

Item No.: 06

Date: 18 2025 MAR

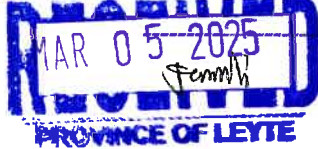


Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

Province of Leyte
Legal Office
JPM
Date: 3.5.25

SANGGUNIANG PANLALAWIGAN



PROVINCIAL LEGAL OFFICE

2nd INDORSEMENT

February 24, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2024-221 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2024-221 entitled: **"An Ordinance reclassifying the 886 square meters, more or less portion of lot etc."**

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 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 Reform², 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.

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

Considering the foregoing, the proposed authority to reclassify is recommended for approval without prejudice to the conversion requirement to conform with the current and actual use of the reclassified 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.

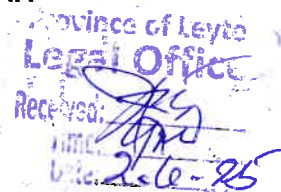


ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte
-o0o-

OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
05 February 2025



The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2024-221** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the 886 square meters, more or less portion of lot identified as survey Lot No. 354-D-1, PSD-08-050286-D, covered under Tax Declaration No. 08-110020-00509, declared in the name of Antonio Darantinao, Sr., located at Brgy. Canal, Carigara, Leyte from agricultural to commercial use.**

FLORINDA JULL S. UYVICO
Secretary to the Sanggunian



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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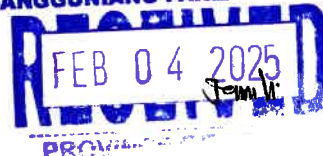
OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

SANGGUNIANG PANLALAWIGAN



1ST Indorsement
February 3, 2025

Respectfully forwarded to the Honorable Members of the Sangguniang Panlalawigan of Leyte, thru the Provincial Board Secretary, Florinda Jill S. Uyvico, the following:

1. **MUNICIPAL ORDINANCE NO. 2024-217** - *"AN ORDINANCE PROVIDING THE GUIDELINES ON THE IMPLEMENTATION OF HALINA'T MAGTANIM NG PRUTAS AT GULAY (HAPAG) SA BARANGAY PROJECT IN THE MUNICIPALITY OF CARIGARA, LEYTE"; and*

2. **MUNICIPAL ORDINANCE NO. 2024-221** - *"AN ORDINANCE RECLASSIFYING THE 886 SQUARE METERS, MORE OR LESS PORTION OF LOT IDENTIFIED AS SURVEY LOT NO. 354-D-1, PSD-08-050286-D, COVERED UNDER TAX DECLARATION NO. 08-110020-00509 DECLARED IN THE NAME OF ANTONIO DARANTINAO, SR., LOCATED AT BRGY. CANAL, CARIGARA, LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE".*

For your consideration and appropriate action


ROMEO M. VIOJAN
SB Secretary



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

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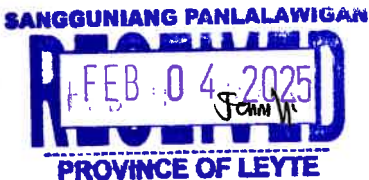


EXCERPT FROM THE MINUTES/JOURNAL OF THE 124TH REGULAR SESSION OF THE
19TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE
SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE ON JANUARY 9, 2025

* * * * *

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. Lorna A. Marpa	-----	SB Member
Hon. Josehu 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. Raul Z. Lloren	-----	SB Member - Forced Leave
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* * * * *

MUNICIPAL ORDINANCE NO. 2024-221

AN ORDINANCE RECLASSIFYING THE 886 SQUARE METERS, MORE OR LESS
PORTION OF LOT IDENTIFIED AS SURVEY LOT NO. 354-D-1, PSD-08-050286-D,
COVERED UNDER TAX DECLARATION NO. 08-110020-00509, DECLARED IN THE
NAME OF ANTONIO DARANTINAO, SR., LOCATED AT BRGY. CANAL, CARIGARA,
LEYTE, FROM AGRICULTURAL TO COMMERCIAL USE.

Sponsored by: Hon. Lorna A. Marpa

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

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REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

Page 2/3 – Ordinance. No.2025-221 dated January 9, 2025–

“An Ordinance Reclassifying the 886 square meters, more or less portion of lot ..., from agricultural to commercial use.”

