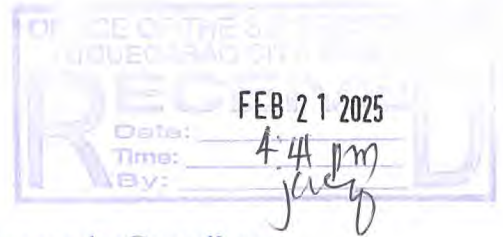




BAGONG PILIPINAS

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

Phone number: 0953-588-3721 | email address: cmotuguegaraocity@gmail.com



OFFICE OF THE CITY MAYOR

17 February 2025

THE PRESIDING OFFICER AND MEMBERS


Sangguniang Panlungsod
This City

Dear *Presiding Officer and Members of the Sanggunian*:

Herewith is the application of Mr. John Ryan Vargas Esquillo relative to the legislative franchise to operate the Vargas Sports Coliseum, for your information and appropriate action.

Thank you!

In the name of public service,


MAILA ROSARIO S. TING-QUE
City Mayor

Copy furnished:

☐ City Legal Office





Republic of the Philippines
Province of Cagayan
Tuguegarao City
CITY LEGAL OFFICE
2nd Floor, Tuguegarao City Hall, Carig Sur,
Tuguegarao City Cagayan 3500
Email: citylegal.tug@gmail.com



February 14, 2025

HON. MAILA ROSARIO S. TING-QUE
City Mayor
This City



Dear Hon. Ting-Que:

Greetings!

This has reference to the application of Mr. John Ryan Vargas Esquillo for legislative franchise to operate the Vargas Sports Coliseum. After careful perusal on the supporting documents for new application for legislative franchise, it appears that the applicant had complied all the necessary requirements as required under City Ordinance no. 32-08-2019.

With this, ~~we~~ recommend the ~~endorsement~~ of the application of Mr. Esquillo to the Sangguniang Panglungsod, as he fully complied with all the necessary requirements.

Thank you!

Very truly yours,


ATTY. RODERICK S. IQUIN
City Legal Officer



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY
OFFICE OF THE CITY MAYOR



BAGONG PILIPINAS

Date: FEB 06 2025

TO/FOR: City Legal Office

SUBJECT: Franchise application of J. Esquillo

FOR: ☐ Appropriate/Immediate Action
☒ Comment/Recommendation
☐ Information & Guidance
☒ Evaluation /Review

☐ Let's discuss/see me
☐ Please advice action taken
☐ Please prepare reply
☐ File

OTHERS: For review & recommendation in coordination
w/ concerned offices. Thanks po.

CITY LEGAL OFFICE

RECEIVED

DATE. 02-06-25

TIME. 03:22pm

SIGNATURE: [Signature]

ATTY. RENZ ANGELO P. UMAMBONG
Executive Assistant IV

February 5, 2025.

THE HON. MAILA ROSARIO TING-QUE
TUGUEGARAO CITY MAYOR
Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR

RECEIVED

FEB 06 2025

Date: _____

Time: _____

By: _____

Dear Mayor:

It has come to our knowledge, that Mr. Jonathan Eric Y. Pobre, has sought the withdrawal/revocation of his Franchise issued by the 8th City Council of Tuguegarao City, as per City Ordinance No. 41-08-2022.

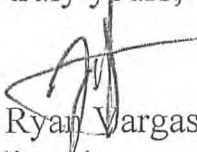
With the foregoing development and in view of the death of the original franchisee of the Vargas Sports Coliseum, Mr. Melvin Vargas, Sr., as the duly appointed administrator of the Heirs of Melvin Vargas, Sr., in so far as the Vargas Sports Coliseum is concerned, the undersigned would earnestly request for the application and or renewal, RE: FRANCHISE of the Vargas Sports Coliseum.

Anent, thereto, we reiterate that the supporting documents in support of the application and renewal for the issuance of a legislative franchise to operate the Vargas Sports Coliseum, are on file with the S.P. records and we shall endeavor to submit and comply with additional documentary requirements as may be required by exiting laws.

Attached to this letter, is a **verified petition/application** for your perusal and guidance.

Your favorable recommendation/endorsement regarding this matter is highly appreciated.

Very truly yours,


John Ryan Vargas Esquillo
(Applicant)

0997257928

Copy furnished:

HON. BIENVENIDO C. DE GUZMAN, II
VICE MAYOR
TUGUEGARAO CITY

JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sangguniang
Tuguegarao City, Cagayan.

Republic of the Philippines
Province of Cagayan
Tuguegarao City

9TH CITY COUNCIL

IN RE: APPLICATION FOR THE
ISSUANCE/RENEWAL OF A
LEGISLATIVE FRANCHISE TO
OPERATE THE VARGAS SPORTS
COLISEUM.

S. P. LEG. MATTER NO. _____

HEIRS OF MELVIN P. VARGAS, SR.,
Represented by:
JOHN RYAN VARGAS-ESQUILLO,
Petitioner-Applicant.

