

Item No.: 06
Date: JUN 27 2023

Republic of the Philippines
PROVINCE OF LEYTE

PROVINCIAL LEGAL OFFICE

SANGGUNIANG PANLALAWIGAN
19 June 2023
PROVINCE OF LEYTE

2ND INDORSEMENT
June 14, 2023

Province of Leyte
Legal Office
Released: June 19, 2023
Time:
Date: 6.19.23

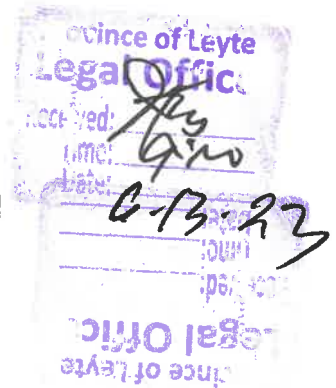
Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance Nos. 2023 -172 and 2023-173 of the SB of Carigara, Leyte, recommending for the declaration of its validity pursuant to its power under Section 56 (c) of R.A 7160 the same being, to the opinion 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, Likewise, that pursuant to DILG opinion No. 22, S. 2020, dated January 31, 2020, citing the Supreme Court Decision in the case of Chamber of Real Estate and Builders Associations, 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

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
13 June 2023



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **MUNICIPAL ORDINANCE NO. 2023-172** of the **MUNICIPALITY of CARIGARA, LEYTE**, entitled: An Ordinance Reclassifying The 360 Square Meters Portion Of Agricultural Lot No. 31, Covered Under Transfer Certificate Of Title No. TP-25333, Declared In The Name Of Samuel Molo, Located In Brgy. Canal, Carigara, Leyte, With A Total Area Of 5,297 Square Meters, To Commercial/Industrial Use.

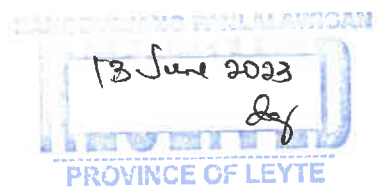

FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



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

Office of the Sangguniang Bayan

1st Indorsement
June 13, 2023



Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the herein **Municipal Ordinance No. 2023-172** –“*An Ordinance Reclassifying the 360 square meters portion of agricultural Lot No. 31, covered under Transfer Certificate of Title No: TP-25333, declared in the name of Samuel Molo, located in Brgy. Canal, Carigara, Leyte, with a total area of 5,297 square meters, to Commercial/Industrial Use*”; and **Municipal Ordinance No. 2023-173** –“*An Ordinance Reclassifying the Agricultural Land under Lot No. 131, with an area of 283 Sq. M., covered under OCT No. P-26339 and Tax Declaration No. 08-11020-00349 with Property Identification No. 044-11-020-02-009, declared in the name of Wenceslao Reyes, located in Brgy. Canal, 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 43RD REGULAR SESSION OF THE 19TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON MAY 10, 2023

* * * * *

PRESENT:

- Hon. Jimmy A. Camposano ----- Mun. Vice Mayor-Pres. Officer
- Hon. Joenlee C. Larraga ----- SB Member
- 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:

None

* * * * *


MUNICIPAL ORDINANCE NO. 2023-172


AN ORDINANCE RECLASSIFYING THE 360 SQUARE METERS PORTION OF AGRICULTURAL LOT NO. 31, COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO: TP-25333, DECLARED IN THE NAME OF SAMUEL MOLO, LOCATED IN BRGY. CANAL, CARIGARA, LEYTE, WITH A TOTAL AREA OF 5,297 SQUARE METERS, TO COMMERCIAL/INDUSTRIAL USE

(Sponsor: Hon. Kim Anthony G. Agner)

