

14

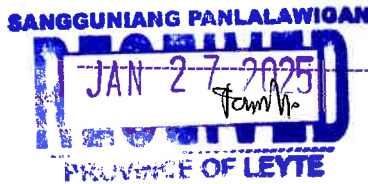
Item No.: 14
Date: _____



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

[Signature]
1.27.25



PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT
January 20, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-212 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2024-212 entitled: **“An Ordinance Reclassifying the Parcel Of Land Identified As Lot No. 4061-B, With PSD-08-040832-D, Being A Portion Of Lot No. 4061, Cad. 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 And Tax Declaration No. 08-110039-00330, With An Area Of 7,925 Square Meters, In the Name of Ma. Kristine Dela Pena Wells, Located in Brgy. Sagkahan, Carigara, Leyte, From Agricultural to Residential Use.”**

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(a)(2)(viii)¹ of the Local Government Code.

It must be noted, however, that the power of the LGUs to reclassify agricultural lands is without prejudice to the authority of the DAR to approve conversion of agricultural lands covered by Republic Act No. 6657 to non-agricultural uses and has been validly recognized by 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”*.

Furthermore, pursuant to DILG Opinion No. 22, s. 2020 dated January 30, 2020, citing the Supreme Court decision in the case of *“Chamber of Real Estate and Builders Association, Inc., (CREBA) vs. The Secretary of Agrarian Reform”*²,

¹ (viii) *Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;*

² G.R. No. 183409, June 18, 2010.

reclassification alone will not suffice to use the agricultural lands for other purposes. Conversion is needed to change the current use of the reclassified lands.

Considering the foregoing, the Ordinance is deemed valid subject to compliance with the aforementioned laws and regulations with respect to conversion of land.


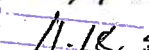
We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and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

ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer


Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
18 November 2024

Province of Leyte
Legal Office
Received: 
Time: 
Date: 11-18-24

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-212** of the **MUNICIPALITY of CARIGARA, LEYTE**, entitled: **An Ordinance Reclassifying the parcel of land identified as Lot No. 4061-B, with PSD-08-040832-D, being a portion of Lot No. 4061, CAD 499-D, covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an area of 7,295 square meters, in the name of Ma. Kristine dela Peña Wells located in Brgy. Sagkahan, Carigara, Leyte, from agricultural to residential 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

Telephone No. (053) 530-5144 E-mail Address: sangguniang_bayancarigara@gmail.com



BAGONG PILIPINAS

1st Indorsement
November 18, 2024

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. 2024-212** –*“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4061-B, with PSD-08-040832-D, Being A Portion of Lot No. 4061, CAD 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an Area of 7,295 Square Meters, in the name of Ma. Kristine Dela Peña Wells, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use”.*

For your perusal and appropriate action.


ROMEO M. VIOJAN
SB Secretary



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA



OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang_bayancarigara@gmail.com

EXCERPT FROM THE MINUTES/JOURNAL OF THE 112TH REGULAR SESSION OF THE 19TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON OCTOBER 9, 2024

* * * * *

PRESENT:

- Hon. Jimmy A. Camposano ----- Mun. Vice Mayor-Pres. Officer
- 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. Arvin N. Urmeneta ----- SB Member-LnB Pres.
- Hon. Daniel N. Ariaso, Jr. ----- SB Member-SK Fed. Pres.

ABSENT:

- Hon. Joenlee C. Larraga ----- SB Member - Sick Leave
- Hon. Anabella N. Crisostomo ----- SB Member - Forced Leave
- Hon. Mildred C. Modesto ----- SB Member - Sick Leave

* * * * *

MUNICIPAL ORDINANCE NO. 2024-212

AN ORDINANCE RECLASSIFYING THE PARCEL OF LAND IDENTIFIED AS LOT NO. 4061-B, WITH PSD-08-040832-D, BEING A PORTION OF LOT NO. 4061, CAD 499-D, COVERED BY TRANSFER CERTIFICATE OF TITLE (TCT) NO. 115-2019003198 AND TAX DECLARATION NO. 08-110039-00330, WITH AN AREA OF 7,295 SQUARE METERS, IN THE NAME OF MA. KRISTINE DELA PEÑA WELLS, LOCATED IN BRGY. SAGKAHAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE.

Sponsored by: Hon. Raul Z. Lloren

Co-sponsored by: Hon. Kim Anthony G. Agner, & Hon. Arvin N. Urmeneta

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,*

RAUL Z. LLOREN
SB Member

LORNA A. MARPA
SB Member

JOSELU N. GUIA
SB Member

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

DANIEL N. ARIASO, JR.
SB Member-SK Fed. Pres.

