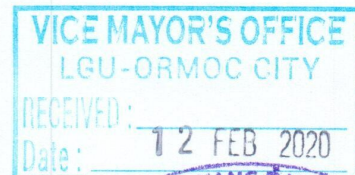


REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL  
ON FEBRUARY 11, 2020



PRESENT:

Leo Carmelo L. Locsin, Jr.  
Benjamin S. Pongos, Jr.,  
Roiland H. Villasencio,  
Tomas R. Serafica,  
Nolito M. Quilang,  
Eusebio Gerardo S. Penserga,  
Peter M. Rodriguez,  
Vincent L. Rama,  
Gregorio G. Yrastorza III,

City Vice Mayor & Presiding Officer  
SP Member, Majority Floor Leader  
SP Member, 1<sup>st</sup> Asst. Majority Floor Leader  
SP Member, Presiding Officer "Pro-Tempore"  
SP Member, 2<sup>nd</sup> Asst. Majority Floor Leader  
SP Member  
SP Member  
SP Member  
SP Member

ON OFFICIAL BUSINESS:

Jasper M. Lucero,  
Lalaine A. Marcos,  
Esteban V. Laurente,

Joan Marbie C. Simbajon,

(OIC - City Mayor), SP Member  
(O.B. Baguio City), SP Member  
(O.B. Baguio City), Ex-Officio SP Member  
Chapter President, Liga ng mga Barangay ng Ormoc  
(O.B. - Baguio City),  
Ex-Officio SP Member, Chapter President,  
Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

**RESOLUTION NO. 2020-050**

**A RESOLUTION GRANTING AUTHORITY TO THE CITY  
MAYOR RICHARD I. GOMEZ OR THE ACTING CITY  
MAYOR TO ENTER INTO AND SIGN A CONTRACT TO  
SELL FOR AND IN BEHALF OF THE LOCAL  
GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC),  
AS VENDEE, WITH NICOLAS C. PONGOS, JR., AS  
VENDOR, OF A PARCEL OF LAND IDENTIFIED AS LOT  
1584-B SITUATED IN BARANGAY CAMP DOWNES,  
ORMOC CITY TO BE USED FOR THE EXPANSION OF  
THE PRESENT PUBLIC CEMETERY.**

WHEREAS, the 15<sup>TH</sup> Sangguniang Panlungsod ng Ormoc received an endorsement letter from the Office of the City Mayor on October 04, 2018 for consideration of the request for the issuance of a Resolution granting authority to the City Mayor to sign a Contract to Sell to be entered into by and between the Local Government Unit of Ormoc City (VENDEE) and Nicolas C. Pongos, Jr. (VENDOR) of a parcel of land to be used by the city for the expansion of the present public cemetery, a copy of the final Contract to Sell is hereto attached as Annex "A" and made an integral part hereof;

WHEREAS, the VENDEE is in need of additional area for public cemetery as the present public cemetery owned by the City is already fully occupied;

WHEREAS, the VENDOR owns a parcel of land adjacent to the private cemetery owned by the Roman Catholic Church and near the present public cemetery identified as Lot 1584-B of the subdivision plan Psd-66169, being a portion of Lot 1584, Ormoc Cadastre, situated in Brgy. Camp Downes, Ormoc City, containing an area of Forty-four Thousand Three Hundred One (44,301) square meters and covered by Transfer Certificate of Title (TCT) No. 4759, a photocopy of the TCT is hereto attached as Annex "B" and made an integral part hereof;



WHEREAS, the VENDEE offered to purchase the land of the VENDOR for a contract price of Four Hundred Philippine Pesos (PHP 400.00) per square meter or a total of SEVENTEEN MILLION SEVEN HUNDRED TWENTY THOUSAND FOUR HUNDRED PHILIPPINE PESOS (PHP 17,720,400.00) to be paid in two (2) tranches subject to the terms and conditions set forth in the contract in which the latter accepted;

WHEREAS, in a Memorandum issued by the Appraisal Committee dated August 22, 2018, the recommended appraised value of the aforesaid Lot 1584-B should not be more than One Thousand Philippine Pesos (PhP1,000.00) per square meter, a copy of said Memorandum is hereto attached as Annex "C" and made an integral part hereof;