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*


 JOENLEE C. LARRAGA
 SB Member


 ANABELLA N. CRISOSTOMO
 SB Member



 MILDRED C. MODESTO
 SB Member



 RAUL Z. LLOREN
 SB Member

13 June 2023

 PROVINCE OF LEYTE


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


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


 LENY T. ONG
 SB Member


 KIM ANTHONY G. AGNER
 SB Member


 JOSELU N. GUIA
 SB Member


 LORNA A. MARPA
 SB Member

JIMMY A. CAMPOSANO
Mun. Vice Mayor-Pres. Officer

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

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

LENY T. ONG
SB Member

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.2023-172 –

(2) Where the land shall have substantially greater economic value for residential, 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. 2023-005, duly adopted that the 360 square meters portion of agricultural land declared in the name of Samuel Molo, located in Brgy. Canal, Carigara, Leyte, under Lot No. 31, covered under Transfer Certificate of Title No. TP-25333, having a total area of 5,297 square meters; be reclassified from agricultural to commercial/industrial use for it would entail greater economic value to the land and if the proposed projects in the area would push through, the community and the municipality as well would be highly benefited for it will increase its revenues and will generate jobs and employment;

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:

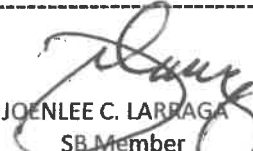
Article 1. **RECLASSIFICATION**. That the 360 square meters portion of agricultural lands, declared in the name of Samuel Molo under Lot No. 31, covered under Transfer Certificate of Title No. TP-25333, with a total area of 5,297 square meters, more or less; situated in Brgy. Canal, Carigara, Leyte, be reclassified to commercial/industrial use.

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


ENACTED: May 10, 2023

* * * * *

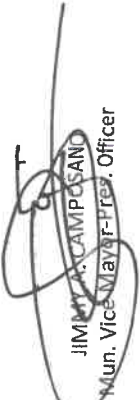
I HEREBY CERTIFY to the correctness of the foregoing excerpt.


JOENLEE C. LARRAGA
SB Member


ANABELLA N. CRISOSTOMO
SB Member


MILDRED C. MODESTO
SB Member


RAUL Z. LLOREN
SB Member


JIMMY A. CAMPOSANO
Mun. Vice Mayor-Trans. Officer


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


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


LENNY T. ONG
SB Member


KIM ANTHONY B. ANEK
SB Member


JOSEFU N. GUHA
SB Member


LORNA A. MARPA
SB Member



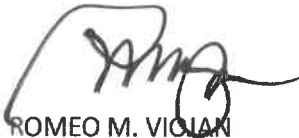
REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

Cellphone No. 09178167112 E-mail Add.: romy_viojan@yahoo.com

Page 3. Mun.Ord.No.2023-172 –



ROMEO M. VIOJAN
SB Secretary


Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor / Presiding Officer


Concurred:


JOENLEE C. LARRAGA
SB Member

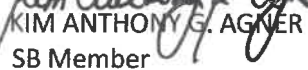

ANABELLA N. CRISOSTOMO
SB Member



MILDRED C. MODESTO
SB Member


RAUL Z. LLOREN
SB Member


LORNA A. MARPA
SB Member


JOSE LUIS N. GUTA
SB Member


KIM ANTHONY G. AGNER
SB Member


LENY T. ONG
SB Member


ROMEO P. NIVERA
SB Member - LnB President


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

Approved:


EDUARDO T. ONG, JR.
Municipal Mayor

Date: 5/17/23




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 March 19, 2023 at 2:00 o'clock in the afternoon at the Barangay Social Hall, Brgy. Canal, Carigara, Leyte for the deliberation of the proposed reclassification of the 360 square meters portion of Lot No. 31, covered under Transfer Certificate of Title No. TP-25333, with a total area of 5,297 square meters, more or less, declared in the name of Samuel Molo, located in Brgy. Canal, Carigara, Leyte, from agricultural to commercial/industrial use.

ISSUED this 9th day of June, 2023.


ROMEO M. VIOJAN
SB Secretary

Republic of the Philippines
Province of Leyte
Municipality of Carigara
BARANGAY CANAL

OFFICE OF THE SANGGUNIANG BARANGAY

MINUTES OF THE PUBLIC HEARING FOR THE RE-CLASSIFICATION LAND FROM AGRICULTURE TO COMMERCIAL BUILDING AT THE BARANGAY CANAL CARIGARA, LEYTE . HOLD LAST MARCH 19, 2023 AT 2:00 PM IN THE AFTERNOON AT THE BARANGAY SOCIAL HALL.