ARVIN N. URMENETA
SB Member-LnB. President

LENY T. ONG
SB Member

KIM ANTHONY G. AGNER
SB Member



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA



-oOo-
OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

Page 2/3 – Ordinance. No.2024-212 dated October 9, 2024–

“An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4061-B, with PSD-08-040832-D, Being A Portion of Lot 4061, CAD 499-D, Covered by TCT No. 115-2019003198 & TD No. 08-110039-00330, With an Area of 7,295 sqm., in the name of Ma. Kristine Dela Peña Wells, located in Brgy. Sagkahan, Carigara, Leyte, from agricultural to residential use.”

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. 2024-13, duly adopted, that the 7,295 square meters parcel of land, Identified as Lot No. 4061-B, with PSD-08-040832-D, being a portion of Lot 4061, CAD 499-D, covered by TCT No. 115-2019003198 & Tax Declaration No. 08-110039-00330, in the name of Ma. Kristine Dela Peña Wells, located in Brgy. Sagkahan, Carigara, Leyte; if reclassified from agricultural to residential use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of Real Property Tax income;

WHEREAS, the Sangguniang Bayan determined, thru the Office of the Municipal Assessor that subject agricultural land (Lot No. 4061-B) for reclassification is within the percentage limit (10%) as prescribed by Section 20 of the same Code.

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) further 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, on motion of the Hon. Raul Z. Lloren, seconded by Hon. Kim Anthony G. Agner, and Hon. Arvin N. Urmeneta, be it ENACTED by the Sangguniang Bayan of Carigara in Regular Session assembled, THAT:

Article I. RECLASSIFICATION. That the 7,295 square meters parcel of land, Identified as Lot No. 4061-B, with PSD-08-040832-D, being a portion of Lot 4061, CAD 499-D, covered by TCT No. 115-2019003198 & Tax Declaration No. 08-110039-00330, in the name of Ma. Kristine Dela Peña Wells, located in Brgy. Sagkahan, Carigara, Leyte; be reclassified from agricultural to residential use.

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

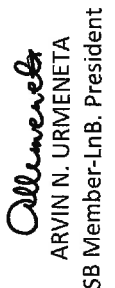

RAUL Z. LLOREN
SB Member

LORNA A. MARPA
SB Member


JOSE LU N. GUIA
SB Member


JIMMY A. SAMPOSANO
Vice Mayor - Pres. Officer

DANIEL N. ARIASO, JR.
SB Member-SK Fed. Pres.


ARVIN N. URMENETA
SB Member-LnB. President

LENY T. ONG
SB Member


KIM ANTHONY G. AGNER
SB Member



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA



OFFICE OF THE SANGGUNIANG BAYAN

Telephone No. (053) 530-5144 E-mail Address: sangguniang bayancarigara@gmail.com

Page 3/3 – Ordinance. No.2024-212 dated October 9, 2024–

“An Ordinance Approving the Reclassification of Lot Identified as Lot No. 4061-B, with PSD-08-040832-D, Being A Portion of Lot 4061, CAD 499-D, Covered by TCT No. 115-2019003198 & TD No. 08-110039-00330, With an Area of 7,295 sqm., in the name of Ma. Kristine Dela Peña Wells, located in Brgy. Sagkahan, Carigara, Leyte, from agricultural to residential use.”

APPROVED UNANIMOUSLY, this 9th day of October 2024

* * * * *

I HEREBY CERTIFY to the correctness of the foregoing excerpt.


ROMEO M. VICJAN
SB Secretary


Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor / Presiding Officer

Concurred:

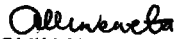

RAQUEL LLOREN
SB Member

LORNA A. MARPA
SB Member (**Inhibited**)


JOSELU N. GUIA
SB Member


KIM ANTHONY G. AGNER
SB Member


LENY T. ONG
SB Member


HON. ARVIN N. URMENETA
SB Member-LnB President


DANIEL N. ARJASO, JR.
SB Member-SK Fed. Pres.

Approved:


EDUARDO T. ONG, JR.
Municipal Mayor

Date Approved:

11/05/2024



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 April 27, 2023 at 2:55 in the afternoon at Brgy. Sagkahan, Carigara, Leyte for the deliberation of the proposed reclassification of *Lot No. 4061-B, with PSD-08-040832-D, A Portion of Lot No. 4061, CAD 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an Area of 7,295 Square Meters, in the name of Ma. Kristine Dela Peña Wells, Located in Brgy. Sagkahan, Carigara, Leyte,*, from agricultural to residential use.

ISSUED this 6th day of November, 2024.