WHEREAS, the Sangguniang Bayan determined per recommendation of the Committee on Land Use, Housing and Agrarian Reform per Committee Report No. 2025-15, duly adopted, that Survey Lot No. 354-D-1, PSD-08-0520286-D, under Tax Declaration No. 08-110020-00509 with an area of 886 square meters, more or less, declared in the name of Antonio Darantinao, Sr., located at Brgy. Canal, Carigara, Leyte, classified as an agricultural land, as per Comprehensive Land Use Plan duly approved, if reclassified to commercial use would entail greater economic value to the land and the Municipality of Carigara would benefit in terms of increase of the Real Property Tax income;

WHEREAS, the Sangguniang Bayan further determined, thru the Office of the Municipal Assessor that subject agricultural land (Survey Lot No. 354-D-1) for reclassification is still within the 10-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 (Local Government Code of 1991) 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.

WHEREFORE, on motion of Hon. Lorna A. Marpa, seconded unanimously, be it **ENACTED** by the Sangguniang Bayan of Carigara in Regular Session assembled, **THAT**:

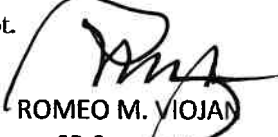
Article I. RECLASSIFICATION. That the 886 square meters, more or less, portion of lot, with Survey Lot No. 354-D-1, PSD-08-050286-D, covered by Tax Declaration No. 08-110020-00509, declared in the name of Antonio Darantinao, Sr., be reclassified from agricultural to commercial use.

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

APPROVED, this 9TH day of January, 2025

* * * * *

I HEREBY CERTIFY to the correctness of the foregoing excerpt.


ROMEO M. VIOJAN
SB Secretary



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

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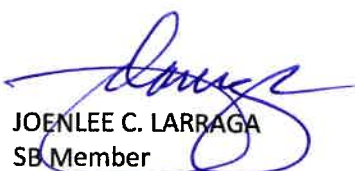
Page 3/3 – Ordinance. No.2025-221 dated January 9, 2025–

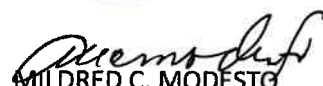
“An Ordinance Reclassifying the 886 square meters, more or less portion of lot ..., from agricultural to commercial use.”

Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor /Presiding Officer

Concurred:


JOENLEE C. LARRAGA
SB Member


MILDRED C. MODESTO
SB Member


JOSELYN N. GUIA
SB Member


LENY T. ONG
SB Member


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

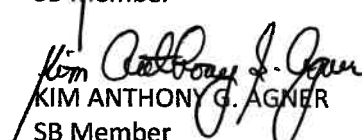
Approved:

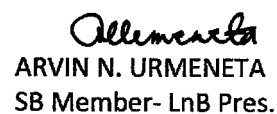

EDUARDO T. ONG, JR.
Municipal Mayor

Date approved: 01/31/2025


ANABELLA N. CRISOSTOMO
SB Member


LORNA A. MARPA
SB Member


KIM ANTHONY G. AGNER
SB Member


ARVIN N. URMENETA
SB Member- Lnb Pres.



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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OFFICE OF THE SANGGUNIANG BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that a public hearing was conducted last October 17, 2024 at 10:00 in the morning at the Covered Court, Brgy. Tangnan, Carigara, Leyte for the deliberation of the proposed reclassification of *Survey Lot No. 354-D-1, Covered under Tax Declaration No. 08-110020-00509, with an Area of 886 Square Meters, more or less, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located in Brgy. Canal, Carigara, Leyte, from agricultural to commercial use.*

ISSUED this 3rd day of February, 2025.


ROMEO M. VIOJAN
SB Secretary

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

MINUTAS HAN NAKALABAY NGA MEETING HAN SANGGUNIANG BARANGAY NGAN HAN BISITA TIKANG HA LGU PARA HAN RE-CLASSIFICATION NIRA MRS. CYNTHIA CANABE, LETECIA A. GRABOL NGAN MRS. CANDICE T. ELIZON HA BARANGAY CANAL CARIGARA, LEYTE NGA GUIN BUHAT HADTON OCTOBRE 17, 2024 HA ALAS 10:00 HA AGA HA BARANGAY CANAL SESSION HALL.