The public Hearing was called to order by the Punong Barangay Hon. Artemio L. Nicanor at exactly 2:00 P.M in the afternoon. Present were MPDO Mr. Daryl Daniel Bodo, Engr. Lyndon D. Go, Reza Ontemare representatives from the owner Lot No. 31 Mr. Samuel P. Molo Members of the Barangay Council Presented were the main objective and purpose of the main public hearing, the re-classification of the land the entire area. Engr. Lyndon D. Go asked the representative of the kind of commercial building the owner planning to put-up in order that the people will know. The said commercial building will be a big help to the community for employment and income generation of the barangay. Since there were no more quiries the Punong Barangay requested for its approval. Hon. Lino G. Cagascas moved for the approval of the commercial building and was seconded by Hon. Avelino S. Caballes.

The public hearing adjourned at 4:00Pm in the afternoon.

ATTESTED BY:


HON. ARTEMIO L. NICANOR

Punong Barangay

PREPARED BY:


ARLETTZ T. HERNANDEZ

Barangay Secretary


HON. CRESENTE L. LLAGAS

Kagawad


HON. LORY B. A. GONZALES

Kagawad


HON. LYRA N. REYES

Kagawad


HON. AVELINO S. CABALLES

Kagawad


HON. LINO G. CAGASCAS

Kagawad


HON. RENATO M. WALOHAN

Kagawad


HON. LEA C. CAHIMAT

Kagawad


HON. MIKE N. AGUILOS

SK.Chairman

Republic of the Philippines
Province of Leyte
Municipality of Carigara
Barangay Canal

Public Hearing Day
Barangay Canal
March 19, 2023

Minutes:

- I. Prayer.....to be led by.....Arlettz T. Hernandez Brgy Secretary**
- II. Phil. National Anthem.....Hon. Lea C. Cahimat**
- III. Opening Remarks.....Hon. Artemio L. Nicanor**
- IV. Presentation/Discussion**

Mr. Samuel P. Molo explained to the people of Barangay Canal for his reason of constructing a commercial building in our barangay. And by constructing this commercial building he will assure that he will follow the procedure needed to acquire all the necessary documents and permit coming from different agencies concerned.


V. OPEN FORUM

There was no further question arises during the Public Hearing Day.

VI. CLOSING REMARKS:

Mr. Samuel P. Molo gaved his to the constituents and especially the Barangay Officials of Barangay Canal for giving him the chance or time for listening during his explanation and approving his request in constructing his commercial building that will be situated in this barangay

Prepared by:


ARLETTZ T. HERNANDEZ
Barangay Secretary

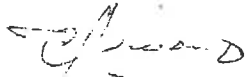
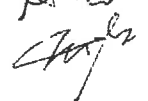
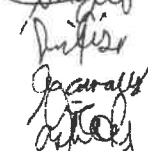
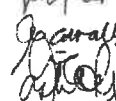

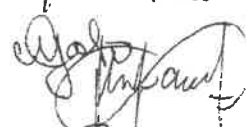
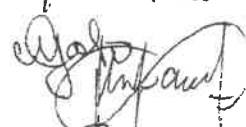
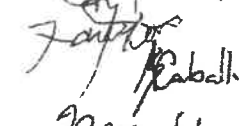
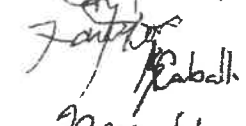
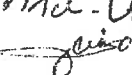

Attested by:


HON. ARTEMIO L. NICANOR

Punong Barangay

MARCH 19, 2023

ATTENDANCE

NAME	SIGNATURE
1. Justina Marie S. Amador	
2. CORNAT Cabangisan	J.T.C.
3. Maryam Cabangisan	Weniano
4. Rosario C. Tan	Rtan
5. MARITES B. GRASOR	
6.	
7. Carmen M. Llaneta	- CL
8. LINA M. DELANTAR	lml
9. Jerome D. Llaneta	- Llaneta
10. Nenita P. SEMITARA	- Nlaneta
11. Norma Cordeta	- Norma
12. Corazon Uagas	- Uagas
13. Maricel Caballes	
14. Jacmin Caballes	
15. Anley D. Nicol	
16. Violeta D. Columbrillo	Columbrillo
17. Shirley Urmenda	Urmenda
18. Magdalena Uelo	
19. Samuel P. Uelo	
20. Faith Razon	
21. AVELINO S. CABALLES	
22. Ma. Luisa Urmenda	Ma. U.
23. Norrieta JAVINES	
24. Marife Groma	Groma
25. Florence Anar	