ROMEO M. VIOJAN
SB Secretary

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

**MINUTES OF PUBLIC HEARING OF RECLASSIFICATION OF LAND HELD ON MAY 11, 2023
AT BARANGAY COVERED COURT, SAGKAHAN, CARIGARA, LEYTE.**

Started at 2:55 in the afternoon by Barangay Chairman, **Honorable Francisco B. Acerden**, for Opening Message. He stated regarding of the **Reclassification of land from Agricultural to residential** of Ma. Kristine Dela Peña Wells .

Attendance is on separate sheet.

The Municipal Assessor **Engr. Lyndon Go** explain why they need to have a Public Hearing to Reclassify the land owned by Ma. Kristine Dela Peña Wells. And if they have a Certification signed by **Mr. Daryl Daniel Bodo Engr. Lyndon Go** will give the approval to the owner of the land.

The MPDO **Mr. Daryl Daniel Bodo** explain about the Zoning Map for land used. And also he explain about the concept of ideal residential area. He inform the owner & the buyer of the land that subdivision plan need to have a permit.

Hon. Francisco B. Acerden asked about the situation of 2 residents in this barangay about his house near in a river.

Mr. Daryl Daniel Bodo answer the question of the Punong Barangay **Hon. Francisco B. Acerden** about that situation need to undergo assessment on the National Housing Authority (NHA) and they are Very Much Qualified to be a Beneficiary of Pabahay (NHA).

A certain resident named **Ramon Darnayla** asked about what is the maximum width of the road right of way in the Barangay Road.

Mr. Daryl Daniel Bodo answer the question of **Ramon Darnayla** the maximum width of the road right of way in the Barangay Road is 5 meters.

Hon. Dylen A. Refermoso tell about her concerned about the constituent in Block 2 Ecoville 2 of Sagkahan because the area which is located the unit of house (Pabahay of NHA) is near in river.

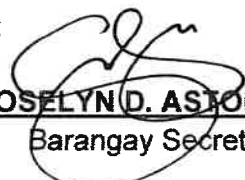
Finally, the **Assembly Members** have no objection on **Reclassification of land from Agricultural to Residential**.

ADJOURNMENT. The public hearing ended at 4:00 in the afternoon.

Attested:


FRANCISCO B. ACERDEN
Punong Barangay

Certified correct:


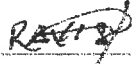





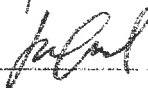



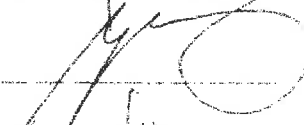

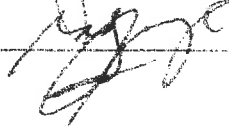

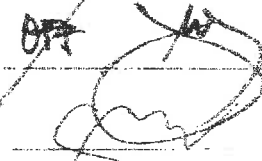


JOSELYN D. ASTORGA
Barangay Secretary





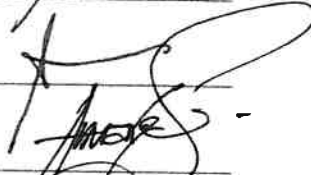
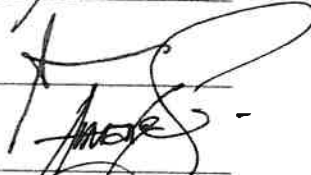


Republic of the Philippines
 Province of Leyte
 Municipality of Carigara
 BARANGAY SAGKAHAN

---000---

PUBLIC HEARING

APRIL ²⁷ 27, 2023
ATTENDANCE SHEET

| Name | Barangay | Signature |
|----------------------------|-------------------|---|
| 1. DIOSCORO C. NOMIO | SAGKAHAN |  |
| 2. ROMEO A. VISTO | SAGKAHAN |  |
| 3. Alwin I. Arguelles | " |  |
| 4. RODRIGO DAGATA | " |  |
| 5. ABANUEL AGUICON | " |  |
| 6. RESTYLS CABALTERA | " | Cabaltera |
| 7. XNANING BALAIS | " |  |
| 8. ANDY T. VALUACION | SAGKAHAN |  |
| 9. FLOR D. BRIEN | SAGKAHAN | Flores |
| 10. Openo Richard | Sagkahan |  |
| 11. Juditha A. Tomas | Sagkahan |  |
| 12. JESSIE BERNAL | SAGKAHAN |  |
| 13. DARUL DANIEL G. BROWN | LEU CARIGARA |  |
| 14. MARVIN B. CEAROS JR. | SAGKAHAN |  |
| 15. BENEDICTO G. PALMES | LEU CARIGARA |  |
| 16. RAMON DARNAYLA JR. | SAGKAHAN |  |
| 17. Patricio M. de la Pena | Sagkahan |  |
| 18. ENGR. LYNDON D. GO | MUN. ASSESSOR OFF |  |
| 19. John Randy F. Reyes | Sagkahan |  |

