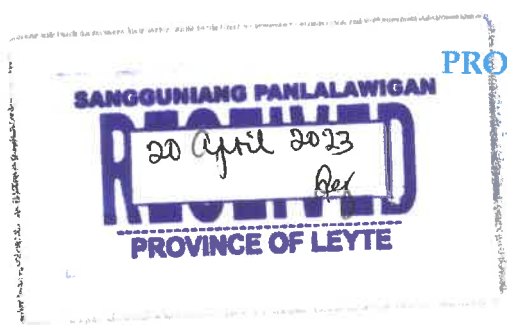


03

Item No.: 03  
Date: MAY 02 2023

Republic of the Philippines  
PROVINCE OF LEYTE



**PROVINCIAL LEGAL OFFICE**

2<sup>ND</sup> INDORSEMENT  
April 3, 2023

Local C...  
Relat...  
*[Handwritten signature]*  
4.14.23

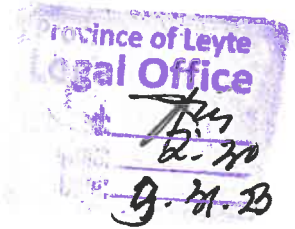
Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2023-163 of the SB of Carigara, Leyte, recommending for the declaration of its validity pursuant to its power under Section 56 (c) of R.A 7160 the same being, to the opinion of the Provincial legal Office (PLO), an exercise of the power authorized under Section 20 of the Code. Provided, That, ALL the requisites therein are duly complied with. Provided, that, being in the name of a private person, an application therefor has been filed by the owner thereof. Provided, finally, that pursuant to DILG Opinion No. 22, dated January 31, 2020, and citing the Supreme Court Decision in the case of "Chamber of Real Estate and Builders Association, INC. (CREBA) VS. The Secretary of Agrarian Reform (G.R.No. 183409), "Reclassification alone will not suffice to use the Agricultural Lands for other purposes. Conversion is needed to change the current use of reclassified Agricultural Lands".

**ATTY. JOSE RAYMUND A. ACOL**  
Asst. Provincial Legal Officer *[Signature]*

Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1<sup>ST</sup> INDORSEMENT  
31 March 2023



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **MUNICIPAL ORDINANCE NO. 2023-163** of the **MUNICIPALITY of CARIGARA, LEYTE**, entitled: An Ordinance Reclassifying Lot No. 576, with an area of 2,304 sq. m. covered under Oct No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, from Agricultural to Commercial use.

  
**FLORINDA JILL S. UYVICO**  
Secretary to the Sanggunian



Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

**1<sup>st</sup> Indorsement**  
March 31, 2023



Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the herein **Ordinance No. 2023-163** –“*An Ordinance Reclassifying Lot No. 576, with an area of 2,304 sq. m., covered under OCT No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, from Agricultural to Commercial Use*”.

For your perusal and appropriate action.

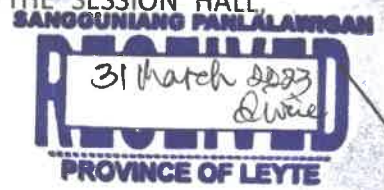
  
**ROMEO M. VIOJAN**  
SB Secretary



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA  
-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**  
Cellphone No. 09178167112 E-mail Add.: romy\_viojan@yahoo.com

EXCERPT FROM THE MINUTES/JOURNAL OF THE 33<sup>RD</sup> REGULAR SESSION OF THE 19<sup>T</sup> COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON FEBRUARY 22, 2023



\* \* \* \* \*

PRESENT:

- Hon. Joenlee C. Larraga ----- SB Member-Temp. Presiding Officer
- Hon. Anabella N. Crisostomo ----- SB Member
- Hon. Mildred C. Modesto ----- SB Member
- Hon. Raul Z. Lloren ----- SB Member
- Hon. Lorna A. Marpa ----- SB Member
- Hon. Joselu N. Guia ----- SB Member
- Hon. Kim Anthony G. Agner ----- SB Member
- Hon. Leny T. Ong ----- SB Member
- Hon. Romeo P. Nivera ----- SB Member-Liga Fed. Pres.
- Hon. Dean Aaron G. Lauron ----- SB Member-SK Fed. Pres.

ABSENT:

- Hon. Jimmy A. Camposano ----- Mun. Vice Mayor-Pres. Officer (OT)

\* \* \* \* \*

ORDINANCE NO. 2023-163

**AN ORDINANCE RECLASSIFYING LOT NO. 576, WITH AN AREA OF 2,304 SQ. M., COVERED UNDER OCT NO. P-63797 AND TAX DECLARATION NO. 08-11014-00347 WITH PROPERTY IDENTIFICATION NO. 044-11-014-03-019, DECLARED IN THE NAME OF SPS. VIRGILIO A. QUIMPAN & LUVIMIN U. QUIMPAN, LOCATED IN BRGY. BARUGOHAY CENTRAL, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE**

*(Sponsor: Hon. Raul Z. Lloren)*

**WHEREAS**, Section 20 of the Local Government Code of 1991 provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdiction under any of the following cases:

- (1) *When the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture (DA); or*
- (2) *Where the land shall have substantially greater economic value for residential,*

*(27)*

ANABELLA N. CRISOSTOMO  
SB Member

MILDRED C. MODESTO  
SB Member

RAUL Z. LLOREN  
SB Member

LENY T. ONG  
SB Member

JOENLEE C. LARRAGA  
SB Member-Temp. Pres. Officer

DEAN AARON G. LAURON  
SB Member-SK Fed. Pres.

