



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE

Item No.: 26
Date: 24 2026 MAR,

2nd INDORSEMENT
February 26, 2026

PROVINCE OF LEYTE
LEGAL OFFICE
RELEASED
By: [Signature]
Date: 3.9.26 Time: 9:14

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through SP Secretary, the attached Ordinance No. 2026-037 of the Sangguniang Bayan of Carigara, Leyte.

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

- Ordinance No. 2026-037 entitled: **“An Ordinance reclassifying the 280-square-meter portion of a lot identified as Lot No. 9390-A 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.

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

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

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

PROVINCE OF LEYTE
LEGAL OFFICE

RECEIVED

1ST INDORSEMENT
23 February 2026

By: [Signature]
Date: 2. 24. 26 Time: 9:24

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Municipal Ordinance No. 2026-037** of the **Municipality of Carigara, Leyte**, entitled: **An Ordinance reclassifying the 280-square-meter portion of the lot identified as Lot No. 9390-A, Survey No. CSD-08-015704D, covered under Tax Declaration No. 08-110032-00516, owned by Jinky Cadiente Sanita, situated at Brgy. Nauguisan, 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: sangguniangbayancarigara@gmail.com



BAGONG PILIPINAS

1st Indorsement
February 23, 2026

Sangguniang Pangkalahatan
Province of Leyte
RECEIVED
Date: FEB 23 2026
By: *[Signature]*

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. 2026-037** – “*An Ordinance Reclassifying the 280 Square Meters Portion of Lot Identified as Lot No. 9390-A, Survey No. CSD-08-015704D, Covered under Tax Declaration No. 08-110032-00516, Owned by Jinky Cadiente Sanita, Situated in Brgy. Nauguisan, Carigara, Leyte. from Agricultural to Residential Use*”.

For your perusal and appropriate action.

[Signature]
PAULINO T. MARQUEZ
Legal Assistant I
OIC-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

EXCERPT FROM THE MINUTES/JOURNAL OF THE 30TH REGULAR SESSION OF THE 20TH COUNCIL OF THE SANGGUNIANG BAYAN OF CARIGARA HELD AT THE SESSION HALL, LEGISLATIVE BUILDING, CARIGARA, LEYTE, ON JANUARY 27, 2026

Sangguniang Panlalawigan
Province of Leyte
RECEIVED

Date: FEB 23 2026
By: *[Signature]*

* * * * *

PRESENT:

Hon. Jimmy A. Camposano	-----	Mun. Vice Mayor-Pres. Officer
Hon. Fernando N. Moriel	-----	SB Member
Hon. Vilma M. Domus	-----	SB Member
Hon. Mildred C. Modesto	-----	SB Member
Hon. Carlo Angelo B. Go	-----	SB Member
Hon. Joenlee C. Larraga	-----	SB Member
Hon. Myla L. Aguilar	-----	SB Member
Hon. Guillermo I. Panal	-----	SB Member
Hon. Arvin. N. Urmeneta	-----	SB Member-LnB President

ABSENT:

Hon. Ulpiano U. Arpon Jr.	-----	SB Member - SL
Hon. Daniel N. Ariaso, Jr.	-----	SB Member-SK Fed. Pres. - FL

* * * * *

MUNICIPAL ORDINANCE NO. 2026-037

AN ORDINANCE RECLASSIFYING THE 280-SQUARE-METER PORTION OF THE LOT IDENTIFIED AS LOT NO. 9390-A, SURVEY NO. CSD-08-015704D, COVERED UNDER TAX DECLARATION NO. 08-110032-00516, OWNED BY JINKY CADIENTE SANITA, SITUATED AT BRGY. NAUGUISAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE

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*



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OFFICE OF THE SANGGUNIANG BAYAN

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Page 2/5. Ord. No.2026-037 dated January 27, 2026-

“AN ORDINANCE RECLASSIFYING THE 280-SQUARE-METER PORTION OF LOT IDENTIFIED AS LOT NO. 9390-A, SURVEY NO. CSD-08-015704D, COVERED UNDER TAX DECLARATION NO. 08-110032-00516, OWNED BY JINKY CADIENTE SANITA SITUATED AT BRGY. NAUGUISAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE.”

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;

WHEREAS, the Sangguniang Bayan determined, upon recommendation of the Committee on Land Use, Housing, and Agrarian Reform, as embodied in Committee Report No. 2026-02, duly adopted, that the 280-square-meter portion of the lot, identified as Lot No. 9390-A, Survey No. CSD-08-015704D, with a total land area of 280 square meters, covered under Tax Declaration No. 08-110032-00516, originally declared in the name of Eusebio Villarino, and subsequently acquired by Jinky Cadiente Sanita, situated at Brgy. Nauguisan, Carigara, Leyte, and presently classified as agricultural land under the duly approved Comprehensive Land Use Plan, if reclassified to residential use, will entail greater economic value, and the Municipality of Carigara will benefit in terms of increase Real Property Tax income;

WHEREAS, the Sangguniang Bayan of Carigara, further determined, thru the Office of the Municipal Assessor, that the subject agricultural land for reclassification is still within the ten percent (10%) limitation prescribed under 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

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Page 3/5. Ord. No.2026-037 dated January 27, 2026-

“AN ORDINANCE RECLASSIFYING THE 280-SQUARE-METER PORTION OF LOT IDENTIFIED AS LOT NO. 9390-A, SURVEY NO. CSD-08-015704D, COVERED UNDER TAX DECLARATION NO. 08-110032-00516, OWNED BY JINKY CADIENTE SANITA SITUATED AT BRGY. NAUGUISAN, CARIGARA, LEYTE, FROM AGRICULTURAL TO RESIDENTIAL USE.”

General Welfare Clause, among others, to exercise powers necessary, appropriate, or incidental for efficient and effective governance and those essential to the promotion of the general welfare;

WHEREAS, Sec. 5 (c) of the same Code further provides that general welfare provisions of the 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, premises considered, and on motion of Honorable Carlo Angelo B. Go, duly seconded by the Members of the Sangguniang Bayan, be it **APPROVED AND ENACTED** by the Sangguniang Bayan of Carigara in Regular Session assembled, **THAT**:

Article I. **RECLASSIFICATION**. That the 280-square-meter portion of the lot identified as Lot No. 9390-A, Survey No. CSD-08-015704D, covered under Tax Declaration No. 08-110032-00516, originally declared in the name of Eusebio Villarino and currently owned by Ms. Jinky Cadiente Sanita, situated at Barangay Nauguisan, Carigara, Leyte, is hereby reclassified from agricultural to residential use.

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

APPROVED UNANIMOUSLY, this 27th day of January, 2026

* * * * *

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PROVINCE OF LEYTE
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Page 4/5. Ord. No.2026-037 dated January 27, 2026-

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I HEREBY CERTIFY that this is a true and accurate copy of the Ordinance duly enacted by the Sangguniang Bayan on 27 January 2026.


RACHELYN A. SILVESTRE-CABALLES
Secretary to the Sanggunian

Attested:


JIMMY A. CAMPOSANO
Municipal Vice Mayor / Presiding Officer

Concurred:

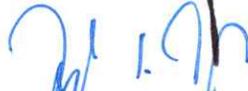

FERNANDO N. MORIEL
SB Member


VILMA M. DOMUS
SB Member


MILDRED C. MODESTO
SB Member


CARLO ANGELO B. GO
SB Member


JOENLEE C. LARRAGA
SB Member


MYLA L. AGUILAR
SB Member



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

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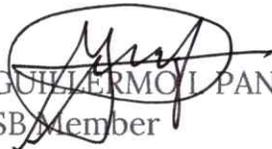
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Page 5/5. Ord. No.2026-037 dated January 27, 2026-

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GUILLERMO L. PANAL
SB Member


ARVIN N. URMENETA
SB Member-LnB Pres.

Approved:


EDUARDO T. ONG, JR.
Municipal Mayor

Date of Approval: 01/20/2026



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

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BAGONG PILIPINAS

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

Date: FEB 23 2026
By: Quino

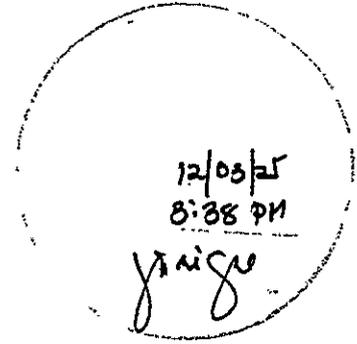
CERTIFICATION

THIS IS TO CERTIFY that a public hearing was conducted last November 20, 2025 at 9:00 AM at the Brgy, Covered Court, Brgy. Nauguisan, Carigara, Leyte for the deliberation of the proposed reclassification of *the 280 Square Meters Portion of Lot Identified as Lot No. 9390-A, Survey No. CSD-08-015704D, Covered under Tax Declaration No. 08-110032-00516, Owned by Jinky Cadiente Sanita, Situated in Brgy. Nauguisan, Carigara, Leyte*”, from agricultural to residential use.

ISSUED this 23rd day of February, 2026.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian

To: Hon. Eduardo T. Ong Jr.
Municipality Mayor
This Municipality



Thru: The Honorable Members of the Sangguniang Bayan

Dear Mayor Ong,

The undersigned most respectfully request for the reclassification portion of Lot. No. 9390-A, containing an area of 280 square meters, located at Brgy. Nauguisan, Carigara, Leyte, declared in the name of Jinky C. Sanita.

Attached hereto are the pertinent documents for reclassification.

