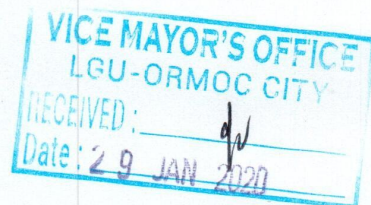




REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



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. 2020-033

**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 LEOPOLDO BAUL
and LUCRICIA M. BAUL AS VENDORS OVER A PARCEL
OF LAND WITH AN AREA EQUIVALENT TO TWELVE
THOUSAND NINE HUNDRED TWELVE (12,912)
SQUARE METERS SITUATED IN BARANGAYS
CABULIHAN AND VALENCIA, THIS CITY FOR
EXPANSION OF PUBLIC CEMETERY AND OTHER
LAWFUL PURPOSES.**

WHEREAS, the City Mayor Richard I. Gomez through an Indorsement dated January 6, 2020 forwarded to this august Body a request for an 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 Leopoldo Baul and Lucricia M. Baul as vendors over a parcel of land containing a total area of Twelve Thousand Nine Hundred Twelve (12,912) square meters situated in Barangays Cabulihan and Valencia, 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 January 3, 2020, the City Legal Officer, Atty. Josephine Mejia-Romero, forwarded to the Office of the City Mayor the aforementioned Contract to Sell and found nothing to be objectionable to the offer, 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 part hereof;

WHEREAS, the lot subject of the sale is identified as Lot No. 8392-C situated in Brgys. Cabulihan and Valencia, Ormoc City covered by Transfer Certificate of Title No. 11916, 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 cemetery at a contract price of Eight Hundred Philippine Pesos (Php 800.00) per square meter or the total sum of Ten Million Three Hundred Twenty-Nine Thousand Six Hundred Philippine Pesos (Php 10,329,600.00) for Twelve Thousand Nine Hundred Twelve (12,912) square meters including capital gains tax and documentary stamp tax.

WHEREAS, an Extrajudicial Settlement and Partition had been executed by the said heirs dated December 20, 2019 over the afore-described property, a copy of said Agreement is hereto attached as Annex "D" and made an integral part hereof;

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 "E" 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 should not be more than Eight Hundred Philippine Pesos (Php 800.00) per square meter, a copy of said Memorandum is hereto attached as Annex "F" and made an integral part hereof;

WHEREAS, the City General Services Office (CGSO) has forwarded a copy of the Aerial Photograph of the aforementioned parcel of land which is the subject matter of such Contract to Sell situated in Barangays Cabulihan and Valencia, a copy of the said Photograph is hereto attached as Annex "G" 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 Roiland H. Villasencio, Jasper M. Lucero, Nolito M. Quilang, Tomas R. Serafica, Peter M. Rodriguez, Vincent L. Rama, Esteban V. Laurente, Lalaine A. Marcos and Joan Marbie C. Simbajon; be it

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 LEOPOLDO BAUL and LUCRICIA M. BAUL AS VENDORS OVER A PARCEL OF LAND WITH AN AREA EQUIVALENT TO TWELVE THOUSAND NINE HUNDRED TWELVE (12,912) SQUARE METERS SITUATED IN BARANGAYS CABULIHAN AND VALENCIA, THIS CITY FOR EXPANSION OF PUBLIC CEMETERY 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 Register of Deeds, Ormoc City; the City Assessor, Engr. Arthur C. Arcuino; the City Budget Officer; the City Accountant; the City Treasurer; the City General Services Office; the City Planning & Development Coordinator; the Heirs of Leopoldo Baul & Lucrisia M. Baul; 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 SELL

KNOW ALL MEN BY THESE PRESENTS:

This Contract is made and entered into by and between:

THE HEIRS OF LEOPOLDO BAUL AND LUCRICIA M. BAUL NAMELY:

LEOPOLDO MESTULA BAUL, JR., Filipino, of legal age, married to Amabelle Jacosalem Baul and a resident of Zone Capricorn, Brgy. Pawing, Palo, Leyte, represented by Joselito Mestula Baul, of legal age, Filipino, married, a resident of Purok II, Brgy. Cagbuhangin, Ormoc City through a Special Power of Attorney dated December 9, 2019;

JOSELITO MESTULA BAUL, Filipino, of legal age, Filipino, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City;

MARIA ANNABELLE BAUL SUNGA, Filipino, of legal age, Filipino, married to Noel Carillo Sunga and a resident of 2632 Agoncillo St., Brgy. Poblacion, San Jose, Occidental Mindoro, represented by Joselito Mestula Baul, of legal age, Filipino, married, a resident of Purok II, Brgy. Cagbuhangin, Ormoc City through a Special Power of Attorney dated December 6, 2019;

MA. JENNEVER BAUL RENONOS, Filipino, of legal age, married to Ricky Donesa Renonos and a resident of Phase 1, S2, B2, L16, Belvedere Town, Paradahan I, Tanza, Cavites, represented by Joselito Mestula Baul, of legal age, Filipino, married, a resident of Purok II, Brgy. Cagbuhangin, Ormoc City through a Special Power of Attorney dated December 10, 2019; hereunder 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 Amubing Street, Brgy. Cogon, Ormoc City, represented by Mayor RICHARD I. GOMEZ, hereunder referred to as the VENDEE,