| Name | Barangay | Signature |
|----------------------------|-------------|---|
| 20. Lucila B. Visto | |  |
| 21. Vanessa dela Cruz | |  |
| 22. Marieta C. Canigo | |  |
| 23. JOSELYN D. ASTORGA | SECRETARY |  |
| 24. Cherrylene M. Leoraldo | CARILLANA |  |
| 25. MARIETA DIOSA | SAGKAHAN |  |
| 26. Alex B. Dumyala | KAGAWAL, |  |
| 27. RUF0 ADVINULA M | SE-CHAIRMAN |  |
| 28. | | |
| 29. | | |
| 30. | | |
| 31. | | |
| 32. | | |
| 33. | | |
| 34. | | |
| 35. | | |
| 36. | | |
| 37. | | |
| 38. | | |
| 39. | | |
| 40. | | |
| 41. | | |
| 42. | | |

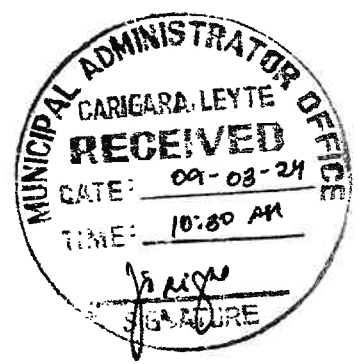
Copy for
SP



Republic of the Philippines
Province of Leyte
Municipality of Carigara
BARANGAY SAGKAHAN
---oOo---

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF SAGKAHAN COUNCIL MEMBERS HELD AT THE BARANGAY HALL, SAGKAHAN, CARIGARA, LEYTE ON MAY 6, 2023.

- Present:**
- | | | | | |
|----------------|----|---------------|---|-------------------|
| Hon. FRANCISCO | B. | ACERDEN | - | Barangay Chairman |
| Hon. DENNIS | C. | OLEDAN | - | Barangay Kagawad |
| Hon. NOEL | D. | CALANDRIA | - | Barangay Kagawad |
| Hon. FLOR | D. | BRIER | - | Barangay Kagawad |
| Hon. DYLEN | A. | REFERMOSO | - | Barangay Kagawad |
| Hon. ALEX | B. | DUAVIS | - | Barangay Kagawad |
| Hon. DIOSCORO | C. | NOMIO | - | Barangay Kagawad |
| Hon. ROMEO | A. | VISTO | - | Barangay Kagawad |
| Hon. RUFO | B. | ADVINCULA III | - | SK CHAIRMAN |



Absent:
None

RESOLUTION No.45
Series of 2023

A RESOLUTION INTERPOSING NO OBJECTION TO RE-CLASSIFY OWNED LOT OF MA. KRISTINE DELA PEÑA WELLS WITH TD # 08-110039-00330, PROPERTY IDENTIFICATION NUMBER 044-11-039-10-012, SURVEY # LOT 4061-B, PSD-040832-D FROM AGRICULTURAL TO RESIDENTIAL USE SITUATED AT BARANGAY SAGKAHAN, CARIGARA, LEYTE.

WHEREAS, based on the perusal of supporting documents the survey/lot number LOT 4061-B, PSD-040832-D located at this barangay is owned by MA. KRISTINE DELA PEÑA WELLS which as suitable site for residential used of lot.

NOW THEREFORE, on motion of Kagawad Chairman Comm. of Infrastructure ROMEO A. VISTO, be it;

RESOLVED, AS IT IS HEREBY RESOLVED, by the Sagkahan Council interposing no objection to re-classify the lot/survey number LOT 4061-B, PSD-040832-D from agricultural to residential owned lot of MA. KRISTINE DELA PEÑA WELLS located at Barangay Sagkahan, Carigara, Leyte.

RESOLVED FURTHER, to submit a copy of this Resolution to the office of Sangguniang Bayan of Carigara, to office of the owner of said lot, to office of DILG Carigara and to any office concerned for their information & guidance.

APPROVED UNANIMOUSLY.

