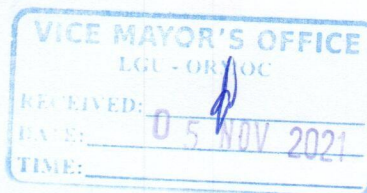
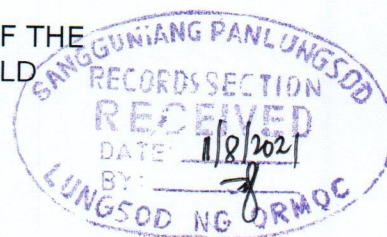


REPUBLIKA NG PILIPINAS  
SANGGUNIANG PANLUNGSOD  
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE  
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD  
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,  
ORMOC CITY HALL BUILDING  
ON NOVEMBER 03, 2021



PRESENT:

Leo Carmelo L. Locsin, Jr.  
Benjamin S. Pongos, Jr.,  
Roiland H. Villasencio,  
Tomas R. Serafica,  
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, 1<sup>st</sup> Asst. Majority Floor Leader  
SP Member, Presiding Officer "Pro-Tempore"  
SP Member  
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

ON LEAVE:

Nolito M. Quilang,

SP Member, 2nd Asst. Majority Floor Leader

**RESOLUTION NO. 2021-305**

**A RESOLUTION GRANTING AUTHORITY TO THE CITY  
MAYOR RICHARD I. GOMEZ/ OIC CITY MAYOR/  
ACTING CITY MAYOR TO ENTER INTO AND SIGN THE  
CONTRACT TO BUY AND SELL, AND DEED OF  
ABSOLUTE SALE FOR AND IN BEHALF OF THE LOCAL  
GOVERNMENT UNIT OF ORMOC CITY, AS VENDEE,  
WITH ANGELITA HAMILE GOCHUICO, AS VENDOR, OF  
PARCELS OF ADJOINING LANDS IDENTIFIED AS LOT  
NOS. 1584-C, 982, 1590-C, 1585-C AND 1585-B-6,  
ALL SITUATED AT BARANGAY PATAG, THIS CITY, FOR  
EXTENSION OF THE PUBLIC CEMETERY AND FOR  
OTHER PUBLIC PURPOSES.**

WHEREAS, the Fifteenth Sangguniang Panlungsod ng Ormoc received an endorsement letter dated September 28, 2021 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 Contract to Buy and Sell, and Deed of Absolute Sale subsequent thereto and upon compliance with all of the conditions set forth, upon submission of needed documents, and subject to the availability of funds. This is relative to the acquisition of lots located in aforementioned barangay;

WHEREAS, Section 17 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991 (LGC for brevity), 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 such as but not limited to x x x public cemetery;



WHEREAS, the LGC further states that among such basic facilities are those intended primarily to service the needs of the residents of the city and which are funded out of city funds including but not limited to, municipal roads and bridges; x x x".

WHEREAS, in the performance of such functions, the City Government of Ormoc intends to use a parcel of land for public cemetery as the present cemetery owned by the City is already full and occupied;

WHEREAS, the VENDOR owns five parcels of adjoining lands that can be devoted to the pursuit by the VENDEE of its mandate. The following adjoining parcels of land are identified as follows:

| LOT NO.     | TRANSFER OF CERTIFICATE<br>OF TITLE NO. (TCT NO.) | AREA (IN SQM. |
|-------------|---|---------------|
| 1584-C      | 121-2019003260                                    | 25, 933       |
| 982         | 121-2019003261                                    | 4, 999        |
| 1590-A      | 121-2019003262                                    | 27, 918       |
| 1585-C      | 121-2019003263                                    | 31, 206       |
| 1585-B-6    | 121-20190003264                                   | 5, 341        |
| TOTAL AREA: |   | 95, 397       |

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

WHEREAS, in a Memorandum dated August 5, 2021 issued by the Appraisal Committee, it is recommended that the appraised value of the aforesaid lots should not be more than ONE THOUSAND PESOS (Php 1,000.00) per square meter (per sqm), a copy of the said Memorandum is hereto attached as Annex "F" and made an integral part hereof;