WITNESSETH, that:

WHEREAS, the City of Ormoc presently owns a public cemetery in Brgy. Valencia;

WHEREAS, the City intends to expand said public cemetery as it is already congested and can no longer adequately provide for the rising need for burial plots;

WHEREAS, the VENDEES own a parcel of land that is adjacent to the present public cemetery in Brgy. Valencia, Ormoc City;

WHEREAS, the VENDEE acquired the said title by gratuitous title from Lucrecia Mestola Baul who died on May 17, 2015 and from Leopoldo Jabon Baul who died on October 7, 2011, as shown by an Extrajudicial Settlement dated December 20, 2019;

WHEREAS, the VENDEE has have offered to buy the said property to be used as a public cemetery totaling an area of TWELVE THOUSAND NINE HUNDRED TWELVE (12,912) 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.: 8392- C
Area: 12,912 square meters;
Transfer Certificate of Title No. 11916;
Location: Brgy. Cabulihan, Ormoc City
2. The Contract Price is EIGHT HUNDRED PESOS (PHP 800.00) per square meter or the total sum of TEN MILLION THREE HUNDRED TWENTY NINE THOUSAND SIX HUNDRED PESOS (Php 10,329,600.00) for (12,912) SQUARE METERS INCLUDING capital gains tax, documentary stamp tax.

Notarial fees, transfer tax and costs on the declaration, registration fees and like expenses shall be for the account of the VENDEE. Unpaid real property becoming due prior to the date of this sale shall be borne by the VENDORS, if any.

3. The VENDORS agree to SELL to the VENDEE the property subject of this Contract.
4. The consideration of this Contract shall be paid in accordance with the following schedule:
 - a. 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.1. FIFTY PERCENT (50%) of the consideration shall be released, to wit:
 - a.1.a. The amount for the settlement of estate taxes due on the property shall be paid directly by the VENDEE to the Bureau of Internal Revenue (BIR) of Ormoc City;
 - a.1.b. Upon production of proof of payment of the estate taxes, the remaining amount of the FIFTY PERCENT (50%) of the consideration shall be paid by the VENDEE to the VENDORS. VENDEE shall then be entitled to enter and take and possession of the property subject of this agreement.
 - a.1.c. VENDORS shall be charged with the processing and securing the necessary clearance on the estate tax due on the property.

- b. Upon receipt of FIFTY PERCENT (50%) of the Contract Price, the VENDORS 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.

Upon execution of the Deed of Absolute Sale, the VENDEE shall pay capital gains and documentary stamp taxes on the property, which shall be taken from the remaining sales proceeds. Upon presentation by the VENDEE of the E- Certificate Authorizing Registration (ECAR) issued by the BIR on the sale to any of the VENDORS, the owner's copy of the title shall be delivered to the VENDEE to effect the actual transfer of title to the City.

- c. The VENDORS shall secure the necessary documents and comply with all the necessary requirement for the transfer of title to the name of the VENDEE.
- d. After title is transferred to the name of the VENDEE, the latter shall release the remaining FIFTY PERCENT (50%) in favor of the VENDORS less the taxes paid by the BIR on the sale and conveyance in favor of the former.

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

JOSELITO MESTULA BAUL

(For Himself and for LEOPOLDO MESTULA BAUL, JR., MARIA ANNABELLE BAUL SUNGA, and MA. JENNEVER BAUL RENONOS)

**LOCAL GOVERNMENT UNIT OF ORMOC, REPRESENTED BY:
RICHARD I. GOMEZ, DPA**

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
Joselito M. Baul	
Richard I. Gomez	

all known to me to be the same persons who executed the foregoing Contract to Sell consisting of THREE (3) 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"

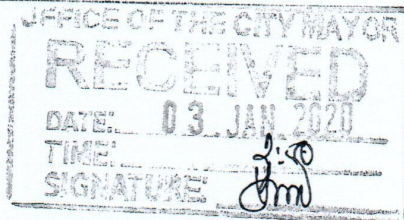
OFFICE OF THE CITY LEGAL OFFICER

Ormoc City, Leyte

January 3, 2020

MAYOR RICHARD I. GOMEZ

Ormoc City



Dear Mayor Gomez:

Respectfully transmitting to your office, the draft Contract to Buy and Sell relative to the proposed acquisition of a parcel of land identified as Lot No. 8392- C, covered by Transfer Certificate of Title No. 11916, located in Brgys. Cabulihan and Valencia, Ormoc City.