I HEREBY CERTIFY to the correctness of the foregoing excerpt

JOSELYN D. ASTORGA
Barangay Secretary

Attested by:

HON. FRANCISCO B. ACERDEN
Punong Barangay

Handwritten signatures and notes on the left margin:
Francisco B. Acerden
None
Francisco B. Acerden
Joselyn D. Astorga
None
Francisco B. Acerden
Joselyn D. Astorga



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. 4061-B, with PSD-08-040832-D, A Portion of Lot No. 4061, CAD 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an Area of 7,295 Square Meters, in the name of Ma. Kristine Dela Peña Wells, Located in Brgy. Sagkahan, Carigara, Leyte, will have more economic value once reclassified from agricultural to residential use.

ISSUED this 6th day of November, 2024.


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 the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2024-212** –“*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4061-B, with PSD-08-040832-D, Being A Portion of Lot No. 4061, CAD 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an Area of 7,295 Square Meters, in the name of Ma. Kristine Dela Peña Wells, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use*”, subject agricultural land for reclassification is within the percentage limit (10%) prescribed under Section 20, Par. 3 of R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 6th day of November, 2024.


ROMEO M. VIOJAN
SB Secretary

Attested by:


JIMMY A. CAMPOSANO
Mun. Vice Mayor/Pres. Ofcr.



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. 2024-212** –“*An Ordinance Reclassifying the Parcel of Land Identified as Lot No. 4061-B, with PSD-08-040832-D, Being A Portion of Lot No. 4061, CAD 499-D, Covered by Transfer Certificate of Title (TCT) No. 115-2019003198 and Tax Declaration No. 08-110039-00330, with an Area of 7,295 Square Meters, in the name of Ma. Kristine Dela Peña Wells, Located in Brgy. Sagkahan, Carigara, Leyte. from Agricultural to Residential Use*”, has been posted last November 5, 2024 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 6th day of November, 2024.


ROMEO M. VIOJAN
SB Secretary

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

Registry of Deeds for Leyte Province

Transfer Certificate of Title

No. 115-2019003198

IT IS HEREBY CERTIFIED that certain land situated in BRGY. SAGKAHAN, MUNICIPALITY OF CARIGARA, PROVINCE OF LEYTE, ISLAND OF LEYTE, more particularly bounded and described as follows:

LOT NO: 4061-B, PLAN NO: PSD-08-040832-D
 PORTION OF: LOT 4061, CAD. 499-D, CARIGARA CADASTRE
 LOCATION: BRGY. SAGKAHAN, MUNICIPALITY OF CARIGARA,
 PROVINCE OF LEYTE, ISLAND OF LEYTE (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: MA. KRISTINE DE LA PEÑA WELLS, OF LEGAL AGE, FILIPINO, SEPARATED-IN-FACT.

Address: BRGY. SAWANG, CARIGARA, LEYTE EASTERN VISAYAS

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.

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

| | |
|----------------------------------|-----------------------------|
| Patent Type: Free Patent | Original RD: LEYTE PROVINCE |
| Patent Date: 11/18/1996 | OCT Date: 05 06 1999 |
| Under Act No.: 141 | OCT No.: OCT-P-43770 |
| Volume No.: 323 | Page No.: 70 |
| Original Owner: LUCENA DELA PEÑA | |

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-43770 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Leyte Province, Philippines on the 19th day of SEPTEMBER 2019 at 04:34pm.

EMETERIO DEVARAS VILLANOZA JR.
 Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019003198 on file in Registry of Deeds of Leyte Province, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: CHERRYLAIN M. GERALDO

Ref. : 2022003542 OR No. : 1026264812
 Date : 03/28/2022 OR Date : Mar 28 2022
 Time : 03:28:59 PM Amt Paid : 235.16



TCT No.: 115-2019003198

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

| LINE | DIRECTION | ADJOINING LOT(S) |
|---------|-----------|--|
| 1-2 | SW | LOT 4056, CAD. 499-D, CARIGARA CADASTRE |
| 2-3-4 | NW | BARANGAY ROAD, (10.00 M. WIDE) |
| 4-5 | NW | LOT 4062, CAD. 499-D, CARIGARA CADASTRE |
| 5-6 | NE | LOT 9052, PLS. 1061-D, BARUGO PUBLIC LAND SUBD. |
| 6-7-8-9 | NE | LOT 4061-A, PSD-08-040832-D |
| 9-1 | SE | LOT 4060, CAD. 499-D, CARIGARA CADASTRE |