WHEREAS, the VENDEE offered to purchase the said properties of the VENDOR for a contract price of FOUR HUNDRED PESOS (Php400.00) per sqm. or the total sum of THIRTY-EIGHT MILLION ONE HUNDRED FIFTY-EIGHT THOUSAND EIGHT HUNDRED PESOS (Php38,158,800.00), to be paid in two (2) tranches subject to the terms and conditions as set forth in the contract to buy and sell to which the latter accepted, a copy of the said contract is hereto attached as Annex "G" and made an integral part hereof;

WHEREAS, in a communication from the City Legal Office dated September 27, 2021, it stated therein that it finds nothing legally objectionable to the offer and recommends that if the same are all in accordance with the city's work and financial plan, the draft contract should be referred to the Sangguniang Panlungsod and a corresponding resolution be passed;

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

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





NOW THEREFORE, on joint motion of SP Member Roiland H. Villasencio, Chairman, Committee on Public Properties and SP Member Jasper M. Lucero, Member, Committee on Laws and Ordinances, severally seconded by SP Members Tomas R. Serafica, Gregorio G. Yrastorza III, Lalaine A. Marcos, Esteban V. Laurente 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/OIC CITY MAYOR/ACTING CITY MAYOR TO ENTER INTO AND SIGN THE CONTRACT TO BUY AND SELL, AND DEED OF ABSOLUTE SALE FOR AND IN BEHALF OF THE LOCAL GOVERNMENT UNIT OF ORMOC CITY, AS VENDEE, WITH ANGELITA HAMILE GOCHUICO, AS VENDOR, OF PARCELS OF ADJOINING LANDS IDENTIFIED AS LOT NOS. 1584-C, 982, 1590-C, 1585-C AND 1585-B-6, ALL SITUATED AT BARANGAY PATAG, THIS CITY, FOR EXTENSION OF THE PUBLIC CEMETERY AND FOR OTHER PUBLIC PURPOSES;

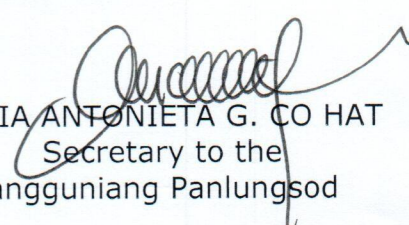
ADOPTED, November 03, 2021.

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

RESOLVED FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez; the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine Mejia-Romero; the City Planning & Development Officer, Engr. Raoul E. Cam; the City Engineer, Engr. Ranulfo D. Oliveros; the City Assessor, Engr. Arthur C. Arcuino; the City Treasurer; Ms. Angelita Hamile Gochuico; the City Local Government Operations Officer-DILG; and other offices concerned for their information and guidance;

CARRIED UNANIMOUSLY.

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



8609896206102

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

Registry of Deeds for Ormoc City

Transfer Certificate of Title

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No. 121-2019003260

IT IS HEREBY CERTIFIED that certain land situated in DIST. OF PATAG, CITY OF ORMOC, ISLAND OF LEYTE, bounded and described as follows:  
A PARCEL OF LAND (LOT 1584-C OF THE SUBDIVISION PLAN PSD 66169, BEING A PORTION OF LOT 1584 OF THE CADASTRAL SURVEY OF ORMOC, L. R. C. CAD. RECORD NO. 1455), SITUATED IN THE DIST. OF PATAG, CITY OF ORMOC, ISLAND OF LEYTE. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 1591 OF (Continued on next page)

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

Owner: ANGELITA HAMILE GOCHUICO, OF LEGAL AGE, FILIPINO, MARRIED

Address: 15540 SATICOY ST. VAN NUYS, CALIFORNIA, USA 91406

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.: 1455

Orig. Reg. Date: 10-05-1937

Decree No.: 643386

Original RD: ORMOC CITY

OCT No.: OCT-20230

Volume No.: 82

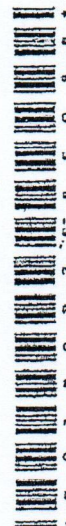
Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 4760 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on  
the 1st day of APRIL 2019 at 11:39am.