1. Barangay Resolution Interposing no objection to the re-classification of the land
- 2-4. Minutes of the Public Hearing Applicant
- 5-7. Attendance
- 8-9. Affidavit of Conformity
10. Deed of Absolute Sale
- 11-12. Confirmation of Sale
- 13-14. Affidavit of Heirship
- 15-16. Affidavit of Confirmation of Sale & Acknowledgement of cash Receipt.
17. Receipt from the Barangay
- 18-20. Deed of Absolute Sale
21. Tax Declaration
22. Proof of Payment of Real Property Tax
23. Tax Clearance
24. Certification from MPDO that the property shall not be use subject of any government project in the feature & shall not affect the comprehensive Development Program
25. Sketch Plan
26. Technical Description
27. Barangay Certification
28. Barangay Kasuratan
- 29-32. Special Power of Attorney

Thank you for your kind Assistance.

Very Truly yours,

for JCS
JINKY CADIENTE SANITA/BELEND A. DEBALUCOS

Applicant

09496127272



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

OFFICE OF THE BARANGAY COUNCIL

MINUTES OF THE PUBLIC HEARING FOR THE LAND RECLASSIFICATION OF THE PORTION OF LAND (280 SQ. M.) OWNED BY JINKY C. SANITA WITH LOT NO. 9390-A-CSD-08-015704-D HELD ON NOVEMBER 20, 2025 AT 9:00 A.M AT THE BRGY. COVERED COURT OF BRGY. NAUGUISAN, CARIGARA, LEYTE.

Present:

See attached attendance sheet

I. CALL TO ORDER

The public hearing was called to order at 9:45 AM and was presided by the Punong Barangay, Hon. Edgardo D. Villaruel.

II. ROLL CALL

Barangay Officials Present: Hon. Edgardo D. Villaruel – Punong Barangay, Barangay Councilors, Barangay Secretary, Barangay Treasurer.

Resource Persons:

1. Daryl Daniel Bodo – Representative, Municipal Planning and Development Office (MPDO)
2. Engr. Lyndon Go – Municipal Assessors Office
3. Hon. Atty. Carlo Angelo Go – SBM Committee on Land Use
4. Engr. Ma. Evelyn Reyes – Municipal Engineering Office

Attendees:

- Approximately 20 residents, landowners, and stakeholders.

III. PURPOSE OF THE HEARING

The Punong Barangay explained that the hearing aims to:

1. Discuss the proposed reclassification of parcel of land owned by Jinky C. Sanita With Lot No. 9390-A, Located at Barangay Nauguisan, Carigara, Leyte from Agricultural to Residential;
2. Gather community feedback on potential impacts (economic, environmental, social).

IV. BACKGROUND OF THE PROPOSAL

The Municipal Planning and Development Officer presented the following:

1. Zoning Ordinance : MPDO Coordinator discussed that there are laws and ordinances that are needed to be followed like the Zoning Ordinance, which is written on the Comprehensive Land Use Plan, that specifies the different types / classification of land and its uses. The Zoning Ordinance was created by the Sangguniang Bayan, and before it's approval, like any other ordinance, goes through a public hearing. The Zoning Ordinance has Zoning map that is presented on the Barangay Assembly for its approval. Any changes on the Ordinance will go through the same process.

2. The reason why residents are needed to be present during public hearing for reclassification of land, for in the near future there will be possible (positive and negative) effects of the new usage of land. Any changes, will impact others so they need to be present for their approval.
3. Technical Details: presented Maps, the Strategic Economic/ free zone. The development zones map from Department of Agriculture that shows if land is still viable for planting crops like rice land. The Land that is proposed for reclassification has already been filled by land that is already used for residential. Like the reason of the reclassification of the adjacent land, the lot 9390-A is possible for reclassification since the land does not produce good crops.
4. Premature: The land that does not follow through the process is premature. Those houses that are constructed without business permit. And those that have for example, nipa land, but doesn't go under process but forced to fill the area with land to use for residential, a negative impact will be experienced by the adjacent land.
5. Any portion of land that are beside the road are required to give 5 meters of land measuring starting from the center line of the road and 10 meters of land measuring starting from the center line of the road for possible improvement such as road widenings.

The Municipal Assessor's Office Officer presented the following:

1. Tax Charges: If a land will be reclassified from Agricultural Residential, the tax will increase to approximately PHP 2,000.00 per year.
2. After Reclassification Process: Discussed that after the reclassification of the land the end result will be on the Tax Declaration, the changes on the entry on the declaration. After issuing with Resolution from the Barangay to the Sangguniang Bayan to the Sangguniang Panlalawigan, the MPDO will issue a certification for the basis of the revision of the tax declaration for the specific purpose. And this paper should be submitted to the Assessor's office for the change of classification of land in the Tax Declaration.

Municipal Engineering Office discussed the following:

1. Summarize the Application: The document need for the public hearing is the Resolution from the Barangay that Expresses no objection from adjacent land owners. In their office, if there is a request for building permit or fencing permit, they will look at the land classification. Since it's a regulation to utilize rice land, they will see if the land is potential for reclassification.
2. Building Permit: If the land reclassification is approved, the land owner can now apply for building permit. So requirements will be complied such as the clearance of no objection from barangay, the technical description and other documents.
3. Illegal Construction: When constructing buildings, ask for requirements. Secure building permit to avoid problems in the future.

Committee on Land use Chairman: Hon. Carlo Angelo B. Go discussed:

1. Sangguniang Bayan Power to Approve Land Reclassification; According to Local Government code the power to reclassify the Agricultural Land to Residential is in the Sangguniang Bayan. The Attendance of the Chairman of Comm. On Land Use is a witness that the Land reclassification undergoes a public hearing, and that the barangay gives interposing no objection on the reclassification. His purpose is to ensure that the owner are

compliant to the requirement and will be representing to the Sangguniang Bayan during the approval on their level.

V. PUBLIC PARTICIPATION

Open Forum: Residents raised concern, as follows:

1. Adjacent land owner: A portion of land owned by their mother was bought by the applicant's family. The concern if their remaining portion will be included in the reclassification.

- Response: The owner responses that they will not touch their land. The Punong Barangay responses that only 280 sq. m will be reclassified since the documents submitted to the office of the barangay only says that they only own 280 sq. m, therefore only 280 sq. m will be reclassified.

-Action taken: The Punong Barangay issues a *kasuratan* to ensures that the owner will not touch the 280 sq. m. signed by both parties.

VI. RESOLUTION AND RECOMMENDATION

After deliberation, the Barangay Council resolved:

1. To endorse a resolution interposing no objection on the reclassification proposal to the Sangguniang Bayan.

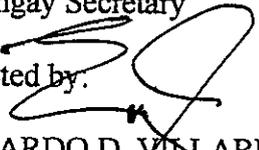
VII. ADJOURNMENT

The hearing adjourned at 11: 20 am . The minutes were prepared by Barangay Secretary and will be submitted for approval at the next Barangay Council session.

Prepared by:


KIMBERLY MAY DOMINGUEZ
Barangay Secretary

Attested by:


EDGARDO D. VILLARUEL
Punong Barangay



Republic of Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN

Attendance Sheet

PUBLIC HEARING

(LAND RECLASSIFICATION : OWNED BY JINKY C. SANITA

LOT NO. 9390-A, CSD-08-015704D

NOVEMBER 20, 2025 @ 9:00 AM

BRGY. NAUGUISAN COVERED COURT/ PAVEMENT

NO.	Name	Position/ Designation	Office/ Organization	Signature
1	Jinky C. Sanita			Jinky C. Sanita
2	Celita O. Du			CODU
3	Flora G. Camolo	Inspon		[Signature]
4	DONATO A. BUREAD			[Signature]
5	Florencia Cadiente			[Signature]
6	Trina Urban Sanita			[Signature]
7	Angelita Biscante			abiscante
8	Alma O. Graban			Almabau
9	RONALD D. ANGAO	TANOD		[Signature]
10	Margarita G. C...			[Signature]
11	BENJAMIN M. RIVERA			[Signature]
12	Carlo Villarino			Carlo
13	DEANUS A. BISCANTE	SK Chair		[Signature]
14	Elena Comanoy	BSH xy		[Signature]



Republic of Philippines
 Province of Leyte
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN

Attendance Sheet

PUBLIC HEARING

(LAND RECLASSIFICATION : OWNED BY JINKY C. SANITA

LOT NO. 9390-A, CSD - 08 - 015764D

NOVEMBER 20, 2025 @ 9:00 AM

BRGY. NAUGUISAN COVERED COURT/ PAVEMENT

NO.	Name	Position/ Designation	Office/ Organization	Signature
15	Erlinda B. Tenoso	BLW		<i>Tenoso</i>
16	Renah Fe Nivera			<i>Nivera</i>
17	Emelita V. Piel			
18	Manilon R. Medella	BSPD		<i>Medella</i>
19	Ronibg A. Nivera			<i>Nivera</i>
20	Shirley Veluzta			<i>Veluzta</i>
21	MARK LORENZ M. NIVERA			<i>M. Nivera</i>
22	ARJENE C. SANDAL			<i>Sandal</i>
23	Rodulign Sandal			<i>R. Sandal</i>
24	RUFFA LYN DRILON	SR MEMBERSHIP STAFF	BRGY. NAUGUISAN	<i>Drilon</i>
25	Antica G. Biscano			<i>Biscano</i>
26	Justine G. Dagandon			<i>Dagandon</i>
27	Shelda B. Ayaso			<i>Ayaso</i>
28				



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

OFFICE OF THE BARANGAY COUNCIL

EXCERPTS FROM THE MINUTES OF 2nd REGULAR AND OPEN SESSION OF THE BRGY COUNCIL HELD ON NOVEMBER 22, 2025 AT 9:00 A.M AT THE BRGY. MULTI-PURPOSE HALL OF BRGY. NAUGUISAN, CARIGARA, LEYTE.

