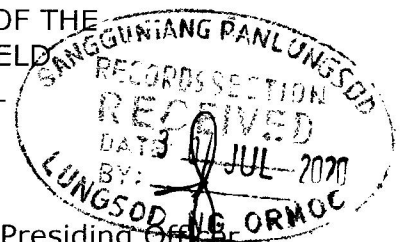


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC

9 JUL 2020

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL
ON JULY 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,
Gregorio G. Yrastorza III,
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
SP Member

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

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

RESOLUTION NO. 2020-221

**AN OMNIBUS RESOLUTION GRANTING AUTHORITY TO
THE CITY MAYOR RICHARD I. GOMEZ/ OIC MAYOR/
ACTING MAYOR TO ENTER INTO AND SIGN THE
CONTRACTS TO BUY AND SELL, AND DEEDS OF
ABSOLUTE SALE FOR AND IN BEHALF OF THE
LOCAL GOVERNMENT UNIT OF ORMOC CITY, AS
VENDEE, WITH ESTRELLA S. PANGILINAN, TOMAS
R. SERAFICA, FRANCISCO R. SERAFICA, JR. AND
HERMENEGILDO R. SERAFICA, AS VENDORS, OF
PARCELS OF LAND IDENTIFIED AS LOT NOS. 8403-
B-2, 8403-B-3, 8403-B-4, 8403-B-5, 8403-B-6 AND
8403-B-7, ALL SITUATED AT BARANGAY VALENCIA,
THIS CITY TO BE USED AS AN EXPANSION OF THE
VALENCIA MARKET SITE.**

WHEREAS, the Fifteenth Sangguniang Panlungsod ng Ormoc received several endorsement letters from the Office of the City Mayor re: a request for the passage of a Resolution granting him or his representative the authority to enter into and sign the attached Contracts to Buy and Sell, and Deeds of Absolute Sale on the proposed acquisition of lands to be used as an expansion of the Valencia Market Site;

WHEREAS, Section 17 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates the local government units 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 further 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 x x x public markets x x x"

WHEREAS, in the performance of such functions, the VENDEE has planned, programmed and funded the construction of a market in Brgy. Valencia, Ormoc City;

WHEREAS, the VENDORS own parcels of land through which a portion of the market will traverse;

WHEREAS, the VENDEE has offered to buy the said properties identified as follows:

Lot No. 8403-B-2
Owner: Francisco R. Serafica, Jr.
Area: 2,850 sqm
Transfer of Certificate Title (TCT) No. 121-2018001214
Location: Brgy. Valencia, Ormoc City

Lot No. 8403-B-3
Owner: Tomas R. Serafica
Area: 3,610 sqm
TCT No. 121-2019000642
Location: Brgy. Valencia, Ormoc City

Lot No. 8403-B-4
Owner: Estrella S. Pangilinan
Area: 3,610 square meters (sqm)
TCT No. 121-2019000641
Location: Brgy. Valencia, Ormoc City

Lot No. 8403-B-5
Owner: Hermenegildo R. Serafica
Area: 3,610 sqm
TCT No. 121-2019000643
Location: Brgy. Valencia, Ormoc City

Lot No. 8403-B-6
Owner: Francisco R. Serafica, Jr.
Area: 3,610 sqm
TCT No. 121-2018001218
Location: Brgy. Valencia, Ormoc City

Lot No. 8403-B-7
Owner: Francisco R. Serafica, Jr.
Area: 130 sqm
TCT No. 121-2018001219
Location: Brgy. Valencia, Ormoc City

A photocopy of the TCTs are hereto attached as Annexes "A", "B", "C", "D", "E" and "F" and made an integral part hereof;

WHEREAS, in a Memorandum dated 27 February 2020 issued by the Appraisal Committee, the recommended appraised value of the aforesaid lots should not be more than ONE THOUSAND SIX HUNDRED FIFTY PHILIPPINE PESOS (PHP1,650.00) per square meter, a copy of said Memorandum is hereto attached as Annex "G" and made an integral part hereof;

