an integral part hereof;

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

WHEREAS, in a Memorandum issued by the Appraisal Committee dated November 13, 2019, the recommended appraised value of the aforesaid lot sites should not be more than Two Thousand Philippine Pesos (Php 2,000.00) per square meter, a copy of said Memorandum is hereto attached as Annex "E" and made an integral part hereof;

WHEREAS, the City General Services Office (CGSO) has forwarded a copy of the Sketch Plan of the aforementioned parcel of land which is the subject matter of such Contract to Sell located at Barangay San Isidro, Ormoc City, a copy of the said Sketch Plan is hereto attached as Annex "F" and made an integral part hereof;

WHEREAS, this Sanggunian, after thorough examination of the aforementioned request by the City Mayor, in addition to finding the price on the Contract to Sell as just, fair and reasonable, additionally finds that: the same is not contrary to law, existing contract, public policy, customs and morals; is reasonable and in order; the same is entered into for the best interests of the City; and, finally, that the granting of the authority for the purchase of the aforementioned parcel of land, among other lawful purposes, facilitates the ongoing developmental progress of the City and henceforth, deserving of this august Body's prompt and favorable consideration;

WHEREFORE, on motion of SP Member Benjamin S. Pongos, Jr., Chairman, Committee on Laws and Ordinances, severally seconded by SP Members Tomas R. Serafica, Roiland H. Villasencio, Jasper M. Lucero, Peter M. Rodriguez, Vincent L. Rama, Lalaine A. Marcos, Esteban V. Laurente and Joan Marbie C. Simbajon; be it

Res. No. 2020-032

RESOLVED, AS IT IS HEREBY RESOLVED, to pass 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 HEIRS OF MELANIO SEDILLO and ULPIANA F. SEDILLO AS VENDORS OVER A PARCEL OF LAND WITH AN AREA EQUIVALENT TO FOUR HUNDRED THIRTY-EIGHT (438) SQUARE METERS SITUATED AT BARANGAY SAN ISIDRO, THIS CITY, FOR ROAD CONCRETING PROJECT AND OTHER LAWFUL PURPOSES.

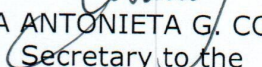
ADOPTED, January 28, 2020.

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. Josephine Mejia-Romero; the City Budget Officer; the City Accountant; the City Treasurer; the City Planning & Development Coordinator; the City General Services Office; the Register of Deeds, Ormoc City; the City Assessor, Engr. Arthur C. Arcuino; Heirs of Melanio Sedillo & Ulpiana F. Sedillo; the City Local Government Operations Officer-DILG; and other concerned offices for their information and guidance.

CARRIED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


MARIA ANTONIETA G. CO HAT
Secretary to the
Sangguniang Panlungsod

ATTESTED:


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

Annex "A"

CONTRACT TO BUY AND SELL

KNOW ALL MEN BY THESE PRESENTS:

This Contract is made and entered into by and between:

THE HEIRS OF MELANIO SEDILLO and ULPIANA F. SEDILLO, namely:

LILIA SEDILLO – PANTA, of legal age, Filipino, married and a resident of Brgy. San Isidro, Ormoc City, Philippines;

FLORENCIO F. SEDILLO, of legal age, Filipino, married and a resident of Brgy. San Isidro, Ormoc City, Philippines;

CECILIA SEDILLO – BELTRAN, of legal age, Filipino, married and a resident of Brgy. San Isidro, Ormoc City, Philippines;

MA. EVELYN SEDILLO- AWIT, of legal age, Filipino, married and a resident of Brgy. San Isidro, Ormoc City, Philippines;

MA. LINDENIZA SEDILLO- LAÑOCHAN, of legal age, Filipino, married and a resident of Puerto Princesa City, Philippines, represented herein by her Attorney – in –fact **RANELITO F. SEDILLO**, of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, as evidenced by Special Power of Attorney dated May 3, 2019 and known as Doc. No. 211, Page No. 139, Series of 2019 under the notarial register of Notary Public Atty. Gedeon Rey V. Guayco of Puerto Princesa City, a copy of which is hereto attached and marked as annex "A";