PRESENTE:

Hon. Cresente L. Llagas	Punong Barangay
Hon. Lyra N. Reyes	Sangguniang Barangay Member
Hon. Biembesse Au R. Inabangan	Sangguniang Barangay Member
Hon. Artemio L. Nicanor	Sangguniang Barangay Member
Hon. Lino G. Cagascas	Sangguniang Barangay Member
Hon. Lea C. Cahimat	Sangguniang Barangay Member
Hon. Lance Harold F. Baac	Sangguniang Barangay Member
Hon. Renato M. Walohan	Sangguniang Barangay Member
Hon. Lester Kim C. Javines	SK Chairperson
Anna May N. Urmeneta	Barangay Secretary
Hazel M. Caballes	Barangay Treasurer

ABSENTE:

NONE

I. CALL TO ORDER

Guin tawag an meeting han alas 10:30 ha aga pinaagi hin pag ampo pagtikang nag preside amo an Punong Barangay ngan an pag ampo na pinangunahan han Brgy. Treasurer nga hi Hazel Caballes.

II. ROLL CALL:

An roll call guinbuhat han Brgy. Secretary nga diin hin kit an nga tanan nga miyembro han Sangguniang Barangay ngan an mga gin inbitahan aadto para hini nga public hearing.

III. PAGBASA REAKSYON/KOREKSYON/OBJECTIONS/NGAN PAG APROBAR HAN MINUTAS HAN NAKALABAY NGA MEETING HADTON OCTOBRE 17, 2024.

Tungod nga waray man mga reaksiyon, corrections, objections parte han meeting han re-classification meeting.

IV. CALENDAR OF THE DAY

1. RE-CLASSIFICATION

V. ADJOURNMENT:

Tungod nga nagka sayuray naman an both parties para han ira pag re-classify parte han ira pagpatawag han meeting parte han Re-classification. Inin guin adjourn ngan guin segundahan naman ini ni Punong Barangay Cresente L. Llagas

Guin tapos an sesyon 12:35 hin udto.

I HEREBY CERTIFY to the corrections of the following minutes.

PREPARED BY:

ANNA MAY N. URMENETA

Barangay Secretary

ATTESTED BY:

HON. CRESENTE L. LLAGAS

Punong Barangay

ATTENDANCE FOR RE-CLASSIFICATION:

October 17, 2024

	NAME	
1.	Leticia A. Grindel	for
2.	CYNTHIA B. CARAPPE	Alzate B. Carape
3.	MARY JOY A. DACTOL	for
4.	CANDICE T. ELIZON	for
5.	LYRA N. REYES	for
6.	HAZEL M. CABANUS	for
7.	Renato M. Klatoban	R. Klatoban
8.	LANCE HAROLD F. BOCE	for
9.	LINO G. CAGASCAS	for
10.	SABINO Y. MONTEALEGRE	for
11.	Agustin S. Cabalin	for
12.	Fausto Rogay	for
13.	Leo n. Donatimao	for
14.	GIL NOVO	for
15.	Sergio Dalomias	for
16.	LER NICKNOR	for
17.	Roder E. Gutierrez	for
18.	LESTER KIM C. JAVINS	for
19.	IEA C. CAMMAT	for
20.	DANIEL DANIEL G. BARR	for

Letimio H, canor

MARIA FOETIN P. RETES

ANNA MAY N. URMENTO

ENGR. LYNDON D. GO

PAUL Z. WOMEN

PRESENTE 2. LLAGAS

35

Handwritten signatures and initials. The top signature is 'Jury' in a large, stylized script. Below it is a signature that appears to be 'A. J. ...'. At the bottom, there are initials 'A. J.' and 'J. J.' written in a similar script.







Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
Barangay Canal



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OFFICE OF THE PUNONG BARANGAY

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY CANAL CARIGARA, LEYTE HELD ON OCTOBER 20, 2024 AT 9:00 O'CLOCK IN THE MORNING AT THE BARANGAY HALL

PRESENT: HON. CRESENTE L. LLAGAS	-	PUNONG BARANGAY/PRESIDING
HON. LYRA N. REYES	-	Sangguniang Barangay Member
HON. BIEMBESSE AU R. INABANGAN	-	Sangguniang Barangay Member
HON. ARTEMIO L. NICANOR	-	Sangguniang Barangay Member
HON. LINO G. CAGASCAS	-	Sangguniang Barangay Member
HON. LEA C. CAHIMAT	-	Sangguniang Barangay Member
HON. LANCE HAROLD F. BAAC	-	Sangguniang Barangay Member
HON. RENATO M. WALOHAN	-	Sangguniang Barangay Member
HON. LESTER KIM C. JAVINES	-	SK Chairperson
ABSENT: NONE		