WHEREAS, the VENDEE offered to purchase the lots of the VENDORS for a contract price of ONE THOUSAND FIVE HUNDRED PHILIPPINE PESOS (PHP1,500) per sq. m. to be paid in two (2) tranches subject to the terms and conditions set forth in the contracts in which the latter accepted;

WHEREAS, the City Budget Officer and the City Accountant issued two (2) Certificates of Availability of Funds dated 1 April 2020 and 6 July 2020 stating therein that the amount of TWENTY-SIX MILLION PHILIPPINE PESOS (PHP26,000,000.00) and EIGHT MILLION EIGHT HUNDRED FORTY-NINE THOUSAND TWO HUNDRED-FIFTY PHILIPPINE PESOS (PHP8,849,250.00), respectively, to be taken from Calendar Year 2019 20% Development Fund is deemed available for the purchase of the abovementioned parcels of land, a copy of said certifications are attached as Annexes "H" and "I" and made an integral part hereof;

WHEREAS, upon close and thorough review, this Sanggunian finds that the aforementioned Contracts to Sell and Deeds of Absolute Sale are 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 and SP Member Benjamin S. Pongos, Jr., Chairman – Committee on Laws and Ordinances, severally seconded by SP Members Nolito M. Quilang, Jasper M. Lucero, Vincent L. Rama, Lalaine A. Marcos, Joan Marbie C. Simbajon, Peter M. Rodriguez, Esteban V. Laurente, Eusebio Gerardo S. Penserga and Gregorio G. Yrastorza III; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass AN OMNIBUS RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ/ OIC MAYOR/ ACTING MAYOR TO ENTER INTO AND SIGN THE CONTRACTS TO BUY AND SELL AND DEEDS OF ABSOLUTE SALE FOR AND IN BEHALF OF THE LOCAL GOVERNMENT UNIT OF ORMOC CITY, AS VENDEE, WITH ESTRELLA S. PANGILINAN, TOMAS R. SERAFICA, FRANCISCO P. SERAFICA, JR. AND HERMENEGILDO R. SERAFICA, AS VENDORS, OF PARCELS OF LAND IDENTIFIED AS LOT NOS. 8403-B-2, 8403-B-3, 8403-B-4, 8403-B-5, 8403-B-6 AND 8403-B-7, ALL SITUATED AT BARANGAY VALENCIA, THIS CITY TO BE USED AS AN EXPANSION OF THE VALENCIA MARKET SITE;

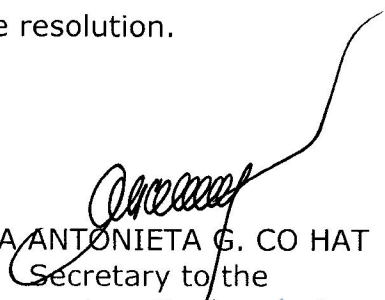
ADOPTED, July 28, 2020.

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

RESOLVED, FINALLY, to furnish copies of this resolution one each to the City Mayor Richard I. Gomez; the City Administrator; the City Legal Officer; the City Treasurer; the City Budget Officer; the City Accountant; the City Auditor; the VENDORS; the City Planning & Development Coordinator; the City Assessor; the Sangguniang Barangay of Valencia; the City Local Government Operations Officer-DILG; and other offices concerned;

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

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

Res. # 2020-221
"Annex A"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

No. 121-2019000641

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and described as follows:

LOT NO: 8403-B-4, PLAN NO: PSD-08-039312-D

PORTION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ESTRELLA S. PANGILINAN, FILIPINO, OF LEGAL AGE, MARRIED TO ROY T. PANGILINAN

Address: ORMOC CITY

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.: 1789

Orig. Reg. Date: 02 09 1940

Decree No.: 713361

Original RD: ORMOC CITY

OCT No.: OCT-26700

Volume No.: 108

Page No.:

Original Owner: FRANCISCO S. SERAFICA, SR.