MARLYN SEDILLO- CERALBO, of legal age, Filipino, married and a resident of Morela, South Cotabato, Philippines, represented herein by her Attorney- in- fact **RANELITO F. SEDILLO** of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, as evidenced by Special Power of Attorney dated April 29, 2019 and known as Doc. No. 37, Page No. XLII; Series of 2019 under the notarial register of Notary Public Atty. Jose D. Barroso of Coronadal City, a copy of which is hereto attached and marked as annex "B";

MADELYN F. SEDILLO, of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, presented herein by her Attorney- in- fact **RANELITO F. SEDILLO** of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, as evidenced by Special Power of Attorney dated ____ and known as Doc. No. __, Page No. __; Series of 2020 under the notarial register of Notary Public _____, a copy of which is hereto attached and marked as Annex "B";

FELICITAS SEDILLO CAPOLINAS, of legal age, Filipino, married to Rogelio Capolinas and a resident of Brgy. San Isidro, Ormoc City, Philippines;

RANELITO F. SEDILLO, of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines; all of whom shall be collectively referred to as the **VENDORS; AND**

THE LOCAL GOVERNMENT UNIT OF ORMOC, a municipal corporation created and existing under Philippine laws, with address at Aunubing Street, Brgy. Cogon, Ormoc City, represented by Mayor **RICHARD I. GOMEZ**, hereunder referred to as the **VENDEE**;

WITNESSETH, that:

WHEREAS, the Local Government Unit of Ormoc (LGU Ormoc) is mandated to "exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities";

WHEREAS, the Local Government Code states that among such basic facilities are those "intended primarily to service the needs of the residents of the municipality and which are funded out of municipal funds including but not limited to, municipal roads and bridges; xxx";

WHEREAS, in performance of such functions, the **VENDEE** has planned, programmed and funded a road concreting project in Brgy. San Isidro, Ormoc City;

WHEREAS, the **VENDORS** own a parcel of land through which a portion of the road will traverse through;

WHEREAS, the **VENDEE** has have offered to buy the said property to be used as a public road totaling an area of **FOUR HUNDRED THIRTY EIGHT (438) SQUARE METERS**, which the **VENDORS** have accepted under the following terms and conditions:

1. The lot subject of the sale is hereunder identified as:
Lot No.: 5282-B-3
Area: 438 square meters;
Transfer Certificate of Title No. 25085;
Location: Brgy. San Isidro, Ormoc City
2. The Contract Price is **TWO THOUSAND PESOS (PHP 2,000.00)** per square meter or the total sum of **EIGHT HUNDRED SEVENTY SIX THOUSAND PESOS (Php 876,000.00)** for **FOUR HUNDRED THIRTY EIGHT (438) SQUARE METERS**, net of capital gains tax, documentary stamp tax, transfer tax and registration fees, except for transfer costs on the tax declaration,

In accordance with the provision of related laws, the **VENDEE** shall pay for the account of the seller, the capitals gains tax as well as the documentary stamp tax, transfer tax and registration fees, without prejudice to securing an exemption from payment thereof from the BIR. Unpaid real property and transfer costs on the tax declaration shall be borne by the **VENDORS**, if any.

3. The VENDORS agree to SELL to the VENDEE the property subject of this Contract.
4. That upon signing of this Contract, the VENDEE shall process the disbursement voucher for the release of the amount due under this contract, as follows:
 - a. FIFTY PERCENT (50%) of the consideration shall be released upon the execution of this Contract.
 - b. Upon receipt of FIFTY PERCENT (50%) of the Contract Price, the VENDOR shall sign and execute a Deed of Absolute Sale over the property subject of this contract in favor of the VENDEE, and the acknowledgment receipt of total amount.
 - c. The remaining FIFTY PERCENT (50%) shall be released upon issuance of the owner's duplicate copy of the title in the name of the VENDEE.
5. Upon the execution of this Contract, the VENDEE shall then be entitled to enter and take and possession of the property subject of this agreement and may cause the demolition of any and all structures on the premises. The VENDORS warrant that all such structures within the premises belong to them or are is/are within their control. The VENDEE undertakes to cause notice to be served on the VENDEE of the scheduled demolition at least thirty (30) days from the intended date hereof.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this _____ in Ormoc City.

