



Republic of the Philippines  
**PROVINCE OF LEYTE**  
 Provincial Capitol  
 Palo, Leyte

-oOo-

Item No.: 35

Date: 03 2024 SEP  
 Province of Leyte  
**Legal Office**  
 Released: *[Signature]*  
 Time: *[Signature]*  
 Date: 8-28-24

**SANGGUNIANG PANLALAWIGAN**

**RECEIVED**  
AUG 29 2024  
**PROVINCE OF LEYTE**

**PROVINCIAL LEGAL OFFICE**

**2<sup>nd</sup> INDORSEMENT**

August 22, 2024

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-08 of the Sangguniang Bayan of Hilongos, Leyte.

**Issues/concerns for review/recommendation/legal opinion is/are as follows:**

- Ordinance No. 2024-08 entitled: “An Ordinance Reclassifying a Parcel of Land Classified Agricultural Into Commercial Purposes Declared in the Name of Spouses Rogelio F. Villahermosa and Conrada R. Villahermosa located in Barangay Lamak, Hilongos, Leyte.”

**REVIEW/RECOMMENDATION/LEGAL OPINION:**

This office is of the opinion that the subject Ordinance is within the corporate powers of the local government unit particularly covered under Section 447 of the Local Government Code.

Moreover, Section 20.<sup>1</sup> Chapter 1 of the Local Government Code, empowered the city or municipality through an ordinance, to reclassify agricultural land when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the sanggunian concerned. Reclassification likewise finds support under Section 3, Article XII of the 1987 Constitution<sup>2</sup>.

It must be noted however, that the power of the LGUs to reclassify agricultural lands is not absolute. The authority of the DAR to approve conversion of agricultural lands covered by Republic Act No. 6657 to non-agricultural uses has been validly recognized by said Section 20 of Republic Act No. 7160 by explicitly providing therein that, *“nothing in this section shall be construed as repealing or modifying in any manner the provisions of Republic Act No. 6657.”*

Hence, recommending the declaration of its validity.

<sup>1</sup> Section 20. *Reclassification of Lands.* - xxx (a) A city or municipality may, through an ordinance passed by the sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the sanggunian concerned: Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance.

xxx

<sup>2</sup> Section 3. *Lands of the public domain are classified into agricultural, forest or timber, mineral lands and national parks. Agricultural lands of the public domain may be further classified by law according to the uses to which they may be devoted. Alienable lands of the public domain shall be limited to agricultural lands.* xxx

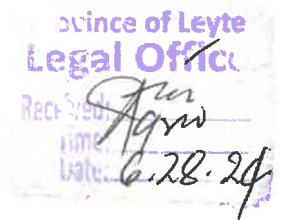
We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and competent authorities.

**ATTY. JOSE RAYMUND A. ACOL**  
*Asst. Provincial Legal Officer*




Republic of the Philippines  
PROVINCE OF LEYTE  
Palo, Leyte

**OFFICE OF THE SANGGUNIANG PANLALAWIGAN**



**1<sup>ST</sup> INDORSEMENT**  
28 June 2024

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-08** of the **Municipality of Hilongos, Leyte**, entitled: **An Ordinance Reclassifying a Parcel of Land Classified Agricultural Into Commercial Purposes Declared in the Name of Spouses Rogelio F. Villahermosa and Conrada R. Villahermosa Located in Barangay Lamak, Hilongos, Leyte.**

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



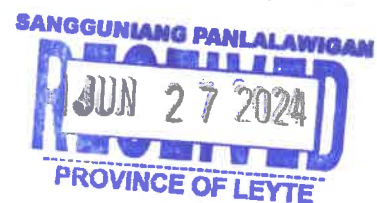
Republic of the Philippines  
Province of Leyte  
Municipality of Hilongos



**OFFICE OF THE SECRETARY TO THE SANGGUNIANG**

27 June 2024

HON. LEONARDO M. JAVIER, JR.  
Vice-Governor  
Province of Leyte



Sir:


Greetings!

Respectfully forwarding three (3) enacted ordinances of the Municipality of Hilongos in fifteen (15) copies each for review, to wit

- 1) **Municipal Ordinance No. 2024-09** : An Ordinance Establishing Guidelines On the Disposition and Allocation of Philhealth Konsultasyong Sulit at Tama package Fund Otherwise Known as " PhilHealth Konsulta Package Fund of the Municipality of Hilongos, Leyte;
- 2) **Municipal Ordinance No. 2024-10** : An Ordinance Adopting the Official Seal of the Pambayang Pederasyon ng Sangguniang Kabataan of the Municipality of Hilongos, Prescribing and Regulating Its Use.
- 3) **Municipal Ordinance No. 2024-08** : An ordinance Reclassifying A parcel of Land Classified Agricultural Into Commercial Purposes Declared in the Name of Spouses Rogelio F. Villahermosa and Conrada R. Villahermosa Located in Barangay Lamak, Hilongos, Leyte

Hoping this suffice.