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2018001216 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on the 2nd day of JULY 2019 at 11:53am.

Atty. Cleto L. Evangelista, jr.
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019000641 on file in Registry of Deeds of Ormoc City, which consists of 2 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:58:07 AM Amt Paid : 676.07

TCT No.: 121-2019000641

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3 PSD-08-	NE	LOT 8403-B-2 (ROAD), 039312-D
3-4 PSD-08-039312-	SE	LOT 8403-B-5, D
4-5 CAD.	SW	LOT 8402, CAD. 256, ORMOC , N/A
5-1 PSD-08-039312-	NW	LOT 8403-B-3, D

LINE	BEARING	DISTANCE
TO CORNER 1	N. 64° 20' W	1047.34 M.
1-2	S. 20° 24' E	2.12 M.
2-3	S. 13° 56' E	29.19 M.
3-4	S. 69° 55' W	116.62 M.
4-5	N. 11° 30' W	31.49 M.
5-1	N. 69° 55' E	115.03 M.

AREA: THREE THOUSAND SIX HUNDRED TEN (3,610) SQUARE METERS, MORE OR LESS**DESCRIPTION OF CORNERS:** ALL CORNERS ARE P.S. CYL. CONC. MONS. 15X50 CM.**BEARINGS:** TRUE**DECLINATION:****DATE OF ORIGINAL SURVEY:****DATE OF SUB/CONS SURVEY:** NOV. 24, 2018**DATE APPROVED:** DECEMBER 10, 2018**GEODETIC ENGINEER:** CEASAR IAN P. PABILAN**NOTES:**

It is hereby certified that this is a true electronic copy of TCT 2019000641 on file in Registry of Deeds of Ormoc City, which consists of 2 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:58:07 AM Amt. Paid : 676.07

"Annex B"

Judicial Form No. 109

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

No. 121-2019000642

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and described as follows:

LOT NO: 8403-B-3, PLAN NO: PSD-08-039312-D

PORTION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: TOMAS R. SERAFICA, FILIPINO, OF LEGAL AGE, MARRIED TO ROSARIO G. SERAFICA

Address: ORMOC CITY

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Orig. Reg. Date: 02 09 1940

Original RD: ORMOC CITY

Volume No.: 108

Original Owner: FRANCISCO S. SERAFICA, SR.

Record No.: 1789

Decree No.: 713361

OCT No.: OCT-26700

Page No.:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2018001215 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on the 2nd day of JULY 2019 at 01:48pm.

Atty. Cleto L. Evangelista, jr.
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019000642 on file in Registry of Deeds of Ormoc City, which consists of 2 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:57:29 AM Amt Paid : 676.07

TCT No.: 121-2019000642

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2 PSD-08-039312-	SE	LOT 8403-B-4,
2-3-4	SW, NW	D LOT 8402, CAD. 256, ORMOC CADASTRE, N/A
4-1 PSD-08-	NE	LOT 8403-B-2 (ROAD), 039312-D

LINE	BEARING	DISTANCE
TO CORNER 1	N. 64 ° 20` E	1047.34 M.
1-2	S. 69 ° 55` W	115.03 M.
2-3	N. 11 ° 30` W	31.31 M.
3-4	N. 68 ° 46` E	110.36 M.
4-1	S. 20 ° 05` E	33.16 M.

AREA: THREE THOUSAND SIX HUNDRED TEN (3,610) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1 & 2 ARE P.S. CYL. CONC. MONS. 15X50 CM. AND THE REST ARE OLD POINTS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: NOV. 24, 2018

DATE APPROVED: DECEMBER 10, 2018

GEODETIC ENGINEER: CEASAR IAN P. PABILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2019000642 on file in Registry of Deeds of Ormoc City, which consists of 2 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578

Date : 02/12/2020 OR Date : Feb 12 2020

Time : 10:57:29 AM Amt. Paid : 676.07

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

No. 121-2018001218

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and described as follows:

LOT NO: 8403-B-6, PLAN NO: PSD-08-039312-D

PORION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: FRANCISCO R. SERAFICA, JR. OF LEGAL AGE, FILIPINO, MARRIED

Address: ORMOC CITY, LEYTE, PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Orig. Reg. Date: 02 09 1940

Original RD: ORMOC CITY

Volume No.: 108

Original Owner: FRANCISCO S. SERAFICA, SR.