This office finds nothing objectionable to the offer and recommends that the draft Contract to Buy and Sell be referred to the Sangguniang Panlungsod for the issuance of a Resolution authorizing the City Mayor/ OIC Mayor/ Acting Mayor to sign the Contract to Buy and Sell, and the Deed of Absolute Sale subsequent thereto and upon compliance with all of the conditions set forth in the former. It is further recommended that the endorsement to the SP be accompanied by the requisite certificate attesting to the availability of the funds with the LGU for the purchase thereof. Attached to this endorsement are the following:

- a. Machine copy of Transfer Certificate of Title No. 11916 (certified copy on file with this office);
- b. Machine copy of Extrajudicial Settlement and Partition dated December 20, 2019 (original on file with this office);
- c. Machine copy of Death Certificate of Leopoldo J. Baul, Sr.;
- d. Machine copy of Death Certificate of Lucrecia M. Baul;
- e. Machine copy of Special Power of Attorney dated December 6, 2019 executed by Maria Annabel B. Sunga (original on file with this office);
- f. Machine copy of Special Power of Attorney dated December 9, 2019 executed by Leopoldo M. Baul, Jr. (original on file with this office);
- g. Machine copy of Special Power of Attorney dated December 10, 2019 executed by Ma. Jennefer B. Renonos (original on file with this office);
- h. Draft Contract to Buy and Sell;
- i. Machine copy of Appraisal Report dated November 13, 2019 (original in file with this office);
- j. Aerial photograph of location of property;
- k. Machine copy of Tax Declaration No. 00014- 00200.

For the consideration of the Honorable City Mayor.

Respectfully yours,


JOSEPHINE A. MEJIA- ROMERO

Copy furnished:

Mr. Joselito M. Baul (for pick up)

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

Annex "C"

Form No. 100
(Revised September, 1954)

Book
Page

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS FOR THE **ORMOC CITY**

Transfer Certificate of Title

No. 11916

It is hereby certified that certain land situated in the **ORMOC CITY**
bounded and described as follows:

A parcel of land (Lot 8225-B of the subdivision plan (TNS) No. 100-10000, a portion of Lot 8225 Grant Galante, Lot No. 100-10000, situated in the Municipality of Ormoc City, Division of Leyte, Republic of the Philippines, bounded and described as follows: Lot 8225-B, containing 1.0000 hectare, more or less, bounded and described as follows: On the north by Lot 8225-A, containing 1.0000 hectare, more or less, bounded and described as follows: On the south by Lot 8225-C, containing 1.0000 hectare, more or less, bounded and described as follows: On the east by Lot 8225-D, containing 1.0000 hectare, more or less, bounded and described as follows: On the west by Lot 8225-E, containing 1.0000 hectare, more or less, bounded and described as follows: The area of the land is 1.0000 hectare, more or less, and is situated in the Municipality of Ormoc City, Division of Leyte, Republic of the Philippines.

is registered in accordance with the provisions of the Land Registration Act in the name of **...**

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 35 of said Act as may be subsisting, and to the extent that the National Government in accordance with the provisions of the special laws connected with the provisions of section 14 of Act No. 2269 as amended and subject to the liabilities imposed by section 4 of Act No. 2269 as amended, in favor of the possible heirs or creditor for two years from date of distribution.

It is further certified that said land was originally registered on the **...** day of **...** in the year nineteen hundred and **...** in the Registration Book of the Office of the Register of Deeds of **...**, Volume **...**, page **...**, as Original Certificate of Title No. **...**, pursuant to Decree No. **...** issued in L. R. C. **...** Record No. **...**

This certificate is a transfer from Original Certificate of Title No. **...**, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at **ORMOC CITY**
Philippines, on the **...** day of **...**
in the year nineteen hundred and **...**
at **...**

ATTEST:

[Signature]
Register of Deeds

* 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 11916 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: GERYL R. DELANTE

Ref. No.: 2019006247 OR No.: 1019896140, 2019006247002
Date: 11/29/2019 OR Date: Nov 26 2019, Nov 29 2019
Time: 08:53:35 AM Amt Paid: 273.35,0.00

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

ENTRY No.

NOTHING FOLLOWS

Date 15 JUN 2011

Signature

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet

Page

15 JUN 14

Register of Deeds

LA 107055891

It is hereby certified that this is a true electronic copy of TCT 11916 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: GERYL R. DELANTE

Ref. No. : 2019006247 OR No. : 1019896140, 2019006247002

Date : 11/29/2019 OR Date : Nov 26 2019, Nov 29 2019

Time : 08:53:35 AM Amt. Paid: 273.35, 0.00

PAGE -B

(Continuation of the Memorandum of Encumbrances from Page T 1110
-A)

(Continued on Page -C

18-18

Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 11916 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: GERYL R. DELANTE

Ref. No. : 2019006247 OR No. : 1019896140, 2019006247002

Date : 11/29/2019 OR Date : Nov 26 2019, Nov 29 2019

Time : 08:53:35 AM Amt. Paid: 273.35, 0.00

Annex "D"

EXTRA JUDICIAL SETTLEMENT AND PARTITION

KNOW ALL MEN BY THESE PRESENTS:

This Extra – Judicial Settlement and Partition made and entered into by between/ among:

LEOPOLDO MESTULA BAUL, JR., Filipino, of legal age, married to Amabelle Jacosalem Baul and a resident of Zone Capricorn, Brgy. Pawing, Palo, Leyte;

MARIA ANNABEL BAUL SUNGA, Filipino, of legal age, Filipino, married to Noel Carillo Sunga and a resident of 2632 Agoncillo St., Brgy. Poblacion, San Jose, Occidental Mindoro;