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





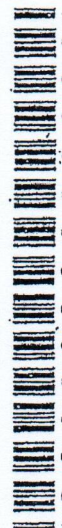
TCT No.: 121-2019003260

Page No.: 2

660999E206102

TECHNICAL DESCRIPTION (Continued from page 1)

ORMOC CADASTRE; ON THE NE., ALONG LINE 2-3 BY LOT 1584-B OF THE SUBDIVISION PLAN; ON THE S., ALONG LINE 3-4 BY LOT 1590 AND ALONG LINE 4-5 BY LOT 1585 BOTH OF ORMOC CADASTRE; AND ON THE SW., ALONG LINE 5-1 BY LOT 1584-D OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 56 DEG. 16' E., 426.49 M. FROM B. B. M. 7, ORMOC CADASTRE, THENCE N. 51 DEG. 01' E., 67.25 M. TO POINT 2; THENCE S. 40 DEG. 32' E., 309.82 M. TO POINT 3; THENCE N. 88 DEG. 10' W., 95.79 M. TO POINT 4; THENCE N. 89 DEG. 19' W., 70.79 M. TO POINT 5; THENCE N. 24 DEG. 43' E., 208.35 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF TWENTY FIVE THOUSAND NINE HUNDRED THIRTY THREE (25,933) SQUARE METERS (ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINTS 2, 3 AND 5 BY P. S. CYL. CONC. MONUMENTS AND THE REST BY OLD CORNERS. BEARINGS TRUE, DATE OF THE ORIGINAL SURVEY, AUG., 1928 - JUNE, 1935 AND THAT OF THE SUBDIVISION SURVEY, NOV. 26-27, 1961. DATE OF THE APPROVAL, DEC. 11, 1962.





TCT No.: 121-2019003260

Page No.: 3

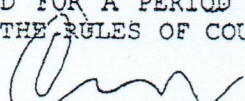
001999E206102

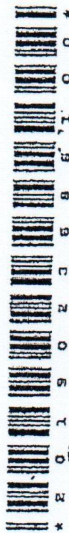
MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019000551

Date: April 01, 2019 11:39:55AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND  
OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE  
OF THE DECEASED ROSARIO PONGOS HAMILE CAZAR AS EXTRAJUDICIALLY  
SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE  
74 OF THE RULES OF COURT. DATE OF INSTRUMENT: 08/26/2015

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





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



Registry of Deeds for Ormoc City

**Transfer Certificate of Title**

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**No. 121-2019003261**

IT IS HEREBY CERTIFIED that certain land situated in CITY OF ORMOC, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 982 OF THE CADASTRAL SURVEY OF ORMOC, CADASTRAL CASE NO. 18, LRC CADASTRAL RECORD NO. 1455), WITH THE IMPROVEMENTS THEREON, SITUATED IN THE CITY OF ORMOC, BOUNDED ON THE NE., POINTS 2-4, BY LOT NO. 1590; ON THE E., POINTS 4-5, BY LOT NO. 1002 (Continued on next page)

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

Owner: ANGELITA HAMILE GOCHUICO, OF LEGAL AGE, FILIPINO, MARRIED

Address: 15540 SATICOY ST VAN NUYS, CALIFORNIA, USA 91406

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.: 403

Orig. Reg. Date: 11 19 1960

Decree No.: N-2044

Original RD: ORMOC CITY

OCT No.: OCT-57

Volume No.: 54

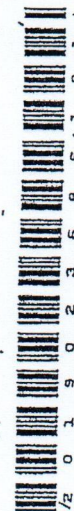
Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 6935 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on  
the 1st day of APRIL 2019 at 11:39am.