RESOLUTION NO. 53
Series of 2024

A RESOLUTION OF NO OBJECTION FOR THE REQUEST OF RECLASSIFICATION OF LAND FROM AGRICULTURAL TO COMMERCIAL USE BY MR. EFREN CANABE OF LOT NO. 354-D-1, TAX DECLARATION NO. 08-110020-00509 WITH AN AREA OF 886 SQM. LOCATED AT BRGY CANAL, CARIGARA, LEYTE.

WHEREAS, based on the perusal of supporting documents that survey/lot number 354-D-1 located at Brgy. Canal, Carigara, Leyte is owned by a certain Mr. Efren G. Canabe which has suitable site for the establishment of business.

WHEREFORE, on motion of Hon. Artemio L. Nicanor duly seconded by all present be it;

RESOLVED, as it is hereby resolve, by the council interposing no objection for the request for reclassification of land from agricultural to commercial use by Efren G. Canabe of Lot No. 354-D-1, Tax Declaration 08-110020-00509 with an area of 886 sqm. at Brgy. Canal, Carigara, Leyte.

RESOLVED FURTHER, to submit a copy of this resolution to the office of the Sangguniang Bayan of Carigara and to any office concerned for their information and guidance.

UNANIMOUSLY APPROVED.

I HEREBY CERTIFY to the correctness of the foregoing excerpts.

Prepared by:

ANNA/MAY N. URMENETA
Barangay Secretary

Attested by:

HON. CRESENTE L. LLAGAS
Punong Barangay



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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OFFICE OF THE SANGGUNIANG BAYAN

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




BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that after due determination by the **Sangguniang Bayan**, *Survey Lot No. 354-D-1, Covered under Tax Declaration No. 08-110020-00509, with an Area of 886 Square Meters, more or less, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte , will have more economic value once reclassified from agricultural to commercial use.*

ISSUED this 3rd day of February, 2025.


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 SANGGUNIAN BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2024-221** – *“An Ordinance Reclassifying the 886 Square meters, more or less, portion of Lot Identified as Survey Lot No. 354-D-1, PSD-08-050286-D, Covered under Tax Declaration No. 08-110020-00509, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use”*, subject agricultural land for reclassification is still 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 3rd day of February, 2025.


ROMEO M. VIOJAN
SB Secretary

Attested by:


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

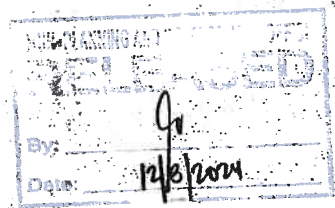


Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA



**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 354-D-1, PSD-08-050286-D** with Tax Declaration No. **08-110020-00509**, Property Identification No. **044-11-020-02-072** in the name of **ANTONIO DARANTINAO, SR.** with an area of **886 sq.m.** situated at **Brgy. Canal, Carigara, Leyte** respectively is within the **agricultural zone.**

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

Issued upon the request of **MR. EFREN G. CANABE** this **3rd** day of **December 2024**, at Carigara, Leyte in connection with his application for Land Reclassification for Commercial use.

Prepared by:


RACHELLE JOY C. LAPORRE
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.:	0049923
Date Issued:	December 3, 2024
Amount:	Php 590.00
Doc. Stamp:	Paid



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. 354-D-1, Psd-08-050286-D, with Tax Declaration No. 08-110020-00509, declared in the name of **ANTONIO DARANTINAO SR.**, containing an area of **.0866 hectare** and located in **Brgy. Canal, 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. Efren G. Canabe.**, for whatever purpose this may servr.

Given this 13th day of December 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
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OFFICE OF THE SANGGUNIAN BAYAN

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



BAGONG PILIPINAS

CERTIFICATION

THIS IS TO CERTIFY that **Municipal Ordinance No. 2024-221** – “*An Ordinance Reclassifying the 886 Square meters, more or less, portion of Lot Identified as Survey Lot No. 354-D-1, PSD-08-050286-D, Covered under Tax Declaration No. 08-110020-00509, owned by Efren G. Canabe, and declared in the name of Antonio Darantinao, Sr., Located at Brgy. Canal, Carigara, Leyte. from Agricultural to Commercial Use*”, has been posted last January 31, 2025 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 3rd day of February, 2025.