Respectfully yours,

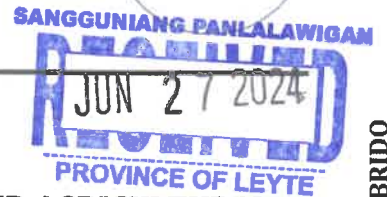
  
**CATHERINE A. FABULAR**  
Secretary to the Sanggunian



Republic of the Philippines  
Province of Leyte  
Municipality of Hilongos



OFFICE OF THE SANGGUNIANG BAYAN



MUNICIPAL ORDINANCE NO. 2024-08

**AN ORDINANCE RECLASSIFYING A PARCEL OF LAND CLASSIFIED AGRICULTURAL INTO COMMERCIAL PURPOSES DECLARED IN THE NAME OF SPOUSES ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA LOCATED IN BARANGAY LAMAK, HILONGOS, LEYTE**

*Sponsored by:* **HON. FRANCISCO M. ORTEGA**

Chairperson, Committee on Housing, Land Use, Planning, and Development

**WHEREAS**, Republic 7160, otherwise known as the Local Government Code of 1991 provides cities and municipalities may re-classify agricultural lands into non-agricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the Local Government Code;

**WHEREAS**, Article 58 Paragraph (a) (2) (viii) of the Local Government Code confers upon the Sangguniang Bayan the power to reclassify agricultural lands within its territorial jurisdiction;

**NOW THEREFORE**, on motion of Hon. Francisco M. Ortega, in unanimous accord;

**BE IT ENACTED** by the 16<sup>th</sup> Sangguniang Bayan of the Municipality of Hilongos in its Twentieth Regular Session assembled as hereby adopted:

**SECTION 1. Title** - An Ordinance Reclassifying a Parcel of Land Classified as Agricultural into Commercial Purposes Declared in the Name of Spouses Rogelio F. Villahermosa and Conrada R. Villahermosa located in Barangay Lamak, Hilongos, Leyte.

**SECTION 2. Subject for Re-classification** - A Parcel of land designated as Lot No. 2159-D-10-J; PSD-08-033063- D of the Cadastral Survey located in Barangay Lamak, Hilongos, Leyte, containing an area of Two Thousand (2,000) square meters more or less and covered by Transfer Certificate Title No. 115-2022003141.

Further, the subject area declared in the name of spouses Rogelio F. Villahermosa and Conrada R. Villahermosa is classified as agricultural land under Tax Declaration No. 08-14-0021-01153 with has the following boundaries:

- North - SE : Existing Barangay Road
- East - SW : Lot # 2159-D-14, PSD-08-3719007362-D (Road Lot)
- South - NW : Lot# 2159-D-10-1, PSD-08-033063-D
- West - NE : Lot# 2165

The said lot has been purchased by Golden Tiger Power Solutions, Inc., and the process of transferring the title from its previous owners to the new owner is still on-going.

**SECTION 3. COVERAGE** - This ordinance covers the entirety of the stated parcel of agricultural land to be reclassified for commercial purposes.

CATHERINE A. FABULAR  
Secretary to the Sanggunian

RICHARD BENEDICT V. OGARIO  
Ex-Officio Member/President  
Liga ng mga Barangay

CRIS ANTONIO B. ONG  
SB Member

MANUEL M. GABISAN  
SB Member (absent)

MANUEL V. LORA  
SB Member

HON. CECILLE ANTONIETTE C. SABRIDO  
Ex-Officio Member / President, Pambayang Pederasyon ng Sangguniang Kabataan

FRANCISCO M. ORTEGA  
SB Member

TRINIDAD V. ZARATE  
SB Member

ALINE B. REOMA  
SB Member

MANUEL R. VILLAHERMOSA  
Municipal Mayor

BERNADETH M. NERVES  
SB Member

EDWIN F. FALLER  
SB Member

ALBERT R. VILLAHERMOSA  
Municipal Vice-Mayor  
(on vacation leave)

Secretary to the Sanggunian  
**CATHERINE A. FABULAR**

**SECTION 4. LIMITATIONS/JUSTIFICATIONS** – The entirety of the parcel of land cases to be economically feasible and sound for agricultural purposes as justified on the presented supporting documents, to wit:

- Certification from Municipal Engineering’s Office states that any improvement of their application is not detrimental to future use of the said lot.
- Certification from Provincial Agrarian Reform Office that states that the said lot is not tenanted.
- Certification from Municipal Agriculturist that states that the said lot is non-irrigable and to be converted into commercial land.

**SECTION 5. SEPARABILITY CLAUSE** – If any provision of this ordinance is held invalid or unconstitutional, the same shall not affect the validity and effectivity of the other provisions hereof.

**SECTION 6. REPEALING CLAUSE** – Pertinent provisions of all other laws, decrees, executive orders and rules and regulations contrary to or inconsistent with the provisions of this ordinance are hereby repealed or modified accordingly.