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





TCT No.: 121-2019003261

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

(CENTER OF CREEK); AND ON THE SW., POINTS 5-6, 6-1 AND 1-2, BY LOT NO. 1585. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 50 DEG. 05' W., 935.31 M. FROM B.L.L.M. NO. 16; THENCE N. 62 DEG. 47' W., 310.50 M. TO POINT 2; S. 64 DEG. 52' E., 351.27 M. TO POINT 3; S. 54 DEG. 41' E., 144.36 M. TO POINT 4; S. 13 DEG. 06' E., 25.16 M. TO POINT 5; N. 55 DEG. 07' W., 54.70 M. TO POINT 6; N. 55 DEG. 07' W., 146.60 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF FOUR THOUSAND AND NINE HUNDRED AND NINETY NINE (4,999) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; AND MARKED ON THE GROUND; BEARINGS TRUE; DATE OF THE CADASTRAL SURVEY, AUGUST, 1928 - JUNE, 1932.





TCT No.: 121-2019003261

Page No.: 3

EDT989E206102

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019000551

Date: April 01, 2019 11:39:55AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND  
OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE  
OF THE DECEASED ROSARIO PONGOS HAMILE CAZAR AS EXTRAJUDICIALLY  
SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE  
74 OF THE RULES OF COURT. DATE OF INSTRUMENT: AUGUST 26, 2015

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





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



Registry of Deeds for Ormoc City

**Transfer Certificate of Title**

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**No. 121-2019003262**

IT IS HEREBY CERTIFIED that certain land situated in DISTRICT OF PATAG, CITY OF ORMOC, bounded and described as follows:

A PARCEL OF LAND (LOT 1590-A, OF THE SUBDIVISION PLAN PSD-65463, BEING A PORTION OF LOT 1590 OF THE CADASTRAL SURVEY OF ORMOC, L.R.C. CAD. RECORD NO. 1455), SITUATED IN THE DISTRICT OF PATAG, CITY OF ORMOC. BOUNDED ON THE NE. ALONG LINES 1-2-3-4, BY LOT 1590-B OF THE (continued on next page)

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

Owner: ANGELITA HAMILE GOCHUICO (OF LEGAL AGE, FILIPINO, MARRIED

Address: 15340 SATICOY ST VAN NUYS, CALIFORNIA, USA 91406

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: 10 10 1960

Original RD: ORMOC CITY

Volume No.: 54

Original Owner:

Record No.: 1455

Decree No.: 403

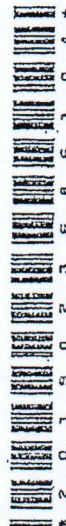
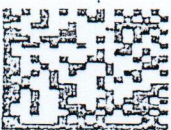
OCT No.: OCT-O-57

Page No.:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 6927 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on the 1st day of APRIL 2019 at 11:39am.

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





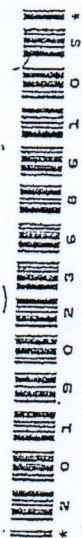
TCT No.: 121-2019003262

Page No.: 2

501989E206102

TECHNICAL DESCRIPTION (Continued from page 1)

SUBDIVISION PLAN; ON THE SE., ALONG LINES 4-5-6, BY LOT 1109; ON THE SW., ALONG LINES 6-7-8, BY LOT 982; AND ON THE N., ALONG LINE 8-1, BY LOT 1584, ALL OF ORMOC CAD. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 61 DEG. 04' W., 957.24 M. FROM B.L.L.M. 16, ORMOC CAD., THENCE S. 64 DEG. 42' E., 160.94 M. TO POINT 2; THENCE S. 64 DEG. 53' E., 139.99 M. TO POINT 3; THENCE S. 64 DEG. 43' E., 59.92 M. TO POINT 4; THENCE S. 47 DEG. 43' W., 19.60 M. TO POINT 5; THENCE S. 27 DEG. 41' W., 68.56 M. TO POINT 6; THENCE N. 54 DEG. 41' W., 144.36 M. TO POINT 7; THENCE N. 64 DEG. 52' W., 351.27 M. TO POINT 8; THENCE S. 88 DEG. 10' E., 155.79 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF TWENTY SEVEN THOUSAND NINE HUNDRED EIGHTEEN (27,918) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND AS FOLLOWS; POINTS 2, 3 AND 4 BY P.L.S. CYL. CONC. MONS. AND THE REST BY OLD B.L. CYL. CONC. MONS.; BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, AUG. 1928 - JUNE 1932 AND THAT OF THE SUBDIVISION SURVEY, JUNE 12-24, 1961 WHICH WAS APPROVED ON SEPTEMBER 18, 1962.)