Attendance for Public Hearing

Regine Mae Espinosa

REZA ONTEMARE

ENGR. LYNDON D. GO

DARWIN DANIEL BIRN

BENEDICTO G. PALMES

KAREN A. NICANOR

Emelinda Aleman

KRISTY NICANOR

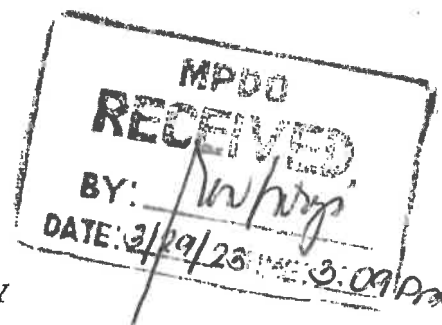
March 19, 2018


Reza Ontemare


Karen A. Nicanor

Republic of the Philippines
Province of Leyte
Municipality of Carigara
Barangay Canal
oOo

OFFICE OF THE SANGGUNIANG BARANGAY



EXCERPT FROM THE MINUTES OF BARANGAY ASSEMBLY DAY OF SANGGUNIANG BARANGAY OF BARANGAY CANAL CARIGARA, LEYTE AT THE SOCIAL HALL ON MARCH 19, 2023 AT 2:00 PM IN THE AFTERNOON.

Present:

- Hon. Artemio L. NicanorPunong Barangay
- Hon. Cresente L. Llagas.....Barangay Kagawad
- Hon. Lory Fe A. Gonzales..... -do-
- Hon. Lyra N. Reyes..... -do-
- Hon. Avelino S. Caballes..... -do-
- Hon. Lino G. Cagascas..... -do-
- Hon. Renato M. Walohan..... -do-
- Hon. Lea C. Cahimat..... -do-
- Hon. Mike R. Aguilos..... -do-

Absent: NONE

RESOLUTION NO. 35
Series of 2023

A RESOLUTION INTERPOSING NO OBJECTION ON THE RE-CLASSIFICATION OF LAND FROM AGRICULTURE TO COMMERCIAL SITUATED AT THE BARANGAY CANAL CARIGARA, LEYTE OWNED BY SAMUEL P. MOLO

WHEREAS, the said re-classification in the barangay was done thru public hearing and the constituents interpose no objection on the said re-classification of lot;

WHEREAS, on motion of Hon. Lino G. Cagascas and duly seconded by Hon. Avelino S. Caballes be it;

WHEREAS, the said construction will comply with the requirements of the law for a purpose.

RESOLVED, as it is hereby resolved, interposing no objection on the re-classification of land from agriculture to commercial of Mr. Samuel P. Molo at the Barangay Canal Carigara, Leyte.

RESOLVED FURTHER, to furnished copy of this resolution to different agencies concerned.

UNANIMOUSLY APPROVED.

I HEREBY CERTIFY to the correctness of the foregoing excerpt.

Attested by:
HON. ARTEMIO L. NICANOR
Punong Barangay

Prepared by:
ARLETTZ T. HERNANDEZ
Barangay Secretary



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

Office of the Sangguniang Bayan

CERTIFICATION

THIS IS TO CERTIFY that **Municipal ORDINANCE NO. 2023-172** – *“An Ordinance Reclassifying the 360 square meters portion of agricultural Lot No. 31, covered under Transfer Certificate of Title No: TP-25333, declared in the name of Samuel Molo, located in Brgy. Canal, Carigara, Leyte, with a total area of 5,297 square meters, to Commercial/Industrial Use”*, has been posted last May 19, 2023 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 9th day of June, 2023.


ROMEO M. VIOJAN
SB Secretary



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, the 360 square meters portion of Lot No. 31, located at Brgy. Canal, Carigara, Leyte with a total land area of 5,297 square meters, more or less, will have more economic value once reclassified from agricultural to commercial/industrial class.