ROMEO P. NIVERA  
SB Member-Liga Fed. Pres.

KIM ANTHONY G. AGNER  
SB Member

JOSELU N. GUIA  
SB Member

LORNA A. MARPA  
SB Member



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**  
Cellphone No. 09178167112 E-mail Add.: romy\_viojan@yahoo.com

Page 2. Mun.Ord.No.2023-163 –

*commercial, or industrial purposes as determined by the Sanggunian concerned;*

**WHEREAS**, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform embodied on its Committee Report No. 2023-04, duly adopted that the agricultural land declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, under Lot No. 576, covered UNDER oct No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, having an area of 2,304 sq. m.; be reclassified from agricultural to commercial use for it would entail greater economic value to the land;

**WHEREAS**, all local government units (LGUs) are authorized under Section 16 of the Local Government Code of 1991, otherwise known as the General Welfare Clause, among others, to exercise powers necessary, appropriate, or incidental for its efficient and effective governance and those which are essential to the promotion of the general welfare;

**WHEREAS**, Sec. 5 (c) of the same Code (LGC) provides that general welfare provisions of this Code shall be liberally interpreted to give more powers to local government unit in accelerating economic development and upgrading the quality of life of the people in the community.

**NOW, THEREFORE**, be it ordained by the Sangguniang Bayan in regular session assembled, THAT:


Article I. **RECLASSIFICATION**. That the agricultural lands, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan under Lot No. 576, covered under OCT No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, with an area of 2,304 sq. meter, more or less; situated in Brgy. Barugohay Central, Carigara, Leyte, be reclassified to commercial use.

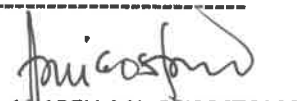
Article 2. **EFFECTIVITY**. This ordinance shall take effect upon approval.


**APPROVED:** February 22, 2023

\* \* \* \* \*

I HEREBY CERTIFY to the correctness of the foregoing excerpt.

  
ROMEO M. VIOJAN  
SB Secretary

  
ANABELLA N. CRISOSTOMO  
SB Member

  
MILDRED C. MODESTO  
SB Member

  
RAUL Z. LLOREN  
SB Member

  
LENY T. ONG  
SB Member

  
JOENILEE C. LARDAGA  
SB Member-Temp. Pres. Officer

  
DEAN AARON G. LAURON  
SB Member-SK Fed. Pres.

  
ROMEO P. NIVERA  
SB Member-Liga Fed. Pres.

  
KIM ANTHONY G. AGNER  
SB Member

  
JOSE LUIS N. GUJA  
SB Member

  
LORJA A. MARPA  
SB Member



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF LEYTE  
MUNICIPALITY OF CARIGARA

-oOo-

**OFFICE OF THE SANGGUNIANG BAYAN**

Cellphone No. 09178167112 E-mail Add.: romy\_viojan@yahoo.com

Page 3. Mun.Ord.No.2023-163 –

Attested:



JOEN LEE C. LARRAGA  
SB Member/Temp. Presiding Officer

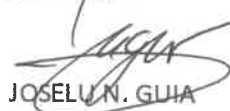
Concurred:



ANABELLA N. CRISOSTOMO  
SB Member



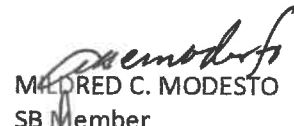
RAUL Z. LOREN  
SB Member



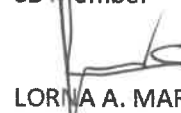
JOSELU N. GUIA  
SB Member



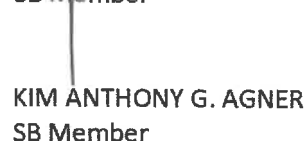
LENNY T. ONG  
SB Member




MA. DRED C. MODESTO  
SB Member



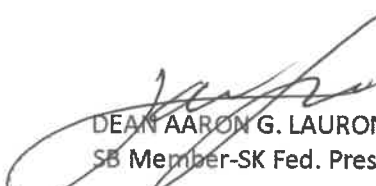
LORNA A. MARPA  
SB Member



KIM ANTHONY G. AGNER  
SB Member



ROMEO P. NIVERA  
SB Member



DEAN AARON G. LAURON  
SB Member-SK Fed. Pres.

Approved:

  
EDUARDO T. ONG, JR.  
Municipal Mayor

Date Approved: March 8, 2023



Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

**CERTIFICATION**

**THIS IS TO CERTIFY** that a public hearing was conducted last September 7, 2022 at 8:00 o'clock in the morning at the Barangay Hall Grounds, Brgy. Barugohay Central, Carigara, Leyte for the deliberation of the proposed reclassification of *Lot No. 576, with an area of 2,304 sq. m., covered under OCT No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, from agricultural to commercial use.*

**ISSUED** this 30<sup>th</sup> day of March, 2023.

  
**ROMEO M. VIOJAN**  
SB Secretary

Republic of the Philippines  
Province of Leyte  
Municipality of Carigara  
**BARANGAY BARUGOHAY CENTRAL**

MINUTES OF THE PUBLIC HEARING ON THE RE-CLASSIFICATION OF LAND FROM AGRICULTURAL LOT TO COMMERCIAL LOT PARTICULARLY LOT NO. 576 SITUATED AT BARANGAY BARUGOHAY CENTRAL, CARIGARA, LEYTE LAST SEPTEMBER 07, 2022 AT 8:00 O'CLOCK IN THE MORNING AT THE BARANGAY HALL GROUNDS.