Record No.: 1789

Decree No.: 713361

OCT No.: OCT-26700

Page No.:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 22143 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on the 19th day of DECEMBER 2018 at 11:31am.

Ma.Lerio M. Lucero
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018001218 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001513 OR No. : 1019900072
Date : 02/28/2020 OR Date : Feb 27 2020
Time : 09:05:20 AM Amt Paid : 235.16

TCT No.: 121-2018001218

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5 PSD-08-	SE	LOT 8403-B-2 (ROAD), 039312-D
5-6-7 CAD.	SE	LOT 8404, CAD. 256, ORMOC
7-8 CAD.	SW	, N/A LOT 8402, CAD. 256, ORMOC
8-1 PSD-08-039312-	NW	, N/A LOT 8403-B-5, D

LINE	BEARING	DISTANCE
TO CORNER 1	N. 67° 43' E	1034.00 M.
1-2	S. 05° 23' E	17.29 M.
2-3	S. 09° 48' W	6.34 M.
3-4	S. 31° 11' W	18.31 M.
4-5	S. 24° 04' W	8.61 M.
5-6	S. 76° 02' W	54.39 M.
6-7	S. 64° 45' W	18.64 M.
7-8	N. 41° 12' W	38.29 M.
8-1	N. 69° 55' E	114.26 M.

AREA: THREE THOUSAND SIX HUNDRED TEN (3,610) SQUARE METERS, MORE OR LESS**DESCRIPTION OF CORNERS:** CORNERS 6 & 7 ARE OLD POINTS AND THE REST ARE P.S. CYL. CONC. MONS. 15X50 CM.**BEARINGS:** TRUE**DECLINATION:****DATE OF ORIGINAL SURVEY:****DATE OF SUBD/CONS SURVEY:** NOV. 24, 2018**DATE APPROVED:** DECEMBER 10, 2018**GEODETIC ENGINEER:** CEASAR IAN P. PABILAN**NOTES:**

It is hereby certified that this is a true electronic copy of TCT 2018001218 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001513 OR No. : 1019900072
Date : 02/28/2020 OR Date : Feb 27 2020
Time : 09:05:20 AM Amt Paid : 235.16

TCT No.: 121-2018001218

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019000895

Date: June 07, 2019 09:51:52AM

REAL ESTATE MORTGAGE : EXECUTED BY FRANCISCO R. SERAFICA JR., IN FAVOR OF SECURITY BANK CORPORATION FOR THE SUM OF PHP3,800,000.00, IN ACCORDANCE WITH DOC. NO. 347; PAGE NO. 70; BOOK NO. XIII; SERIES OF 2019; OF NOTARY PUBLIC OF ORMOC CITY; ATTY. JOSE RENANTE R. TERRE; DATED MAY 31, 2019.

Atty. Cleto L. Evangelista, jr.
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018001218 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001513 OR No. : 1019900072
Date : 02/28/2020 OR Date : Feb 27 2020
Time : 09:05:20 AM Amt. Paid : 235.16

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

No. 121-2018001214

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and described as follows:

LOT NO: 8403-B-2, PLAN NO: PSD-08-039312-D

PORTION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: -ROADLOT-

FRANCISCO R. SERAFICA, JR. OF LEGAL AGE, FILIPINO,

Address: ORMOC CITY, LEYTE, PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Orig. Reg. Date: 02 09 1940

Original RD: ORMOC CITY

Volume No.: 108

Original Owner: FRANCISCO S. SERAFICA, SR.

Record No.: 1789

Decree No.: 713361

OCT No.: OCT-26700

Page No.:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 22143 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on
the 19th day of DECEMBER 2018 at 11:31am.