Present:

- Hon. Edgardo D. Villaruel.....Punong Barangay
- Hon. Alvin G. Benis.....Sangguniang Barangay Member
- Hon. Merly N. Biscante.....Sangguniang Barangay Member
- Hon. Cheryl T. Obo.....Sangguniang Barangay Member
- Hon. Mirafe V. Sabay.....Sangguniang Barangay Member
- Hon. Mary Ann P. Merelos.....Sangguniang Barangay Member
- Hon. Ma. Liza T. Llaneta.....Sangguniang Barangay Member

Absent:

- Hon. Romeo P. Nivera.....Sangguniang Barangay Member
- Hon. Dennis A. Biscante.....Sk Chairperson

**RESOLUTION NO.120
 SERIES OF 2025**

A RESOLUTION EXPRESSING NO OBJECTION TO THE RECLASSIFICATION OF A PORTION OF LAND FROM AGRICULTURAL LAND TO RESIDENTIAL LAND, OWNED BY JINKY C. SANITA WITH LOT NO. 9390-A, SURVEY NO. CSD-08-015704D, WITH AN AREA OF 280 SQ. M. , LOCATED AT BARANGAY NAUGUISAN, CARIGARA, LEYTE

WHEREAS, Jinky C. Sanita, owner of a parcel of land situated in Barangay Nauguisan, Carigara, Leyte, with an area of 280 SQUARE METERS, more specifically identified as LOT NO. 9390-A ,SURVEY NO. CSD-08-015704D, have requested the reclassification of their property from Agricultural to Residential ;

WHEREAS, the Sangguniang Barangay conducted a public hearing on November 20, 2025 at Brgy. Nauguisan Covered Court to discuss the proposed reclassification, wherein stakeholders, including adjacent landowners and residents, were duly notified and given the opportunity to voice their concerns;

WHEREAS, during the public hearing, no valid opposition or objection to the proposed reclassification was raised, provided that the project complies with environmental, zoning, and land use regulations;

WHEREAS, the proposed reclassification aligns with the Municipal Zoning Ordinance and the Comprehensive Land Use Plan (CLUP) of Carigara, Leyte, and is deemed beneficial to the socio-economic development of the barangay;

NOW, THEREFORE, upon motion of Sangguniang Barangay Member Ma. Liza T. Llaneta, duly seconded by the members of the Sangguniang Barangay, be it:

RESOLVED, AS IT IS HEREBY RESOLVED, to express NO OBJECTION to the reclassification of the portion of land owned by Jinky C. Sanita from Agricultural to Residential;

RESOLVED FURTHER, to endorse this resolution to the Municipal Planning and Development Office (MPDO) and the Sangguniang Bayan of Carigara for appropriate action;

RESOLVED FINALLY, that copies of this resolution be furnished all concerned agencies for their information and guidance.

Unanimously Approved.

I Hereby Certify to the correctness of this foregoing excerpt .


KIMBERLY MAY DOMINGUEZ

Brgy. Secretary

Attested By ;


EDGARDO D. VILLARUEL
 Punong Barangay

MERLY N. BISCANTE
 Sangguniang Barangay Member

ALVIN G. BENIS
 Sangguniang Barangay Member

CHERYL T. OBO
 Sangguniang Barangay Member

MIRAFE V. SABAY
 Sangguniang Barangay Member

MARY ANN P. MERELOS
 Sangguniang Barangay Member

MALIZA T. LLANETA
 Sangguniang Barangay 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: sangguniangbayancarigara@gmail.com



BAGONG PILIPINAS

CERTIFICATION

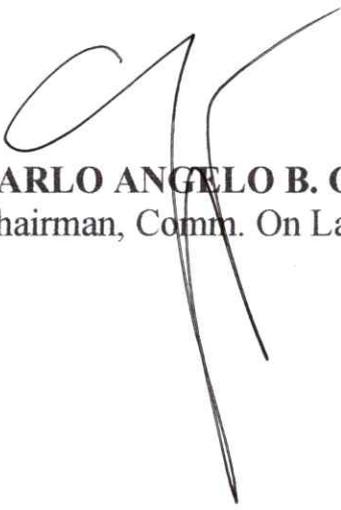
THIS IS TO CERTIFY that after due determination by the Sangguniang Bayan, the 280 Square Meters Portion of Lot Identified as Lot No. 9390-A, Survey No. CSD-08-015704D, Covered under Tax Declaration No. 08-110032-00516, Owned by Jinky Cadiente Sanita, Situated in Brgy. Nauguisan, Carigara, Leyte”, will gain more economic value once reclassified from agricultural to residential use.

ISSUED this 23rd day of February, 2026.


PAULINO T. MARQUEZ
Legal Assistant I

OIC-Secretary to the Sanggunian

Attested by:


CARLO ANGELO B. GO
Chairman, Comm. On Land Use



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA

-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

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



CERTIFICATION

THIS IS TO CERTIFY that **Municipal Ordinance No. 2026-037** – “*An Ordinance Reclassifying the 280 Square Meters Portion of Lot Identified as Lot No. 9390-A, Survey No. CSD-08-015704D, Covered under Tax Declaration No. 08-110032-00516, Owned by Jinky Cadiente Sanita, Situated in Brgy. Nauguisan, Carigara, Leyte, from Agricultural to Residential Use*”, has been posted last February 20, 2026 in accordance with R.A. 7160, otherwise known as the Local Government Code of 1991.

ISSUED this 23rd day of February, 2026.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-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: sangguniangbayancarigara@gmail.com



CERTIFICATION

THIS IS TO CERTIFY that the Sangguniang Bayan confirmed that at the time of the passage of **Municipal Ordinance No. 2026-037** – *“An Ordinance Reclassifying the 280 Square Meters Portion of Lot Identified as Lot No. 9390-A, Survey No. CSD-08-015704D, Covered under Tax Declaration No. 08-110032-00516, Owned by Jinky Cadiante Sanita, Situated in Brgy. Nauguisan, Carigara, Leyte, from Agricultural to Residential 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 23rd day of February, 2026.


PAULINO T. MARQUEZ
Legal Assistant I
OIC-Secretary to the Sanggunian

Attested by:


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

Republic of the Philippines)
Province of Leyte) s.s.
Municipality of Carigara)
X-----X

AFFIDAVIT OF CONFORMITY

I, **LUCINO G. VILLARINO, SR.**, of legal age, Filipino and a resident of Tanza, Cavite, after being duly sworn in accordance with do hereby depose and state:

1. That I am one of the heirs of the late **EUSEBIO VILLARINO** who intestate on November 13, 1982 in Carigara, Leyte;
2. That my siblings are the following, namely: Soledad V. David; Angel G. Villarino; Marcial G. Villarino; me (Lucino G. Villarino, Sr.); Wenceslao G. Villarino, and Rosalinda G. Villarino - Riel;
3. That during his lifetime, he owned a parcel of land identified as Lot No. 9390, CAD 499-D, containing a total area of 3,445 square meters and divided into six (6) equal shares resulting in a parcel of land and now particularly described as follows:

*"a parcel of land designated as Lot No. 9390-A, situated at Brgy. Nauguisan, Carigara, Leyte; bounded on the North by National Road; on the East by AL # 093; on the South by AL # 044; and on the West by AL # 039, 040, containing an area of **ONE THOUSAND ONE HUNDRED FORTY EIGHT (1,148) Square Meters**, more or less, covered by Tax Declaration No. 08-110032-00516 and declared in the name of **EUSEBIO VILLARINO.**"*

4. That I am aware of the fact that the aforementioned parcel of land represents the shares of **WENCESLAO VILLARINO** and **ROSALINDA VILLARINO-RIEL** consisting of 574 square meters for each of them totaling 1,148 square meters;
5. That I am executing this affidavit to attest the veracity of foregoing facts and to prove that the above-described property was the share of my siblings, **WENCESLAO VILARINO** and **ROSALINDA VILLARINO - RIEL**, from the estate of our deceased father, **EUSEBIO VILLARINO**, for whatever purpose this may serve.

Lucino G. Villarino

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day
of 07 OCT 2025, at Carigara, Leyte, Philippines.

Lucino G. Villarino

LUCINO G. VILLARINO, SR.

Affiant

ID No. 007987

Issued on 8-13-2023

Issued at Kawit, Cavite

SUBSCRIBED AND SWORN to before me this 07 OCT 2025,
at Carigara, Leyte, Philippines; affiant exhibiting to me his proof of
identity as indicated above.

Doc. No. 107;
Page No. 29;
Book No. V;
Series of 202 8.