TIE POINT: BLLM NO. 1, CAD 499-D, MUINICIPALITY OF CARIGARA, PROVINCE OF LEYTE

| TO CORNER | LINE | BEARING | DISTANCE |
|-----------|------|---------------|------------|
| 1 | 1 | S. 57 ° 31' E | 5440.90 M. |
| 1-2 | 2 | N. 49 ° 13' W | 50.80 M. |
| 2-3 | 3 | N. 30 ° 14' E | 42.51 M. |
| 3-4 | 4 | N. 08 ° 23' E | 25.65 M. |
| 4-5 | 5 | N. 61 ° 42' E | 63.48 M. |
| 5-6 | 6 | S. 56 ° 21' E | 25.20 M. |
| 6-7 | 7 | S. 42 ° 20' W | 19.16 M. |
| 7-8 | 8 | S. 47 ° 44' E | 8.00 M. |
| 8-9 | 9 | N. 88 ° 11' E | 27.86 M. |
| 9-1 | 1 | S. 42 ° 18' W | 125.41 M. |

AREA: SEVEN THOUSAND TWO HUNDRED NINETY FIVE (7,295) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: CORNERS 1, 2, 3, 4, 5 & 9 ARE OLD POINTS AND THE REST ARE P.S. CYL. CONC. MONS. 15 X 50 CM.

BEARINGS: GRID

DECLINATION:

DATE OF ORIGINAL SURVEY: -

DATE OF SUBD/CONS SURVEY: MAY 13, 2019

DATE APPROVED: SEPTEMBER 09, 2019

GEODETIC ENGINEER: PRESCILIANO A. CASTAÑARES

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2019003198 on file in Registry of Deeds of Leyte Province, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: CHERRYLAIN M. GERALDO



Ref. : 2022003542 OR No. : 1026264812

Date : 03/28/2022 OR Date : Mar 28 2022

Time : 03:28:59 PM Amt Paid : 235.16

TCT No. : 115-2019003198

Page No. : 3

MEMORANDUM OF ENCUMBRANCES

Entry No. : 2021003623

Date: August 23, 2021 10:22:14AM

SPECIAL POWER OF ATTORNEY : EXECUTED BY MA. KRISTINE DE LA PEÑA WELLS, IN FAVOR OF PATRICK MARPA DE LA PEÑA WITH POWER AMONG OTHERS TO SELL THE PROPERTY HEREIN DESCRIBED FOR AND IN BEHALF OF MA. KRISTINE DE LA PEÑA, IN ACCORDANCE WITH DOC. NO. 14008; SERIES OF 2020; SERVICE NO. 75323; BOOK NO. 022; AUTHENTICATED BY HON. VON RYAN G. PANGWI OF ABU DHABI,; UNITED ARAB EMIRATES; DATED NOVEMBER 26, 2020.

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

Entry No. : 2021003624

Date: August 23, 2021 10:35:40AM

SALE : BIR - CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO. : C-2021-088-022172-M
SERIAL NO. : ECR201900509922
DATE ISSUED: 02/24/2021
REVENUE DISTRICT NO. : 088
AUTHORIZED REVENUE OFFICIAL: JOSEPHINE B. CATAMCO
TAX TYPE: CGT|DST
TAXES PAID: PHP 5,625.00

SALE

EXECUTED BY PATRICK MARPA DE LA PEÑA, IN FAVOR OF LEMAR ROYO SASALO, SINGLE, WITH AN APPROXIMATE AREA OF 250 SQ.M. MORE OR LESS, FOR THE SUM OF PHP75,000.00, IN ACCORDANCE WITH DOC. NO. 94, PAGE NO. 20, BOOK NO. VI, SERIES OF 2020, OF NOTARY PUBLIC OF TACLOBAN CITY, ALFREDO C. VERONA, DATED DECEMBER 11, 2020.

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

Entry No. : 2021003625

Date: August 23, 2021 10:38:39AM

SUBDIVISION : THE LAND COVERED BY THIS TITLE HAS BEEN SUBDIVIDED INTO LOT NOS. 4061-B-1 TO 406-B-11, IN ACCORDANCE WITH SUBDIVISION PLAN NUMBER PSD-08-043999-D DULY APPROVED BY DENR, REGION VIII, TACLOBAN CITY, AND BY VIRTUE OF THE LETTER REQUEST EXECUTED BY PATRICK MARPA DELA PEÑA AND LEMAR ROYO SASALO UNDER DOC. NO. 39; PAGE NO. 9; BOOK NO. VIII; SERIES OF 2021; OF NOTARY PUBLIC OF TACLOBAN CITY; ALFREDO C. VERONA; DATED AUGUST 14, 2021. ISSUED IN THE NAME OF LEMAR ROYO SASALO FOR LOT 4061-B-2. THIS TITLE IS HEREBY PARTIALLY CANCELLED AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 115-2021002158

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2019003198 on file in Registry of Deeds of Leyte Province, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Leyte Province. Requested By: CHERRYLAINE M. GERALDO