LILIA SEDILLO - PANTA

FLORENCIO F. SEDILLO

CECILIA SEDILLO - BELTRAN

MA. EVELYN SEDILLO- AWIT

MADELYN F. SEDILLO

FELICITAS SEDILLO CAPOLINAS

RANELITO F. SEDILLO

(For himself and for Ma. Lindeniza Sedillo- Lañchan and Marlyn Sedilla- Ceralbo)

LOCAL GOVERNMENT UNIT OF ORMOC
 REPRESENTED BY:

RICHARD I. GOMEZ, MBA

WITNESSED BY (PRINT NAME AND SIGN):

ACKNOWLEDGMENT

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

Before me, this _____ at Ormoc City, Philippines, personally appeared the following with competent evidence of identity:

PARTY	COMPETENT EVIDENCE OF IDENTITY
LILIA SEDILLO – PANTA	
FLORENCIO F. SEDILLO	
CECILIA SEDILLO – BELTRAN	
MA. EVELYN SEDILLO- AWIT	
MADELYN F. SEDILLO	
FELICITAS SEDILLO	
CAPOLINAS	
RANELITO F. SEDILLO	
RICHARD I. GOMEZ	

all known to me to be the same persons who executed the foregoing Contract to Sell consisting of FOUR (4) pages, including the page on which this Acknowledgment is written and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, on the date and place above- written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2020.

Annex "B"

OFFICE OF THE CITY LEGAL OFFICER

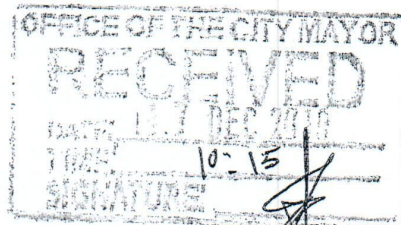
Ormoc City, Leyte

DECEMBER 17, 2019

MAYOR RICHARD I. GOMEZ

Ormoc City

Mayor Gomez:



Forwarding to your office, the proposed Contract to Sell that was referred to this office for drafting and preparation (Heirs of Melanio and Ulpiana Sedillo). This office certifies that the same is not contrary to laws, customs or public policy.

It is the recommendation of this office that the same be referred to the Sangguniang Panlungsod to request for the issuance of a Resolution authorizing the City Mayor to execute the Contract to Sell, to include the Deed of Sale that will be executed subsequent thereto and upon compliance with all conditions as contained in said Contract to Sell. It is further recommended that the needed certificate as to availability of funds first be secured prior to referral to the council. It is requested that undersigned be furnished with a copy of the endorsement to the SP, for the reference of this office.

For your consideration.

Most Respectfully,

JOSEPHINE A. MEJIA-ROMERO

City Legal Officer

ATTACHMENTS:

1. Contract to Sell (emailed to jquormocmc@gmail.com ATTN: CPM, SAN ISIDRO DAS MELANIO SEDILLO, December 17, 2019)
 2. Extrajudicial Settlement of Estate and Partition Among Heirs dated May 17, 2019;
 3. BIR CAR No. 21402;
 4. Estate Tax Return 1801;
 5. Special Power of Attorney dated May 3, 2019 executed by Maria Lindeniza Sedillo-Laňohan;
 6. Special Power of Attorney dated April 29, 2019 executed by Marilyn Sedillo-Ceralbo;
 7. Appraisal Report dated July 25, 2019;
 8. Transfer Certificate of Title No. 25085;
- NOTHING FOLLOWS.

New Ormoc City Hall, Aunubing St., Cogon, Ormoc City
(053)255-7395 loc. 1010 ++ clo.ormoc@gmail.com

Annex "C"

No. 1988-25
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
(Land Registration Authority)
QUEZON CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 25085

IT IS HEREBY CERTIFIED that certain land situated in the ORMOC CITY (Formerly in the Province of Leyte) how said land described as follows:
A parcel of land (Lot 5282-B-3) of the subdivision plan, Pad-05-000430, being a portion of Lot 5282-B, described on subdivision plan Pad-03-003018, L.R.C. No. 17500, situated in the barrio of San Isidro, city of Ormoc, island of Leyte. Bounded on the N. along line 1-2 by Lot 5282-B-1 of the subdivision plan; on the NE, along line 2-3 by Lot 5282-A, Pad-03-003018 (Proposed Road); on the SE, along line 3-4 by Lot 5282-B-4 and along line 4-5-6 by Lot 5282-B-5 south of the subdivision plan; on the SW, along lines 6-7-8 by Lot 5282-B-6, Pad-03-003018 (Proposed Road) and on the NW, along lines 8-9-1 by Lot 5282-B-2 of the subdivision plan. Beginning at a point marked "1" on plan, being S. 58° 16' 30" E. 16.27 m. (Over) is registered in accordance with the provisions of the Property Registration Decree in the name of Melancio Sedillo and Ulpiana F. Sedillo (PROPOSED ROAD - 10-1, Side) as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 4 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 10th day of September in the year nineteen hundred and thirty-nine in the Registration Book of the Office of the Register of Deeds of Ormoc City, Volume 180, page 100, as Original Certificate of Title No. 25725 pursuant to Decree No. 1825 issued in L.R.C. No. 17500 in the name of Melancio Sedillo. This certificate was transferred from 25725 to Certificate of Title No. 25085 which is cancelled in virtue hereof, also from the above described land is concerned.