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TCT No.: 121-2019003262

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

: SUBJECT TO THE LIABILITIES IMPOSED BY SECTION 4 OF THE RULES OF COURT RULE 74, IN FAVOR OF ANY POSSIBLE HEIR OR CREDITOR FOR TWO (2) YEARS BEGINNING MARCH 22, 1968.

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

Entry No.: 2019000551

Date: April 01, 2019 11:39:55AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED ROSARIO PONGOS HAMILE CAZER AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: AUGUST 26, 2015

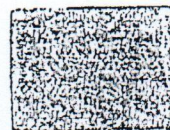
Atty. Cleto L. Evangelista, jr.  
Register of Deeds





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



Registry of Deeds for Ormoc City

Transfer Certificate of Title

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No. 121-2019003263

IT IS HEREBY CERTIFIED that certain land situated in DISTRICT OF PATAG, CITY OF ORMOC, bounded and described as follows:

A PARCEL OF LAND (LOT 1585-C OF THE SUBDIVISION PLAN PSD-65464, BEING A PORTION OF LOT 1585 OF THE CADASTRAL SURVEY OF ORMOC, L.R.C. CAD. RECORD NO. 1455), SITUATED IN THE DISTRICT OF PATAG, CITY OF ORMOC, BOUNDED ON THE NE., ALONG LINES 1-2-3, BY LOT 982; ON THE SE., ALONG (continued on next page)

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

Owner: ANGELITA HAMILE, GOCHUICO, OF LEGAL AGE, FILIPINO,  
MARRIED

Address: 15540 SATICOY ST VAN NUYS, CALIFORNIA, USA 91406

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.: 1455

Orig. Reg. Date: 10 10 1960

Decree No.: 404

Original RD: ORMOC CITY

OCT No.: OCT-21

Volume No.:

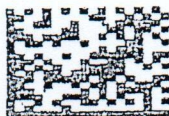
Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 6953 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on  
the 1st day of APRIL 2019 at 11:39am.

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





TCT No.: 121-2019003263

Page No.: 2

901989E206102

TECHNICAL DESCRIPTION (Continued from page 1)

LINE 3-4, BY CENTER OF CREEK AND LOT 1002, BOTH OF ORMOC CAD.; ON THE SW., ALONG LINES 4-5-6-7-8, BY LOT 1585-B OF THE SUBDIVISION PLAN; ON THE NW. AND N., ALONG LINES 8-9-10, BY LOT 1584; AND ON THE NE., ALONG LINE 10-1, BY LOT 982, BOTH OF ORMOC CAD. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 50 DEG. 05' W., 935.31 M. FROM B.L.L.M. 16, ORMOC CAD.; THENCE S. 55 DEG. 07' E., 140.60 M. TO POINT 2; THENCE S. 55 DEG. 07' E., 54.70 M. TO POINT 3; THENCE S. 36 DEG. 45' W., 40.00 M. TO POINT 4; THENCE N. 61 DEG. 33' W., 40.00 M. TO POINT 5; THENCE N. 61 DEG. 34' W., 259.99 M. TO POINT 6; THENCE N. 61 DEG. 34' W., 290.21 M. TO POINT 7; THENCE N. 61 DEG. 33' W., 6.01 M. TO POINT 8; THENCE N. 43 DEG. 21' E., 9.10 M. TO POINT 9; THENCE S. 89 DEG. 19' E., 100.40 M. TO POINT 10; THENCE S. 62 DEG. 47' E., 310.50 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF THIRTY ONE THOUSAND TWO HUNDRED SIX (31,206) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND AS FOLLOWS; POINTS 1, 2, 3 AND 9, 10, BY OLD B.L. CYL. CONC. MONS. AND THE REST BY P.L.S. CYL. CONC. MONS.; BEARINGS TRUE; DATE OF ORIGINAL SURVEY, AUG. 1928 - JUNE 1932 AND THAT OF THE SUBDIVISION SURVEY, JUNE 12-24, 1961 WHICH WAS APPROVED ON SEPTEMBER 14, 1962.