Ma.Lerio M. Lucero
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018001214 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:56:27 AM Amt Paid : 676.07

TCT No.: 121-2018001214

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: MARRIED

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5 PSD-08-039312-	NE	LOT 8403-B-1,
5-6	NE	D
6-7-8 PSD-08-039312-	SE	LOT 8404, CAD. 256, ORMOC CADASTRE, N/A LOT 8403-B-7,
8-9	SOUTH	D
9-10-11-12-13 PSD-08-039312-	SW	LOT 8404, CAD. 256, ORMOC CADASTRE, N/A LOT 8403-B-6,
13-14-15 PSD-08-039312-	SW	D LOT 8403-B-5,
15-16-17 PSD-08-039312-	SW	D LOT 8403-B-4,
17-18 PSD-08-039312-	SW	D LOT 8403-B-3,
18-19	SW	D
19-20 20-1 PSD-37062	SW NW	LOT 8402, CAD. 256, ORMOC CADASTRE, N/A LOT 8403-H, PSD-37062 LOT 8403-F (ROAD),

TIE POINT: BEAM NO. 36, CAD 256, ORMOC CITY, PROVINCE OF LEYTE				
LINE	BEARING		DISTANCE	
TO CORNER 1	N.	55 ° 25` E	1093.42 M.	
1-2	S.	13 ° 49` E	6.91 M.	
2-3	S.	17 ° 42` E	132.09 M.	
3-4	S.	20 ° 05` E	35.61 M.	
4-5	S.	13 ° 57` E	44.26 M.	
5-6	S.	05 ° 23` E	37.26 M.	
6-7	S.	10 ° 03` W	9.58 M.	
7-8	S.	31 ° 11` W	19.74 M.	
8-9	S.	76 ° 02` W	12.64 M.	
9-10	N.	24 ° 04` E	8.61 M.	
10-11	N.	31 ° 11` E	18.31 M.	
11-12	N.	09 ° 48` E	6.34 M.	
12-13	N.	05 ° 23` W	17.29 M.	
13-14	N.	05 ° 27` W	17.88 M.	
14-15	N.	13 ° 49` W	13.77 M.	
15-16	N.	13 ° 56` W	29.19 M.	
16-17	N.	20 ° 24` W	2.12 M.	
17-18	N.	20 ° 05` W	33.16 M.	
18-19	N.	17 ° 43` W	132.67 M.	
19-20	N.	13 ° 39` W	6.10 M.	

It is hereby certified that this is a true electronic copy of TCT 2018001214 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:56:27 AM Amt Paid : 676.07

TCT No.: 121-2018001214

Page No.: 3

20-1

N. 69 ° 46' E

10.07 M.

AREA: TWO THOUSAND EIGHT HUNDRED FIFTY (2,850) SQUARE METERS,
MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16 AND 17 ARE P.S. CYL. CONC. MONS.
15X50 CM. AND THE REST ARE OLD POINTS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: NOV. 24, 2018

DATE APPROVED: DECEMBER 10, 2018

GEODETIC ENGINEER: CEASAR IAN P. PABILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2018001214 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020001109 OR No. : 1019899578
Date : 02/12/2020 OR Date : Feb 12 2020
Time : 10:56:27 AM Amt Paid : 676.07

2018022854975

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 121-2019000643

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA,
CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and
described as follows:

LOT NO: 8403-B-5; PLAN NO: PSD-08-039312-D

PORTION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF
LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property
Registration Decree in the name of

Owner: HERMENEGILDO R. SERAFICA, FILIPINO, OF LEGAL AGE,
MARRIED TO MARY LEE P. SERAFICA

Address: 939 CARLOTA HILLS, ORMOC CITY

as owner thereof in fee simple, subject to such of the encumbrances
mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as
follows:

Case No.:

Record No.: 1789

Orig. Reg. Date: 02 09 1940

Decree No.: 713361

Original RD : ORMOC CITY

OCT No.: OCT-26700

Volume No.: 108

Page No.:

Original Owner: FRANCISCO S. SERAFICA, SR.