Entered at ORMOC CITY
Philippines, on the 10th day of September
in the year nineteen hundred and thirty-nine
at 11:00 P.M.

ATTEST:

ARTURO R. STANLEY
(Register of Deeds)

(Witness postal official)

*State the civil status, name of spouse if married, age, if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

It is hereby certified that this is a true electronic copy of TCT 25085 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No.: 2019006704 OR No.: 1019897305

Date: 12/13/2019 OR Date: Dec 11 2019

Time: 09:34:01 AM Amt. Paid: 546.70

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (Technical Description continued)
 from B.L.M. No. 41, Ormoc Cadastre; thence N. 14 deg. 59' E., 23.00 m. to point 2; thence S. 66 deg. 21' E., 10.32 m. to point 3; thence S. 14 deg. 59' W., 15.00 m. to point 4; thence S. 14 deg. 59' W., 8.00 m. to point 5; thence S. 9 deg. 21' W., 19.68 m. to point 6; thence N. 82 deg. 31' W., 1.50 m. to point 7; thence N. 65 deg. 43' W., 9.32 m. to point 8; thence N. 9 deg. 23' E., 12.37 m. to point 9; thence N. 14 deg. 59' E., 7.00 m. to the point of beginning; containing an area of FOUR HUNDRED THIRTY EIGHT (438) SQUARE METRES. All points referred to are indicated on the plan and are marked on the ground as follows: point 7 by Old Point and the rest by I.S. cyl. conc. mns. 15160 cns. bearings true; date of original survey Aug. 1928-March, 1935 and that of the subdivision survey, April 24, 1991 and approved, June 30, 1991.

AKTUR P. SUAREZ

Register of Deeds

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -C)

Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 25085 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No.: 2019006704 OR No.: 1019897305

Date: 12/13/2019 OR Date: Dec 11 2019

Time: 09:34:01 AM Amt. Paid: 546.70

(Continuation of the Memorandum of Encumbrances from Page A)

(Continued on Page C)

Registry of Deeds



LR 1069705332

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Ref. No. : 2019006704 OR No. : 1019897305

Date : 12/13/2019 OR Date : Dec 11 2019

Time : 09:34:01 AM Amt Paid: 546.70

(Continuation of the Memorandum of Encumbrances from Page 11)

(Continued on Additional Sheet - Page 12)

Register of Deeds



LRA1009705553

It is hereby certified that this is a true electronic copy of TCT 25085 on file in Registry of Deeds of Ormoc City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Ormoc City. Requested By: DELANTE, GERYL ROBLE

Ref. No. : 2019006704 OR No. : 1019897305

Date : 12/13/2019 OR Date : Dec 11 2019

Time : 09:34:01 AM Amt Paid : 546.70

Annex "D"

KNOW ALL MEN BY THESE PRESENTS:

That I, MARIA LINDENIZA SEDILLO-LAÑOCHAN, of legal age, Filipino, Married and a resident of Puerto Princesa City, Philippines, do hereby name, constitute and appoint my brother RANELITO F. SEDILLO, of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, as my true and lawful attorney-in-fact for me and in my name, place and stead to do and perform the following acts and things, to wit:

To apply/verify my Tax Identification Number and, to enter into, execute, sign and deliver for me an Extrajudicial Settlement and Partition of the state of the late spouses *spouses Melanio C. Sedillo & Ulpiana F. Sedillo*, being one of the surviving heirs/children;