WHEREAS, the City Budget Officer and the City Accountant issued a Certificate of Availability of Funds dated April 11, 2019 stating therein that the amount of EIGHTEEN MILLION PHILIPPINE PESOS (PHP 18,000,000.00) to be taken from the CY 2018 General Fund (Supplemental Budget No. 11) of the City General Services Office (CGSO) is deemed available for the purchase of abovementioned parcel of land, a copy of said certification is attached as Annex "D" and made an integral part hereof;

WHEREAS, the City Legal Office made an Indorsement dated August 13, 2018 forwarding to the Office of the City Mayor the draft Contract to Sell between Nicolas C. Pongos, Jr. and the Local Government Unit of Ormoc City, further requesting that an urgent communication be made by said Office to this august Body requesting for authority of the City Mayor to sign the Contract to Sell, a copy of said Indorsement is hereto attached as Annex "E" and made an integral part hereof;

WHEREAS, the right of VENDOR Nicolas C. Pongos, Jr. to dispose of the present property is confirmed by Natalia C. Abejo in a "Waiver of Rights and Interests" dated January 28, 2020, a copy of which is hereto attached as Annex "F" and made an integral part hereof;

WHEREAS, upon close and thorough review, this Sanggunian finds that the aforementioned Contract to Sell is advantageous and for the best interest of the City and its inhabitants therefore meriting this august Body's full support and favorable action;

NOW THEREFORE, on motion of SP Member Roiland H. Villasencio, Chairman – Committee on Public Properties, severally seconded by SP Members Tomas R. Serafica, Eusebio Gerardo S. Pensega, Vincent L. Rama and Gregorio G. Yrastorza III; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ OR THE ACTING CITY MAYOR TO ENTER INTO AND SIGN A CONTRACT TO SELL FOR AND IN BEHALF OF THE LOCAL GOVERNMENT UNIT OF ORMOC CITY (LGU-ORMOC), AS VENDEE, WITH NICOLAS C. PONGOS, JR., AS VENDOR, OF A PARCEL OF LAND IDENTIFIED AS LOT 1584-B SITUATED IN BARANGAY CAMP DOWNES, ORMOC CITY TO BE USED FOR THE EXPANSION OF THE PRESENT PUBLIC CEMETERY;

ADOPTED, February 11, 2020.

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



Res. No. 2020-050

RESOLVED FURTHERMORE, that copies of this resolution be furnished each to the City Mayor of Ormoc Richard I. Gomez; the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine M. Romero; the City General Services Office; the CPDO; the Vendee, Mr. Nicolas C. Pongos, Jr.; the City Local Government Operations Officer, DILG; and all other offices concerned for their information and guidance;

CARRIED by SP Members present with Three (3) Inhibitions registered by SP Members Benjamin S. Pongos, Jr., Nolito M. Quilang and Peter M. Rodriguez.

I HEREBY CERTIFY to the correctness of the above resolution.

  
MARIA ANTONIETA G. CO HAT  
Secretary to the  
Sangguniang Panlungsod

ATTESTED:

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



Annex "X"

## CONTRACT TO SELL

52

### KNOW ALL MEN BY THESE PRESENTS:

This contract is made and entered into by and among:

**NICOLAS C. PONGOS JR.**, Filipino, of legal age, and resident of Ormoc City, herein after referred to as the **VENDOR**;

-AND-

**THE LOCAL GOVERNMENT UNIT OF ORMOC CITY**, a municipal corporation created under the laws of the Philippines, represented by the Mayor, **RICHARD I. GOMEZ, DPA**, hereunder referred to as the **VENDEE**;

-WITNESSETH, that:-

**WHEREAS**, the **VENDOR** owns a parcel of land located adjacent to the private cemetery owned by the Roman Catholic Church and near the present public cemetery.

**WHEREAS**, the **VENDEE** is in need of additional area for public cemetery as the present public cemetery owned by the city is already fully occupied.