The public hearing on the re-classification of land started with an invocation by **Hon. Basilisa C. Lauro**, then followed by an opening remarks by the presiding officer, **Hon. Alberto N. Makabenta**. He informed everyone on the purpose of this public hearing which was the re classification of land from agricultural land to commercial land, then introduced the two applicant Ms. Celestina Tomas representing Ms. Sharlene Y. Ang, and afterwards requested this representative to present the purpose of this public hearing.

**Ms. Celestina Tomas**, a representative of Sharlene Y. Ang, an applicant for the re classification of land, introduced herself and presented the location of the said land subject for re classification process, which is along the national hi-way, adjacent to the stock pile of construction materials owned by Engr. Canabe. She informed the participants that this particular lot, which is a rice land be re-classified to commercial lot because the owner now is planning to put-up a bodega /warehouse. So she requested help from the concerned agencies for the approval. She also added that as a representative, her only task was to comply all the needed requirements from the barangay to the higher agency

**Engineer Lyndon Go** from the Assesors Office explained that once a certain land is reclassified its value increases, additional information to the applicants, to make it sure that the land to be re classified will not affect the irrigation program of the government in order that rice production will not be affected.

**Mr. Daryl Bodo head of Municipal Planning & Deveopment Office reminded everyone** to always check on the tax declaration the actual use of a land before planning to construct a house or building, because once the land is a rice land there are process to undertake like securing a barangay clearance from the barangay stating that the barangay does not oppose on the said construction, then secure a building permit from the MPDO once you are planning to construct a concrete house or building, but constructing a house made of light materials, no need to comply these requirements. Another information, in case the actual use of the land is cornland or cocoland its process is much first before before constructing a house/building because this is one The MPDO head also encourage everyone to always secure a building permit first before constructing a house/ building because this is one of the requirements in applying for land title or electrical connection.

**Engineer Ma. Evelyn Reyes**, the municipal engineer informed everyone on the process in applying for title, one must coordinate with the MPDO, has a zoning certificate, the barangay does not oppose, all of these requirements must be provided by the applicant. She also added that in case of fencing permit, especially along the national hi-way, a permit from the DPWH is required

**OPEN FORUM:**

**Hon. Ruel Oledan** raised his question on the process of re classifying a residential to commercial land. The MPDO head replied that there are less requirements, as long as the business establishment will not cause noise pollution, air pollution and the location is a commercial area He also mentioned that the barangay council must closely monitor the applicants securing building permits, especially the committee chair on infrastructure.

The Punong Barangay requested the participants to raise questions, recommendations on this public hearing, Since there were no more queries, the Punong Barangay requested somebody to move for the approval of this joint public hearing. **Hon Merla T. Dollete** moved for the approval of this public hearing, and was seconded by all present. The Punong Barangay expressed his heartfelt thanks to everyone for participating this event.




THE PUBLIC HEARING ADJOURNED AT 10:45 A:M


Prepared by:

*Zenaida T. Hidalgo*  
**Zenaida T. Hidalgo**  
Barangay Secretary


Attested by:

  
**Hon. Alberto N. Makabenta**  
Punong Barangay

  
**Hon. Fernando I. Llose Jr.**  
Brgy. Kagawad


  
**Hon. Basilisa C. Lauro**  
Brgy. Kagawad

  
**Hon. Ruel O. Oledan**  
Brgy. Kagawad

  
**Hon. Merla T. Dollete**  
Brgy. Kagawad

  
**Hon. Leonor R. Moriel**  
Brgy. Kagawad

  
**Hon. Jovan M. Grabador**  
Brgy. Kagawad

  
**Hon. Romeo O. Oledan**  
Brgy. Kagawad

  
**Hon. Alyza O. Almocera**  
SK Chairperson

**BARANGAY BARUGOHAY CENTRAL,  
Carigara, Leyte**

**ATTENDANCE (Public Hearing)**

No.	Name	Contact No.	Signature
1.	CELESTINA K. TDMAS	09186473578	
2.	Ramonel Uman		
3.	JULIA DBISCORO		
4.	Rami D. Epi		
5.	Malia A. Pluendo		
6.	Jury Mural		
7.	Jesssa B. Caye		
8.	LORENA OLAN	09514523022	
9.	Clara Makabenta		
10.	Jonathan QUIRZO	09704553891	
11.	BACATAND WPA	09272908206	
12.	Teresita Aguilog		
13.	EDITH K. AMENTOK	09156515868	
14.	Melina F. Capella		
15.	Annabelle Falquera	09151016380	
16.	Amy JAVINES		
17.	MA. CRISTINA HIDALGO	09655989665	
18.	Fe A. Aguilan	09198892419	
19.	Amor R. Canabe	29272906962	
20.	LITO M. PAREDA	0939330043	
21.	Agnes B. Opana	09363950659	
22.	Marietta Ance		
23.	Edgar Alcid		
24.	Anna Ongala	09107854411	
25.	Linda N. Profetana		
26.	Lydia H. Calubra		
27.	PABUSA C. LANKO		
28.	Genovive S. Liwanag	09364422615	
29.	Sharlita P. Tuando		
30.	Renslyn J. Canabe		
31.	NANCY L. MAKABENTA	09069213884	
32.	Lucia Delotabo		
33.	CRISTINA P. DOLLETE	09265049367	
34.	Elmer F. Profetana		
35.	Rosera C. Parera		
36.	Amara C. Dellete		
37.	Mara H. Burganin	09063984402	
38.	Leni A. Canabe		
39.	Rosalinda Supreme		
40.	Ramonel L. Dagaba		
41.	Fe A. Aguilan	09060583477	
42.	LEONOR R. MORIEL	09650836823	
43.	Rebecca K. Soriano		
44.	Mariesa Pananan	09096976918	
45.	Mary Rose P. Caral	09317599909	
46.	VEDRICA C. CARABE		
47.	Aileen Jan		
48.	Loreto J. MA. V. PALO		
49.	Ledina V. Opana		
50.	Melina D. Campanero	09317608205	
51.	Teresita C. Tabingo	09125225724	