ISSUED this 9th day of June, 2023.


ROMEO M. VIOJAN
SB Secretary

Attested by:


RAULO LLOREN
Chairman, Comm. On Land Use



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA

**OFFICE OF THE MUNICIPAL
PLANNING AND DEVELOPMENT COORDINATOR**

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a parcel of lot with Survey No. **LOT 31, GSS-08-000086-D** with Tax Declaration No. **08-110020-00488**, Property Identification No. **044-11-020-006-032** in the name of **SAMUEL MOLO MARRIED TO MAGDALENA J. MOLO**, with an area of **360 SQM. (Applied area)** situated at **Brgy. Canal, Carigara, Leyte** respectively is within the **agricultural** zone, and shall not be used for any government project in the future and shall not affect the Comprehensive Development Plan of this municipality.

This certification shall not construed as a Local Clearance of zoning conformance of development permit.


Issued upon the request of **MS. REZA ONTEMERE** this **30th** day of **March 2023**, at Carigara, Leyte in connection with his application for Land Reclassification for Commercial Use.

Prepared by:


GLEESON C. INDITA
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.: 8188201
Date Issued: 03/30/2023
Amount: Php 590.00
Doc. Stamp: Paid

Released:  3/30/2023
3:29 PM
mpdc

TAX DECLARATION OF REAL PROPERTY

TD No. 05-11020-00462 Property Identification No. 044-11-020-06-032
 Owner: MAGDALENA J. MOLO married to SAMUEL MOLO TIN: _____
 Address: CARIGARA, LEYTE Tel. No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Tel. No. _____
 Location of Property: CANAL CARIGARA, LEYTE
 (Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. _____ Survey No. 31
 CCT _____ Lot No. _____ Blk. No. _____
 Dated: _____ Cad. Lot No. _____
 Boundaries:
 North: AL # 004 South: AL # 002 OF SEC. 09
 East: PROV'L. ROAD West: AL # 039

KIND OF PROPERTY ASSESSED:

- LAND MACHINERY
Brief Description _____
 BUILDING OTHERS
No. of Storey: _____
Brief Description: _____ Specify _____

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	5,297 SQM. <small>Php</small>	18,443.60	1ST-RICE LD.	40% <small>Php</small>	7,380.00
TOTAL	5,297 SQM. <small>Php</small>	18,443.60		<small>Php</small>	7,380.00

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

Taxable Exempt Effectivity of Assessment/Reassessment 2006
Qrt. Yr.

APPROVED BY: ATTY. RAFAEL M. IRIARTE FRANCISCO S. CAUBALEJO
(SGD.) (SGD.)
Provincial Assessor *Municipal Assessor* *Date*

This declaration cancels TD No. 05-11020-00304R12 Owner: SAME Previous A.V. 6,710.00

CERTIFIED EXTRACT FROM FAAS & DOCUMENTARY STAMP TAX PAID:
 O.R. No.: 8186962
 Issued On: 03/13/2023 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
Department of Environment and Natural Resources
Region VIII, Tacloban City

B.L. FORM
No. V-37

Application Number
Applicant
Claimant **LEONARDO PILANDE**
Surveyed By **Solar Surveying Corp.**
Date Surveyed **September 27, 1977**
Tie Point Name **BLLM # 1 Cad 499-D**

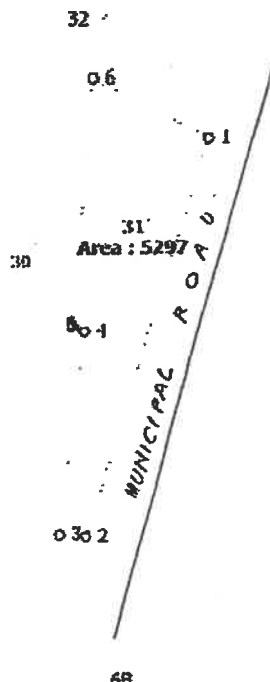
Lot Number **31**
Survey Number **GSS-08-000086-D**
Location **Brgy. Canal, Carigara, Leyte**
Cad. Map. No. **11° 17' N 124° 40' E**
Date Approved **January 23, 1978**
Area (sq. m.) **5,297**