ROMEO M. VIOJAN
SB Secretary

TAX DECLARATION OF REAL PROPERTY

D NO. **08-110020-00509** Property Identification No. **044-11-020-02-072**
OWNER: **ANTONIO DARANTINAO, SR.** 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)

ACT/TCT/CLOA No. _____ Survey No. **LOT 354-D-1, PSD-08-050286-D**
ACT _____ Lot No. _____
Plotted: _____ Blk. No. _____
Boundaries: _____
North: **AL # 070** South: **AL # 073**
East: **AL # 044** West: **AL # 045**

KIND OF PROPERTY ASSESSED:

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

Classification	Area	Market Value	Actual Use	Ass. Level	Assessed Value
Agricultural	886 SQM Php	3,745.64	1st-Rice Ld.	40% Php	1,500.00
TOTAL:	886 SQM Php	3,745.64			1,500.00
Total Assessed Value: One Thousand Five Hundred Pesos Only.					
(Amount in Words)					

Taxable ☒ Exempt ☐
Effectivity of Assessment/Reassessment **1** **2025**
Qrt. Yr.

APPROVED BY: (SGD.) **ENRIQUETO O. PORTULA, REA** **ENGR. LYNDON D. GO, REA** **09/10/2024**
Provincial Assessor Municipal Assessor Date

This declaration cancels TD No. **ARP No. (08-11020-00471)** R13 Owner: **SAME OWNER** Previous A.V. Php **6,740.00**
MEMORANDA: SEGREGATION of a portion is hereby made of ARP No. (08-11020-00471) **R13 in the name**
of the same owner based on the attached approved Subdivision Plan, CSD-08-050286-D.

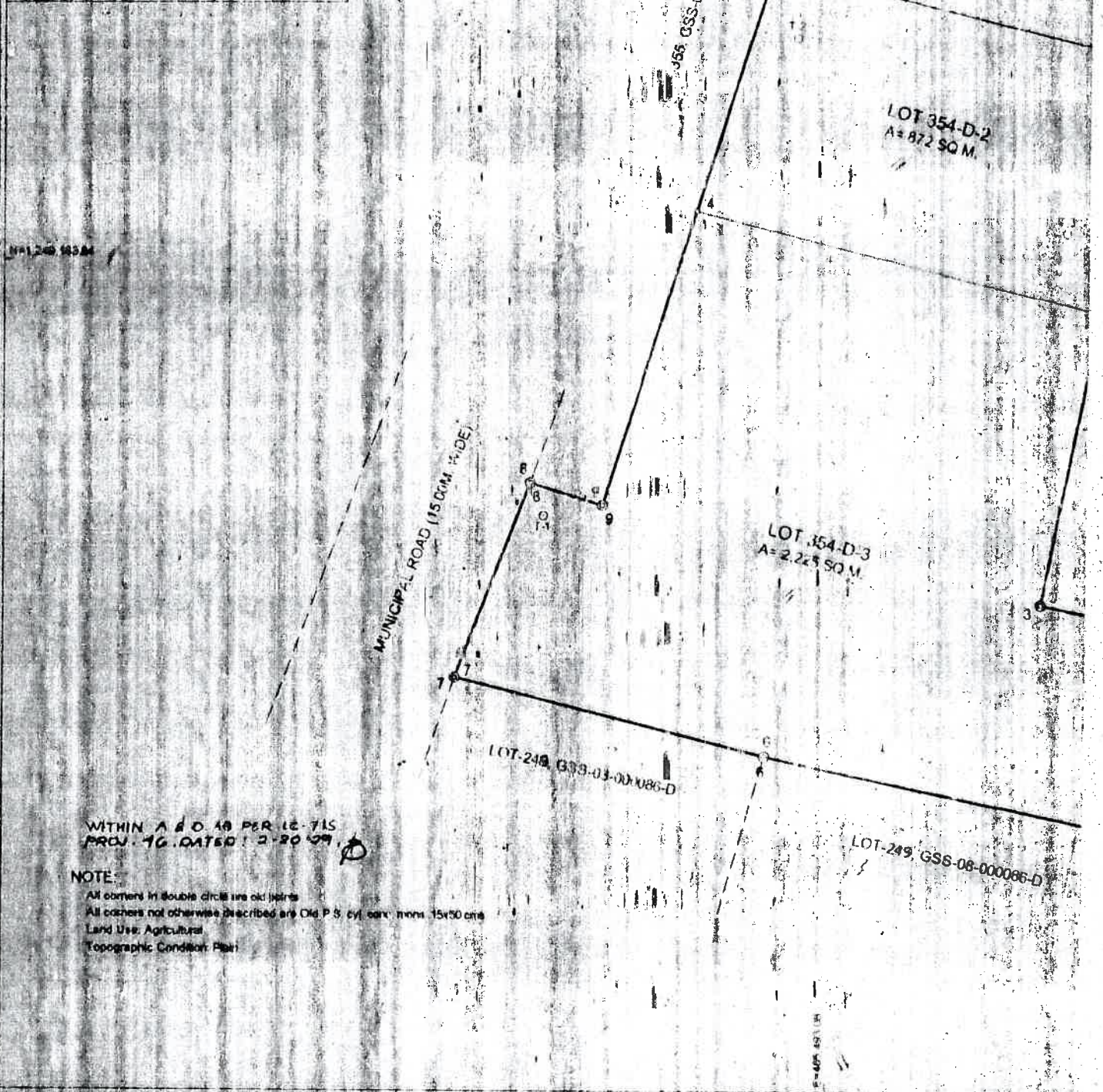
RTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:
L. No.: **9669246**
Used On: **09/10/2024** **ENGR. LYNDON D. GO, REA**
Used At: **Carigara, Leyte** **PRC No. 0000442**
Municipal Assessor