TCT No.: 121-2019003263

Page No.: 3

601999E206102

MEMORANDUM OF ENCUMBRANCES

SUBJECT TO THE LIABILITIES IMPOSED BY SECTION 4 OF THE RULES OF COURT, RULE 74, IN FAVOR OF ANY POSSIBLE HEIRS OR CREDITORS FOR TWO YEARS BEGINNING APRIL 15, 1968.

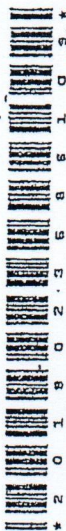
Atty. Cleto L. Evangelista, jr.  
Register of Deeds

Entry No.: 2019000551

Date: April 01, 2019 11:39:55AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED ROSARIO PONGOS HAMILE CAZAR AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4, RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: AUGUST 26, 2015

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





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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. 121-2019003264

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

A PARCEL OF LAND DESIGNATED AS LOT 1585-B-6 OF THE SUBDIVISION OF PSD-C8-C09574- D, BEING A PORTION OF 1585-B, PSD-65464, SITUATED IN THE BRGY. OF PATAG, CITY OF ORMOC, ISLAND OF LEYTE, BOUNDED ON THE NE., ALONG LINES 5-1-2, BY LOT 1585-C, PSD- 65464; ON THE SE., ALONG LINES (continued on next page)

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

Owner: ANGELITA HAMILE GOCHUICO, OF LEGAL AGE, FILIPINO, MARRIED

Address: 15540 SATICOY ST VAN NUYS, CALIFORNIA, USA 91406

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.: 1455

Orig. Reg. Date: 10 10 1960

Decree No.: 404

Original RD : ORMOC CITY

OCT No.: OCT-21

Volume No.:

Page No.:

Original Owner: PURISIMO ALCORDO

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 31943 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Ormoc City, Philippines on  
the 1st day of APRIL 2019 at 11:39am.

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

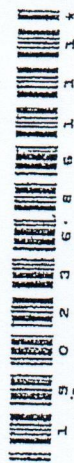


TCT No.: 121-2019003264

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

2-3 BY LOT 1002, CAD. 256; ON THE SW., ALONG LINE 3-4 BY LOT 1585-A, PSD-65464; AND ON THE NW., ALONG LINE 4-5 BY LOT 1585-B-5 OF THIS SUBDIVISION. BEGINNING AT A POINT MARKED "1" ON PLAN BEING S. 40 DEG. 00'W., 950.76 M. FROM BLIM NO. 16, CAD. 256; THENCE S. 61 DEG. 33'E., 40.00 M. TO POINT 2; THENCE S. 36 DEG. 45'W., 91.29 M. TO POINT 3; THENCE N. 64 DEG. 33'W., 54.95 M. TO POINT 4; THENCE N. 32 DEG. 17'E., 93.40 M. TO POINT 5; THENCE S. 61 DEG. 34'E., 21.82 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF FIVE THOUSAND THREE HUNDRED FORTY ONE (5,341) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON PLAN AND MARKED ON THE GROUND AS FOLLOWS: POINTS 4 & 5 ARE P.S. CYL. CONC. MONS. 15X40 CM. AND POINTS 1, 2, 3 ARE OLD POINTS. BEARINGS TRUE. DATE OF ORIGINAL SURVEY, ON AUG. 1928-JUNE 1932. THE SUBDIVISION SURVEY EXECUTED BY GEODETIC ENGINEER DIOSDADO N. LUCERO ON SEPT. 2, 1996 AND FEB. 14, 1997. DATE OF APPROVAL BY THE OIC, REGIONAL TECHNICAL DIRECTOR, DENR, LMS, REGION 8, TACLOBAN CITY, AUGUST 20, 1997.