TECHNICAL DESCRIPTION
(for reference purposes only)

Line	Bearing	Distance(m)	Northing	Easting
Tie Line	S18 - 46W	1194.79	1249756.44	465663.75
1-2	S16 - 36W	172.87	1248625.12	465279.51
2-3	N84 - 28W	10.58	1248459.46	465230.11
3-4	N07 - 07E	84.22	1248460.48	465219.58

Line	Bearing	Distance(m)	Northing	Easting
4-5	N63 - 13W	5.88	1248544.05	465230.02
5-6	N04 - 47E	103.14	1248546.7	465224.77
6-1	S62 - 10E	52.18	1248649.48	465233.36

lfc 0.04



1:3000

CHECKED AS PER RECORDS ON FILE:

Engr. EVELYN C. AMAGO
Chief, Land Records Section

CERTIFIED CORRECT:

Engr. RAMON S. UNAY
Chief Survey & Mapping Division

SN No. 0002954479 REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

PROVINCE OF NORTHERN LEYTE
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T.P. 25333

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Carigara, PROVINCE OF LEYTE, more particularly bounded and described as follows:

Lot 31, Gen-08-00008-D
THE L.I.C. : S. 18-46 W., 1194.79 m. from BLIM # 1, Cad. 499-D, Carigara, Leyte to corner 1 of lot; thence -

LINES	BEARINGS	DISTANCE
1-2	S. 16-36 W.,	172.87 M.
2-3	N. 84-28 W.,	10.58 M.

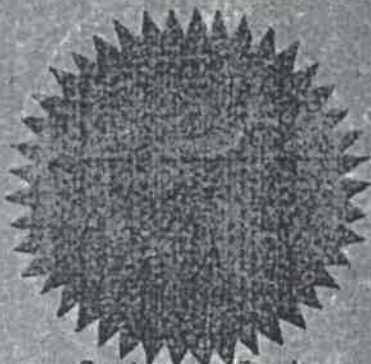
is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of*

SAMUEL MOLO, of legal age, filipino, married to Magdalena J. Molo.

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 25th day of January in the year nineteen hundred and eighty-four in Registration Book No. 226, page 53, of the Office of the Register of Deeds of Leyte as Original Certificate of Title No. P-28783 pursuant to a free patent in the name of Leonardo D. Pilando granted by the President of the Philippines, on the 16th day of January in the year nineteen hundred and eighty-four under Act No. 111

This certificate is a transfer from Transfer Certificate of Title No. TP-19444 which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Gov't Center, Palo, Leyte, Philippines, on the 30th day of May in the year two thousand and twelve at 2:10 p.m.

IGNACIO D. VILLANOZA, JR.
(Register of Deeds)

Porong, Carigara, Leyte

(Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship, and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

UNANG BAYAN OFFICE
RECEIVED
4/3/20

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

LINES	BEARINGS	DISTANCE
2-4	N. 07-07 E.,	84.22 M.
4-5	N. 63-13 W.,	5.85 M.
5-6	N. 04-47 E.,	103.74 M.
6-1	S. 62-10 E.,	52.18 M.

AREA : FIVE THOUSAND TWO HUNDRED NINETY ELEVEN (5,297) SQUARE METERS.

POINTS REFERRED TO : Unless otherwise described and indicated on the plan corners are marked on the ground by P.S. Cyl. Conc. Mon. 15 x 60 cm.

BOUND AS FOLLOWS :

- S : line 1-2 by Municipal Road;
- S : line 2-3 by Canal;
- W : lines 3-4, 5-6 by Lot 30, Gen-08-000086-1;
- E : line 6-1 by Lot 32, Gen-08-000086-2.

BEARINGS : Grid

SURVEYED BY : Solar Surveying Corporation

DATE OF SURVEY : September 27, 1977

APPROVED ON : January 23, 1978

COVERED BY : F.P.A. No. (VIII-12) 30428.