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 _____ under Ordinance No. _____ dated _____, 20____. It does not and cannot by itself alone confer any ownership or legal title to the property.

TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	S 75° 49' E	32.83 M.
2-3	S 11° 27' W	78.92 M.
3-4	S 78° 25' E	10.12 M.
4-5	S 14° 12' W	18.88 M.
5-6	N 78° 04' W	31.03 M.
6-7	N 78° 59' W	29.85 M.
7-8	N 21° 24' E	19.10 M.
8-9	S 72° 53' E	7.03 M.
9-1	N 17° 35' E	78.10 M.

354-D-3		
1-2	S 75° 44' E	38.14 M.
2-3	S 11° 27' W	27.29 M.
3-4	S 78° 25' E	10.12 M.
4-5	S 14° 12' W	18.88 M.
5-6	N 78° 04' W	31.03 M.
6-7	N 78° 59' W	29.85 M.
7-8	N 21° 24' E	19.10 M.
8-9	S 72° 53' E	7.03 M.
9-1	N 17° 35' E	28.40 M.
Tie lines from BLM 1, CAD		
449-D, CARIGARA CADASTRE to		
Corner Marked "1"		

LOT NO.	BEARING	DIST. (M)
BDRY	S 17° 53' W	547.13 M.
354-D-1	S 17° 52' W	573.02 M.
354-D-2	S 17° 52' W	573.02 M.
354-D-3	S 17° 51' W	596.74 M.



WITHIN A 60.48 PER 12.715
PROV. LG. DATED 12-20-99

NOTE:

- All corners in double circle are old points
- All corners not otherwise described are Old P.S. of 1:50,000 scale
- Land Use: Agricultural
- Topographic Condition: Plain

TECHNICAL DESCRIPTION

Survey Plan No. : PSD - 08 - 050286 - D /
Block No. :
Lot No. : 354 - D - 1 /
Portion of Lot : 354 - D, PSD - 08 - 042564 - D
Land Owner/Claimant : Hrs. of Antonio U. Darantinao
Location : Brgy. Canal, Municipality of Carigara,
Province of Leyte

Boundaries :

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
<u>1 - 2</u>	NW	Lot 355, GSS - 08 - 000086 - D /
<u>2 - 3</u>	NE	Lot 354 - C, PSD - 08 - 042564 - D
<u>3 - 4</u>	SE	Lot 353, GSS - 08 - 000086 - D
<u>4 - 1</u>	SW	Lot 354 - D - 2, PSD - 08 - 050286 - D

Tie Point : B.L.L.M. No. 1, CAD. 499 - D, Carigara Cadastre;

Lot Description :

<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
Tie Point-1	S 17° - 52' W	573.02 M
1 - 2	N 17° - 35' E	25.89 M
2 - 3	S 75° - 49' E	32.83 M
3 - 4	S 11° - 27' W	25.97 M
4 - 1	N 75° - 39' W	35.61 M LEC: 0.01

AREA : EIGHT HUNDRED EIGHTY SIX (886) square meters, more or less.