[Signature]
JOSE LINO LAURENCE JURIS R. CLAROS

Notary Public for and within the territorial Jurisdiction of
RTC Carigara, Leyte

ID No. 007987 valid until Dec. 31, 2025

Reg. No. 404-071 CARIGARA (MAY 02, 2023)

Prk. No. 0000733 Carigara, Leyte, Jan. 02, 2025

Roll No. 11248

RCLE Compliance No. 171/2024

459 Ave. of ... Carigara, Leyte

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, VIRGINIA V. MAKABENTA, of legal age, Filipino, married and a resident of Tacloban City, for and in consideration of the sum of ONE HUNDRED THOUSAND (P100,000.00) PESOS only, Phil. Currency, to me in hand paid and the receipt of which is hereby acknowledged in full to my complete and entire satisfaction from FLORENCIA U. CADIENTE, also of legal age, Filipino, married, and a resident of Carigara, Leyte, do by these presents hereby SELL, CEDE, TRANSFER & CONVEY in a manner Absolute & Irrevocable unto the said FLORENCIA U. CADIENTE, her heirs, successors, and assigns, the following described real property, to wit:

"A Northwesternmost portion of a parcel of land located at Brgy. Nauguisan, Carigara, Leyte, covered by ARP No. 08-11032-00412R13 declared in the name of Eusebio Villarino with an area of .1722ha. designated as Cad. Lot No. 9390- rem. Portion; bounded on the North by National Road; on the East by AL#061; on the South by AL#044; and on the West by AL#039, 040; subject area of sale is approximately 100 sq.m., more or less."

Of which above-described parcel of land, I hereby declare that I am the true and lawful owner, it being my own having acquired the same by purchase from the previous owner WENCESLAO VILLARINO, it being his hereditary share; that, it is presently free and clear of all liens and encumbrances and further warrant the title and peaceful possession of the herein vendee as against any and all claims from third persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of February, 2016 at Carigara, Leyte, Philippines.

Signature: Unahabenta
VIRGINIA V. MAKABENTA
CTC No. 11688002
Issued On: 02-29-2016
At: Carigara, Leyte

SIGNED IN THE PRESENCE OF:

1. [Signature]

2. [Signature]

ACKNOWLEDGMENT

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

BEFORE ME, this 29th day of February, 2016 at Carigara, Leyte, personally appeared the above-named vendor with her Comm. Tax Cert. No. indicated below her name and signature, known to me and to me known to the same person who executed the foregoing instrument and acknowledged to me that she is her own free and voluntary act and deed.

WITNESS MY HAND AND SEAL this 29th day of February, 2016

Certified True Copy
I hereby certify that this is a true and exact copy of the original document created this 29th day of February, 2016

EDGAR J. TOVOLETE
NOTARY PUBLIC
UNTIL 2016
ATTY ULPIANO U. RAPON, JR.
Notary Public
For and within the Province of Leyte
Valid until December 31, 2025
Roll of Attorney No. 18228
PTR No. 0051012, 01/02/2025 - Carigara, Leyte
IBP No. 325792, 12/07/2023 - IBP Leyte Chapter
MCLE Compliance No. VIII - 0000085, valid until 04/14/2025
Notarial Commission No. R-CAR-2025-003-NC
San Juan de Mata St., Brgy. Baybay, Carigara, Leyte

Doc. No. 237
Page No. 57
Book No. 24
Series of 2016.

CONFIRMATION OF SALE

KNOW ALL MEN BY THESE PRESENTS:

We, **MARLYN VILLARINO SY** of legal age, Filipino, married, and resident of G. Abogado St. Brgy. B, Borongan City, Eastern Samar, **EDITHA VILLARINO KANTUNA** of legal age, Filipino, married, and resident of G. Abogado St. Brgy. B, Borongan City, Eastern Samar, **EDGAR OSORIO VILLARINO** of legal age, Filipino, married, and resident of G. Abogado St. Brgy. B, Borongan City, Eastern Samar, do by these present hereby CONFIRMED and AFFIRMED the following:

That we are the compulsory heirs being the children of WENCESLAO G. VILLARINO, who in turn, is one of the six children of the late EUSEBIO VILLARINO;

That sometime in June 10, 2019, in G. Abogado St. Brgy. B, Borongan City, Eastern Samar, for and in consideration of the sum of THIRTY FIVE THOUSAND PESOS (Php35,000.00), Philippine Currency, my father, the late WENCESLAO VILLARINO, sold to VIRGINIA V. MAKABENTA, of legal age, Filipino, and a resident of Apitong, Tacloban City, a ONE HUNDRED SIXTY EIGHT (168) square meters portion of parcel of land situated at Brgy. Nauguisan, Carigara, Leyte, briefly described as follows:

"a portion of a parcel of land situated at Brgy. Nauguisan, Carigara, Leyte, with an area of ONE HUNDRED SIXTY EIGHT (168) SQUARE METERS; declared in the name of Eusebio Villarino; covered by ARP No. 08-11032-00412 (R13), designated as Lot No. 9390-rem. portion, bounded as follows; North by National Road; East by AL#061; South by AL#044; and on the West by AL#039, 040."

That we personally attest to the sale of the above-described parcel of land made by my father, the late WENCESLAO VILLARINO, in favor of VIRGINIA V. MAKABENTA, as above stated.

That the aforementioned real property is in the possession of VIRGINIA V. MAKABENTA, from the time of the said sale transaction up to the present.

That we hereby affirm and confirm said sale, transfer and conveyance in favor of VIRGINIA V. MAKABENTA even though the same had not been reduced into a formal form as prescribed by law.

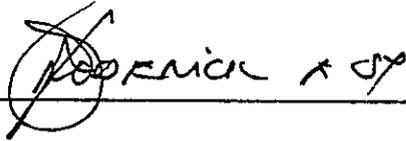
IN WITNESS WHEREOF, we have hereunto affixed my signatures this _____ day of 07 OCT 2025, in Carigara, Leyte.


MARLYN VILLARINO SY
Heir
ID No. 7884
Issued on 6-9-2022
Issued at Borongan City, E. Samar


EDITHA VILLARINO KANTUNA
Heir
ID No. CR21-006-0097-3040-2
Issued on _____
Issued at _____


EDGAR OSORIO VILLARINO
Heir
ID No. 2910
Issued on 7-1-2022
Issued at Borongan City, E. Samar

SIGNED IN THE PRESENCE OF:

1. 

2. _____

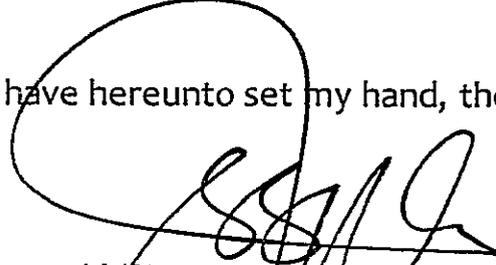
ACKNOWLEDGMENT

Republic of the Philippines)
Province of Leyte) s.s.
Municipality of Carigara)
X-----X

BEFORE ME, this ___ day of 07 OCT 2025 in Carigara, Leyte, Philippines, personally appeared the parties and exhibiting to their proofs of identities as indicated above, known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their free act and voluntary deed.

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

Doc. No. 108;
Page No. 23;
Book No. V;
Series of 2025.


LAUREANO LAWRENCE JUDAS R. CLAROS
Notary Public for and over the territorial jurisdiction of
777 Carigara, Leyte
P.R. No. 19497 / C.S.U. CHAPTER I n. 14, 2025
P.R. No. 3836733 / Carigara, Leyte / n. 22, 2025
Reg. No. 52299
MCLE Certificate No. VII-APR2-5
469 Rebolledo - 5 / San Jose, Carrera, Leyte

Republic of the Philippines)
Province of Leyte) S.S.
Municipality of Carigara)
x-----x

AFFIDAVIT OF HEIRSHIP

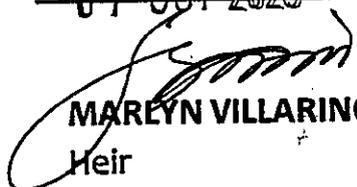
We, **MARLYN VILLARINO SY, EDITHA VILLARINO KANTUNA, EDGAR OSORIO VILLARINO**, all of legal age, Filipinos, and residents of Borongan City, Eastern Samar, after having been duly sworn to in accordance with law hereby depose and state/s:

1. That we are the surviving heirs of WENCESLAO VILLARINO who died intestate on June 10, 2019 in G. Abogado St. Brgy. B, Borongan City, Eastern Samar;
2. That our late father, WENCESLAO VILLARINO is one of six children of the late EUSEBIO VILLARINO;
3. That our late father left a parcel of land described as follows;

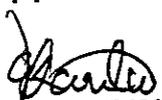
*“a portion of land designated as Lot No. 9390-A, situated at Brgy. Nauguisan, Carigara, Leyte; bounded on the North by the National Road; on the East by AL # 093; on the South by AL # 044; and on the West by AL # 039, 040, containing an area of **ONE THOUSAND ONE HUNDRED FORTY EIGHT (1,148) Square Meters**, more or less, covered by Tax Declaration No. 08-110032-00516 and declared in the name of EUSEBIO VILLARINO.”*

4. That the aforementioned parcel of land represents the shared of our father WENCESLAO VILLARINO and our aunt ROSALINDA VILLARINO-RIEL consisting of 574 square meters for each of them totalling 1,148 square meters.
5. That as proof of said filiation with WENCESLAO VILLARINO, we are attaching our respective birth certificates as annex “A” and series, and made integral part hereof; and
6. That we are executing this affidavit in good faith to attest to truth that there is no other heir or heirs and for whatever legal purpose it may serve.

IN WITNESS WHEREOF, we have hereunto set our hands
this 07 OCT 2025 in Carigara, Leyte, Philippines.