MA. JENNEVER BAUL RENONOS, Filipino, of legal age, married to Ricky Donesa Renonos and a resident of Phase 1, S2, B2, L16, Belvedere Town, Paradahan I, Tanza, Cavite;

JOSELITO MESTULA BAUL, Filipino, of legal age, Filipino, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City;

Who shall hereinafter be collectively referred to as the parties;

WITNESSETH, That:

The above- named parties are the surviving heirs of LEOPOLDO JABON BAUL who died on October 7, 2011 in Ormoc City, Philippines, and who was a resident of Ormoc City, Philippines, at the time of his death;

The above- named parties are also the surviving heirs of LUCRESIA MESTOLA BAUL who died on May 17, 2015 in Ormoc City, Philippines, and who was also a resident of Ormoc City, Philippines, at the time of her death;

The aforementioned decedents died intestate leaving as their only surviving heirs the parties;

WHEREAS, to the knowledge of the parties herein, there are no known debts left by the decedents at the time of their deaths, and that they left the following properties:

	TITLE NO./ TAX DECLARATI ON NO.	LOT No.	LOCATION	CLASSIFICATIO N	AREA (IN SQUARE METERS)
1	TCT No. 48288	8392- B- 2	Brgys. Cabulihan and Valencia	Agricultural	10, 483
2	TCT No. 11916	8392- C	Brgys. Cabulihan and Valencia, Ormoc City	Agricultural	12,912
NOTHING FOLLOWS.					

NOW, THEREFORE, for and in consideration of the foregoing premises, the parties hereto have agreed and covenanted as they do by these presents agree and covenant as follows:

The parties herein hereby adjudicate upon and among themselves EQUALLY, all the rights, interest and participation in the aforesaid properties, which division and partition is made pursuant to and

Annex "E"

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **LEOPOLDO MESTULA BAUL, JR.**, Filipino, of legal age, married to Amabelle Jacosalem Baul and a resident of Zone Capricorn, Brgy. Pawing, Palo, Leyte, do hereby name, constitute and appoint **JOSELITO MESTULA BAUL**, Filipino, of legal age, Filipino, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City to be my Attorney- in- Fact in my name, place and stead to do and perform the following acts and things:

1. Facilitate and process the settlement of all taxes due on the estate of Leopoldo and Lucrecia Baul;
2. Make representations with the Bureau of Internal Revenue, Register of Deeds, the Assessor's Office and such other offices, entities and individuals necessary for the settlement of taxes due on the aforementioned estates;
3. To deliver any and all documents, and to make payments that may be necessary for the foregoing authority;
4. To claim and receive Certificate Authorizing Registration and other documents evidencing the settlement of the taxes;
5. To execute such documents as may be necessary for the accomplishment of the foregoing.

HEREBY GIVING AND GRANTING unto my Attorney- in- Fact full power and authority to do every act whatsoever requisite and necessary to be done in or 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 all that my Attorney- in- Fact shall do or cause to be done by virtue of these presents. Said Attorney- in- Fact has the power of substitution.

IN WITNESS WHEREOF, I have hereunto affixed my signature this _____ day of 09 DEC 2019 at TACLOBAN CITY Philippines.

LEOPOLDO MESTULA BAUL, JR.

SIGNED IN THE PRESENCE OF:



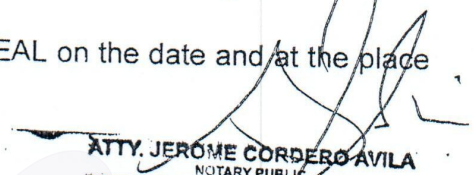
Republic of the Philippines)
TACLOBAN CITY) S.S.

BEFORE ME, a Notary Public for and in the City of Ormoc, Philippines, this _____ day of 09 DEC 2019 in TACLOBAN CITY personally appeared above principal with competent evidence of identity: U-Mid ID # 0113-0258211-5

known to me to be the same person who had executed the foregoing SPECIAL POWER OF ATTORNEY which consists of one (1) page including the one on which this acknowledgment is written and who acknowledged to me that the same is his voluntary act and deed.

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

Doc. No. 253
Page No. 51
Book No. V
Series of 2019.


ATTY. JEROME CORDERO AVILA
NOTARY PUBLIC
COMMISSION NO. 2019-01-38 UNTIL DEC. 31, 2020
ROLL OF ATTORNEYS NO. 07399
IBP NO. 087342: 01/12/2019: LEYTE CHAPTER
PTR NO. 7842965: 01/11/2019: TACLOBAN CITY
MOLE COMPLIANCE NO. VI-0004788: UNUI 04-14-2022

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, MARIA ANNABEL BAUL SUNGA, Filipino, of legal age, Filipino, married to Noel Carillo Sunga and a resident of 2632 Agoncillo St., Brgy. Poblacion 3, San Jose, Occidental Mindoro do hereby name, constitute and appoint JOSELITO MESTULA BAUL, Filipino, of legal age, Filipino, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City to be my Attorney-in-Fact in my name, place and stead to do and perform the following acts and things:

1. Facilitate and process the settlement of all taxes due on the estate of Leopoldo and Lucrecia Baul;
2. Make representations with the Bureau of Internal Revenue, Register of Deeds, the Assessor's Office and such other offices, entities and individuals necessary for the settlement of taxes due on the aforementioned estates;
3. To deliver any and all documents, and to make payments that may be necessary for the foregoing authority;
4. To claim and receive Certificate Authorizing Registration and other documents evidencing the settlement of the taxes;
5. To execute such documents as may be necessary for the accomplishment of the foregoing.