**WHEREAS**, the **VENDEE** offered to purchase the land of the **VENDOR** and the latter accepted under the following terms and conditions:

1. THAT the lot subject of the sale is hereunder identified as Lot 1584-B of the subdivision plan Psd-66169, being a portion of Lot 1584, Ormoc Cadstre, situated in Brgy. Patag, Ormoc City, containing an area of Forty-four Thousand Three Hundred One (44,301) square meters and covered by TCT No. 4759.
2. THAT the contract price is Four Hundred Pesos (Php 400.00) per square meter or a total of **SEVENTEEN MILLION SEVEN HUNDRED TWENTY THOUSAND FOUR HUNDRED PESOS** (Php 17,720,400.00) which shall be paid in two (2) tranches as follows:
  - 2.1 The first tranche consisting of FIFTY PERCENT (50%) of the contract price shall be as paid not later than thirty (30) days after the signing of this Contract to Sell provided all necessary documents as required by the Accounting Office of the LGU are complied by the Vendor.
  - 2.2 Upon receipt of the first FIFTY PERCENT (50%), **VENDOR** shall execute the appropriate document of conveyance in favor of the **VENDEE**, i.e. Deed of Absolute Sale. Upon the execution of the instrument, the **VENDEE** shall process the disbursement vouchers for the placement of the second tranche in escrow within THIRTY (30) days thereof.
  - 2.3 Pending the release of the balance of the purchase price and upon the execution of the document of conveyance, the owner's duplicate of the title and the original of the Waiver of Rights and Interests executed by Natalia C. Abejo, shall be placed in ESCROW with a reputable bank. Either of said document(s) may be withdrawn when necessary to effect transfer of title to the **VENDEE**.
  - 2.4 **VENDEE** shall deliver to the **VENDOR** proof of payment of the Capital Gains Taxes on the transaction it being understood that this is necessary to transfer of the Torrens title in the name of the **VENDEE**.
  - 2.5 The second tranche consisting of the other FIFTY PERCENT (50%) of the contract price shall be put in ESCROW with the bank referred to in paragraph 2.3 hereof, and will be released to the **VENDOR** upon



transfer of the Torrens title to the name of the VENDEE. The cost of the ESCROW shall be equally divided between the parties.

2.6 The second tranche will be released to the VENDOR only when Torrens title has been transferred to the name of the VENDEE.

3. THAT upon payment of the FIRST tranche, the VENDEE shall be authorized to enter into, and take possession of the property subject of the sale; provided, that should the VENDEE Fail to pay the full contract price as stipulated above, the VENDEE undertakes to vacate the property within ten (10) days from receipt of a notice to vacate from the VENDOR.
4. THAT it is the obligation of the VENDOR to:
- a. Pay the Capital Gains Tax due on the sale and update the Real Estate Tax up to the date of execution of the Deed of Absolute Sale.
  - b. Provide all the documents necessary for the transfer of the title in the name of the VENDEE, including but not limited to: the Affidavit of Adjudication duly registered with the proper agencies, the Certification Authorizing Registration issued by the Bureau of Internal Revenue, the death certificate of Nicolas Pongos, Sr..
5. THAT it is the obligation of the VENDEE to:
- a. Defray all expenses (including notarial fee), all other taxes (including documentary stamp tax and transfer tax), fees (including registration fee), necessary an incidental to the transfer of the titles of the property to the name of the VENDEE.
  - b. Transfer of the Title of the property to the name of the VENDEE.
8. Both parties shall perform their obligations in good faith.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_, 2020, at Ormoc City, Philippines.

NICOLAS C. PONGOS JR.  
VENDOR

LGU-ORMOC CITY  
VENDEE

By:

RICHARD I. GOMEZ, DPA  
City Mayor

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

Republic of the Philippines )  
Ormoc City ) S.S

#### Acknowledgement

BEFORE ME, a Notary Public for and in the City of Ormoc, this \_\_\_\_\_, 2020 personally appeared the above named persons with their competent identification bearing their signatures and photograph, to wit;

Name	Identification	Date/Place Issued
RICHARD I. GOMEZ		
NICOLAS C. PONGOS JR.	Passport Nr: EC6676516	07 Feb 2016/ DFA,
Manila		



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 acknowledgement 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 \_\_\_\_\_ day of \_\_\_\_\_ 2020 at Ormoc City, Leyte.