**SECTION 7. EFFECTIVITY** – This ordinance shall take effect after review of the Sangguniang Panlalawigan, posting and publication of a newspaper of regional circulation.


**UNANIMOUSLY APPROVED AND ENACTED** this 21<sup>st</sup> of May, 2024 during the Twentieth Regular Session of the 16<sup>th</sup> Sangguniang Bayan of Hilongos, Province of Leyte.

SB Member  
**CRIS ANTONIO B. ONG**

**ALBERT R. VILLAHERMOSA**  
Municipal Vice-Mayor (on vacation leave)

  
**EDWIN F. FALLER**  
SB Member


  
**MANUEL M. GABISAN**  
SB Member (absent)

  
**MANUEL V. LORA**  
SB Member


  
**BERNADETH M. NERVES**  
SB Member


**ALINE B. REOMA**  
SB Member

  
**FRANCISCO M. ORTEGA**  
SB Member

  
**TRINIDAD V. ZARATE**  
SB Member

**RICHARD BENEDICT V. OGARIO**  
Ex-Officio Member/President, Liga ng mga Barangay

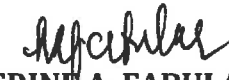
  
**CECILLE ANTONIETTE C. SABRIDO**  
Ex-Officio Member/President,  
Pambayang Pederasyon ng Sangguniang Kabataan

  
**MANUEL R. VILLAHERMOSA**  
Municipal Mayor


**Municipal Ordinance No. 2024-08**

*An Ordinance Reclassifying a Parcel of Land Classified as Agricultural into Commercial Purposes Declared in the Name of Spouses Rogelio F. Villahermosa and Conrada R. Villahermosa located in Barangay Lamak, Hilongos, Leyte.*


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


  
**CATHERINE A. FABULAR**  
Secretary to the Sanggunian


**ATTESTED:**

  
**CRIS ANTONIO B. ONG**  
Acting Municipal Vice-Mayor/Deputy Presiding Officer

**APPROVED:**

  
**MANUEL R. VILLAHERMOSA**  
Municipal Mayor  
Date: June 26, 2024

  
**RICHARD BENEDECT V. OGARIO**  
Ex-Officio Member/President,  
Liga ng mga Baranga

  
**CECILLE ANTONETTE C. SABRIDO**  
Ex-Officio Member / President, Pambayang Pederasyon ng Sangguniang Kabataan

  
**FRANCISCO M. ORTEGA**  
SB Member

  
**TRINIDAD V. ZARATE**  
SB Member

**ALINE B. REOMA**  
SB Member

  
**MANUEL M. GABISAN**  
SB Member (absent)

  
**MANUEL V. LORA**  
SB Member

  
**BERNADETH M. NERVES**  
SB Member

  
**EDWIN F. FALLER**  
SB Member

**ALBERT R. VILLAHERMOSA**  
Municipal Vice-Mayor  
(on vacation leave)



Republic of the Philippines  
Province of Leyte  
Municipality of Hilongos



OFFICE OF THE SANGGUNIANG BAYAN

COMMITTEE REPORT NO. \_\_\_\_  
Series of 2024

RECEIVED  
DATE: 06 MAY 2024  
TIME: 8:30 AM  
BY: [Signature]

**SUBMITTED BY** : The Committee on Housing, Land Use, Planning and Development  
**SPONSORED** : Hon. Francisco M. Ortega, Committee Chairperson  
**DATE and TIME** : May 02, 2024, 2:00 PM at Session Hall, Legislative Building, Hilongos, Leyte  
**SUBJECT** : Application for Reclassification of Lot of Spouses: Rogelio F. Villahermosa and Condrada R. Villahermosa  
**COMMITTEE MEMBERS:** Hon. Lora, Hon. Nerves, Hon. Faller and Hon. Sabrido

**COMMITTEE DISCUSSIONS:**

- Discussion and deliberation on the Application for Reclassification of lot from Agricultural to Commercial Land purchased by the **Golden Tiger Power Solutions Inc.** from Spouses: Rogelio F. Villahermosa and Condrada R. Villahermosa. A total of 2,000 sqm CAD Lot No. 2159-D-10-J; PSD-08-033063-D at Barangay Lamak, Hilongos Leyte.