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE
2018001217 (TOTALLY CANCELLED) by virtue hereof in so far as the
above-described land is concerned.

Entered at Ormoc City, Philippines on
the 2nd day of JULY 2019 at 02:03pm.

Atty. Cleto L. Evangelista, jr.
Register of Deeds



TCT No.: 121-2019000643
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	LOT 8403-B-6, PSD-08-039312-D
2-3-4	SW	LOT 8402, CAD. 256, ORMOC CAD. , N/A
4-5	NW	LOT 8403-B-4, PSD-08-039312-D
5-6-1	NE	LOT 8403-B-2 (ROAD), PSD-08-039312-D

TIE POINT: BBM NO. 36, CAD 256, ORMOC CITY, PROVINCE OF LEYTE

LINE	BEARING	DISTANCE
TO CORNER 1		
1-2	N. 67 ° 43' W	1034.00 M.
2-3	S. 69 ° 55' W	114.26 M.
3-4	N. 41 ° 12' W	1.99 M.
4-5	N. 11 ° 30' W	29.46 M.
5-6	N. 69 ° 55' E	116.62 M.
6-1	S. 13 ° 49' E	13.77 M.
	S. 05 ° 27' E	17.88 M.

AREA: THREE THOUSAND SIX HUNDRED TEN (3,610) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1, 2, 4, 5 & 6 ARE P.S. CYL. CONC. MONS. 15X50 CM. AND THE REST ARE OLD POINTS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: NOV. 24, 2018

DATE APPROVED: DECEMBER 10, 2018

GEODETIC ENGINEER: CEASAR IAN P. PABILAN

NOTES:



[Handwritten signature]

" Annex F "

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Ormoc City

Transfer Certificate of Title

No. 121-2018001219

IT IS HEREBY CERTIFIED that certain land situated in BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE, bounded and described as follows:

LOT NO: 8403-B-7, PLAN NO: PSD-08-039312-D

PORTION OF: LOT 8403-B, PSD-37062

LOCATION: BRGY. VALENCIA, CITY OF ORMOC, PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: FRANCISCO R. SERAFICA, JR. OF LEGAL AGE, FILIPINO, MARRIED

Address: ORMOC CITY, LEYTE, PHILIPPINES

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Orig. Reg. Date: 02 09 1940

Original RD: ORMOC CITY

Volume No.: 108

Original Owner: FRANCISCO S. SERAFICA, SR.

Record No.: 1789

Decree No.: 713361

OCT No.: OCT-26700

Page No.:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 22143 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on the 19th day of DECEMBER 2018 at 11:31am.

Ma.Lerio M. Lucero
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018001219 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020002719 OR No. : 1020015586
Date : 06/29/2020 OR Date : Jun 26 2020
Time : 10:03:16 AM Amt Paid : 235.16

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2 CAD.	SE	LOT 8404, CAD. 256, ORMOC
2-3-4 PSD-08-	NW	, N/A LOT 8403-B-2 (ROAD), 039312-D
4-1 CAD.	NE	LOT 8404, CAD. 256, ORMOC , N/A

TIE POINT: BBM NO. 36, CAD 256, ORMOC CITY, PROVINCE OF LEYTE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 70 ° 05' E	1032.36 M.
1-2	S. 76 ° 02' W	14.46 M.
2-3	N. 31 ° 11' E	19.74 M.
3-4	N. 10 ° 03' E	9.58 M.
4-1	S. 05 ° 23' E	22.93 M.