To negotiate, to sell and dispose to any persons for any amount of consideration acceptable to my said attorney of all my shares, rights and ownership of that certain parcel of land, re: Lot 5282-B-3 of the subdivision plan, Psd-08-006430, being a portion of Lot 5282-B, described on the subdivision plan Psd-08-0030128, L.R.C. Cad. Rec. No. 1750), situated in the barrio of San Isidro, City of Ormoc, Island of Leyte. Bounded on the x x x. Containing an area of **FOUR HUNDRED THIRTY EIGHT (438) SQUARE METERS**, more or less, covered by Transfer Certificate of Title No. 25085 issued in the Office of the Registry of Deeds for the Ormoc City;

To make, Execute and sign extrajudicial settlement and partition among heirs with sale, Deed of Absolute Sale, Contract to Sell, partition agreement, subdivision plan and other pertinent papers relative to the above-undertakings and to acknowledge receipt thereof.

HEREBY GIVING and GRANTING unto my said attorney-in-fact all the powers and authority whatsoever necessary and proper in and about the premises as fully to all ratifying and confirming any and all that my said attorney-in-fact shall lawfully do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this MAY 03 2019 day of 2019 at Puerto Princesa City, Philippines
Palawan, Philippines

Maria L. Sedillo
MARIA LINDENIZA SEDILLO-LAÑOCHAN
Principal

Accepted by:
Ranelito F. Sedillo
RANELITO F. SEDILLO
Atty.-in-fact

SIGNED IN THE PRESENCE OF:
[Signature]
Signature over the printed name

Signature over the printed name

REPUBLIC OF THE PHILIPPINES)
S.S.

BEFORE ME, a Notary Public for and in the Puerto Princesa City, Palawan,
Personally appeared **MARIA LINDENIZA SEDILLO-LAÑOCHAN** with her competent evidence of identity-_____ and acknowledged to me to be very same person who executed the foregoing instrument and that the same is her free act and voluntary deed.

WITNESS MY HAND AND SEAL on the date and place first above- written.

Doc. No. 211
Page No. 44
Book No. 139
Series of 2019.



Emerson Rey V. Guayco
ATTY. EMERSON REY V. GUAYCO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
ATTORNEY'S ROLL NO. 56394
BP NO. 1028590 LIFETIME
P.T.R. 1262757 01.09.2019
NPL NO. 2019-09

KNOW ALL MEN BY THESE PRESENTS:

That I, **MARLYN SEDILLO-CERALBO**, of legal age, Filipino, married and a resident of Norala, South Cotabato, Philippines, do hereby name, constitute and appoint my brother **RANELITO F. SEDILLO**, of legal age, Filipino, single and a resident of Brgy. San Isidro, Ormoc City, Philippines, as my true and lawful attorney-in-fact for me and in my name, place and stead to do and perform the following acts and things, to wit:


To apply/verify my Tax Identification Number and, to enter into, execute, sign and deliver for me an Extrajudicial Settlement and Partition of the estate of the late spouses **Melanio C. Sedillo & Ulpiana F. Sedillo**, being one of the surviving heirs/children;

To negotiate, to sell and dispose to any persons for any amount of consideration acceptable to my said attorney of all my shares, rights and ownership of that certain parcel of land, re: Lot 5282-B-3 of the subdivision plan, Psd-08-006430, being a portion of Lot 5282-B, described on subdivision plan Psd-08-0030128, L.R.C. Cad. Rec. No. 1750, situated in the barrio of San Isidro, City of Ormoc, Island of Leyte. Bounded on the x x x. Containing an area of **FOUR HUNDRED THIRTY EIGHT (438) SQUARE METERS**, more or less, covered by Transfer Certificate of Title No. 25085 issued in the Office of the Registry of Deeds for the Ormoc City;


To make, execute and sign extrajudicial settlement and partition among heirs with sale, Deed of Absolute Sale, Contract to Sell, partition agreement, subdivision plan and other pertinent papers relative to the above-undertakings and to acknowledge receipt thereof.

HEREBY GIVING and GRANTING unto my said attorney-in-fact all the powers and authority whatsoever necessary and proper in and about the premises as fully to all intents and purposes as I might or could lawfully do if personally present and hereby ratifying and confirming any and all that my said attorney-in-fact shall lawfully do or cause to be done under and by virtue of these presents.