**COMMITTEE RECOMMENDATIONS:**

- The MPDO Zoning Certification must be executed after the reclassification of the said parcel of Lot.
- Hon. Ortega reminded the operation's manager of **Golden Tiger Power Solutions Inc.** to comply the following requirements:
  - **Certification from Municipal Engineering's Office** that states that any improvement of this application is not detrimental to future use of the said lot.
  - **Certification from Municipal Agrarian Reform Office** that states that the said lot is not tenanted.
  - **Certification from Municipal Agriculturist** that states that the said lot is non-irrigable and to be converted to commercial land.
  - **Certification from the Barangay Captain** that states that interposing no objection for the establishment of the **Golden Tiger Power Solutions Inc.**

**COMMITTEE ACTION:**

If the necessary requirements or supporting documents will be complied, then it will be use for the creation of the draft **Reclassification Ordinance.**

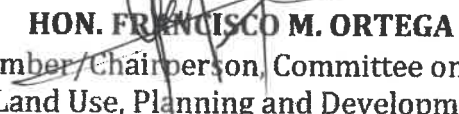
**NOTE:** Attached attendance sheet of the Committee Hearing.

CERTIFIED TRUE COPY FROM THE ORIGINAL  
[Signature]  
CATHERINE A. FABULAR  
Secretary to the Sanggunian  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_



I hereby certify to the correctness of the foregoing Committee Report.

Submitted by:

  
**HON. FRANCISCO M. ORTEGA**  
SB Member/Chairperson, Committee on Housing,  
Land Use, Planning and Development

CERTIFIED TRUE COPY FROM THE ORIGINAL  
*Catherina A. Fabular*  
CATHERINA A. FABULAR  
Secretary to the Sanggunian  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_



Republic of the Philippines  
 Province of Leyte  
 Municipality of Hilongos



**OFFICE OF THE SANGGUNIANG BAYAN**

**ATTENDANCE SHEET**

**COMMITTEE HEARING ON HOUSING, LAND USE, PLANNING AND DEVELOPMENT ON MAY 02, 2024, THURSDAY AT 2:00 IN THE AFTERNOON**  
**AT THE SB SESSION HALL, LEGISLATIVE BUILDING, GROUND FLOOR**

Name	Position	Gender		Office/ Agency	Signature
		Male	Female		
1. VERONICA F. EVA	OPERATION'S MANAGER		✓	GOLDEN TIGER GLOBAL SOLUTIONS INC	
2. Erlinda M. Rey	mm - and		✓	Office of the Municipal Assessor	
3. from elico M. Ortega	SB member	✓		SB	
4. JESSA MAE H. MANIS	OPERATION'S MANAGER		✓	GOLDEN TIGER GLOBAL SOLUTIONS INC.	
5. Dannel Kristie M. Oclar	T.O		✓	SB	
6.					
7.					
8.					
9.					
10.					

CERTIFIED TRUE COPY FROM THE ORIGINAL  
 CATHERINE M. ...  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



GOLDEN TIGER  
POWER SOLUTIONS INC.

goldentigerpowersolninc@gmail.com



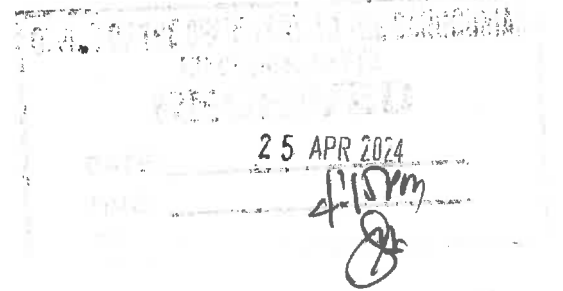
Brgy. Gacao, Palo, Leyte



Hon. Albert R. Villahermosa  
Municipal Vice Mayor/Presiding Officer  
Local Government Unit  
Holongos, Leyte

Dearest Vice Mayor Villahermosa,

Greetings of Peace!



I am writing this letter to inform you of my intention to apply for a reclassification of our lot from Agricultural to Commercial. We are the Golden Tiger Power Solutions Inc. carrying the distribution of Ginebra San Miguel Liquor Section in Southern Leyte. We have purchased a lot from Spouses: Rogelio F. Villahermosa and Condrada R. Villahermosa a total of 2,000 sqm CAD Lot No. 2159-D-10-J; PSD-08-033063-D at Barangay Lamak, Hilongos Leyte and classified as Agricultural Area.

I hope for a favorable response from you.

Respectfully yours,

  
Alan P. Tanjuakio  
President

*By Tanjuakio*  
Adrian Jake S. Tanjuakio  
General Manager



Republic of the Philippines  
Province of Leyte  
Municipality of Hilongos



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

**ZONING CERTIFICATION**

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
<b>SPOUSES: ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA</b>	<b>Cad Lot No. 2159-D- 10-J; PSD- 08-033063-D</b>  <b>Brgy. LAMAK, Hilongos, Leyte</b>	<b>TD # 08-14- 0021-01153</b>	<b>2,000 sq. mtr.</b>	<b>Agricultural Area  (Corn &amp; Coco Land)</b>	<b>As per DEED of SALE executed by Spouses Rogelio F. Villahermosa &amp; Conrada R. Villahermosa to GOLDEN TIGER POWER SOLUTIONS, INC. rep. by ADRIAN JAKE S. TANJUAKIO dated July 21, 2023, Tacloban City.</b>

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Mun. Government nor will it affect any public improvements being undertaken in the area by the Local & National Government and in the same is not needed for public service nor public use.