TCT No.: 121-2019003264

Page No.: 3

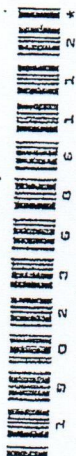
MEMORANDUM OF ENCUMBRANCES

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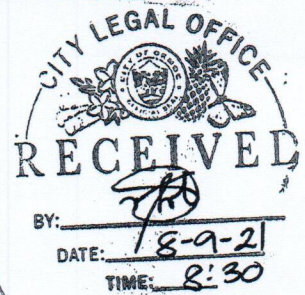
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Register of Deeds







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  
of Lot 1584-C, Psd-66169; Lot 1585-C, Psd-65464; Lot 1590-A, Psd-  
65463; Lot 1585-B-6, Pd-08-009574-D and Lot 932, Ormoc Cadastre  
No. 256; all are situated in Barangay Camp Downes, Ormoc City.

**DATE:** August 5, 2021

**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 Angelita Hamile Gochuico sought to be used by the LGU of Ormoc City for the Expansion of the Ormoc Public Cemetery.



### III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject properties are identified as follows:

1. "A parcel of land, Lot 1584-C, Psd-66169, being a portion of Lot 1584, Ormoc Cadastre, situated in the District of Patag (Camp Downes now), Ormoc City and covered by TCT No. 121-2019003260 of the Register of Deeds of Ormoc City and Tax Declaration No. 00015-00129 R-10 of the City Assessor's Office. Containing an area of 25,933 square meters and is registered in the name of Angelita Hamile Gochuico.
2. "A parcel of land, Lot 1585-C, Psd-65464, being a portion of Lot 1585, Ormoc Cadastre, situated in the District of Patag (Camp Downes now), Ormoc City and covered by TCT No. 121-2019003263 of the Register of Deeds of Ormoc City and Tax Declaration No. 00015-00131 R-10 of the City Assessor's Office. Containing an area of 31,206 square meters and is registered in the name of Angelita Hamile Gochuico.
3. "A parcel of land, Lot 1590-A, Psd-65463, being a portion of Lot 1590, Ormoc Cadastre, situated in the District of Patag (Camp Downes now), Ormoc City and covered by TCT No. 121-2019003262 of the Register of Deeds of Ormoc City and Tax Declaration No. 00015-00132 R-10 of the City Assessor's Office. Containing an area of 27,918 square meters and is registered in the name of Angelita Hamile Gochuico.
4. "A parcel of land, Lot 1585-B-6, Psd-08-009574-D being a portion of Lot 1586-B, Psd-65464, situated in the Brangay of Patag (Camp Downes now), Ormoc City and covered by TCT No. 121-2019003264 of the Register of Deeds of Ormoc City and Tax Declaration No. 00015-00130 R-10 of the City Assessor's Office. Containing an area of 5,341 square meters and is registered in the name of Angelita Hamile Gochuico.
5. "A parcel of land, Lot 982, Ormoc Cadastre, situated in the District of Patag (Camp Downes now), Ormoc City and covered by TCT No. 121-2019003261 of the Register of Deeds of Ormoc City and Tax Declaration No. 00015-00128 R-10 of the City Assessor's Office. Containing an area of 4,999 square meters and is registered in the name of Angelita Hamile Gochuico.

### 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 Ormoc Catholic Cemetery. The property is bounded as follows:

NE., by Local Government Lot – Public Cemetery Expansion  
SE., by Agricultural Land owned by the Augustinian Recollects  
SW., by Agricultural Land owned by Pongos' Et Al  
NW., by Ormoc Catholic Cemetery



## **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 Road from Can-adieng to Sumangga going to Bantigue-San Pablo Diversion 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 Ormoc-Baybay National Road connecting the Can-adieng to Sumangga Barangay Road.

Mobile patrols of the PNP are maintained by the City Government with the Ormoc City Police Office situated at Barangay Camp Downes.