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



REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE

Annex "B"

612125

Land Registration Commission  
REGISTRY OF DEEDS FOR THE ORMOG CITY

Transfer Certificate of Title

No. 4759 -

IT IS HEREBY CERTIFIED that certain land situated in the ORMOG CITY  
(formerly in the Province of Leyte) bounded and described as follows:

A parcel of land (Lot 1584-B of the subdivision plan Pcd-66169, being a portion of Lot 1584 of the Cadastral Survey of Ormog, L. R. C. Cad. Record No. 1455), situated in the Dist. of Patag, City of Ormog, Island of Leyte, bounded on the N., along line 1-2 by Lot 1592 of Ormog Cadastre and along line 2-3 by Lot 1584-A of the subdivision plan; on the E. and S., along lines 3-4-5 by Lot 1590 of Ormog Cadastre; on the SW., along line 5-6 by Lot 1584-C of the subdivision plan; and on the NW., along line 6-1 by Lot 1591 of Ormog Cadastre. Beginning at a point marked "1" on plan, being N. 54 deg. 41' E 611.37 m. from E. B. M. No 7, Ormog Cadastre, thence S. 43 deg. 11' E., 115.27 m. to point 2; thence S. 45 deg. 21' E., 236.48 m. to point 3; thence S. 51 deg. 37' W., 99.1 m. to point 4; thence N. 88 deg. 10' W., 60.00 m. to point 5; thence N. 40 deg. 32' W., 309.82 m. to point 6; thence N. 51 deg. 01' E., 118.24 m. to the point of beginning; containing an area of FORTY FOUR THOUSAND THREE HUNDRED ONE (44,301) Square Meters. All points referred to are indicated on the plan and are marked on the ground as follows: points 3, 5 and 6 by I. S. Cyl. con. monuments and the rest by old corners. Bearings true; date of the original survey, Aug., 1923 - June, 1925 and that of the subdivision survey, Nov. 26-27, 1961. Date of approval, Dec. 11, 1962.

is registered in accordance with the provisions of the Land Registration Act in the name of\*  
NICOLAS T. POMOS, of legal age, single, Filipino and resident of Canadiong, Ormog City,  
Philippines, is

as owner thereof in fee simple, subject to such of the incumbrances mentioned in Section 39 of  
said Act as may be subsisting, and to subject to the liabilities imposed by sec. 4 of the  
Rules of Court, Rule 74, in favor of other possible heirs and creditors who had been  
deprived of their participation of the estate for the full period of two years from dis-  
tribution of the estate on Dec. 9, 1959.

IT IS FURTHER CERTIFIED that said land was originally registered on the 5th day  
of October, in the year nineteen hundred and thirty-seven in the  
Registration Book of the Office of the Register of Deeds of Leyte, Volume 82,  
page, as Original Certificate of Title No. 20230, pursuant to Decree No. 642386  
issued in L. R. C. Cadastre 1, Record No. 1455.

This certificate is a transfer from Trans. Certificate of Title No. 3218, which is  
cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at ORMOG CITY  
Philippines, on the 6th day of November,



(Continuation of the Memorandum of Encumbrances from Page 4)  
Entry No. 22238; Kind: R.E Mortgage; In favor of: PHIL. Nat. Bank; Conditions: That the parcel of land described in this certificate of title is mortgaged to the PNB for ONE HUNDRED SEVENTY EIGHT THOUSAND (P178,000.00) PESOS. See dec. on file. Executed before Notary Public, Emilie C. Penserga, as Dec. No. 15118; Page No. 70; Book No. XXIII; Series of 1967. Date of instrument: Dec. 8, 1967. Date of inscription: 1967 Dec. 20 at 8:20 a.m.