MAREYN VILLARINO SY
Heir

ID No. 2884
Issued on 6-9-2022
Issued at Borongan City, E. Samar


EDITHA VILLARINO KANTUNA
Heir

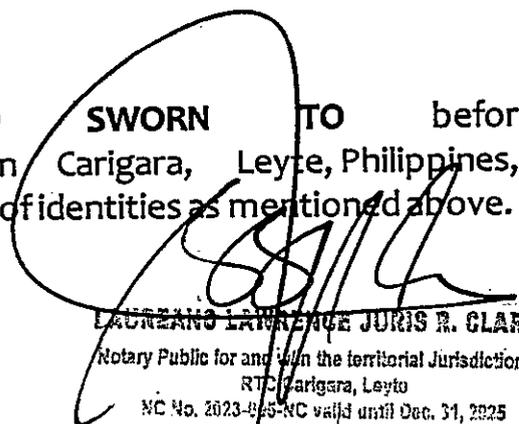
ID No. CPH-006-0092-3040-2
Issued on _____
Issued at _____


EDGAR OSORIO VILLARINO
Heir

ID No. 2910
Issued on 7-1-2022
Issued at Borongan City, E. Samar

SUBSCRIBED AND SWORN TO before me
this 07 OCT 2025 in Carigara, Leyte, Philippines, affiants
exhibiting to me their proofs of identities as mentioned above.

Doc. No. 109;
Page No. 23;
Book No. 0;
Series of 202 5.


LAUREANO LAWRENCE JURIS R. CLAROS

Notary Public for and in the territorial Jurisdiction of
RTC Carigara, Leyte

MC No. 2023-045-NC valid until Dec. 31, 2025
IBP No. 491897 / CEBU CHAPTER / Jan. 02, 2025
PTR No. 0050733 / Carigara, Leyte / Jan. 02, 2025
Roll No. 32650

MCLE Compliance No. VII-0000245
499 Rebolledo St. Brgy., Sawaog, Carigara, Leyte

Republic of the Philippines)
Province of Leyte)s.s.
Municipality of Carigara)
x-----x

AFFIDAVIT OF CONFIRMATION OF SALE and ACKNOWLEDGMENT OF CASH RECEIPT

We, **ROMEO P. NIVERA, MERLY N. BISCANTE, MIRAFE V. SABAY,**
and **EUSEBIO V. RIEL**, all of legal age, Filipinos and with residence at Brgy.
Nauguisan, Carigara, Leyte, after being duly sworn in accordance with do
hereby depose and state:

1. That I (**EUSEBIO V. RIEL**) am one of the children of the late
ROSALINDA VILLARINO RIEL;
2. That we are quite familiar of a parcel of land more particularly
described as follows:

*"A parcel of land designated as Lot No. 9390-A,
situated at Brgy. Nauguisan, Carigara, Leyte. Bounded on
the North by National Road; on the East by AL # 093; on
the South by AL # 044; and on the West by AL # 039, 040,
containing an area of **ONE THOUSAND ONE HUNDRED
FORTY EIGHT (1,148) Square Meters**, more or less,
covered by Tax Declaration No. 08-110032-00516 and
declared in the name of **EUSEBIO VILLARINO.**"*

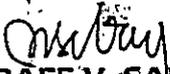
3. That we are aware of the fact that the late **ROSALINDA
VILLARINO RIEL** had sold the one hundred twelve (112) square
meters portion of the above-described property to **FLORENCIA
CADIENTE**;
4. That we are likewise fully aware that she received the amount of
SEVEN THOUSAND PESOS (Php7,000.00) to her entire
satisfaction as consideration of said sale, copy of the Receipt
issued at Office of the Punong Barangay of Brgy. Nauguisan,
Carigara, Leyte is hereto attached as annex "sole" and made
integral part hereof;
5. That we are executing this affidavit to attest the veracity of
foregoing facts, and to prove that said **ROSALINDA VILLARINO
RIEL** received the amount of **SEVEN THOUSAND PESOS
(Php7,000.00)** as consideration of said sale in view of the fact

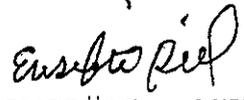
that she is already dead as of execution of this affidavit, and for whatever purpose this may serve.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of 03 SEP. 2025 at Carigara, Leyte, Philippines.


ROMEO P. NIVERA
Affiant
ID No. 9981
Issued on 09-09-21
Issued at Angara, Leyte

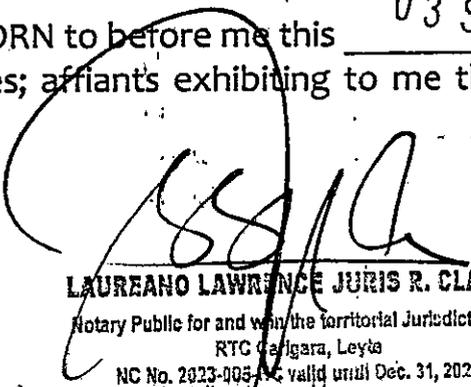

MERLY N. BISCANTE
Affiant
ID No. 458-429-793-00000
Issued on 10-01-2014
Issued at Trobesan City

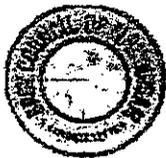

MIRAFE V. SABAY
Affiant
ID No. 9258-7549-7048-6028
Issued on August 02, 2021
Issued at Carigara, Leyte


EUSEBIO V. RIEL
Affiant
ID No. _____
Issued on _____
Issued at _____

SUBSCRIBED AND SWORN to before me this 03 SEP 2025, at Carigara, Leyte, Philippines; affiants exhibiting to me their proofs of identities as indicated above.

Doc. No. 037
Page No. 09
Book No. 1
Series of 202 3


LAUREANO LAWRENCE JURIS R. CLAROS
Notary Public for and within the territorial Jurisdiction of
RTC Carigara, Leyte
NC No. 2023-005, NC valid until Dec. 31, 2025
IBP No. 491897 / CEBU CHAPTER / Jan. 02, 2025
PTR No. 0050733 / Carigara, Leyte / Jan. 02, 2025
Roll No. 82668
MCLE Compliance No. VIII-0008245
469 Rebolledo St. Brgy., Sawang, Carigara, Leyte



REPUBLIC OF THE PHILIPPINES
Province of Leyte
Municipality of Carigara
Brgy. Nauguisan
- 0 0 0 -

OFFICE OF THE PUNONG BARANGAY

RECIEBO

Ako, hi Rosalinda Riel, aada ha eksakto nga pano-igon, ngan nag-uukoy ha Brgy. Nauguisan, Carigara, Leyte, kinmarawat hin kantidad nga syete mil pesos (Php7,000.00) tikang kan Mrs. Florencia Cadiante, kabaraydan han tuna nga sumubra han sukol nga napalit ngan waray hini mag-aagrabyo bisan an akon mga anak kay sinunod ko la ini ha akon kag-anak.

Ha pagka-matuod maperma ako ha ubos hini nga reciebo yana nga petsa 10 han Pebrero, 2018 ha Brgy. Nauguisan, Carigara, Leyte kaupod an mga testigos.

Rosalinda Riel
ROSALINDA RIEL
(Kinmarawat)

Romeo P. Nivera
HON. ROMEO P. NIVERA
Punong Barangay

TESTIGOS:

- Merly N. Biscante*
1. MERLY N. BISCANTE
- Mirafe V. Sabay*
2. MIRAFE V. SABAY
- Eusebio Riel*
3. EUSEBIO RIEL

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS

I, **FLORENCIA U. CADIENTE**, of legal age, married, Filipino, and a resident of Nauguisan, Carigara, Leyte;

for and in consideration of the sum of SEVEN THOUSAND PESOS (Php7,000.00), Philippine Currency, to me in hand paid by JINKY CADIENTE SANITA, of legal age, Filipino, married, and a resident of Brgy. Nauguisan, Carigara, Leyte;

do hereby SELL, TRANSFER, and CONVEY, absolutely and unconditionally, unto said JINKY CADIENTE SANITA, her heirs, successors and assigns a TWO HUNDRED EIGHTY (280) square meters portion of parcel of land situated at Brgy. Nauguisan, Carigara, Leyte, which is more particularly described as follows, to wit:

Whole Area:

*“a parcel of land designated as Lot No. 9390-A, situated at Brgy. Nauguisan, Carigara, Leyte; bounded on the North by National Road; on the East by AL # 093; on the South by AL # 044; and on the West by AL # 039, 040; containing an area of **ONE THOUSAND ONE HUNDRED FORTY EIGHT (1,148) Square Meters**, more or less, covered by Tax Declaration No. 08-110032-00516 and declared in the name of EUSEBIO VILLARINO.”*

Portion sold:

*“A portion of a parcel of land designated as Lot No. 9390-A-2 with an area of **TWO HUNDRED EIGHTY (280) SQUARE METERS**, more or less.”*

HEREBY DECLARING that I am the lawful and registered owner thereof having acquired the same thru sales from ROSALINDA VILLARINO RIEL (112 sq.m.) and VIRGINIA MAKABENTA (168 sq.m.), and I have the perfect right to sell and convey the same in any manner in whomsoever favor by way hereof and in favor to the vendees hereto;

That I hereby warrant that I will defend this sale in favor of the vendees hereto and their successors-in-interest against any and all claims of any and all persons whomsoever.

Floresca U. Cadiente

IN WITNESS WHEREOF, I have hereunto set my hand this 07 day
of OCT 2025 at Carigara, Leyte, Philippines.

FLORENCIA U. CADIENTE

Vendor

OSCA ID No. 7684

Issued on January 22, 2020

Issued at Carigara, Leyte

Signed in the presence of:

ACKNOWLEDGMENT

Republic of the Philippines)
Carigara, Leyte) S.S.