IN WITNESS WHEREOF, I have hereunto set my hand this 29 day of APRIL 2019 at Ormoc City, Philippines

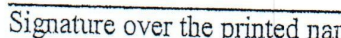

MARLYN SEDILLO-CERALBO
Principal

Accepted by:


RANELITO F. SEDILLO
Atty.-in-fact

SIGNED IN THE PRESENCE OF:


Signature over the printed name

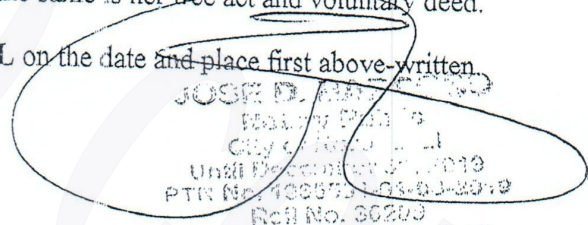

Signature over the printed name

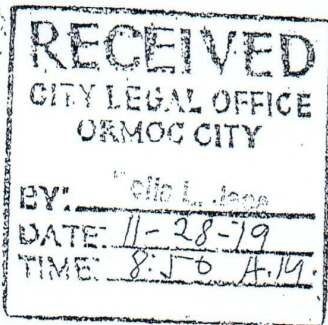
REPUBLIC OF THE PHILIPPINES)
) S.S.

BEFORE ME, a Notary Public for and in the APR 29 2019, personally appeared **MARLYN SEDILLO-CERALBO** with her competent evidence of identity- 6311-002270-1 307 and acknowledged to me to be very same person who executed the foregoing instrument and that the same is her free act and voluntary deed.

WITNESS MY HAND AND SEAL on the date and place first above-written.

Doc. No. 32;
Page No. 8;
Book No. XVII;
Series of 2019.


JOSE D. [Name]
Notary Public
City of Ormoc, Leyte
Until December 31, 2019
PTN No. 100575-101-01-2019
Rcn No. 30203
IBP No. 1022898-10-10-17



LEGAL
Annex "E"

REPUBLIC OF THE PHILIPPINES
ORMOC CITY

MEMORANDUM:

FOR: HON. RICHARD I. GOMEZ
City Mayor

FROM: APPRAISAL COMMITTEE
Composed of City Assessor, City Engineer and City
Planning and Development Officer

SUBJECT: APPRAISAL REPORT
Lot 5282-B-3 and Lot 5282-C-4-A, situated in Barangay San Isidro,
Ormoc City.

DATE: November 13, 2019

I. GENERAL

The term **Fair Market Value** is defined as the estimated amount for which property should exchange on the date of valuation after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

In this definition it is assumed that any transaction shall be based on cash or its equivalent consideration. This price which the property would fetch if offered for sale in the open market would undoubtedly be affected, should the sale be on terms, whether favorable or unfavorable.

It is further assumed that the titles to the property are good, marketable and free from liens and encumbrances, and that fee simple ownership is transferable.

The rights appraised in this report are the property rights in fee simple, free and clear. Fee Simple is defined as the absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power and taxation.

II. SCOPE AND PURPOSE OF APPRAISAL

This Appraisal Committee was constituted pursuant to Executive Order No. 56 dated December 10, 2018. It is tasked with the duty to determine the appraised value of a real property owned by Sps. Melanio Sedillo and Ulpiana Sedillo & Sps. Alejandro C. Sedillo and Priscilla C. Sedillo sought to be used by the City for Road Right of Way (San Isidro to Linao Proposed New Access Road).

III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject properties have been surveyed and identified as follows:

1. "A parcel of registered land, bearing Lot No. 5282-B-3, situated in Brgy. San Isidro, Ormoc City, containing an area of Four Hundred Thirty Eight (438) Square Meters and covered by TCT No. 25085 of the Register of Deeds of Ormoc City. It is registered in the name of Sps. Melanio Sedillo and Ulpiana Sedillo."
2. "A parcel of registered land, bearing Lot No. 5282-C-4-A, situated in Brgy. San Isidro, Ormoc City, containing an area of Forty Four (44) Square Meters and covered by TCT No. T-29931 of the Register of Deeds of Ormoc City. It is registered in the name of Sps. Alejandro Sedillo and Priscilla Sedillo."

IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

The above subject property is classified as residential land and is accessible to land transportation as it is adjacent to a proposed road.

V. NEIGHBOURHOOD DATA

The property is located in an area where land development is of mixed use, specifically, residential and agricultural.