-----  
Entry No. 30810; Kind: Rel. of Mortgage; In favor of: Auguste T. Penges; Condition: Cancelling the mortgage under Entry No. 22238 for the reason that the amount of P178,000.00 named as the condition thereof had fully been paid. Executed before Notary Public, Emilie C. Penserga, Date of instrument: Aug. 26, 1970. Date of inscription: 1970 Sept. 25 at 4:40 p.m.  
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NOTHING FOLLOWS

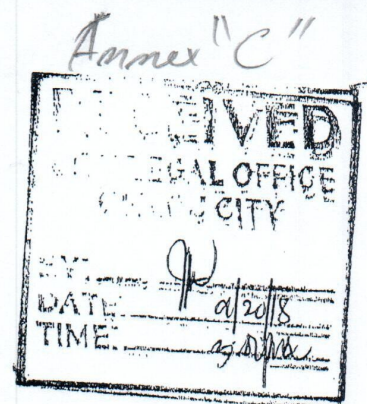
All subsequent annotations shall be stored in electronic form in the PHILAD

Date: 05/23/2011





REPUBLIC OF THE PHILIPPINES  
ORMOC CITY



**MEMORANDUM:**

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

**FROM:** APPRAISAL COMMITTEE  
Composed of City Administrator, City Legal Officer and City Assessor

**SUBJECT:** Appraisal Report of Lot No. 1584-B of subdivision plan Psd-66169 of Nicolas T. Pongos situated at Brgy. Patag (Now Camp Downes), this City.

**DATE:** 22 August 2018

**I. GENERAL**

The term **Fair Market Value** is defined as the estimated amount for which property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction 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. The 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. 46 dated October 11, 2017. It is tasked with the duty to determine the appraised value of real properties being offered for sale to the City Government of Ormoc or which the City wishes to purchase for public purposes.



### III. PROPERTY IDENTIFICATION, LOCATION AND OWNERSHIP

The above subject property has been surveyed to be adjacent to each other and is identified as:

"A parcel of land lot 1584-B of a subdivision plan Psd-66169, being a portion of Lot 1584, of cadastral survey of Ormoc, L.R.C Cad. Record No. 1455 situated in the Dist. of Patag Ormoc City containing an area of FOURTY FOUR THOUSAND THREE HUNDRED ONE (44,301 sq.m) SQUARE and covered by the TCT No. 4759 of the Register of Deeds of Ormoc City

It is registered in the name of Nicolas T. Pongos the land owner. Though the title indicates that it is located in Brgy. Patag but presently it is located in Brgy. Camp Jorge Downes.

### IV. LAND CLASSIFICATION, IMPROVEMENTS AND GENERAL CONDITION

The above subject property is classified as agricultural land and is in the interior portion. It is beside the Catholic Cemetery and above it is the Ormoc Memorial Gardens. It is about 150 meters from the highway but to reach it one must pass the private cemetery.

Since the land is near the highway and the cemeteries, it is accessible to both water and electric lines. At present the sites are planted with sugarcane and with few coconut trees.

### V. NEIGHBOURHOOD DATA

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

Generally, the road going to the site, one has to pass the cemetery or pass a private road to get to the site.

Adjacent to the site is a private cemetery and above is the Ormoc Memorial Gardens. There are also residential houses below it along the highway of Brgy. Can-adieng and Brgy. Camp Downes.

### VI. COMMUNITY FACILITIES AND UTILITIES

Electric power facilities are available within the vicinity of the site. Water supply can be tapped from the nearby cemetery.

Public transportation connecting to the City Proper and to the cemetery is available that is just beside the site. The sites can be readily accessed by any motor vehicles.

### VII. GOVERNMENT ASSESSMENT

BIR Zonal Valuation of subject real property is at 1,500 pesos per sq. m. pursuant to the recommended zonal valuation submitted to the Department of Finance.



### HIGHEST AND BEST USE

Taking into consideration the location, size, actual use and the land use of neighboring properties, the highest and the best use of the lot is for cemetery.

### VIII. LAND APPRAISAL

The committee in the appraisal of the property has taken foremost consideration the comparative approach in determining the value thereof.