**Conditions:**

- (/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.
- (/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.
- (/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

**LEVI Laguna MENDROS, JR., C.E., EnP**  
Mun. Planning & Development Coordinator

**Paid under:**

O.R. No. PL 9459164 B  
Issued on April 25, 2024  
In Hilongos, Leyte  
P-200.00



**GOLDEN TIGER  
POWER SOLUTIONS INC.**

goldentigerpowersolninc@gmail.com



Brgy. Gacao, Palo, Leyte



Hon. Manuel R. Villahermosa  
Municipal Mayor/Presiding Officer  
Local Government Unit  
Holongos, Leyte

Dearest Mayor Villahermosa,

Greetins of Peace!

We are the Golden Tiger Power Solutions Inc. carrying the distribution of Ginebra San Miguel Liquor Section in Southern Leyte. We have purchased a lot from you a total of 2,000 sqm and it is classified under Agricultural Area.

I am writing this letter to inform you of my intention to apply for a reclassification of our lot from Agricultural to Commercial. Lot details are show below.

CAD Lot No. 2159-D-10-J; PSD-08-033063-D  
Brgy Lamak, Hilongos Leyte

I hope for a favorable response from you.

Respectfully yours,

Alan P. Tanjuakio  
President

Adrian Jake S. Tanjuakio  
General Manager

DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

I, ROGELIO F. VILLAHERMOSA, in my own behalf and for and in behalf of my spouse, Conrada R. Villahermosa, by virtue of a Special Power of Attorney dated, 19 July 2023, copy of which to form part hereof, both of legal age, residents of Brgy. Central, Hilongos, Leyte, for and in consideration of the sum of Nine Hundred Thousand Pesos (Php 900,000.00), only, receipt of which is hereby acknowledged and confessed to my full and entire satisfaction from, Golden Tiger Power Solutions Inc., a corporation existing under and by virtue of the laws of the Philippines with address at Libertad Palo, Leyte, represented herein by Adrian Jake S. Tanjuakio, by these presents, do hereby **SELL, CEDE, TRANSFER AND FOREVER CONVEY**, by way of sale, unto the said, Golden Tiger Power Solutions Inc., its assigns and successors-in-interest all my rights, shares, interest and participation over a parcel of land designated as Lot no, 6248-B, covered by Transfer Certificate of title no. 115-2022003141 more particularly described as follows:

" Lot no. 2159-D-10-J, Plan No.PSD-08-033063-D, being a portion of Lot 2159-D-10, PSD-083719-007382-D, located at Brgy. Lamak, Municipality of Hilongos, Leyte, bounded as follows: On the SE., existing Barangay Road; On the SW., Lot 2159-D-14, PSD-083719-007362-D Road Lot; On the NW., Lot 2159-D-10-I, PSD-08-033063-D, On the NE., by Lot 2165, CAD. 566-D, Hilongos Cadastre Consisting of 2,000 square meters;

of which property, we are the owners, hence, hereby warrants the same to be free from liens and encumbrances and therefore has the perfect right to sell all our rights, shares, interest and participation to whomsoever.

~~JULIAN WITNESS~~ WHEREOF, I hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ in the City of Tacloban.

*Rogelio F. Villahermosa*  
ROGELIO F. VILLAHERMOSA

Vendor TIN 101-719-549-000

In his behalf and on behalf of  
Conrada R. Villahermosa by TIN 104-750-322-000  
Virtue of a Special Power of Attorney

Signed in the presence of:

*Conrada R. Villahermosa*  
CONRADA R. VILLAHERMOSA

*Flora Mae Tady*  
FLORA MAE TADY

Before me this JUL 21 2023 in the City of Tacloban personally appeared ROGELIO F. VILLAHERMOSA, with \_\_\_\_\_ presented for competent identity who made know to me to be the same person who executed the foregoing instrument and who acknowledge to me that the same is her own free act and deed.

Witness my hand and seal this \_\_\_\_\_

*Antonio C. Lopez, Jr.*  
ANTONIO C. LOPEZ, JR.

Notary Public for Tacloban & Leyte  
in the City of Tacloban.  
NC # 2023-02-123 until 12-31-24

IBP Lifetime Member No. 00329

PTR # 8333370 / 1-23-23 / Tacloban City

Roll of Attorneys No. 34196

Lopez Law Office

Cordeta Bldg. Corner Zamora & Del Pilar Street

Doc No. 324  
Page No. 66  
Book No. XXXVIII  
Series of 2023

**SPECIAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:**

I, **CONRADA R. VILLAHERMOSA**, of legal age, Filipino, married to **ROGELIO F. VILLAHERMOSA**, and temporarily residing in Barangay Guadalupe, Cebu City, Philippines, do hereby name, constitute, and appoint my husband, **ROGELIO F. VILLAHERMOSA**, of legal age, Filipino, married and with residence at Barangay Central, Hilongos, Leyte, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following special powers in my behalf, to wit:

1. To represent me in the negotiation and sale of our property, known as Lot No. 2159-D-10-J situated in Barangay Lamak, Hilongos, Leyte, Philippines, containing an area of 2,000 square meters, more or less and covered by Transfer Certificate of Title No. 115-2022003141 and Tax Declaration No. 08-14-0021-01153;
2. To execute and sign the Deed of Absolute Sale, Acknowledgment Receipt, and any other pertinent agreements, documents, and papers;
3. To represent and appear in my behalf before the office of the Register of Deeds for the payment of the registration fees and to process the transfer of the certificate of title covering the above-described property as well as to secure and get the copy thereof from the said office.
4. To perform such other acts or deeds so as to make the above powers effective;

**HEREBY GIVING AND GRANTING** to my said attorney-in-fact full power and authority to do and perform any and every act, and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could lawfully do if personally present, and with the power of substitution, and hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19 JUL 2023 day of \_\_\_\_\_, 2023 in Cebu City, Philippines.

*C. R. Villahermosa*  
**CONRADA R. VILLAHERMOSA**  
Principal

*Rogelio F. Villahermosa*  
**ROGELIO F. VILLAHERMOSA**  
Attorney-in-Fact

Signed in the Presence of:

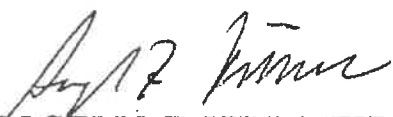
*MARISA C. ESPAJAROS*  
**MARISA C. ESPAJAROS**

*JESSE M. H. MANILA*  
**JESSE M. H. MANILA**

## ACKNOWLEDGMENT RECEIPT

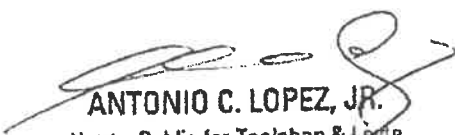
I, Rogelio F. Villahermosa of legal age married and a resident of Brgy Central Hilongos, Leyte, under oath hereby acknowledge receipt the sum of Nine Hundred Thousand Pesos only from GOLDEN TIGER POWER SOLUTIONS INC., represented by Adrian Jake S. Tanjuakio, as full payment for all our rights, shares, interest and participation over a parcel designated as Lot no. 2159-D-10-J, covered by Transfer Certificate of Title No. 115-2022003141.

Executed this JUL 21 2023 at Tacloban  
City.

  
ROGELIO F. VILLAHERMOSA  
Seller

SUBSCRIBED AND SWORN TO before me  
this JUL 21 2023 at Tacloban City. Affiant presenting her  
identification card bearing \_\_\_\_\_, as competent evidence  
of his identity.

Doc No. 322  
Page No. 66  
Book No. XXXVIII  
Series of 2D23

  
ANTONIO C. LOPEZ, JR.  
Notary Public for Tacloban & Leyte  
NC # 2023-02-113 until 12-31-24  
IBP Lifetime Member No. 00329  
PTR # 8333370 / 1-23-23 / Tacloban City  
Roll of Attorneys No. 34196  
Lopez Law Office  
Cordeta Bldg. Corner Zamora & Del Pilar Street



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES )

Cebu City ) S.S.

BEFORE ME, this 19 July 2023, 2023 in C.C.  
Philippines, personally appeared the following:

NAME	GOVT. ISSUED ID.	PLACE AND DATE OF ISSUE/EXPIRY
1. CONRADA VILLAHERMOSA	R. OSCA Control No. 11072	Hilongos, 03-15-17
2. ROGELIO VILLAHERMOSA	F. OSCA Control No. 07102	Hilongos, 10-9-2011

All known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL, on the date and at the place herein above written.  
this 19 July 2023, 2023 in C.C., Philippines.

Doc. No. 20  
Page No. 1  
Book No. 1  
Series of 2023.

*[Signature]*  
**ROBERTO K. PALMARE**  
 Notary Public until December 31, 2023  
 or AR No. 184/5050, 4 January 2011 Cebu C  
 EJR No. 493959, 4 January 2023 Cebu C  
 RPL No. 20888, 19 March 1964  
 No. 37-008116, 07

*[Handwritten notes and signatures on the left margin]*  
 For  
 R. Villahermosa



Republic of the Philippines  
 Province of Leyte  
 Municipality of Hilongos



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

**ZONING CERTIFICATION**

Registered Owner	Lot No/ Cad Lot No.	Tax Dec. No./ OCT/TCT No.	Area (Ha./ Sq.mtr.)	Zoning Classification	Remarks
<b>SPOUSES: ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA</b>	<b>Cad Lot No. 2159-D- 10-J; PSD- 08-033063-D  Brgy. LAMAK, Hilongos, Leyte</b>	<b>TD # 08-14- 0021-01153</b>	<b>2,000 sq. mtr.</b>	<b>Agricultural Area  (Corn &amp; Coco Land)</b>	<b>As per DEED of SALE executed by Spouses Rogelio F. Villahermosa &amp; Conrada R. Villahermosa to GOLDEN TIGER POWER SOLUTIONS, INC. rep. by ADRIAN JAKE S. TANJUAKIO dated July 21, 2023, Tacloban City.</b>