HEREBY GIVING AND GRANTING unto my Attorney-in-Fact full power and authority to do every act whatsoever requisite and necessary to be done in or 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 all that my Attorney-in-Fact shall do or cause to be done by virtue of these presents. Said Attorney-in-Fact has the power of substitution.

IN WITNESS WHEREOF, I have hereunto affixed my signature this DEC 10 2019 day of SAN JOSE, OCCIDENTAL MINDORO

MARIA ANNABEL BAUL SUNGA

SIGNED IN THE PRESENCE OF:

Republic of the Philippines)
SAN JOSE, OCCIDENTAL MINDORO

BEFORE ME, a Notary Public for and in the City of Ormoc, Philippines, this DEC 10 2019 day of SAN JOSE, OCCIDENTAL MINDORO appeared above principal with competent evidence of identity: PREC 10 No. 0006395- agricultural known to me to be the same person who had executed the foregoing SPECIAL POWER OF ATTORNEY which consists of one (1) page including the one on which this acknowledgment is written and who acknowledged to me that the same is her voluntary act and deed.

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

Doc. No. 1494
Page No. 92
Book No. 92
Series of 2019.

ATTY. REY G. LADAGA
NOTARY PUBLIC

MY COMMISSION EXPIRES ON DECEMBER 31, 2011
PTR 71832 P037-07-2010 / SAN JOSE, OCC. MDO.
IDA 106464363-10-2010 / SAN JOSE, OCC. MDO.
ROLL OF ATTORNEY 126785/1076
MCLE V - 0021026

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **MARIA ANNABEL BAUL SUNGA**, Filipino, of legal age, Filipino, married to Noel Carillo Sunga and a resident of 2632 Agoncillo St., Brgy. Poblacion 3, San Jose, Occidental Mindoro do hereby name, constitute and appoint **JOSELITO MESTULA BAUL**, Filipino, of legal age, Filipino, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City to be my Attorney-in-Fact in my name, place and stead to do and perform the following acts and things:

1. To sell, offer for sale, negotiate and come to an agreement as to the purchase price and other terms and conditions relative to the sale and conveyance in favor of the Local Government Unit of Ormoc (LGU Ormoc), of a portion of that parcel of land covered by Transfer Certificate of Title (TCT) No. 11916;
2. To sign and execute a Contract to Sell and/ Deed of Absolute Sale and such other documents necessary for the sale and conveyance of the above- enumerated property;
3. In my absence and incapacity, to receive my share of the proceeds and monies related to the sale and conveyance of the above-enumerated property;
4. To deliver any and all documents, and to make payments that may be necessary for the foregoing authority;
5. To claim and receive Certificate Authorizing Registration and other documents evidencing the settlement of the taxes on the aforementioned Deed of Sale;
6. To execute and/ or deliver such documents as may be necessary for the accomplishment of the foregoing.

HEREBY GIVING AND GRANTING unto my Attorney-in-Fact full power and authority to do every act whatsoever requisite and necessary to be done in or 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 all that my Attorney-in-Fact shall do or cause to be done by virtue of these presents. Said Attorney-in-Fact has the power of substitution.

IN WITNESS WHEREOF, I have hereunto signed my signature
of _____ at _____, Philippines.

MARIA ANNABEL BAUL SUNGA

SIGNED IN THE PRESENCE OF:

Republic of the Philippines)

SAN JOSE, OCCIDENTAL MINDORO

BEFORE ME on this 6 day of NOV 2019, for and in the City of Ormoc, Philippines, this
day of _____ in _____ appeared above
principal with competent evidence of identity:

PRECED NO. 0006395 - Agriculturist
known to me to be the same person who had executed the foregoing SPECIAL POWER
OF ATTORNEY which consists of one (1) page including the one on which this
acknowledgment is written and who acknowledged to me that the same is her voluntary
act and deed.

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

Doc. No. 1282;
Page No. 58;
Book No. 502;
Series of 2019.