#### Listing 1:

Lot 1584-C owned by Rosario Pongos. This is located at the western side of the subject lot. According to the administrator of the land, the owner already died and the children are all residing abroad. However he opined that the value of the land if sold is at 1,000 pesos per sq. m.

#### Listing 2:

Lot 1002-D located at the southwestern side of the subject land. This is declared in the name of Dr. Chito Aviles and Maria Aniceta Aviles. The land owner said that if her land is sold, it would be at 1,000 pesos per sq. m.

#### Listing 3:

Lot 1590-B is located in the south eastern side of the subject land declared in the name of Teresa Reyes. It is said to be owned now by Mr. Agapito Pongos Jr. Again only the administrator is around and when asked the value of the land he said that it would be around 1,500 pesos per sq. m.


After considering the aforesaid list of prices of the neighboring lots then the appraised value of the site can be determined by adding the three prices divided by three.


### IX. RECOMMENDED APPRAISED VALUE

Due to the presence of some negative factors, it is recommended that the appraised value of the aforesaid Lot 1584-B should **not be more than ONE THOUSAND PESOS (Php1, 000.00) per sq. m.**

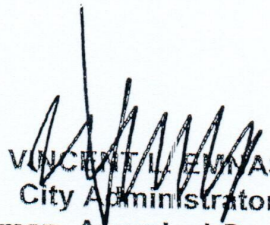
Prepared by:

#### APPRAISAL COMMITTEE

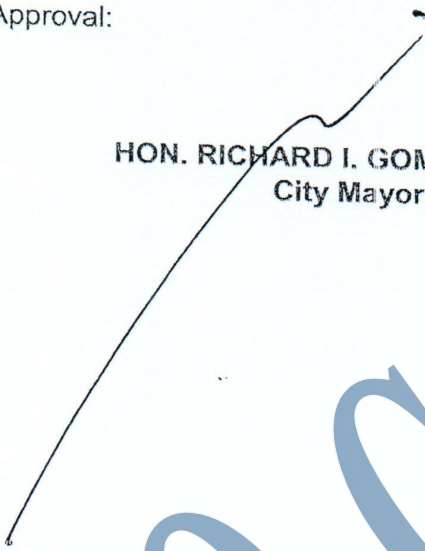
  
ENGR. ARTHUR E. ARCUINO  
City Assessor

  
ATTY. JASPER M. LUCERO  
City Legal Officer



  
VINCENT L. EIMAS  
City Administrator  
Chairman, Appraisal Committee

Recommending Approval:

  
HON. RICHARD I. GOMEZ, M.B.A.  
City Mayor

Page 4 of 4  
LOT NO. 1584 B OF  
PSD - 66169





Republic of the Philippines  
CITY GOVERNMENT OF ORMOC  
Ormoc City, Province of Leyte

Annex "D"

4/11/19  
4:47 PM  
[Signature]

### CERTIFICATE OF AVAILABILITY OF FUNDS

THIS IS TO CERTIFY that the **City General Services Office (CGSO)** has available funds for the obligation described in the amount specified below:

PURPOSE	:	Lot Acquisition(Brgy. Camp Downes) (for Cemetery expansion)
AMOUNT OF APPROPRIATION	:	Php 18,000,000.00
SOURCE OF FUND	:	CY2018 General Fund (Supplemental Budget No. 11)
ACCOUNT CODE	:	1061-1-07-01-010-2018-0003

Issued this 11th day of April 2019 at the New Ormoc City Hall, Aunubing Street, Brgy. Cogon, Ormoc City.

**ROSARIO G. SERAFICA**  
City Accountant

**SABRINA P. DUERO**  
City Budget Officer

//:kbas- CAF19.04.074





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

Annex "E"

OFFICE OF THE CITY MAYOR	
RECEIVED	
DATE: 8-14-18	
TIME: 1:45	
SIGNATURE: [Signature]	

13 August 2018

**INDORSEMENT**

Respectfully forwarded to the Office of the City Mayor the draft Contract to Sell between Nicolas C. Pongos Jr., and the Local Government Unit of Ormoc City as represented by the City Mayor Richard I. Gomez.