AREA: ONE HUNDRED THIRTY (130) SQUARE METERS, MORE OR LESS
DESCRIPTION OF CORNERS: CORNERS 2, 3 & 4 ARE P.S. CYL. CONC.
MONS. 15X50 CM. AND THE REST ARE OLD POINTS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: NOV. 24, 2018

DATE APPROVED: DECEMBER 10, 2018

GEODETIC ENGINEER: CEASAR IAN P. PABILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2018001219 on file in Registry of Deeds of Ormoc City, which consists of 3 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: CITY LEGAL OFFICE

Ref. : 2020002719 OR No. : 1020015586
Date : 06/29/2020 OR Date : Jun 26 2020
Time : 10:03:16 AM Amt. Paid : 235.16

TCT No.: 121-2018001219

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019000895

Date: June 07, 2019 09:51:52AM

REAL ESTATE MORTGAGE : EXECUTED BY FRANCISCO R. SERAFICA JR., IN FAVOR OF SECURITY BANK CORPORATION FOR THE SUM OF PHP3,800,000.00, IN ACCORDANCE WITH DOC. NO. 347; PAGE NO. 70; BOOK NO. XIII; SERIES OF 2019; OF NOTARY PUBLIC OF ORMOC CITY; ATTY. JOSE RENANTE R. TERRE; DATED MAY 31, 2019.

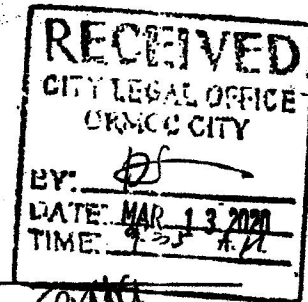
Atty. Cleto L. Evangelista, jr.
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2018001219 on file in **Registry of Deeds of Ormoc City**, which consists of 3 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: **CITY LEGAL OFFICE**

Ref. : 2020002719 OR No. : 1020015586
Date : 06/29/2020 OR Date : Jun 26 2020
Time : 10:03:16 AM Amt. Paid : 235.16



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 8403-B-2, Lot 8403-B-3, Lot 8403-B-4, Lot 8403-B-5 and Lot
8403-B-6, all of Psd-08-039312-D, situated in Barangay Valencia,
Ormoc City.

DATE: February 27, 2020

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 appraise value of a real property owned by Francisco R. Serafica, Jr, Tomas R. Serafica, Estrella S. Pangilinan and Hermenegildo R. Serafica sought to be used by the LGU of Ormoc City for the Expansion of the Valencia Market Site adjoining the subject property.

III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

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

1. A parcel of land, Lot 8403-B-2 of Psd-08-039312-D, situated in Brgy. Valencia, Ormoc City, and covered by TCT No. 121-2018001214 of the Register of Deeds of Ormoc City. It is registered in the name of Francisco R. Serafica Jr.
2. A parcel of land, Lot 8403-B-3 of Psd-08-039312-D, situated in Brgy. Valencia, Ormoc City, and covered by TCT No. 121-2019000642 of the Register of Deeds of Ormoc City. It is registered in the name of Tomas R. Serafica.
3. A parcel of land, Lot 8403-B-4 of Psd-08-039312-D, situated in Brgy. Valencia, Ormoc City, and covered by TCT No. 121-2019000641 of the Register of Deeds of Ormoc City. It is registered in the name of Estrella S. Pangilinan.
4. A parcel of land, Lot 8403-B-5 of Psd-08-039312-D, situated in Brgy. Valencia, Ormoc City, and covered by TCT No. 121-2019000643 of the Register of Deeds of Ormoc City. It is registered in the name of Hermenengildo R. Serafica.
5. A parcel of land, Lot 8403-B-6 of Psd-08-039312-D, situated in Brgy. Valencia, Ormoc City, and covered by TCT No. 121-2018001218 of the Register of Deeds of Ormoc City. It is registered in the name of Francisco R. Serafica Jr.

IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

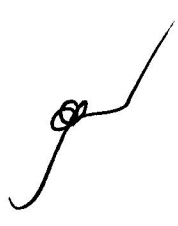
The above subject property is classified as Residential Land and is accessible to land transportation as it is adjacent to a Barangay Road. The property is bounded as follows:

On the NE., by Lot 8403-B-1, Psd-08-039312-D
On the SE., by Lot 8404, Ormoc Cad. 256
On the SW., by Lot 8402, Ormoc Cad. 256
On the NW., by Lot 8402, Ormoc Cad. 256

V. NEIGHBOURHOOD DATA

The property is located in an area where land development is residential and commercial.