## **VII. GOVERNMENT ASSESSMENT**

Market Sales Data adjoining the appraised properties is at Php 1,000.00 per square meters.

BIR Zonal Valuation of Residential Land along Barangay Road in Barangay Camp Downes is at Php 1500.00 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)

## **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 One Thousand Pesos (Php 1,000.00) per square meter.



CONTRACT TO BUY AND SELL

KNOW ALL MEN BY THESE PRESENTS:

This Contract is made and entered into by and between:

ANGELITA HAMILE GOCHUICO, of legal age, Filipino, married to \_\_\_\_ who is a \_\_\_\_, and a resident of \_\_\_\_, hereinafter referred to as the VENDOR; and the

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

WITNESSETH, that:

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

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

WHEREAS, the VENDOR owns five (5) parcels of adjoining land that can be devoted to the pursuit by the VENDEE of its mandate;

WHEREAS, the VENDEE has have offered to buy the said properties totaling an area NINETY FIVE THOUSAND THREE HUNDRED NINETY SEVEN (95,397) SQUARE METERS, which the VENDOR has accepted under the following terms and conditions:

1. The lots subject of the sale are all located in barangay Patag and are hereunder identified as:

| LOT NO.    | TRANSFER CERTIFICATE OF TITLE NO. | AREA<br>(IN SQUARE METERS) |
|------------|-----------------------------------|----------------------------|
| 1584-C     | 121-2019003260                    | 25,933                     |
| 982        | 121-2019003261                    | 4,999                      |
| 1590-A     | 121-2019003262                    | 27,918                     |
| 1585-C     | 121-2019003263                    | 31,206                     |
| 1585-B-6   | 121-2019003264                    | 5,341                      |
| TOTAL AREA |                                   | 95,397                     |

2. The Contract Price is FOUR HUNDRED PESOS (PHP 400.00) per square meter or the total sum of THIRTY EIGHT MILLION ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED PESOS (Php 38,158,800.00) for the entire property net of capital gains tax, documentary stamp tax, transfer tax and registration and transfer fees necessary to cause transfer of title of the purchased lot to the VENDEE;



in accordance with the provision of related laws, the VENDEE shall pay for the account of the seller, the capitals gains tax as well as the documentary stamp tax, transfer tax and registration fees, transfer costs, without prejudice to securing an exemption from payment thereof from the BIR and other agencies. Unpaid real property incurred prior to the execution of this agreement shall be for the account of the VENDOR.

3. The VENDOR agrees to SELL to the VENDEE the property subject of this Contract.
4. That upon signing of this Contract, the VENDEE shall process the disbursement voucher for the release of the amount due under this contract, as follows:
  - a. FIFTY PERCENT (50%) of the consideration, or the sum of NINETEEN MILLION SEVENTY NINE THOUSAND FOUR HUNDRED PESOS (Php 19,079,400.00) shall be released on or before February 15, 2021;
  - b. Upon release of the said amount, the VENDOR shall sign and execute a Deed of Absolute Sale over the properties subject of this sale and the acknowledgment receipt for the entire consideration, for the purpose of enabling the VENDEE to process the needed document(s) for the release of the balance of the consideration;
  - c. The balance of the consideration shall be released upon issuance of the owner's duplicates copy of the title in the name of the VENDEE;
  - d. The owner's duplicate of title in the name of the VENDEE shall remain in the possession of the VENDOR until full payment of the purchase price.
5. Upon the execution of this Contract, the VENDEE shall then be entitled to enter and take and possession of the property subject of this agreement.
6. The VENDOR warrants that all such structure(s) within the premises belong to her or is/ are within her control.
7. The VENDEE undertakes to cause notice to be served on the VENDOR of the scheduled demolition of any structure at least thirty (30) days from the intended date hereof.

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

**ANGELITA HAMILE GOCHUICO**

WITH MY MARITAL CONSENT: \_\_\_\_\_

**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 |
|--------------------------|--------------------------------|
| ANGELITA HAMILE GOCHUICO |                                |
|                          |                                |
| 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 2021.