The undersigned requests that an URGENT communication be made by the CMO to the SP requesting the latter for authority of the Mayor to sign the draft Contract to Sell.

For the consideration of the Office of the City Mayor

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

8/17/2018

returned 9/13/18  
by Ms. Dayday

10/4/18



Annex "7"



CONSULATE GENERAL OF THE REPUBLIC OF THE PHILIPPINES  
CHICAGO

CONSULATE GENERAL OF THE PHILIPPINES }  
CITY OF CHICAGO } S.S.  
STATE OF ILLINOIS, U.S.A. }

ACKNOWLEDGMENT

Before me, RYAN FRANCIS D. GENER, Consul of the Republic of the Philippines for the States of Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, North Dakota, Nebraska, South Dakota, Ohio, and Wisconsin, duly commissioned and qualified, hereby certify that on 28 January 2020, at Chicago, Illinois, personally appeared,

NATALIE C. ABEJO

known to me to be the same person/s who executed the annexed instrument, and being informed of its contents, acknowledged before me that the same are of their own free will and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Consulate General of the Republic of the Philippines at Chicago this 28<sup>th</sup> day of January 2020.

This Consulate General assumes no responsibility for the contents of said document.



RYAN FRANCIS D. GENER  
Consul

Annexed documents are  
WAIVER OF RIGHTS AND  
INTERESTS.

Fee : \$25.00  
O.R. No. : 8000809  
Service No. : 1641  
Doc. No. : 478  
Page No. : 11  
Series of 2020

This certificate is not valid if removed or altered in any way whatsoever.  
The validity of this Certification is for five (5) years, unless specified by the attached document.

122 South Michigan Avenue, Suite 1600, Chicago, Illinois 60603, USA  
Tel. No. 1(312) 563-0021; Fax No. 1(312) 563-0047  
www.dfa.gov.ph; philchicago@dfa.gov.ph



### WAIVER OF RIGHTS AND INTERESTS

KNOW ALL MEN BY THESE PRESENTS:

I, **Natalia C. Abejo** of legal age, American Citizen of Filipino descent, married to Oscar S. Abejo and a resident of 5309 Newport Drive, Lisle, Illinois, U.S.A. after having sworn to in accordance with law, hereby depose and say that:

I am the surviving spouse of NICOLAS T. PONGOS who died on October 18, 1968 in Manila, Philippines;

Nicolas C. Pongos, Jr. is my son with Nicolas T. Pongos;


Said Nicolas T. Pongos owned several properties during his lifetime, as follows:

LOT NO.	LOCATION	AREA	TITLE NO.
1584- B	Can- Adieng, Ormoc	44,301	4759
11 (312 & 1584-F)	Can- Adieng, Ormoc	2,680	8000
1667-D	Bantigue, Ormoc	12,378	6961

I are hereby WAIVE and RENOUNCE all my rights and interests over the aforementioned parcels of land in favor of NICOLAS C. PONGOS, JR., of legal age, Filipino, married to Catherine S. Pongos and a resident of 10 C. Salvador St., Varsity Hills, Loyola Heights, Quezon City, Philippines;

I confirm and affirm the ownership by Nicolas C. Pongos, Jr. of the aforementioned properties and further confirm the veracity of any and all documents that may have been executed consistent thereto, including the issuance of Bureau of Internal Revenue Certification Authorizing Registration No. 2000 00267607 to include any and all issuances subsequent thereto;

IN WITNESS WHEREOF, I hereby affix my signature on this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_.

  
**NATALIA C. ABEJO**



ILLINOIS

Jesse White • Secretary of State

IDENTIFICATION CARD



ID No. 1206-2347-932A

DOB 11/22/1947

EXP 99/99/9999

03/06/2010

ABEJO  
NATALIE C  
5309 NEWPORT DR  
LISLE, IL 60532

SEX F HEIGHT 5'-01"

WEIGHT 140 lbs HAIR BRN

LIFETIME

ID# 20130306251LD1518

PERSONALLY APPEARED  
& ORIGINAL SIGN

Processed

1/28/20