07 OCT 2025

BEFORE ME, this 07 day of OCT in Carigara, Leyte, Philippines, personally appeared the herein vendor and her witnesses, exhibiting to me their proofs of identities as indicated above, who are known to me to be the same persons who executed the foregoing instrument, and they acknowledged to me that the same is their free act and voluntary deed.

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

Doc. No. 111
Page No. 24
Book No. 17
Series of 202 5

LAUREANO LAWRENCE JUNIS R. CLAROS

Notary Public for and in the territorial Jurisdiction of
RTC Carigara, Leyte

MC No. 2023-805-MC valid until Dec. 31, 2025

ISF No. 49187 / CEBU CHAPTER / Jan. 03, 2025

PIR No. 0059733 / Carigara, Leyte / Jan. 02, 2025

Roll No. 82568

MCLE Compliance No. VIII-078845

459 Rebolledo St. Droy., Sawayag, Carigara, Leyte

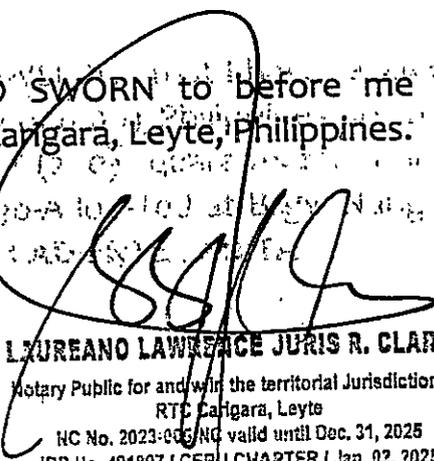
ACKNOWLEDGMENT RECEIPT

THIS IS TO ACKNOWLEDGE that I have received the sum of SEVEN THOUSAND PESOS (Php7,000.00), Philippine Currency, as full payment for a TWO HUNDRED EIGHTY (280) square meters portion of parcel of land identified as Lot No. 9390-A located at Brgy. Nauguisan, Carigara, Leyte that I have sold to JINKY CADIENTE SANITA.

Done this 07 OCT 2025 day of _____ at Carigara, Leyte, Philippines.


FLORENCIA U. CADIENTE
Vendor

SUBSCRIBED AND SWORN to before me this 07 OCT 2025 day of _____ at Carigara, Leyte, Philippines.


LAUREANO LAWRENCE JURIS R. CLAROS
Notary Public for and within the territorial Jurisdiction of
RTC Carigara, Leyte
NC No. 2023-006/NC valid until Dec. 31, 2025
IBP No. 491897 / CEBU CHAPTER / Jan. 02, 2025
PTR No. 0050733 / Carigara, Leyte / Jan. 02, 2025
Roll No. 82668
MCLE Compliance No. VIII-0008846
469 Rebolledo St. Brgy., Sawang, Carigara, Leyte

TAX DECLARATION OF REAL PROPERTY

TD No. 08-110032-00516 Property Identification No. 044-11-032-01-092
 Owner: EUSEBIO VILLARINO TIN: _____
 Address: CARIGARA, LEYTE Tel. No. _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Tel. No. _____
 Location of Property: NAUGUISAN CARIGARA, LEYTE
 (Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. _____ Survey No. 9390-A, CSD-08-015704-D
 CCT _____ Lot No. _____ Blk. No. _____
 Dated: _____ Cad. Lot No. _____
 Boundaries: North: NATIONAL ROAD South: AL # 044
 East: AL # 093 West: AL # 039, 040

KIND OF PROPERTY ASSESSED:

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

Classification	Area (SQM.)	Market Value	Actual Use	Ass. Level	Assessed Value
AGRICULTURAL	574 SQM. Php	4,159.95	1ST-RICE LD.	40% Php	1,660.00
AGRICULTURAL	574 SQM.		1ST-COCO. LD.		
TOTAL	1,148 SQM. Php	4,159.95		Php	1,660.00

Total Assessed Value: ONE THOUSAND SIX HUNDRED SIXTY PESOS ONLY.
 (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment 1 2022
 Qrt. Yr.

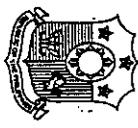
APPROVED BY: MILAGROS F. ROBLEDO, REA ENGR. LYNDON D. GO, REA 06/25/2025
 OIC-Provincial Assessor OIC-Municipal Assessor Date

This declaration cancels TD No. 08-11032-00412 R13 Owner: SAME OWNER Previous A.V. Php 2,460.00
MEMORANDA: CORRECTIONAL REVISION is hereby made of ARP No. (08-11032-00412) R13 in the name of the same owner to rectify the area based on the attached approved SUBDIVISION PLAN, CSD-08-015704-D.

CERTIFIED TRUE COPY & DOCUMENTARY STAMP TAX PAID:
 O.R. No.: 0610643
 Issued On: 06/25/2025
 Issued At: Carigara, Leyte ENGR. LYNDON D. GO, REA
 Municipal Assessor PRC No. 0000442

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.

Accountable Form No. 56
(Revised Jan. 1994)
Per SP Res. No. 03-927



Republic of the Philippines
Municipality of Misamis
Province of Leyte



PREVIOUS TAX RECEIPT NO.
DATED 26 9 2001 FOR THE YEAR 2001

No. P2948337 A
DATE 9:14-25

ORIGINAL

Received from **JACKY C. SMITA**

Barugo
Municipality
Province of Leyte

Philippine currency, in Full Installment payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year **2005**

Amount in figures
 BASIC TAX
 SPECIAL EDUCATION FUND
P 37 710

NAME OF DECLARED OWNER	LOCATION No./Street/Barrangay	BLOCK LOT NO.	TAX DEC. NO.	ASSESSED VALUE	PAY DUE	INSTALLMENT		FULL PAYMENT	Penalty %	TOTAL
						No.	Payment			
VILLANO	BARUGO	P12 00514	01-092	1,000	100	2005	100	100	2%	100
VILLANO	BARUGO	01-092	100	1,000	100	2005	100	100	2%	100
TOTAL										37.710

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

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

Deputy/Collecting Agent *[Signature]*

Provincial Treasurer *[Signature]*



Republic of the Philippines
 Province of Leyte
 Municipality of Carigara



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 RPT # 00516 located at BRGY. NAUGUISAN, CARIGARA, LEYTE declared in the name EUSEBIO VILLARINO is paid up its realty taxes from previous years up to the current year under receipt no. 2948337 dated September 16, 2025.

Issued this 16th day of September 2025 for Zoning Permit

Juliet R. Hanopol
JULIET R. HANOPOL
 Municipal Treasurer

Verified and Checked:

Christopher John M. Tomas
CHRISTOPHER JOHN M. TOMAS
 Revenue Collection Clerk II

O.R No. : 1010497
 Issued On : September 16, 2025
 Issued at : Carigara, Leyte.
 Doc. Stamp Paid : 30.00

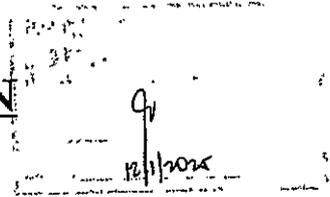


Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA



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

CERTIFICATION



TO WHOM IT MAY CONCERN:

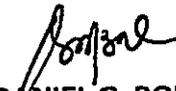
THIS IS TO CERTIFY that a parcel of lot with Survey No. **9390-A, CSD-08-015704-D** with Tax Declaration No. **08-110032-00516**, Property Identification No. **044-11-032-01-092** in the name of **EUSEBIO VILLARINO** with an area of **280 sq.m.** situated at **Brgy. Nauguisan, Carigara, Leyte** respectively 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 **MS. JINKY C. SANITA** this **1st** day of **December 2025**, at Carigara, Leyte in connection with her application for Land Reclassification for Residential use.