Generally, the road along the subject parcel of land is designed to accommodate light medium to heavy vehicular traffic loads. It is a proposed road from Barangay San Isidro going to Barangay Linao.

VI. COMMUNITY FACILITIES AND UTILITIES

Electric and water supply facilities are available within the vicinity of the site.

Public transportation connecting to the City Proper is available. Mobile patrols of the PNP are maintained by the city government.

VII. GOVERNMENT ASSESSMENT / MARKET SALES DATA

BIR Zonal Valuation of Real Properties within Barangay San Isidro, Ormoc City provides:

Street Name	Classification	Z.V./ sq.m.
Residential Land (Weather Road)	RR	Php 2,750.00
Residential Land (Interior Lot)	RR	Php 2,000.00

Market Sales Data near the vicinity along Linao to San Isidro Barangay Road is Php 1,500 per square meter at Sherwin Diano's Property.

VIII. HIGHEST AND BEST USE

Taking into consideration the location, size, actual use the land use of neighboring properties, the highest and the best use of the lots is for Residential purpose. (Road Right of Way).

IX. RECOMMENDED APPRAISED VALUE

Based on the valuations gathered by the appraisal committee, it is recommended that the appraised value of the aforesaid lot should not be more than Two Thousand Pesos (Php 2,000.00) per square meter.

Prepared by:

APPRAISAL COMMITTEE

ENGR. RAOUL E. CAM
City Planning and Development Officer

ENGR. RANULFO D. OLIVEROS
City Engineer

ENGR. ARTHUR C. ARCUINO
City Assessor

LOT NO. 5282-B-3, ROAD LOT

LINE	BEARING	DIST.
BLLM 41	S 58 16 E	494.37
1 - 2	N 14 59 E	23.00
2 - 3	S 66 21 E	10.12
3 - 4	S 14 59 W	15.00
4 - 5	S 14 59 W	8.00
5 - 6	S 9 21 W	19.68
6 - 7	N 82 31 W	1.50
7 - 8	N 65 43 W	9.32
8 - 9	N 9 23 E	12.87
9 - 1	N 14 59 E	7.00

LOT 5282-C-4-A

BLLM 41	S 56 9 E	501.62
1 - 2	S 65 43 E	9.32
2 - 3	S 60 28 W	11.61
3 - 1	N 9 31 E	9.88

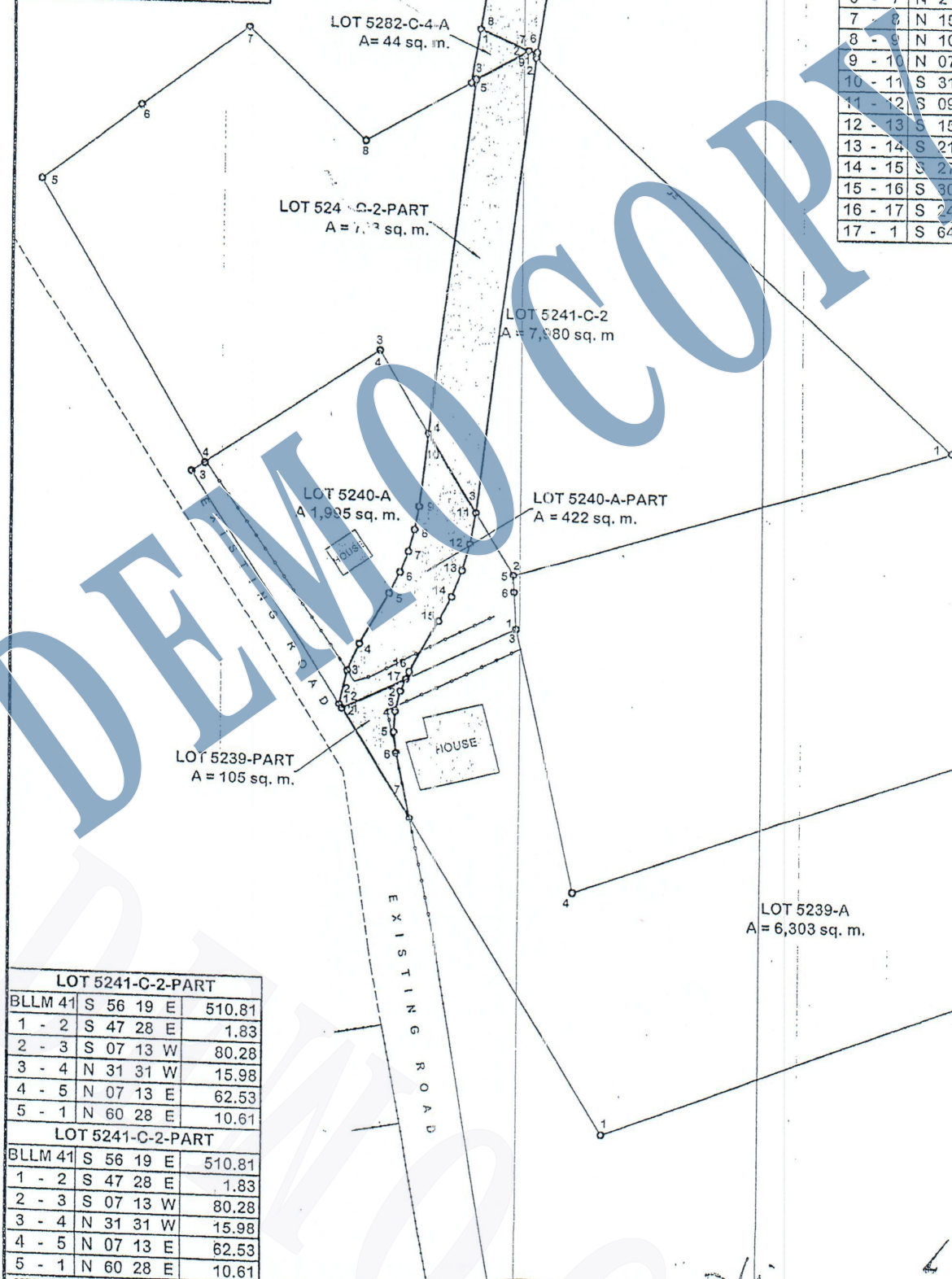
Annex "F"