The above-cited lot, which is subject of the application for Zoning Certification based on the duly certified vicinity map submitted by the applicant, is zoned for use specified in the above table according to the 10-year Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of Hilongos, Leyte that was approved by the Sangguniang Bayan under SB Resolution No. 98-55 dated October 27, 1998 and ratified by the Sangguniang Panlalawigan through SP Resolution No. 99-412 dated July 6, 1999.

This certifies further that the occupation and use of the above-described lot is not detrimental to the interest of the Mun. Government nor will it affect any public improvements being undertaken in the area by the Local & National Government and in the same is not needed for public service nor public use.

**Conditions:**

- (/) This certification shall not be considered as a Locational Clearance/Certificate of Zoning Compliance or Development Permit.
- (/) This certification shall not be construed as certification of this office as to the ownership by the applicant of the subject parcel of land.
- (/) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

  
**LEVI Laguna MENDROS, JR., C.E., EnP**  
 Mun. Planning & Development Coordinator

**Paid under:**

O.R. No. PL 9459164 B  
 Issued on April 25, 2024  
 In Hilongos, Leyte  
 P-200.00

7  
2021034726487

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

Registry of Deeds for Leyte Province

**Transfer Certificate of Title**

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

**No. 115-2022003141**

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY LAMAK, MUNICIPALITY OF HILONGOS, PROVINCE OF LEYTE, bounded and described as follows:

LOT NO: 2159-D-10-J, PLAN NO: PSD-08-033063-D  
PORTION OF: LOT 2159-D-10, PSD-083719-007382-D  
LOCATION: BARANGAY LAMAK, MUNICIPALITY OF HILONGOS,  
PROVINCE OF LEYTE (Continued on next page)

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

Owner: SPOUSES ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA, OF LEGAL AGES, FILIPINOS.

Address: BARANGAY CENTRAL, HILONGOS, LEYTE EASTERN VISAYAS

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: 06 20 1974  
Original RD : LEYTE PROVINCE  
Volume No.: -

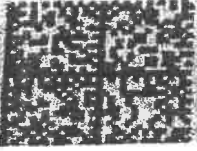
Record No.: N-35587  
Decree No.: N-150299  
OCT No.: OCT-N-2196  
Page No.: -

Original Owner: SPS. ANTONIO L. FALLER, VIRGINIA PADOL

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2021002385 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Leyte Province, Philippines on  
the 21st day of OCTOBER 2022 at 11:51am.

EMETERIO DEVARAS VILLANCO JR.  
Register of Deeds



TCT No.: 115-2022003141

Page No.: 2

PH 75224001202

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

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	EXISTING BARANGAY ROAD (15.00 M.W.), -
2-3	SW	LOT 2159-D-14, PSD-083719-007362-D ROAD LOT (6.00 M. W.)
3-4	NW	LOT 2159-D-10-I, PSD-08-033063-D, -
4-1	NE	LOT 2165, CAD. 566-D, -

**TIE POINT:** BLLM NO. 1, CAD 566-D, HILONGOS CADASTRE

LINE	BEARING	DISTANCE
TQ CORNER 1	N. 05 ° 51' E	2323.45 M.
1-2	S. 59 ° 44' W	64.42 M.
2-3	N. 37 ° 25' W	25.38 M.
3-4	N. 53 ° 37' E	73.73 M.
4-1	S. 20 ° 25' E	33.54 M.

**AREA:** TWO THOUSAND (2,000) SQUARE METERS, MORE OR LESS.

**DESCRIPTION OF CORNERS:** CORNER 3 & 4 ARE P.S. CYL. CONC. MONS, 15 X 50 CM. AND THE REST ARE OLD POINTS

**BEARINGS:** GRID

**DECLINATION:**

**DATE OF ORIGINAL SURVEY:** MARCH 21, 1967

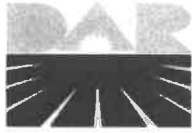
**DATE OF SUBD/CONS SURVEY:** JUNE 06, 2013

**DATE APPROVED:** NOVEMBER 18, 2015

**GEODEIC ENGINEER:** PRESCILIANO A. CASTAÑARES

**NOTES:**





Republic of the Philippines  
**DEPARTMENT OF AGRARIAN REFORM**  
Municipal Agrarian Reform Office  
Hilongos, Leyte

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## CERTIFICATION

To Whom It May Concern:

THIS IS TO CERTIFY THAT, as per certification from the Barangay Agrarian Reform Committee Chairman (BARC) of Brgy.Lamak, Hilongos, Leyte hereto attached, do hereby certify further that Lot No. 2159-D-10-J with TD No. 08-14-0021-01153 located in Brgy. Lamak, Hilongos, Leyte with an area of 2,000 square meter declared under the of SPOUSES ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA has **no tenant and no cultivation therein.**

This certification is issued upon the request of the interested party as a requirement of Sangguniang Bayan for the Reclassification Application.