**BARANGAY BARUGOHAY CENTRAL,  
Carigara, Leyte**

**ATTENDANCE (Public Hearing)**

No.	Name	Contact No.	Signature
1.	Yolanda G. Lumen		
2.	Rumaldo Prudente		
3.	Frederic Sabido		
4.	Delgado		
5.	Dick Akada		
6.	Emelita M. Gond	09092158860	
7.	Donete, Maria F.	0950598187	
8.	Jennylyn M. Munaiven		
9.	Juan L. Robel		
10.	Jovan M. Sordador		
11.	Almocera Plyna O.		
12.	ALBERTO N. MAKABENTA		
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DEED OF EXTRAJUDICIAL SETTLEMENT WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

WE, LEODEGRACIA C. OLEDAN, of legal age, Filipino, married and resident of Carigara, Leyte and ARTURO P. CABELLO, of legal age, Filipino, married and resident of Carigara, Leyte;

WITNESSETH:

That the above-named parties are the only surviving and legal heirs of the deceased IRENE PERMEJO who died intestate at Carigara, Leyte on November 30, 1999, leaving no will nor testament;

That said deceased at the time of her death left a certain parcel of land situated at Barugohay Central, Municipality of Carigara, Province of Leyte, and more particularly described and bounded as follows;

"A parcel of land situated at Barugohay Central, Carigara, Leyte. Bounded on the North by Ass. Lot No. 018; on the South by National Road; on the East by Ass. Lot No. 023; on the West by Sec. 02, declared under Tax Decl. No. 02-11014-00311 with an area of 2,304 square meters, more or less, designated as Lot No. 576 with an assessed value of ₱3,040.00."

That said deceased left no debts whatsoever and parties hereto have deemed it to their best interest to divide and partition among themselves in pro-indiviso equal share;

NOW THEREFORE for and in consideration of the foregoing and invoking the provisions of Sec. 1 Rule 74 of the Rules of Court, parties hereto by these presents do hereby partition, divide and adjudicate unto themselves in pro-indiviso equal share the above-mentioned parcel of land, subject to the liabilities imposed by Section 4 Rule 74 in favor of other possible heirs, creditors and other persons who might be deprived of their lawful participations herein for for a period of two years from date of execution hereof;

That for and in consideration of the sum of SEVENTY FIVE THOUSAND PESOS (₱75,000.00) Philippine Currency, receipt of which is hereby acknowledged by SPOUSES VIRGILIO A. QUIMPAN and LUVIMIN U. QUIMPAN, of legal ages, Filipinos, and residents of Alangalang, Leyte, hereby by these presents SELL, CEDE, TRANSFER and FOREVER CONVEY an unsegregated portion of the parcel of land above-mentioned with an approximate area of 1,184 square meters, unto said SPOUSES VIRGILIO A. QUIMPAN and LUVIMIN U. QUIMPAN, their heirs and assigns the unsegregated portion of the parcel of land above-mentioned, free from all liens and encumbrances;

IN WITNESS WHEREOF, We have hereunto set our hands and affixed our signatures this 28th day of November, 2005 at Tacloban City, Philippines.

*Leodegracia C. Oledan*  
LEODEGRACIA C. OLEDAN  
Heir-Vendor

*Arturo P. Cabello*  
ARTURO P. CABELLO  
Heir-Vendor

SIGNED IN THE PRESENCE OF:

1. *[Signature]*  
2. *[Signature]*  
CTC 287205763 CARIGARA LEYTE APRIL 5, 2005  
REPUBLIC OF THE PHILIPPINES }  
PROVINCE OF LEYTE } S.C.  
CITY OF TACLOBAN }  
x - - - - - x

Res. Cert. # 01889846  
Issued at Carigara Leyte  
Issued on Nov. 8 2005

BEFORE ME, a Notary Public, this 28th day of November, 2005 at Tacloban City, personally appeared Leodegracia C. Oledan with CTC No. \_\_\_\_\_ issued at Carigara, Leyte on \_\_\_\_\_; Arturo P. Cabello CTC No. \_\_\_\_\_ issued at Carigara, Leyte on \_\_\_\_\_, both known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same are their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL.