ATTY. REY C. LABAGA
NOTARY PUBLIC

MY COMMISSION EXPIRES ON DECEMBER 31, 2019
PTR 7102747-07-2019 / SAN JOSE, OCC. MDO.
ISP 1014133071-10-2019 / SAN JOSE, OCC. MDO.
ROLL OF ATTORNEY 25780 / 1975
VCLF V - 0021886

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **MA. JENNEVER BAUL RENONOS**, Filipino, of legal age, married to Ricky Donesa Renonos and a resident of PHASE 1 S2 B2 L16, Belvedere Town, Paradahang I, Tanza, Cavite do hereby name, constitute and appoint **JOSELITO MESTULA BAUL**, Filipino, of legal age, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City to be my Attorney-in-Fact in my name, place and stead to do and perform the following acts and things:

1. Facilitate and process the settlement of all taxes due on the estate of Leopoldo and Lucrecia Baul;
2. Make representations with the Bureau of Internal Revenue, Register of Deeds, the Assessor's Office and such other offices, entities and individuals necessary for the settlement of taxes due on the aforementioned estates;
3. To deliver any and all documents, and to make payments that may be necessary for the foregoing authority;
4. To claim and receive Certificate Authorizing Registration and other documents evidencing the settlement of the taxes;
5. To execute such documents as may be necessary for the accomplishment of the foregoing.

HEREBY GIVING AND GRANTING unto my Attorney-in-Fact full power and authority to do every act whatsoever requisite and necessary to be done in or 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 all that my Attorney-in-Fact shall do or cause to be done by virtue of these presents. Said Attorney-in-Fact has the power of substitution

IN WITNESS WHEREOF, I have hereunto affixed my signature this _____ day of _____ at TANZA, CAVITE Philippines.

MA. JENNEVER BAUL RENONOS

SIGNED IN THE PRESENCE OF:

Ricky Renonos

Rosendo Baul

Republic of the Philippines)
TANZA, CAVITE S.S.

BEFORE ME, a Notary Public for and in the City of Ormoc, Philippines, this _____ day of 06 DEC 2019 in TANZA, CAVITE personally appeared above principal with competent evidence of identity: Notary No. 2122 - 09/28 - E21684382000 Conale, free notary public, Cavite known to me to be the same person who had executed the foregoing SPECIAL POWER OF ATTORNEY which consists of one (1) page including the one on which this acknowledgment is written and who acknowledged to me that the same is her voluntary act and deed.

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

Doc. No. 295
Page No. 60
Book No. 226
Series of 2019.

ATTY. DIOSDADO A. MACABUTAS
Notary Public
Roll No. 41429
Until December 31, 2020
MCLE Comp. No. VI-0011364 / 8-17-11
IBP No. 061677 / 10-2-2016 / Cavite
PTR No. 1613622, 01/03/2019
Cavite

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **LEOPOLDO MESTULA BAUL, JR.**, Filipino, of legal age, married to Amabelle Jacosalem Baul and a resident of Zone Capricorn, Brgy. Pawing, Palo, Leyte, do hereby name, constitute and appoint **JOSELITO MESTULA BAUL**, Filipino, of legal age, married to Marydon Bartolo Baul and a resident of Purok II, Brgy. Cagbuhangin, Ormoc City to be my Attorney-in-Fact in my name, place and stead to do and perform the following acts and things:

1. To sell, offer for sale, negotiate and come to an agreement as to the purchase price and other terms and conditions relative to the sale and conveyance in favor of the Local Government Unit of Ormoc (LGU Ormoc), of a portion of that parcel of land covered by Transfer Certificate of Title (TCT) No. 11916;
2. To sign and execute a Contract to Sell and/ Deed of Absolute Sale and such other documents necessary for the sale and conveyance of the above- enumerated property;
3. In my absence and incapacity, to receive my share of the proceeds and monies related to the sale and conveyance of the above-enumerated property;
4. To deliver any and all documents, and to make payments that may be necessary for the foregoing authority;
5. To claim and receive Certificate Authorizing Registration and other documents evidencing the settlement of the taxes on the aforementioned Deed of Sale;
6. To execute and/ or deliver such documents as may be necessary for the accomplishment of the foregoing.

HEREBY GIVING AND GRANTING unto my Attorney-in-Fact full power and authority to do every act whatsoever requisite and necessary to be done in or 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 all that my Attorney-in-Fact shall do or cause to be done by virtue of these presents. Said Attorney-in-Fact has the power of substitution.

IN WITNESS WHEREOF, I have hereunto affixed my signature this ____ day of 09 DEC 2019 at TACLOBAN CITY, Philippines.

LEOPOLDO MESTULA BAUL, JR.

SIGNED IN THE PRESENCE OF:

Republic of the Philippines)
TACLOBAN CITY) S.S.

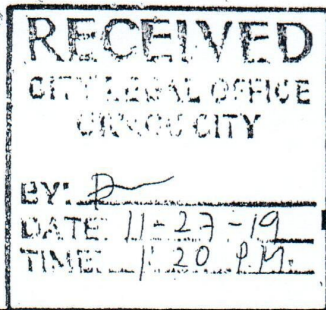
BEFORE ME, a Notary Public for and in the City of Ormoc, Philippines, this day of 09 DEC 2019 in TACLOBAN CITY, personally appeared above principal with competent evidence of identity:

U-Mid ID # 0113-0258211-5
known to me to be the same person who had executed the foregoing SPECIAL POWER OF ATTORNEY which consists of one (1) page including the one on which this acknowledgment is written and who acknowledged to me that the same is his voluntary act and deed.

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

Doc. No. 252
Page No. 51
Book No. V
Series of 2019.