Description of Corners : Corners 1 & 4 are P.S. cyl. conc. mons. 15 X 50 cm. and the rest are old points.

Bearings: GRID
Date of Original Survey : September 21, 1977
Date of Subd./Cons. Survey: March 20, 2023
Date Approved : May 17, 2024
Geodetic Engineer : Salvador T. Quilaquil, Jr.

Prepared and Verified by:

Certified Correct by:


SALVADOR T. QUILAQUIL, JR.
Geodetic Engineer

PRC ID NO. 3965 Date : 09-13-1993


RAMON S. UNAY
Chief, Survey and Mapping Division

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

OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines
Province of Leyte
OFFICE OF THE TREASURER



PREVIOUS TAX RECEIPT NO.

488862

No. PL2736895 A

DATED

FOR THE YEAR

DATE

6-19-23 2023

9-10-24

Received from

Francis G. Canali

Philippine currency, in

☒ full

☐ Installment

payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year

Amount in figures

35.70

☒ BASIC TAX

☐ SPECIAL EDUCATION FUND

NAME OF DECLARED
OWNER

LOCATION
No./Street/Barangay

BLOCK
LOT NO.

TAX
DEC. NO.

ASSESSED VALUE

Land Improvement Total

TAX DUE

INSTALLMENT

FULL
PAYMENT

Penalty
%

TOTAL

Francis G. Canali

Canali

R-13

02-022

1,500

200

200

15.00

2.70

17.70

Darman Canali

02-022

1,500

200

200

15.00

2.70

17.70

SE

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

CHECK

TW/PMO

TOTAL

TOTAL

Deputy/Collecting Agent

Provincial Treasurer

35.70

R. Y. Sarmiento

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, **GORGONIO T. TORREVILLAS**, of legal age, Filipino, widower and resident of Brgy. Canal, Carigara, Leyte, for and in consideration of the sum of **ONE MILLION PESOS (P1,000, 000.00)** Philippine Currency, to me in hand paid by the receipt of which is hereby acknowledged in my full and entire satisfaction from spouses **EFREN CANABE and CYNTHIA B. CANABE**, likewise of legal age, Filipinos and residents of Jugaban, Carigara, Leyte, hereby sell, cede, convey and transfer in a manner **ABSOLUTE and IRREVOCABLE** unto the said spouses **EFREN and CYNTHIA B. CANABE**, their heirs, executors, administrators and assigns the hereunder described of a parcel of land described as follows:

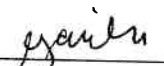

A portion of a parcel of land designated as Lot 354, located at Brgy. Canal, Carigara, Leyte, consisting an area of **ONE THOUSAND SQUARE METERS (1,000)**; covered by Tax Declaration NO. 08-11020-00110; in the name of Antonio Darantinao, Sr. bounded as follows: on the North by AL #018; on the East by AL # 044; on the South by AL #011, 013 of Sec. 04 and on the West by AL # 046 & Provincial Road..

Of which above-described portion of a parcel of land, I hereby declare and warrant that I am the true and lawful owner and have the perfect right to freely dispose of the same it being my own; that it is at present free from liens and encumbrances; that I will defend the title and possession of the herein Vendee against any adverse claim from third persons whomsoever; that the same is not tenanted nor covered by any agreement of the same nature.

IN WITNESS WHEREOF, I we have hereunto affixed my signature this 28 th day of August 2020, in Carigara, Leyte.


GORGONIO T. TORREVILLAS
TIN CARD NO. 113-873-388
Issued by Bureau of Internal Revenue

SIGNED IN THE PRESENCE OF:


1.  2. 
REPUBLIC OF THE PHILIPPINES)
PROVINCE OF LEYTE)SS
MUNICIPALITY OF CARIGARA)

BEFORE ME, this 28th day of August 2020, in Carigara, Leyte, personally appeared Gorgonio T. Torrevillas, who exhibited to me his SSS ID as his proof of identity and hereinabove indicated below his signature, known to me to be the same person who executed the foregoing Deed of Absolute Sale and acknowledged to me that the same is his own free and voluntary Act and Deed.