Book No. 127  
Page No. 22  
Page No. 134  
Page No. 22

Notary Public  
April 2005  
TACLOBAN CITY

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF LEYTE ) S.S.  
MUNICIPALITY OF SAN ISIDRO )

**AFFIDAVIT OF ADJUDICATION BY SOLE HEIR OF ESTATE WITH DEED OF ABSOLUTE SALE**

I, VINCENT LOUIE U. QUIMPAN, of legal age, Filipino, single, and residing at Zone 1, Poblacion, Sogod, Southern Leyte, Philippines, after having been sworn to in accordance with law, depose and say:

1. That I am the only surviving heir, being the only child of Sps. Virgilio Quimpan and Luvimin U. Quimpan, who both died intestate;
2. That during the lifetime and conjugal union of my parents Sps. Virgilio Quimpan and Luvimin U. Quimpan, they owned a parcel of agricultural land, situated in Brgy. Barugohay Central, Carigara, Leyte, registered under Katibayan ng Orihinal na Titulo Big. P-63797 and declared for taxation purposes under Tax Declaration No. 05-11014-00429 registered in the name of Sps. Virgilio Quimpan and Luvimin U. Quimpan, and is more particularly described as follows, to wit:

Lot 576 Case 2 Cad. 499-D

THE LINE: S 68-20 E., 2, 144.74 m. from BLLM#1, Cad. 499-D, Carigara Cadastre to Corner 1 of Lot. T H E N C E

LINE	BEARING	DISTANCE
1-2	N 24 - 02 E	22.83 M
2-3	N 26 - 35 E	12.45 M
3-4	S 66 - 45 E	26.65 M
4-5	S 23 - 04 W	79.67 M
5-6	N 62 - 00 W	29.59 M
6-1	N 25 - 22 E	42.00 M

AREA: TWO THOUSAND TWO HUNDRED FOUR (2, 204) SQUARE METERS

POINTS REFERRED TO : Unless otherwise described and indicated on the plan, corners are marked on the ground by P.S. Cylindrical Concrete Monuments 15x50 cms.

BOUNDED AS FOLLOWS:

NW	LINE 1-2	By Lot 578 Case 2 Cad. 499-D
NW	LINE 2-3	By Lot 579 Case 2 Cad. 499-D
N	LINE 3-4	By Lot 575 Case 2 Cad. 499-D
E	LINE 4-5	By Lot 568 Case 2 Cad. 499-D
S	LINE 5-6	By NATIONAL ROAD
W	LINE 6-1	By Lot 577 Case 2 Cad. 499-D

BEARINGS : GRID

3. That said deceased left no debts;
4. That by means of this Affidavit, I hereby adjudicate unto myself the whole of the above-described real estate;

NOW THEREFORE, for and in consideration of the sum of FIVE HUNDRED THOUSAND PESOS (P500,000.00), to me in hand paid, by SHARLENE Y. ANG, of legal age, Filipino, single, and residing at Brgy. Capiñahan, San Isidro, Leyte, Philippines, does hereby SELL, TRANSFER and CONVEY, absolutely and



unconditionally, to SHARLENE Y. ANG, her heirs and assigns, the above-described real estate.

IN WITNESS WHEREOF, We have hereunto set our hands this 17 day of AUG 2022, 2022, in the Municipality of San Isidro, Province of Leyte, Philippines.

*Sharlene Y. Ang*  
SHARLENE Y. ANG  
Vendee

*Vincent Louie U. Quimpan*  
VINCENT LOUIE U. QUIMPAN  
Affiant/Vendor

Signed in the presence of:

1. *Juanito B. Demingo*  
Witness

2. *Leonida M. Ocfubre*  
Witness

BEFORE ME, a Notary Public for and in the Municipality of San Isidro, Province of Leyte, this 17 day of AUG 2022, in the Municipality of San Isidro, Province of Leyte, Philippines, personally appeared VINCENT LOUIE U. QUIMPAN with Competent Proof of Identity using his Driver's License Card No. HO5-09-000114 issued by the Land Transportation Office (LTO) and SHARLENE Y. ANG with Competent Proof of Identity using her VIN ID Card No. 3742-0006A-C0989SYA200002 issued by the Commission on Elections, are all known to me to be the same persons who executed the foregoing Affidavit of Adjudication by Sole Heir of Estate with Deed of Absolute Sale, and they acknowledged to me that the same is their free act and deed.

This instrument, consisting of two (2) pages, including the page on which this acknowledgment is written, has been signed by the parties and their witnesses on the left margin of each and every page thereof, and sealed with my notarial seal.

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

*Notary Public Signature*

ATTY. GOSAVUS L. LARREA  
Notary Public  
Until Dec. 31, 2025  
PTR No. 6131508 1/03/22  
San Isidro, Leyte  
Roll No. 44,923  
ISF No. 222470 -05/15/22  
Leyte Chapter  
MCLE Compliance Cert. No. V-0011138 -03/03/22  
MC NO. ADM 20-087

Doc. No. 411  
Page No. 83  
Book No. LXVIII  
Series of 2022

SN Blg. 0985217

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG Leyte

**Katibayan ng Orihinal na Titulo**  
P - 63797  
Blg. ....

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa ..... noong ika-  
ng ..... taong labinsiyam na raan at ..... , at nakatala sa mga kasulatan ng  
..... gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. VIII

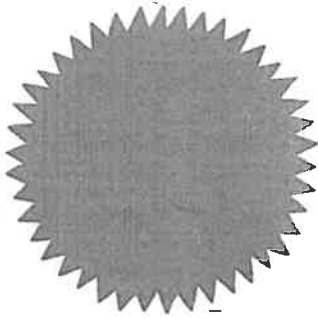
KALOOb NA PATENTE BLG. 083715-17646

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:  
SPOUSES VIRGILIO and LUVIMIN QUIMPAN

....., Filipino,  
may sapat na gulang, kasal kay ..... N/A ..... at nakatira sa  
Real St. Brgy. Sto. Niño, Alang-alang, Leyte ..... na nagtataglay ng lahat ng kwalipikasyon at  
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,  
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ipinagkakaloob sa pamamagitan ng  
Di-Patenteng ito ang lupaing nasa Brgy. Barugohay-Central, Caganga, Leyte ..... na may kabuuang sukat na  
2,204 metro kuwadrado, na ngayon ay iyakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinman sa mga sangay, mga yunit, o mga institusyon nito, na  
ang lupaing natamo ay hindi maaaring mapasahol at hindi sasailalim sa pataw na sagutin sa loob ng limang  
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,  
ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na  
matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa  
man, na ang pinagkalooban sa mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na  
kahoy na maaaring kailangan sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI  
GLORIA M. ARROYO ..... Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang  
mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa PAJO ngayong ika- 28 AUG 2007 ng  
..... sa taon ng Aling Panginoon, labinsiyam na raan at .....