ISSUED this 16th day of May 2024 at DARMO, Hilongos, Leyte, Philippines.

  
**RUBEN A. REBATO, EnP., J.D**  
MARPO  
DARMO-HILONGOS



Republic of the Philippines  
Province of Leyte  
Municipality of Hilongos



## OFFICE OF THE MUNICIPAL AGRICULTURIST

### CERTIFICATION

May 10, 2024


#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that a certain of land subject of this request is Located at Brgy. Lamak, Hilongos, Leyte, under Transfer Certificate of TITLE No. 115-2022003141, with an area of Two Thousand (2,000) square meters. And declared owner; Spouses **ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA.**

As per validation and ocular inspection, the subject area is not under NIA Irrigable and Expansion Areas and same becomes waterlogged during rainy season.

This Certification is issued in connection with **ROGELIO F. VILLAHERMOSA** request for Lot Re-classification from Agricultural to Commercial Area.

Issued this 10<sup>th</sup> day of May, 2024 at Hilongos, Leyte Philippines.

  
**ELMA P. OJA**  
Municipal Agriculturist

# TAX DECLARATION OF REAL PROPERTY

TD No.: 08-14-0021-01153 Cancelled: \_\_\_\_\_ Property Identification No.: 044-14-021-11-069  
 Owner: SPOUSES: ROGELIO F. VILLAHERMOSA AND CONRADA R. VILLAHERMOSA TIN: \_\_\_\_\_  
 Address: BRGY. CENTRAL, HILONGOS, LEYTE Telephone No.: \_\_\_\_\_  
 Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
 Location of Property: LAMAK HILONGOS, LEYTE  
 (Number and Street) (Barangay/District) (Municipalities&Province/City)  
 OCT/TCT/CLOA No.: TCT-115-2022003141 Survey No.: \_\_\_\_\_  
 CCT: \_\_\_\_\_ Blk. No.: \_\_\_\_\_  
 Dated: \_\_\_\_\_ Cadastral Lot no: 2159-D-10-J; PSD-08-033063-D  
 Boundaries: \_\_\_\_\_  
 North: SE - EXISTING BARANGAY ROAD South: NW - Lot # 2159-D-10-I, PSD-08-033063-D  
 East: SW - Lot # 2159-D-14, PSD-08-3719007362-D (ROAD LOT) West: NE - Lot # 2165

**KIND OF PROPERTY ASSESSED:**

**LAND:**  
 **BUILDING:**

**MACHINERY:**  
 **OTHER:**

Nq. of Storeys: \_\_\_\_\_ Specify: \_\_\_\_\_  
 Brief Description: \_\_\_\_\_

Classification	Subclassification	Actual Use	Class Level	Area (sq.m.)	Unit Value / sq.m.	Market Value	Assessment Level	Assessed Value
<b>TAXABLE</b>								
AGRICULTURAL	COCO LAND	AGRICULTURAL	1ST CLASS	.1000	32,210.20	5,060.00	40%	2,022.47
AGRICULTURAL	CORN LAND	AGRICULTURAL	1ST CLASS	.1000	23,352.40			

TOTAL: Total Area: .2000 Php 5,060.00 Php 2,022.47  
 Total Assessed Value TWO THOUSAND TWENTY TWO PESOS AND FORTY SEVEN CENTAVOS ONLY.

(Amount in words)  
 FOR AND BY THE AUTHORITY OF THE PROVINCIAL ASSESSOR  
 Effectivity of Assessment Reassessment: 1 2023  
 QTR Yr.

**RECOMMENDING APPROVAL:**

**APPROVED BY:**

ERLINDA MENDOZA  
 Municipal Assessor

11/14/2022  
 Date

SOCORRO LOUIS V. ALMINAR REA  
 TECHNICAL SUPERVISOR

ENRIQUETO O. PORTULA, REA  
 Provincial Assessor Date

This declaration cancels TD No.: 08-14-0021-01117  
 Previous Owner: BRIGONIA C. MAPALO

Previous AV. Php 2,020.00

**Memoranda:**

**CERTIFIED MACHINE COPY**  
 J.R. NO. 8849696  
 ISSUED ON: 1/4/2024  
 ISSUED AT: HILONGOS, LEYTE

ERLINDA MENDOZA - REA  
 Municipal Assessor

**Annotation:**

Notes. 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.  
 This form is generated from the iTax System, a computerization project in partnership With the Provincial Government of Leyte and the German International Cooperation