WITNESS MY HAND AND NOTARIAL SEA

Doc. NO. 416


Page NO. 80


ATTY. ISMAEL C. LLOREN
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
PTR NO. 2559388 - JANUARY 18, 2018
IBP NO. 353825 - NOV. 11, 2018
TIN NO. 906-917-719 - ROLL NO. 31, 81

ACKNOWLEDGMENT RECEIPT

That I, Gorgonio T. Torrevillas, of legal age, Filipino and resident of Brgy. Canal, Carigara Leyte., do hereby acknowledged the receipt of **ONE MILLION (P1,000,000.00)** from spouses **Efren Canabe and CYNTHIA B. CANABE**, likewise of legal age, **Filipinos and resident of Jugaban, Carigara, Leyte** as payment for that portion of a parcel of land located at Canal, Carigara. Leyte, covered by TD N0 08-11020-00110; designated as Lot N0. 354, in the name of Antonio Darantinao, Sr., consisting an area of 1000 square meters. The document of sale was entered as Doc. N0. _____; Page N0. _____; Book N0. 54, Series of 2020, by Notary Public Atty Ismael C. Lloren of Carigara, Leyte..

Carigara, Leyte, Aug. 28, 2020.

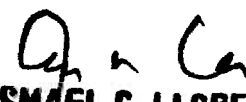

GORGONIO T. TORREVILLAS
ID NO. 113-873-336

SIGNED IN THE PRESENCE OF :

1. 

2. 

SUBSCRIBED AND SWORN to before me this 28th day of August 2020, in Carigara, Leyte.


ATTY. ISMAEL C. LLOREN
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
PTR NO. 2559388 - JANUARY 18, 2019
IBP NO. 353825 - NOV. 11, 2018
IIN NO. 906-917-719 - ROLL NO. 31, 811
MCLE NO. VI-OCT. 27, 2018
NBI CLEARANCE NO. 08625411
SAWANG, CARIGARA, LEYTE

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, ANTONIO U. DARANTINAO, of legal age, Filipino, married and a resident of Carigara, Leyte, for and in consideration of the sum of SEVEN THOUSAND PESOS (P7,000.00), Philippine Currency, to me in hand paid by GORCONIO TORREVILLAS, likewise of legal age, Filipino, married and a resident of Brgy. Savang, Carigara, Leyte, Philippines, the receipt of which is hereby acknowledged to my full and entire satisfaction, do by these presents hereby SELL, CEDER, TRANSFER and CONVEY unto said GORCONIO TORREVILLAS, his heirs, successors, assigns and executors, by way of ABSOLUTE SALE the following described real property, to wit:

A parcel of agricultural land with Original Certificate of Title issued by the Bureau of Lands, Tacloban City, with Free Patent No. (VIII-1) 15202, which land is situated at Brgy. Canal, Carigara, Leyte, with an area of Six Thousand Six Hundred Twenty Two (6,622) Square meters, which Original Certificate of Title No. P-25870 (160778) is transcribed in the Registration Book for the Province of Leyte, Register of Deeds, Tacloban City on the 10th day of July, 1978.

That I hereby warrant that I have the perfect right to dispose and convey the above-described property, it being my own having acquired the same by way of purchase; that it is free from all liens and encumbrances; that I further warrant to protect the title and possession of the herein vendee of the aforementioned property from any and against all claims of third persons whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand this 29th day of December, 1979 at Carigara, Leyte, Philippines.

Antonio U. Darantinao
ANTONIO U. DARANTINAO
(Vendor)

WITH MY MARITAL CONSENT:

Reverencia J. Darantinao

SIGNED IN THE PRESENCE OF:

1. *Guillermo R. Mikobola*

2. *Guillermo R. Mikobola*

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF LEYTE) S.S.
MUNICIPALITY OF CARIGARA)
X - - - - - X

BEFORE ME a Notary Public this 29th day of December, 1979 at Carigara, Leyte, Philippines, personally appeared ANTONIO U. DARANTINAO, with Residence Certificate No. 74056846 issued on September 10, 1979 at Carigara, Leyte, known to me to be the same person who executed the foregoing instrument and that he acknowledged to me that the same is his free and voluntary act and deed.

WITNESS MY HAND AND SEAL.

Manuel Y. Montesclaros
MANUEL Y. MONTESCLAROS
Notary Public
Until December 31, 1979

Doc. No. 107
Page No. 22
Book No. 1
Series of 1979