**Alang-alang, Leyte**  
(Tirahan ng May-ari)

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

HERNAN M. BELLOS, JR.  
CENK Officer

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-  
gan/Lungsod ng Leyte .....  
alinsunod sa tadhana ng Seksyon 103 ng Atas ng  
Pangulo Blg. 1529, ngayong ika-28 ng  
September, labinsiyam na raan at  
Two Thousand Seven P.M. sa .....

**EMERIO D. VILLANOZA, JR.**

Tagatala ng mga Kasulatan at Ari-arian



(Karugtong mula sa pahina..... -B)

(Karugtong sa Karagdagang Pahina ..... Pahina ..... Tagatala ng mga Kasulatan at Ari-arian)

# TAX DECLARATION OF REAL PROPERTY

TD No. 08-11014-00347 Property Identification No. 044-11-014-03-019  
Owner: SPS. VIRGILIO A. QUIMPAN & LUVIMIN U. QUIMPAN TIN: \_\_\_\_\_  
Address: CARIGARA, LEYTE Tel. No. \_\_\_\_\_  
Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
Address: \_\_\_\_\_ Tel. No. \_\_\_\_\_  
Location of Property: BARUGOHAY CENTRAL CARIGARA, LEYTE  
(Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. \_\_\_\_\_ Survey No. 576  
CCT \_\_\_\_\_ Lot No. \_\_\_\_\_ Blk. No. \_\_\_\_\_  
Dated: \_\_\_\_\_ Cad. Lot No. \_\_\_\_\_  
Boundaries:  
North: AL # 018 South: NATIONAL ROAD  
East: AL # 023 West: SEC. 02

## KIND OF PROPERTY ASSESSED:

LAND  MACHINERY  
 BUILDING  OTHERS  
Brief Description \_\_\_\_\_  
Specify \_\_\_\_\_  
No. of Storey: \_\_\_\_\_  
Brief Description: \_\_\_\_\_

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	<u>2,304 SQM.</u> Php	<u>9,192.20</u>	<u>1ST-RICE LD.</u>	<u>40%</u> Php	<u>3,680.00</u>
<b>TOTAL</b>	<b><u>2,304 SQM.</u></b> Php	<b><u>9,192.20</u></b>		Php	<b><u>3,680.00</u></b>

Total Assessed Value: THREE THOUSAND SIX HUNDRED EIGHTY PESOS ONLY.  
(Amount in Words)

Taxable  Exempt   
Effectivity of Assessment/Reassessment 1 2009  
Qrt. Yr.

RECOMMENDED BY:

APPROVED BY: ATTY. RAFAEL M. IRIARTE FRANCISCO S. CAUBALEJO 08/18/2022  
Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. 05-11014-00429 R12 Owner: SAME Previous A.V. Php 3,340.00

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:

O.R. No.: 7240100  
Issued On: 08/18/2022 ENGR. LYNDON D. GO, REA  
Issued At: Carigara, Leyte Municipal Assessor

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines  
Province of Leyte  
Municipality of Carigara

OFFICE OF THE MUNICIPAL TREASURER

## CERTIFICATION

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that according to the records kept on file in this office, the Real Property under CAD Lot # **00347** located at **BRGY. BARUGOHAY CENTRAL, CARIGARA, LEYTE** declared in the name **SPS. VIRGILIO A. QUIMPAN & LUVIMIN U. QUIMPAN** is paid up its realty taxes from previous years up to the current year under receipt no. **2389849** dated **August 22, 2022**.

Issued this **22<sup>nd</sup>** day of **August 2022** for issuance of **Real Property Tax Clearance**.

for:   
**JULIET R. HANOPOL**  
Municipal Treasurer

Verified and Checked:

for:   
**DEXTER JOSEPH P. TABURAZA**  
Revenue Collection Clerk II

O.R No. : 7240352  
Issued On : August 22, 2022  
Issued at : Carigara, Leyte  
Doc. Stamp Paid : 30.00

Accountable Form No. 56  
(Revised Jan. 1994)  
Per SP Res. no. 03-327



Republic of the Philippines  
Department of Finance  
Office of the Treasurer



PREVIOUS TAX RECEIPT NO.  
DATED 18/2/83  
FOR THE YEAR 1982-21

No. PL2389849A  
DATE 8-10-22

ORIGINAL

Received from Sorlene Y. Ang (Municipality) Baybay City ST  
Philippine currency, in  Full  Installment payment of REAL PROPERTY TAX upon property(ies) described in the Calendar Year 2021-2022

NAME OF DECLARED OWNER	LOCATION No./Street/Barangay	BLOCK LOT NO.	TAX DEC. NO.	ASSESSED VALUE		TYPED VALUE	INSTALLMENT No. Payment	FULL PAYMENT	Penalty %	TOTAL
				Land	Improvement					
Srs. Virgilio A. Quimpo	Bar	R-130393	3680	36.80	14.79	51.59				
Lewimpo G. Quimpo	Central	03-04		26.88	15.29	42.17				
Quimpo										
TOTAL										97.21