Ref. : 2022003542 OR No. : 1026264812

Date : 03/28/2022 OR Date : Mar 28 2022

Time : 03:28:59 PM Amt Paid : 235.16

TAX DECLARATION OF REAL PROPERTY

| | | | |
|--------------------------------|---|------------------------------------|---|
| TD No. | <u>08-110039-00330</u> | Property Identification No. | <u>044-11-039-10-012</u> |
| Owner: | <u>MA. KRISTINE DE LA PEÑA WELLS</u> | TIN: | _____ |
| Address: | <u>BRGY. SAWANG, CARIGARA, LEYTE</u> | Tel. No. | _____ |
| Administrator/Beneficial User: | _____ | TIN: | _____ |
| Address: | _____ | Tel. No. | _____ |
| Location of Property: | <u>SAGKAHAN</u> | <u>CARIGARA, LEYTE</u> | |
| | <small>(Number & Street)</small> | <small>(Barangay/District)</small> | <small>(Municipality & Province/City)</small> |
| OCT/TCT/CLOA No. | <u>TCT No. 115-2019003198</u> | Survey No. | <u>LOT 4061-B, PSD-040832-D</u> |
| CCT | _____ | Lot No. | _____ |
| Dated: | _____ | Cad. Lot No. | _____ |
| Boundaries: | | | |
| North: | <u>AL # 011, MUNICIPALITY OF BARUGO</u> | South: | <u>AL # 005</u> |
| East: | <u>AL # 006</u> | West: | <u>PROVL ROAD & AL # 015</u> |

KIND OF PROPERTY ASSESSED:

| | |
|---|---|
| <input checked="" type="checkbox"/> LAND <input type="checkbox"/> BUILDING No. of Storey: _____ Brief Description: _____ | <input type="checkbox"/> MACHINERY Brief Description: _____ <input type="checkbox"/> OTHERS Specify: _____ |
|---|---|

| Classification | Area (SQM.) | Market Value | Actual Use | Ass. Level | Assessed Value |
|----------------|-------------------|----------------------|---------------|------------|---------------------|
| AGRICULTURAL | 4,181 SQM. | Php 18,457.73 | 1ST-COCO. LD. | 40% | Php 7,380.00 |
| AGRICULTURAL | 3,114 SQM. | | 1ST-CORN LD. | | |
| TOTAL | 7,295 SQM. | Php 18,457.73 | | | Php 7,380.00 |

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

Taxable Exempt

Effectivity of Assessment/Reassessment 1 2009
Yr. Yr.

RECOMMENDED BY: _____
(SGD.) (SGD.)

APPROVED BY: MILAGROS F. ROBLEDO, REA ENGR. LYNDON D. GO, REA 07/28/2021
OIC-Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. 08-11039-00237 R13 Owner: SAME Previous A.V. Php 7,710.00

MEMORANDA: TRANSFER is hereby made of ARP No. 08-11039-00237 R13 in the name of PATERNO DE LA PEÑA to the herein declarant based on the attached DEED OF DONATION INTER VIVOS duly registered with the Leyte Register of Deeds & TRANSFER CERTIFICATE OF TITLE. Taxes are paid up per O.R. No. 1811987 Issued on 06/14/2019 at Carigara, Leyte, as well as the Transfer Fee per O.R. No. 3411634 issued on 08/06/2019 at Carigara, Leyte, in the amount of ₱ 72.33 only. Further, BIR Clearance has been issued per eCR No. 201800202258 issued on 07/23/2019 at Palo, Leyte.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:

O.R. No.: 5627398

Issued On: 07/28/2021 ENGR. LYNDON D. GO, REA
Municipal Assessor

Issued At: Carigara, Leyte

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.

DAR Provincial Office
Leyte-Biliran,
214 Real Street
Tacloban City, Philippines
Website: www.dar.gov.ph



Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
Tunay na Pagbabago sa Repormang Agraryo

CERTIFICATION

THIS IS TO CERTIFY THAT as per records at the Land Tenure Improvement Division, Leyte Provincial Office, Tacloban City, the property covered by **Lot No. 4061-B, Psd-08-040832-D,** with Tax Declaration No. **08-110039-00330,** declared in the name of **MA. KRISTINE DE LA PEÑA WELLS,** containing an area of **.7295 hectare** and located in **Brgy. Sagkahan, Carigara, Leyte,** has not been issued Certificate of Land Ownership Award (CLOA)/Emancipation Patent (EP).

This further certifies that as per records of DARMO Carigara, Leyte, the subject landholding is not covered by any DAR Land Transfer Program and is not tenanted per Certification issued by the BARC Chairman.

This certification is being issued upon request of Mr. Patrick de la Peña, represented by Atty. Antonni C. Cera, for whatever purpose this may serve.