Generally, the road along the subject parcel of land is designed to accommodate medium to heavy vehicular traffic loads being a Barangay Valencia-Sabang Bao-Labrador-Liloan 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 subject properties. Mobile patrols of the PNP are maintained by the City Government with the Police Precinct No. 2 situated at Barangay Cagbuhangin.

VII. GOVERNMENT ASSESSMENT

Market Sales Data of Residential Land as of the year 2018 in Barangay Valencia is at Php 1,500.00 per square meter.

BIR Zonal Valuation of Residential Land along Barangay Road in Barangay Valencia is at Php 2,250.00 per square meter.

Land Bank Valuation of Residential Land in Barangay Valencia is at Php 1,750.00 per square meter.


Considering the average value of the market sales data and the Land Bank valuation, the recommended value would be: $(\text{Php } 1,500.00 + \text{Php } 1,750.00)$ divided by 2 is equal to Php 1,625.00 per square meter. Say, Php 1,650.00 per square meter.

VIII. 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 One Thousand Six Hundred Fifty Pesos (Php 1,650.00) per square meter.

Prepared by:

APPRAISAL COMMITTEE


ENGR. RAOUL E. CAM
City Planning and Development Officer


ENGR. RANDOLFO D. OLIVEROS
City Engineer


ENGR. ARTHUR C. ARCUINO
City Assessor

~ Annex H //

OFFICE OF THE CITY MAYOR
Ormoc City

CERTIFIED TRUE COPY OF
ORIGINAL DOCUMENT

SIGNED: _____

DATE: _____



Republic of the Philippines
CITY GOVERNMENT OF ORMOC
Ormoc City, Leyte 6541

RECEIVED	
CITY LEGAL OFFICE	
ORMOC CITY	
BY: _____	_____
DATE: 04-03-20	_____
TIME: 2:35 pm	_____

CERTIFICATE OF AVAILABILITY OF FUNDS

THIS IS TO CERTIFY that funds for the obligation described in the amount specified below are available:

PURPOSE : Lot Acquisition (for public market)


LOCATION : Lot Nos. 8403-B-2, 8403-B-3, 8403-B-4, 8403-B-5, and 8403-B-6, Brgy. Valencia, Ormoc City

AMOUNT : Php 26,000,000.00

SOURCE OF FUND : CY2019 20% Development Fund

ACCOUNT CODE : 6918-1-07-01-010-2019-0001

Issued, per request from the City Legal Office, this 1st Day of April 2020 at the New Ormoc City Hall, Aunubing Street, Brgy. Cogon, Ormoc City.


ROSARIO G. SERAFICA
City Accountant


SABRINA P. DUERO
City Budget Officer



Republic of the Philippines
CITY GOVERNMENT OF ORMOC
Ormoc City, Leyte 6541

CERTIFICATE OF AVAILABILITY OF FUNDS

THIS IS TO CERTIFY that funds for the obligation described in the amount specified below are available:

PURPOSE : Lot Acquisition
(for public market and road - 5,130 square meters)


LOCATION : Lot Nos. 8403-B-6, 8403-B-3, 8403-B-7
Brgy. Valencia, Ormoc City

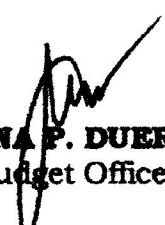
AMOUNT : Php 8,849,250.00

SOURCE OF FUND : CY2019 20% Development Fund

ACCOUNT CODE : 6918-1-07-01-010-2019-0001

Issued based on available records and upon the request of the Office of the City Mayor this 6th Day of July 2020 at the New Ormoc City Hall, Aunubing Street, Brgy. Cogon, Ormoc City.


ERLA JANE A. SANCHEZ
Administrative Officer V
ROSARIO G. SERAFICA
City Accountant


SABRINA P. DUERO
City Budget Officer

//:Adas-CAP2020.07.059