Payment without penalty may be made within the periods stated below if by installment

MODE OF PAYMENT	PERIOD
CASH	Jan. 1 to Mar. 31
CHECK	Apr. 1 to Jun. 30
TW/PMO	Jul. 1 to Sep. 30
TOTAL	Oct. 1 to Dec. 31

Deputy/Collecting Agent: R. Y. Sampin  
Provincial Treasurer: R. Y. Sampin



**Republic of the Philippines**  
**Department of Environment and Natural Resources**  
**Region VIII, Tacloban City**

B.L. FORM  
No. V-37

Application Number  
 Applicant  
 Claimant  
 Surveyed By  
 Date Surveyed  
 Tie Point Name

**IRENE P. CABELLO**  
**CAYETANO SICCION**  
**November 28, 1977**  
**BLLM 1**

Lot Number  
 Survey Number  
 Location  
 Cad. Map. No.  
 Date Approved  
 Area (sq. m.)

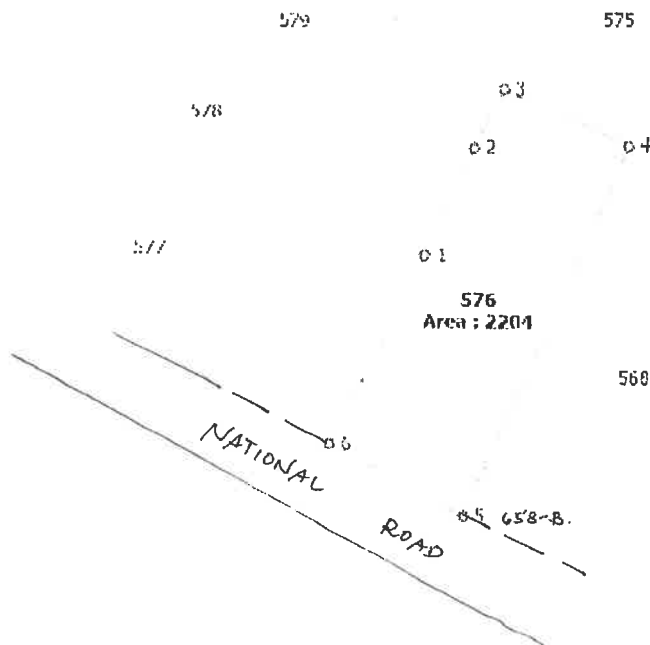
**576**  
**CAD. 499 - D**  
**Brgy. Barugohay Central, Carigara, Le**  
**11° 17' N 124° 42' E Sec. 1**  
**January 20, 1981**  
**2,204**

**TECHNICAL DESCRIPTION**  
 (for reference purposes only)

Line	Bearing	Distance(m)	Northing	Easting	Line	Bearing	Distance(m)	Northing	Easting
Tie Line	S68 - 20E	2144.74	1249756.44	465663.75	4-5	S23 - 04W	79.67	1248985.9	467696.26
1-2	N24 - 02E	22.83	1248964.44	467656.9	5-6	N62 - 00W	29.59	1248912.6	467665.04
2-3	N26 - 35E	12.45	1248985.29	467666.2	6-1	N25 - 22E	42	1248926.49	467638.91
3-4	S66 - 45E	26.65	1248996.42	467671.77					

LAMS

∠C=0.01



1:1500

CHECKED AS PER RECORDS ON FILE:

CERTIFIED CORRECT:

**Engr. EVELYN C. AMAGO**  
 Chief, Land Records Section

**Engr. RAMON S. UNAY**  
 Chief Survey & Mapping Division

Requested by: **Engr. Lyndon Go**

Researched and typed:

Address:

Plotted by:

Date Requested:

Verified by: **ERojas**

Date :

Date : *1-24-81*

Reference copied from: **Lot Data Computation / Lot Description**

## SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, SHARLENE Y. ANG, of legal age, Filipino, single, and residing at Brgy. Capiñahan, San Isidro, Leyte, Philippines, do hereby name, constitute and appoint JUVELYN H. LASCOÑA, of legal age, Filipino, married, and residing at Brgy. Hacienda Maria, San Isidro, Leyte, Philippines, to be my true and lawful attorney, for me and in my name, place and stead, to perform the following acts and things, namely:

1. To represent me in appearing/attending the committee hearing at the Sangguniang Bayan of Carigara, Leyte, relative to the conversion of my parcel of land in Carigara, Leyte;
2. To sign any papers, documents or instrument in relation to the foregoing authority.

HEREBY GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority, as fully to all intents and purposes as I might or could lawfully do if personally present, with full power of substitution and revocation, and hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

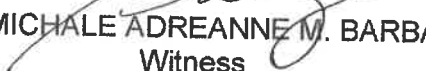
IN WITNESS WHEREOF, We have hereunto set our hands this 12<sup>th</sup> day of October, 2022, in the Municipality of San Isidro, Province of Leyte, Philippines.

  
JUVELYN H. LASCOÑA  
Attorney-in-Fact

  
SHARLENE Y. ANG  
Principal

Signed in the presence of:

  
1. IVAN AMBROSE A. TUMAMAK  
Witness

  
2. MICHALE ADREANNE M. BARBASA  
Witness

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF LEYTE ) S.S.  
MUNICIPALITY OF SAN ISIDRO )

BEFORE ME, a Notary Public for and in the Municipality of San Isidro, Province of Leyte, Philippines, this 12<sup>th</sup> day of October, 2022, personally appeared SHARLENE Y. ANG with Competent Proof of Identity using her VIN 3742-0006A-C0989SYA200002, issued by the Commission on Elections and JUVELYN H. LASCOÑA with Competent Proof of Identity using her TIN 472-599-256, issued by the Bureau of Internal Revenue (BIR), are all known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their free act and deed.