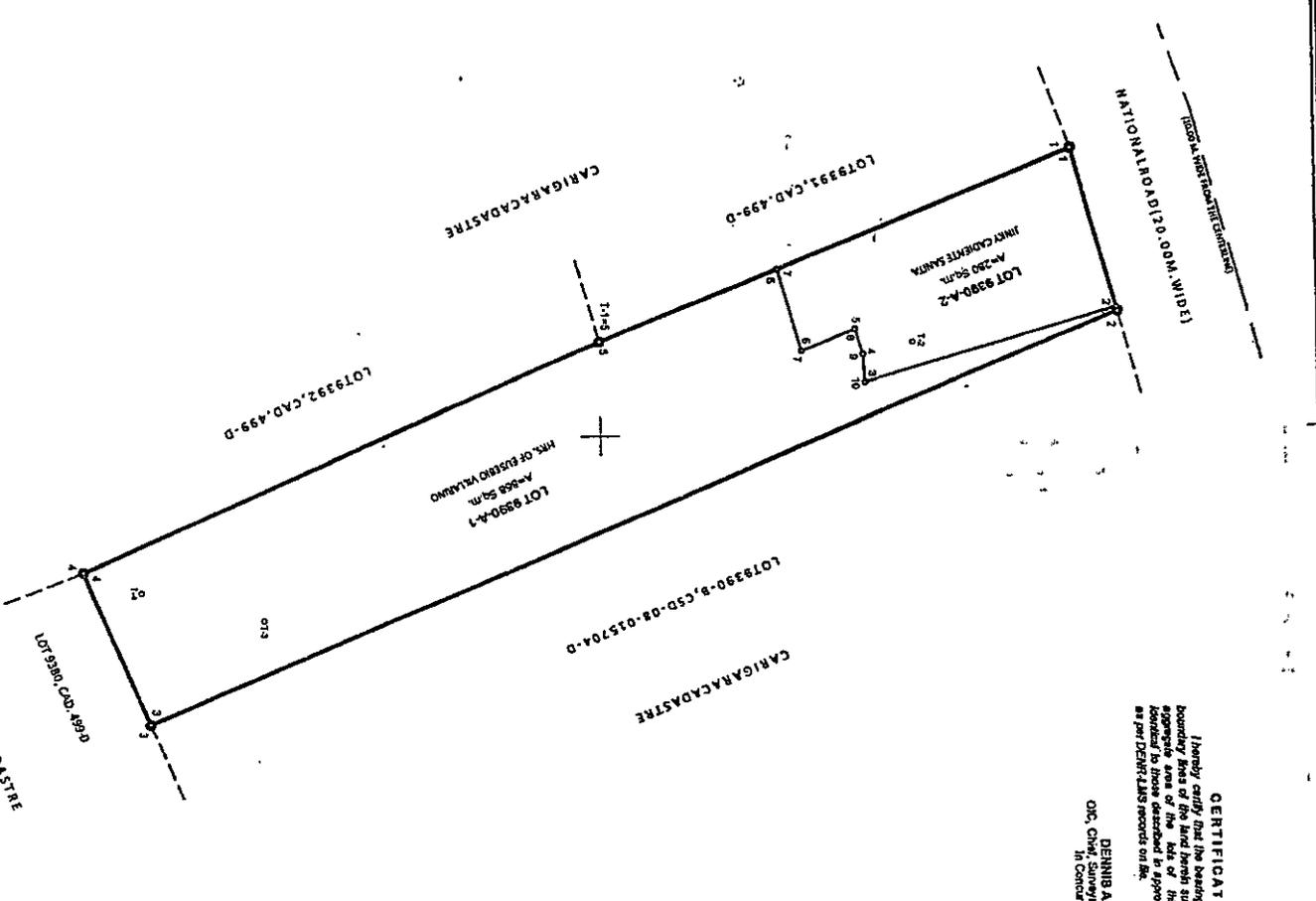
Prepared by:


RACHELLE JOY C. LAPORRE
Administrative Aide III


DARYL DANIEL G. BODO
MPDC

O.R. No.: 1364395
Date Issued: December 1, 2025
Amount: Php 590.00
Doc. Stamp: Paid

TECHNICAL DESCRIPTIONS		BEARING	DISTANCE
TP 1	S 77°01' W		2680.12 m.
1	N 75°06' E		13.54 m.
2	S 22°42' E		83.42 m.
3	S 67°40' W		13.22 m.
4	N 23°16' W		44.77 m.
5	N 21°48' W		40.43 m.
LOT 9390-A-2			
TP 1	S 77°02' W		2666.95 m.
1	N 75°06' E		0.36 m.
2	S 22°42' E		83.42 m.
3	S 67°41' E		13.22 m.
4	N 23°16' W		44.77 m.
5	N 21°48' W		13.30 m.
6	N 74°39' E		6.92 m.
7	N 22°27' W		4.50 m.
8	N 73°41' E		2.24 m.
9	N 88°27' E		2.24 m.
10	N 16°08' N		20.78 m.
LOT 9390-A-3			
TP 1	S 77°01' W		2680.12 m.
1	N 75°06' E		13.18 m.
2	S 16°08' E		20.78 m.
3	S 68°27' W		2.48 m.
4	S 72°41' W		4.56 m.
5	S 22°27' E		6.92 m.
6	S 71°40' W		6.92 m.
7	N 21°48' W		25.11 m.



CERTIFICATION
I hereby certify that the bearings and distances of the boundary lines of the land herein subdivided as well as the aggregate area of the lots of this survey are correct and approved in accordance with the provisions of the Act on the Land Survey and the Rules and Regulations thereunder as amended and approved by DENR/ALB records on file.

DENNIS A. LUMAGBAS
OIC, Chief, Survey and Mapping Division
III, Central Office

NOTE:
All corners marked "OR P.S." are 9/4 conc. mark, 15x60 cm.
All corners not otherwise described are 7/2" 9/4 conc. mark, 15x30 cm.
Principal use of the land: RESIDENTIAL.
Topographical condition of the land: FLAT.
This survey was approved based on the investigation report submitted by DPTI, Rose D. Lanes, Chief and S. C. No. 1, issued by DENR/ALB, D. Asper, RFP dated 17/04/2011.
TA Folder: BLM 1, CSD-499-D-0365

With my conformity
MRS. OF EUSEBIO VILLARINO
Land Owner
FOR EARL E. VILLARINO (DAV)

VERIFICATION FEE
Paid Under _____
O.R. No. _____
Date: 2 / 17 / 2011

ORIGINAL SURVEY JOB: Surveyed: _____ Approved: _____
Ck. No. 06-01029-D
Lot No. 9390-A
District No. _____ Date: _____
OCT No. _____ Date: _____
LCT No. _____ Date: _____

SUBDIVISION
PLAN OF LAND
AS SURVEYED FOR
HRS. OF EUSEBIO VILLARINO, ET AL.

SITUATED IN THE
RUBENAN CODE : 08-37-15
BARANGAY OF : NARCUSAN
MUNICIPALITY OF : CARIGARA
PROVINCE OF : LEYTE
ISLAND OF : LEYTE
Containing an area of **1,148** Sq.M.
PPCS: TMRNS-92 ZONE NO. V
BEARINGS: GRID
SCALE 1: 300

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision, with the presence of the Bureau of Land Management, Department of Environment and Natural Resources, and the Provincial Engineer, Provincial Office of the Department of Environment and Natural Resources. I further certify that this plan accurately indicates the location and the proper position of the lots of the subdivision and that the bearings, distances and the area of the lots are correct and approved in accordance with the provisions of the Act on the Land Survey and the Rules and Regulations thereunder as amended and approved by DENR/ALB records on file. I assume full responsibility for the individual correctness of the survey and the accuracy of the monument setting.

Date of Survey: _____

DENNIS A. LUMAGBAS
OIC, ASST. CHIEF SURVEY AND MAPPING DIVISION
IN CONCURRENT CAPACITY

For and by the authority of
DENNIS A. LUMAGBAS
OIC, CHIEF, SURVEY AND MAPPING DIVISION

Republic of the Philippines
Department of Environment and Natural Resources
Regional Office VIII
Tarlac City
Survey and Mapping Division

DATE SUBMITTED	DATE RETURNED	REMARKS	RECEIVED BY

Position verified by: _____
Projected on P.M. _____
Right hand side of the line _____
The survey was conducted by _____
Aeronautical Compassion checked by _____
Let of Data Computed checked by _____
CADD/checked by _____
Checked & verified by: _____
Date: _____

Printed name & signature _____

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL _____



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

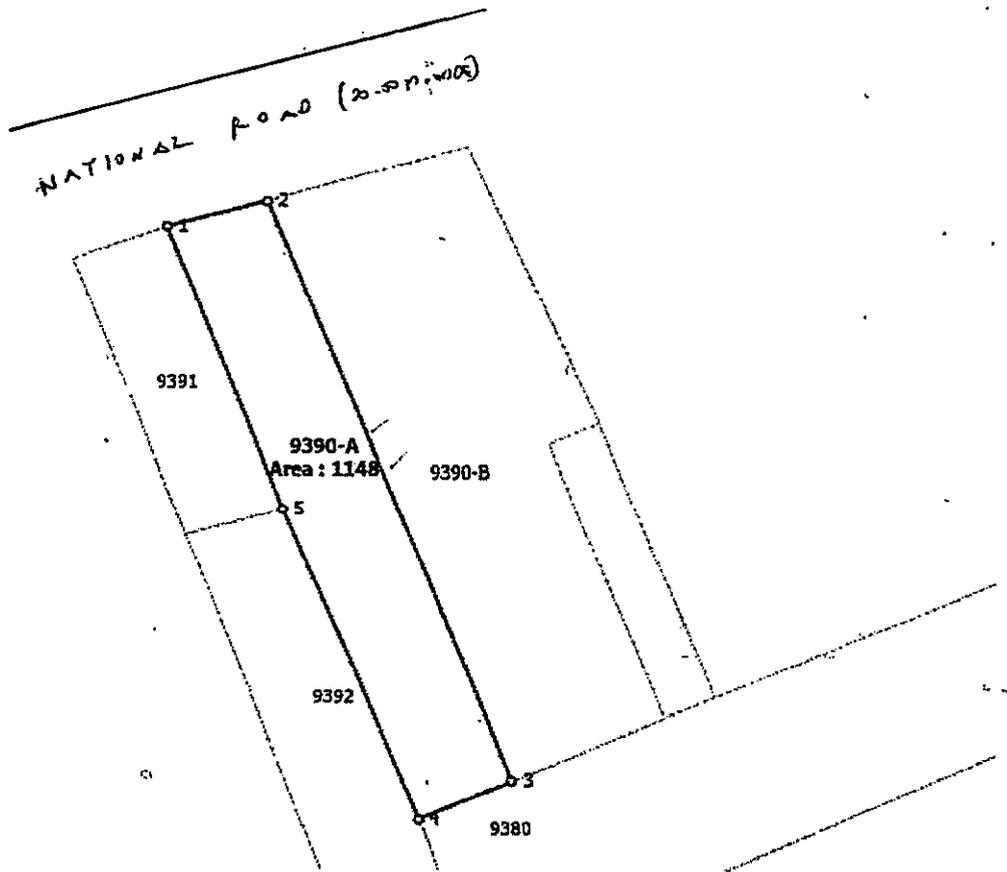


Application Number
 Applicant
 Claimant
 Surveyed By **HRS. OF EUSEBIO VILLARINO / ENGR. SALVADOR T. QUILAQUIL JR. /**
 Date Surveyed **February 09, 2020 /**
 Tie Point Name **BLLM 1 CAD.499-D /**