Given this 25th day of July 2024 at DAR, Leyte Provincial Office, Tacloban City.

ATTY. DANIEL E. PEN

OIC-Provincial Agrarian Reform Program Officer II

CONDITIONS:

- 1) This certification shall not be construed as exemption from CARP coverage.
- 2) This certification shall not be construed as a Certificate of Eligibility for Conversion.
- 3) This certification shall not be construed as an ownership by the applicant of the above listed parcel(s) of land.
- 4) This certification shall not be construed as a DAR clearance. Transfer of ownership of agricultural lands without DAR Clearance is illegal and punishable under RA 6657. Therefore, this Certification should not be used for purposes of registration or transfer of ownership.
- 5) Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

DEP/PDS/fdo



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. **4061-B, PSD-08-040832-D** with Tax Declaration No. **08-110039-00330**, Property Identification No. **044-11-039-10-012** in the name of **MA. KRISTINE DELA PEÑA WELLS**, with area of **7,295 sq.m** situated at **Brgy. Sagkahan, 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. MA. KRISTINE DELA PEÑA WELLS** this **26th** day of **May 2023**, at Carigara, Leyte in connection with her application for Land Reclassification for Residential Use.

Prepared by:


RACHELLE JOY C. LAPORRE
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.: 8375471
Date Issued: May 26, 2023
Amount: Php 590.00
Doc. Stamp: Paid

Released:  5/26/2023
4:30 PM
MPDC



Republic of the Philippines
Province of Leyte
Municipality of Carigara



BAGONG PILIPINAS

OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

THIS IS TO CERTIFY that according to the records kept on file in this office, the Real Property under Tax Declaration # **00330** CAD Lot # **4061-B** located at **BRGY. SAGKAHAN, CARIGARA, LEYTE** declared in the name **MA. KRISTINE DELA PEÑA WELLS** is paid up its realty taxes from previous years up to the current year under receipt no. **2736851** dated **September 2, 2024**.

Issued this 2nd day of **September 2024** for **Owner's Copy**.


JULIET R. MANOPOL
Municipal Treasurer

Verified and Checked:


BENJAMIN P. PEPINAS
Local Treasury Operations Officer I

O.R No : 9668819
Issued On : September 2, 2024
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
Province of Leyte
OFFICE OF THE TREASURER
Carigara, Leyte
(Municipality)



PREVIOUS TAX RECEIPT NO.
2788 016
DATED *5-17-23* FOR THE YEAR *2023*

No. **PL2736851 A**
DATE *9-2-24*

OFFICIAL RECEIPT
ORIGINAL

Received from *Kris tone Dela Puña Wells* the *Barangay* *Carigara* *Province of Leyte*

Philippine currency, in full installment payment of REAL PROPERTY TAX upon property (ies) described below for the Calendar Year *2024*

Amount in figures *174-16*

BASIC TAX
 SPECIAL EDUCATION FUND

| NAME OF DECLARED OWNER | LOCATION No./Street/Barangay | BLOCK LOT NO. | TAX DEC. NO. | ASSESSED VALUE | | | TAX DUE | INSTALLMENT | | FULL PAYMENT | Penalty % | TOTAL |
|--------------------------------------|------------------------------|-------------------------|--------------|----------------|-------------|-----------|-------------|--------------|--------------|--------------|-----------|-------|
| | | | | Land | Improvement | Total | | No. | Payment | | | |
| <i>Ma. kris tone Dela Puña Wells</i> | <i>SAGKIPAN</i> | <i>R-13</i> | <i>00330</i> | <i>17,380-</i> | <i>73-</i> | <i>80</i> | <i>2024</i> | <i>73-80</i> | <i>13-28</i> | <i>87-08</i> | | |
| | | <i>10-012</i> | | | | | | <i>Set</i> | | <i>87-08</i> | | |
| | | <i>Cal lot # 4061-B</i> | | | | | | | | | <i>5</i> | |

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

- 1st Inst. - Jan. 1 to Mar. 31
- 2nd Inst. - Apr. 1 to Jun. 30
- 3rd Inst. - Jul. 1 to Sep. 30
- 4th Inst. - Oct. 1 to Dec. 31

| MODE OF PAYMENT | |
|-----------------|--------------------------|
| CASH | <input type="checkbox"/> |
| CHECK | <input type="checkbox"/> |
| TW/PMO | <input type="checkbox"/> |
| TOTAL | <input type="checkbox"/> |

TOTAL *174-16*

J. F. Alambor Deputy/Collecting Agent

R. Y. Surpiz Provincial Treasurer