LOT 5239-A-PART

BBM 65	N 28 43 W	157.60
1 - 2	N 64 57 E	12.40
2 - 3	S 24 48 W	2.30
3 - 4	S 14 15 W	3.60
4 - 5	S 03 40 W	3.60
5 - 6	S 06 54 E	3.60
6 - 7	S 12 13 E	11.70
7 - 1	N 32 13 W	22.70

LOT 5240-A-PART

BLLM 41	S 44 33 E	569.90
1 - 2	N 33 21 W	0.00
2 - 3	N 13 22 E	6.00
3 - 4	N 24 48 E	5.00
4 - 5	N 30 05 E	10.40
5 - 6	N 27 14 E	4.20
6 - 7	N 21 30 E	3.90
7 - 8	N 15 47 E	3.90
8 - 9	N 10 04 E	4.20
9 - 10	N 07 13 E	12.00
10 - 11	S 31 31 E	15.90
11 - 12	S 09 43 W	5.50
12 - 13	S 15 48 W	4.90
13 - 14	S 21 30 W	4.90
14 - 15	S 27 13 W	4.90
15 - 16	S 30 05 W	10.20
16 - 17	S 24 48 W	1.30
17 - 1	S 64 57 W	12.50



LOT 5241-C-2-PART		
BLLM 41	S 56 19 E	510.81
1 - 2	S 47 28 E	1.83
2 - 3	S 07 13 W	80.28
3 - 4	N 31 31 W	15.98
4 - 5	N 07 13 E	62.53
5 - 1	N 60 28 E	10.61
LOT 5241-C-2-PART		
BLLM 41	S 56 19 E	510.81
1 - 2	S 47 28 E	1.83
2 - 3	S 07 13 W	80.28
3 - 4	N 31 31 W	15.98
4 - 5	N 07 13 E	62.53
5 - 1	N 60 28 E	10.61

	Republic of the Philippines OFFICE OF THE CITY ENGINEER Ormoc City 08-14-2019 SCALE 1: 1000 M.	Project Name & Location PROPOSED ROAD OPENING SAN ISIDRO - LINAO ROAD Brgy. Linao, Ormoc City	Checked by ROSULIO ABILAN Administrative Assistant II	Prepared by VINCENTIA MARI GUZONA Assistant City Engineer	Assisted by RANILLO D. ALVERO City Engineer	Approved by RICHARD L. GOMEZ City Mayor	SHEET NO.