Lot Number **9390-A /**
 Survey Number **CSD-08-015704-D /**
 Location **Brgy. Nauguisan Carigara, Leyte /**
 Cad. Map. No.
 Date Approved **December 17, 2020 /**
 Area (sq. m.) **1,148 /**

TECHNICAL DESCRIPTION
 (for reference purposes only)

Line	Bearing	Distance(m)	Northing	Easting	Line	Bearing	Distance(m)	Northing	Easting
Tie Line	S77 - 01W	2620.12	1249756.44	465663.75	3-4	S67 - 40W	13.22	1249094.33	463155.4
1-2	N75 - 06E	13.54	1249167.99	463110.56	4-5	N23 - 16W	44.77	1249089.31	463143.17
2-3	S22 - 23E	83.42	1249171.47	463123.64	5-1	N21 - 40W	40.41	1249130.44	463125.48



6C-02



1:1000

CHECKED AS PER RECORDS ON FILE:

Angelie C. Polic
 Engr. ANGELIE C. POLIC
 Chief, Land Records Section

CERTIFIED CORRECT:

Ma. Dioleta C. Vilas
 Engr. MA. DIOLETA C. VILAS
 OIC-Chief Survey & Mapping Division

Requested by: **BELENDA DEBALUCOS**

Address:

Date Requested:

Researched and typed:

Plotted by: *Dabasola*

Verified by: *ERojas*

Date:

Date: *10-12-25*



REPUBLIC OF THE PHILIPPINES
PROVINCE OF LEYTE
MUNICIPALITY OF CARIGARA
BRGY. NAUGUISAN
- 0 0 0 -



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To Whom It May Concern;

THIS IS TO CERTIFY that the parcel of land with an area of 280 sq.m. , designated as Cad Lot No. 9390-A-2 situated at Brgy. Nauguisan, Carigara, Leyte which declared owner is **JINKY CADIENTE SANITA .**

CERTIFYING FURTHER that above mentioned land is **not subject to conflict and claims proceedings and is free from any conflict and claims .**

THIS CERTIFICATION is hereby issued upon the request of **BELENDÁ U. DEBALUCOS** for **ZONING CERTIFICATION** purposes this 18th day of September, 2025 at Brgy. Nauguisan Carigara, Leyte.

EDGARDO D. VILLARUEL
Punong Barangay

PAID :
Issued at Brgy. Nauguisan,
Carigara, Leyte
On: SEPTEMBER 18, 2025
Amount Paid: P200.00
Dst: P30.00



Republic of the Philippines
Province of Leyte
MUNICIPALITY OF CARIGARA
Brgy. Nauguisan
- o o o -

OFFICE OF THE PUNONG BARANGAY

KASURATAN

Kami, **FLORENCIA U. CADIENTE** ngan **EMELITA RIEL**, **MARILOU R. MEDALLA**, aada ha eksakto nga mga pano-igon, nga nag-uukoy ha Brgy. Nauguisan, Carigara, Leyte, nagkasabot pinaagi hini na kasuratan na waray na magawas na iba na reklamo parte han tuna nga napalit ni Florencia Cadiente/ Jinky C. Sanita kan Rosalinda Riel Villarino na mayda sukol na 112 sq. m.

Kami, **EMELITA RIEL**, ngan **MARILOU R. MEDALLA**, nagtutugot na mareclassify ini na 112 sq.m. na napalit nira Florencia Cadiente/ Jinky C. Sanita ha amon nanay(Rosalinda Riel Villarino) nga parte han 280 sq.m nga kabugusan han tuna na gintatag-iyahan na ni Florencia Cadiente/ Jinky C. Sanita.

Ha kamatuoran hini nga kasabutan, maperma kami ha ubos hini nga kasuratan yana nga petsa 20_han Nobyembre, 2025 ha Brgy. Nauguisan, Carigara, Leyte kaupod an mga testigos.

Florencia U. Cadiente
FLORENCIA U. CADIENTE

Emelita Riel
EMELITA RIEL
MariLou R. Medalla
MARILOU R. MEDALLA

WITNESSED BY:

Alvin G. Benis

ALVIN G. BENIS

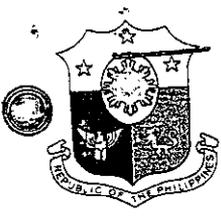
Cheryl T. Obo

CHERYL T. OBO

ATTESTED BY:

Edgardo D. Villaruel

EDGARDO D. VILLARUEL
Punong Barangay



CONSULATE GENERAL OF THE REPUBLIC OF THE PHILIPPINES
SHANGHAI



THE REPUBLIC OF THE PHILIPPINES)
FOREIGN SERVICE OF THE PHILIPPINES)
PHILIPPINE CONSULATE GENERAL) S.S.
Shanghai, People's Republic of China)

ACKNOWLEDGEMENT

Before me, **JOHN FRANCIS S. HERRERA**, Consul of the Republic of the Philippines, in and for the City of Shanghai, People's Republic of China, duly commissioned and qualified, at Shanghai on this 23rd day of September 2025, personally appeared, **JINKY CADIENTE SANITA**, Filipino citizen, to me known and known to me to be the same person who signed the annexed instrument, **SPECIAL POWER OF ATTORNEY**, and being informed by me of the contents of the said instrument, acknowledged before me that he/she executed the same of her/his own free will and deed.

For the contents of the annexed instrument, the Consulate General of the Philippines assumes no responsibility.

The signed instrument, which, together with this Acknowledgement, and its enclosures of two (02) pages is composed of three (03) pages.

IN WITNESS WHEREOF, I have hereunto set my hand on these presents and affixed hereon the seal of the Philippine Consulate General at Shanghai, People's Republic of China, on this 23rd day of September 2025.




JOHN FRANCIS S. HERRERA
Consul

Annexed document, **SPECIAL POWER OF ATTORNEY** sign by Ms. **JINKY CADIENTE SANITA**, with passport no. P6944171B, in favor of Ms. **BELEND A. U. DEBALUCOS**, Attorney-in-Fact.

Doc. No. : 1350
Service No. : 1350
Page No. : 68
Book No. : 01
Series of : 2025
O.R. No. : 11261229
Fee Paid : 190.00rmb

"This Certification has no prescribed validity or time limit"

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **JINKY CADIENTE SANITA**, of legal age, single/married/widow, Filipino citizen and a resident of Room 18, Building # 10, Longhua Road, Xuhui District, Shanghai, China, do hereby name, constitute and appoint **BELENDA U. DEBALUCOS**, of legal age, single and resident of Jose Riel St. Barangay Ponong, Carigara, Leyte, to be my true and lawful Attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts and things, namely:

1. To represent and to transact with the Bureau of Internal Revenue (BIR) particularly for the assessment and payment of documentary stamp, tax, transfer taxes and other related taxes, Community Environment and Natural Resources Office (CENRO), Provincial Environment and Natural Resources Office (PENRO) and the Department of Environment and Natural Resources Regional Office, located at No. 8, Tacloban City, At the Land Registration Authority (LRA), Department of Agrarian Reform (DAR), Registry of Deeds (ROD), Provincial Assessor's Office of Leyte, Municipal Assessor's Office of Carigara, Leyte and/or any other private and Government entity and instrumentalities regarding the registration and titling of agricultural lands identified as Lot nos. 9390-rem., located at barangay Nauguisan, Carigara, Leyte;
2. To process and to sign any document, including the proposed Subdivision Plan of the aforementioned Lot, in whatever transaction I may have with various government agencies in relation thereto;
3. And in General, to do all acts necessary for the accomplishment for which this Special Power of Attorney have been executed by us.

HEREBY GIVING AND GRANTING unto my said Attorney-in-fact full power and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authorities, as fully by all intents and purposes as I might or could do if personally present, with power of substitution, and hereby ratifying and conforming all my said attorney-in-fact shall lawfully do or caused to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto affixed my signature this

_____ in _____

Belenda U. Debalucos
Attorney-in-Fact

JINKY C. SANITA
PRINCIPAL

Signed in the Presence of:

REPUBLIKA NG PILIPINAS
 Republic of the Philippines
 PAMBANSANG PAGKATUKULANAN
 Philippine Identification Card

3871-0372-4309-4631

Apelyido/Last Name
BEBALUCOS
 Pangalan/Pangalan/Given Name
BELEDA
 Ginang Apelyido/Middle Name
URMINITA
 Petsang Kapanganakan/Date of Birth
JANUARY 21, 1976

Tahanan/Address
 51 JOSE RIEL ST. PUNONG, CARIGMA, LEYTE

PHI

Aral ng Pagpapalathalahe ng Petsa
 29 APRIL 2023

Kasarian/Sex
FEMALE
 Uri ng Dugo/Blood Type
A
 Katatayang Sibil/Marital Status
MARRIED
 Lugar ng Kapanganakan/Place of Birth
QUEZON CITY, 4th SEC. 2ND DISTRICT

If found, please return to the nearest
 PSA Office

www.psa.gov.ph

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