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

  
ATTY. OCTAVIUS L. LABTIC

Notary Public

Until Dec. 31, 2023

PTR No. 6131609 1/03/22

San Isidro, Leyte

Roll No. 44,913

IBP No. 222470 -05/18/22

Leyte Chapter

MCLE Compliance Cert. No. VII

0023264-08/30/22

NC No. ADM. 20-081

RTC 11, Calubian, Leyte

Doc. No. 458  
Page No. 92  
Book No. 2x2x  
Series of 2022



Republic of the Philippines  
Province of Leyte  
**MUNICIPALITY OF CARIGARA**  
Barangay Barugohay Central

**OFFICE OF THE SANGGUNIANG BARANGAY**

EXCERPTS FROM THE MINUTES OF THE PUBLIC HEARING ON RE-CLASSIFICATION OF LAND FROM AGRICULTURAL TO COMMERCIAL LAND SITUATED AT BARANGAY BARUGOHAY CENTRAL CARIGARA, LEYTE HELD LAST SEPTEMBER 07,2022 AT 8:00 O'CLOCK IN THE MORNING AT THE BARANGAY HALL GROUNDS.

Present:	Hon. Alberto N. Makabenta	Punong Barangay
	Hon. Fernando I. Llose Jr.	Barangay Kagawad
	Hon. Basilisa C. Lauro	-do-
	Hon. Ruel O. Oledan	-do-
	Hon. Merla T. Dollete	-do-
	Hon. Leonor R. Moriel	-do-
	Hon. Jovan M. Grabador	-do-
	Hon. Romeo D. Oledan	-do-
	Hon. Alyza O. Almocera	SK Chairwoman

Absent: NONE

**RESOLUTION NO. 025**  
Series of 2022

**A RESOLUTION INTERPOSING NO OBJECTION ON THE APPLICATION OF MS.SHARLENE Y.ANG REPRESENTED BY JUVELYN H, LASCONA FOR RE-CLASSIFICATION OF LAND FROM AGRICULTURAL TO COMMERCIAL LAND PARTICULARLY LOT NO. 576, CONSISTING AN AREA OF 2,204 SQ. METERS SITUATED AT BARANGAY BARUGOHAY CENTRAL CARIGARA, LEYTE.**

**WHEREAS**, the said resolution is one of the requirements in applying for re- classification of land by the MPDO.

**WHEREAS**, after thorough deliberation during the public hearing, the Barangay Council as well as the barangay constituents agreed to interpose no objection on the application for re- classification of land.

**WHEREFORE**, on motion of **Hon.MERLA T. DOLLETE**, duly seconded by all kagawads present be it;


**RESOLVED**, as it is hereby resolved to interpose no objection on the application of MS.SHARLENE Y. ANG, represented by JUVELYN H.LASCONA, for re-classification of land from agricultural to commercial land,particularly Lot No. 576, consisting an area of 2,204 sq. meters situated at Barangay Barugohay Central Carigara, Leyte.

**RESOLVED FINALLY**, to furnish copies of this resolution to **MPDO** and all agencies concerned for their information and appropriate action.


**UNANIMOUSLY APPROVED:**

**I HEREBY CERTIFY** to the correctness of the foregoing excerpts.

ATTESTED BY:

  
**HON. ALBERTO N. MAKABENTA**  
Punong Barangay

CERTIFIED CORRECT:

  
**ZENAIDA T. HIDALGO**  
Barangay Secretary

*Handwritten notes on the left margin:*  
DOLLETE  
Merla T.  
T.

*Handwritten signature and notes on the left margin.*

*Handwritten signature and notes on the left margin.*

*Handwritten signature and notes on the left margin.*

*Handwritten signature on the right margin.*

*Handwritten signature on the right margin.*

*Handwritten signature on the right margin.*

*Handwritten signature on the right margin.*



Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

### CERTIFICATION

**THIS IS TO CERTIFY** that after due determination by the **Sangguniang Bayan**, Lot No. No. 576, with an area of 2,304 sq. m., covered under OCT No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, will have more economic value once reclassified from agricultural to commercial use.

**ISSUED** this 30<sup>th</sup> day of March, 2023.

  
**ROMEO M. VIOJAN**  
SB Secretary

**Attested by:**

  
**RAUL Z. LLOREN**  
Chairman, Comm. On Land Use






Republic of the Philippines  
Province of Leyte  
MUNICIPALITY OF CARIGARA  
-oOo-

*Office of the Sangguniang Bayan*

**CERTIFICATION**

**THIS IS TO CERTIFY** that **ORDINANCE NO. 2023-163** –*“An Ordinance Reclassifying Lot No. 576, with an area of 2,304 sq. m., covered under OCT No. P-63797 and Tax Declaration No. 08-11014-00347 with Property Identification No. 044-11-014-03-019, declared in the name of Sps. Virgilio A. Quimpan & Luvimin U. Quimpan, located in Brgy. Barugohay Central, Carigara, Leyte, from Agricultural to Commercial Use”*, has been posted last March 10, 2023 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

**ISSUED** this 31<sup>st</sup> day of March, 2023.

  
**ROMEO M. VIOJAN**  
SB Secretary