P. E. No. 252-TR-19441- LIABILITIES- To creditors, heirs or other persons who might be unlawfully deprived of his shares or participations in the estate of the deceased, Leonardo D. Filande as summarily settled within a period of two years in accordance with Section 4 Rule 74 of the rules of Court, Date of Instrument- June 21, 2007; Date of Inscription- July 18, 2007 at 11:15 a.m. RGD. PETERIO D. VILLANOZA, JR. Deputy Register of Deeds.

NOTES:

The foregoing annotation is carried over from C.T. No. TR-19441, Government Center, Palo, Leyte, May 3, 2012 2:10 p.m.

PETERIO D. VILLANOZA, JR.
Register of Deeds

(Memorandum of Encumbrances continued on Page-11)
(Technical Description continued on Additional Sheet Page-)

Register of Deeds

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **SAMUEL MOLO**, of legal age, married, Filipino citizen, and with residence in *barangay* Ponong, Carigara Leyte, do hereby name, constitute, and appoint **REZA DAYLO ONTEMARE**, of legal age, with residence in Tacloban, Leyte, to be my true and lawful **ATTORNEY-IN-FACT** for me and in my name, place and stead, to do all of the following acts, to wit:


1. To file and follow-up with the concerned offices in the Local Government Unit of Carigara, Leyte, Department of Agrarian Reform ("DAR"), Department of Environment and Natural Resources ("DENR"), Register of Deeds ("ROD") and Bureau of Internal Revenue ("BIR") an application and/or petition on my behalf for the conversion of the classification of the Land, registered under my name and as described below, from **AGRICULTURAL** to **COMMERCIAL**:

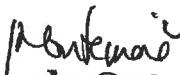
Transfer Certificate of Title No.: **TP- 25333, Cad. 824-D**
Lot Description: **Lot 31, Gss-08-000086-D**

2. To make, execute, sign and deliver contracts, documents, agreements, deeds and other writings of whatsoever kind, nature and description, with any and all third persons, concerns and entities, upon such terms and conditions acceptable to the said attorney-in-fact in relation to the foregoing matter; and
3. To do all other acts necessary for the attainment and accomplishment of the above-mentioned transaction and/or to give effect to the foregoing authority.

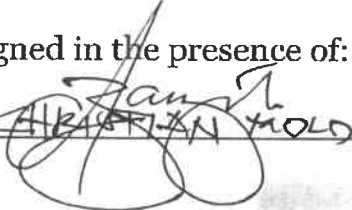
GIVING AND GRANTING unto said attorney-in-fact full power and authority to do and perform all and every act requisite or necessary to be done in and about the premises, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

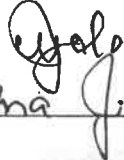
IN WITNESS WHEREOF, the parties have caused this instrument to be signed this 13th day of March 2023, in Carigara, Leyte, Philippines.


Samuel Molo
Affiant
ID No. SSC40.06-0594139-9
Issued on: _____


Reza Daylo Ontemare
Attorney-in-fact
Philhealth ID No. 13-025145445-1

Signed in the presence of:


SAMUEL MOLO


Magdalena J. Molo

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MUNICIPALITY OF CARIGARA) SS

BEFORE ME, a Notary Public for and in the Municipality of Carigara, Leyte this 13th day of March, 2023, personally appeared the above-named persons, who have satisfactorily proven to me their identity through their identifying documents written below their name and signature, that they are the same persons who executed and voluntarily signed the foregoing Special Power of Attorney, which they acknowledged before me as their free and voluntary act and deed.

The foregoing instrument relates to a Special Power of Attorney consisting of two (2) pages including this page on which this Acknowledgment is written, has been signed on the left margin of each and every page by the parties and the witnesses.

WITNESS MY HAND AND NOTARIAL SEAL



ATTY. QUENNIE P. JAO

NOTARY PUBLIC

Commission No. 2022-005; Valid until 12/31/23

Delin Jao Corporation Bldg., Del Rosario St.,

Brgy. Baybay, Carigara Leyte, 6529

Roll of Attorney's No. 82824

PTR No. 7686089; Until 12/31/23; Carigara, Leyte

IBP No. 228716; Until 12/31/23; IBP Leyte Chapter

Admitted to the Bar on 05/31/22

Doc No. 54

Page No. 12

Book No. 1

Series of 2023