ATTY. JEROME CORDERO AVILA
NOTARY PUBLIC
COMMISSION NO. 2018-21-38 UNTIL DEC. 31, 2020
ROLL OF ATTORNEYS NO. 67393
EXP. NO. 057342: 03/12/2019: LEYTE CHAPTER
PTR NO. 7342965: 01/11/2019: TACLOBAN CITY
BUREAU COMPLIANCE NO. VI-2004789; Mail 04-14-2022



CLC COPY
Annex "F"

REPUBLIC OF THE PHILIPPINES
ORMOC CITY

MEMORANDUM:

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

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

SUBJECT: APPRAISAL REPORT
Lot 8392-B-2 situated in Barangay Cagbuhangin, 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 is 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 portion of a real property owned by Sps. Leopoldo Baul and Lucricia M. Baul sought to be used by the LGU of Ormoc City for the Expansion of the Public Cemetery adjoining the subject property.

III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject property has been surveyed and is identified as:

"A parcel of land, Lot 8392-B-2, being a portion of Lot 8392-B, Ormoc Cad., situated in Brgy. Cabulihan and Valencia (Cagbuhangin now), Ormoc City, and covered by TCT No. 48283 of the Register of Deeds of Ormoc City. It is registered in the name of Sps. Leopoldo Baul and Lucrecia M. Baul.

IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

The above subject property is classified as Agricultural Land and is accessible to land transportation as it is adjacent to a Barangay Road. The property is bounded as follows:

NE., along line 1-2 by Lot 8393, Ormoc Cadastre No. 256

SE., along lines 2-3-4 by Lot 8392-C and Lot 8391, Ormoc Cad. 256

SW., along lines 4-5-6-7 by Lot 8392-B-1

NW., along line 7-1 by Lot 8392-A of (LRC) Psd-174211

V. NEIGHBOURHOOD DATA

The property is located in an area where land development is special purpose-residential (memorial parks).

Generally, the road along the subject parcel of land is designed to accommodate light to medium vehicular traffic loads being a Barangay Valencia-Cagbuhangin-Public Cemetery Road.

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 along the San Jose- Valencia-Ormoc National Road connecting the Barangay Road. Mobile patrols of the PNP are maintained by the City Government with the Police Precinct No. 2 situated in the Barangay Cagbuhangin.

VII. GOVERNMENT ASSESSMENT

Market Sales Data of Agricultural Land as of July 2019 in Barangay Cagbuhangin near UNDP Relocation Sites at Php 200.00 per square meter.

Zonal Valuation of Residential Land along Barangay Road in Barangay Cagbuhangin is at Php 1500.00 per square meter.

Thus, the Average Value would be: (Php 200 + Php 1500) divided by 2 is equal to Php 850.00 per square meters. Say, Php 800.00 per square meter.

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 lot is for Special Purpose-Memorial Park. (Please see attached satellite photo and on-site photos).


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 Eight HundredPesos (Php 800.00) per square meter.

Prepared by:

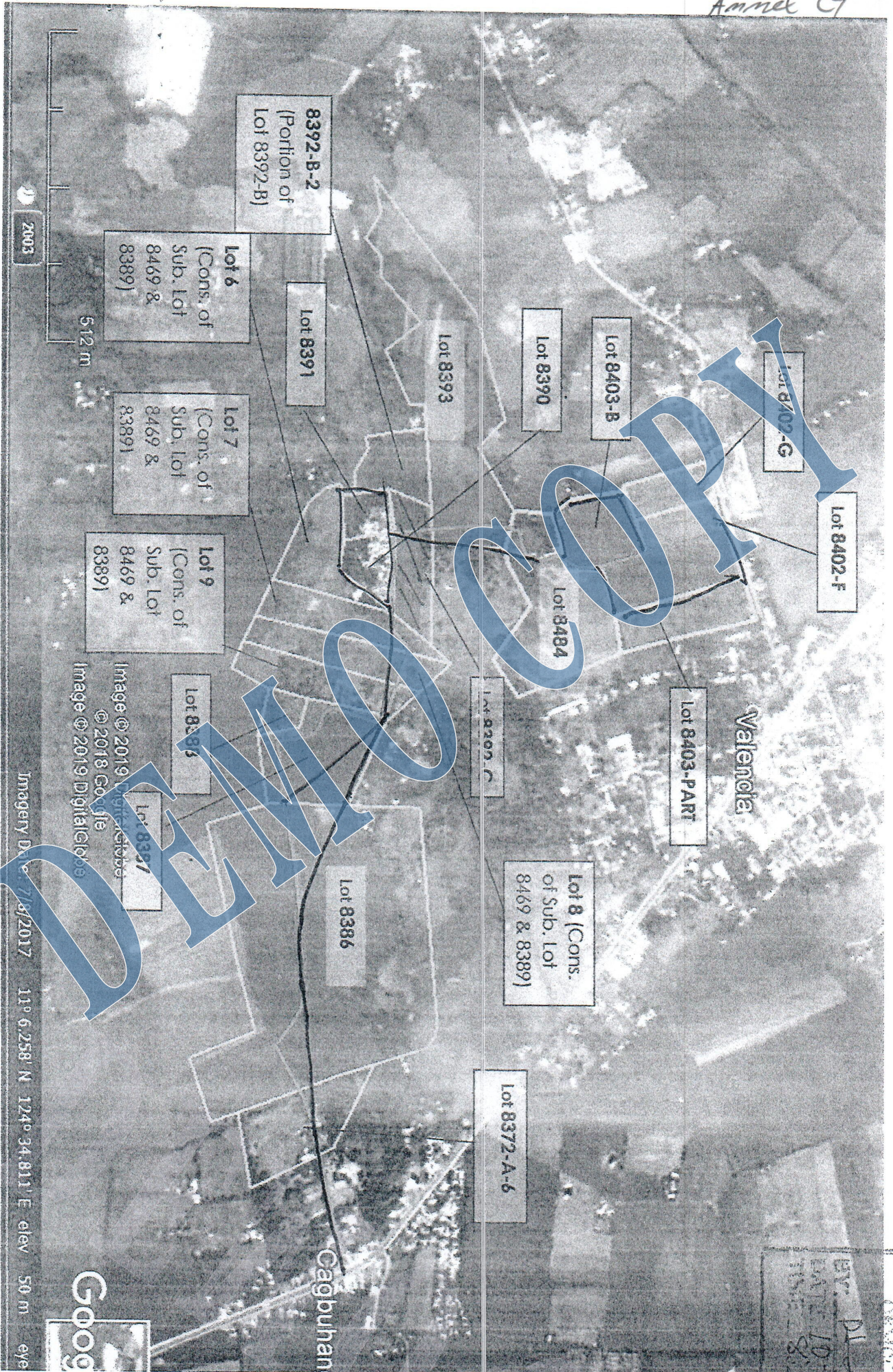
APPRAISAL COMMITTEE


ENGR. RAOUL E. CAM
City Planning and Development Officer


ENGR. RAMULFO D. OLIVEROS
City Engineer


ENGR. ARTHUR C. ARCUINO
City Assessor

Annex "G"



PIN NO.	Lot No.	OCT/ICI NO.	Area/ Sq.M.	Owner	Location
155-04-0110-044-13	8403-B	22143	34,034 sq. m.	SERAFICA FRANCISCO, JR.	Valencia, Ormoc City
155-04-0110-044-06	8402-F		8,131 sq. m.	Hrs. of LUIS VILLAMOR	Valencia, Ormoc City
155-04-0110-044-05	8402-G	T-38176	8,131 sq. m.	CODILLA EUFROCINO & CODILLA MARIA	Valencia, Ormoc City
155-04-0110-044-12	8403-Part	7469	20,000 sq. m.	NAVARRO (all surname) NARCISA, RENEE, NENITA, ERLINDA	Valencia, Ormoc City
155-04-0110-044-14	8404	27045	39,427 sq. m.	NAVARRO (all surname) RENEE, NENITA, ERLINDA	Valencia, Ormoc City
155-04-0042-010-06	8372-A-6	26280	18,446 sq. m.	ARGUILLES JUANITA	Cagbuhangin, Ormoc City
155-04-0042-011-02	8386	21957	122,096 sq. m.	OSMEÑA PRESENTACION S.	Cagbuhangin, Ormoc City
155-04-0042-012-06	8387	21961	23,235 sq. m.	OSMEÑA PRESENTACION S.	Cagbuhangin, Ormoc City
155-04-0042-012-07	8388	21960	3,688 sq. m.	OSMEÑA PRESENTACION S.	Cagbuhangin, Ormoc City
155-04-0042-012-11	8392-C	11916	12,912 sq. m.	BAUL LEOPOLDO	Cagbuhangin, Ormoc City
155-04-0042-012-13	8390	25933	6,446 sq. m.	PHILIPPINE INDEPENDENT CHURCH	Cagbuhangin, Ormoc City
155-04-0042-012-12	8391		4,518 sq. m.	JABON ANTONIO	Cagbuhangin, Ormoc City
155-04-0042-012-14	6 (Cons. of Sub. Lot 8469 & 8389)	22377	14,328 sq. m.	VERA CRUZ MARIA CELSA L.	Cagbuhangin, Ormoc City
155-04-0042-012-10	7 (Cons. of Sub. Lot 8469 & 8389)	22378	14,328 sq. m.	LUCERO NARCISA	Cagbuhangin, Ormoc City
155-04-0042-012-09	8 (Cons. of Sub. Lot 8469 & 8389)	22379	14,328 sq. m.	LUCERO NUMERIANA N.	Cagbuhangin, Ormoc City
155-04-0042-012-08	9 (Cons. of Sub. Lot 8469 & 8389)	22380	14,328 sq. m.	LUCERO BENIEIDA N.	Cagbuhangin, Ormoc City
155-04-0042-013-02	8392-B-2 (Portion of Lot 8392-B)	48288	10,438 sq. m.	BAUL LEOPOLDO, BAUL LUCRESIA M.	Cagbuhangin, Ormoc City
155-04-0042-013-01	8393	22153	66,272 sq. m.	SERAFICA HERMINIGILDO R.	Cagbuhangin, Ormoc City