X-----X

P E T I T I O N

PETITIONER-APPLICANT, unto the Honorable 9th City Council, most respectfully state, THAT:

1. Petitioner, **JOHN RYAN VARGAS-ESQUILLO**, is of legal age, single, Filipino citizen and a resident of Andrews Village, Carita, Tuguegarao City, Cagayan. He is commencing this petition/application for and in behalf of the Heirs of Melvin Vargas, Sr., the original applicant and franchisee of the Vargas Sports Coliseum;
2. The VARGAS SPORTS COLISEUM, is a licensed Cockpit operated and maintained solely by Melvin Vargas, Sr., during his lifetime pursuant to Ordinance No. 08-2005, otherwise known as the Tuguegarao City Revised Cockfighting Ordinance of 2005”;
3. On February 26, 2007, Resolution No. 021-2007, was passed by the Honorable City Council granting a Legislative Franchise to the Vargas Sports Coliseum to operate a cockpit in Tuguegarao City;
4. The franchise granted to the VARGAS SPORTS COLISEUM, has long expired and there is an urgent need for its renewal;
5. Petitioner’s pertinent supporting documents relative to it’s application for the issuance/renewal of a Legislative Franchise are on file with the Sangguniang Panglungsod records and should additional documents be required, the petitioner shall obligingly comply;
6. The petitioner possesses all of the qualifications and none of the disqualifications to operate and maintain for commercial and lawful purposes the Vargas Sports Coliseum.


P R A Y E R

WHEREFORE, it is most respectfully prayed of the Honorable 9th City Council to issue/renew unto the petitioner a Legislative Franchise to Operate the Vargas Sports Coliseum in accordance with the pertinent provisions of Ordinance No. 08-2005.

Reliefs that are just and equitable under the premises are likewise prayed for.

Tugueagrao City, Cagayan.

February 5, 2025.


JOHN RYAN VARGAS-ESQUILLO
Petitioner-Applicant
Andrews Compound, Caritan
Tuguegarao City, Cagayan

Republic of the Philippines)
Province of Cagayan) S.S.
Tuguegarao City)

VERIFICATION/CERTIFICATION
AGAINST NON-FORUM SHOPPING

UNDER OATH, I, JOHN RYAN VARGAS-ESQUILLO, of legal age, Filipino citizen and a resident of Andrews Compound Caritan, Tuguegarao City, Cagayan, after having been duly sworn to in accordance with law, do hereby depose and declare:

That I am the petitioner-applicant in the above-entitled case;

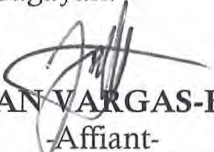
That I have caused the preparation of the foregoing petition;

That I read the contents thereof and that all the allegations contained therein are true and correct to the best of my personal knowledge and/or based on authentic records/documents

That I have not theretofore commenced any action or filed any claim involving the same issues in any tribunal, Court, or quasi-judicial agency, and to the best of our knowledge, no such other action or claim is filed therein, and should I thereafter learn that the same or similar action or claim is filed or pending therein, I shall report that fact within five (5) days therefrom to this Honorable Court where this petition is pending.


Tuguegarao City, Cagayan, February 5, 2025.

IN WITNESS WHEREOF, I, have hereunto affixed my signature this 5th day of February, 2025, at Tuguegarao City, Cagayan.


JOHN RYAN VARGAS-ESQUILLO
Affiant-
Valid I.D. B04 - 12 - 005952

SUBSCRIBED AND SWORN TO BEFORE ME this 5th day of February, 2025, at Tuguegarao City, Cagayan, affiant exhibiting his competent evidence of identity below his encoded name, bearing his photograph and signature.

Doc. No. 423;
Page No. 85;
Book No. 7;
Series of 2025.


ED ARMAND T. MONTOLERO
ROLL NO. 61319
NOTARIAL COM. NO. RTC-TUG-2024-12
VALID UNTIL 12-30-2025
IBP O.R. NO. 432729/01-02-2025
PTR O.R. NO. 14311223/01-02-2025
MCLE COMPLIANCE CERT NO VII-0013016
VALID UNTIL APRIL 14, 2025



Republic of The Philippines
Province of Cagayan
City of Tuguegarao

BARANGAY PENGUE-RUYU
OFFICE OF THE PUNONG BARANGAY

BARANGAY OFFICIALS

HON. GEORGE D. PAGUNURAN
Punong Barangay

HON. MARLON M. CALEBAG
SB Member

HON. RODOLFO G. CARONAN JR.
* SB Member *

HON. EDGAR L. BUQUEL
* SB Member *

HON. PAULINO G. TANNAGAN
* SB Member *

HON. MARVIN S. LLANTO
* SB Member *

HON. REY T. ALLAM
* SB Member *

HON. CONRADO P. GACIAS JR.
* SB Member *

HON. ABEGAIL F. BANGAYAN
* SK Chairman *

MR. JOCRISCEN B. DUPAY
Barangay Secretary

MS. JONA MARIE S. ROLLE-GALLEBO
Barangay Treasurer

REFERENCES

Valid I.D. Name

I.D. Number

Paid under O.R. #:

Issued on:

Res. Cert. #:

Issued on :

Issued at:

Control No.: _____

BARANGAY CERTIFICATION OF
RESIDENCY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that JOHN RYAN V. ESQUILLO is a resident of APPLE STREET, ZONE 01, Pengue-Ruyu Tuguegarao City, Cagayan as per our Barangay record is concern.

ISSUED UPON the request of above-mentioned name for
WHATEVER LEGAL PURPOSES IT MAY SERVE.

ISSUED this 31ST day of JANUARY ,2025 at New Barangay Hall
Pengue-Ruyu, Tuguegarao City, Cagayan.


HON. GEORGE D. PAGUNURAN
PUNONG BARANGAY

For and by the authority of Punong Barangay:

HON. MARLON M. CALEBAG
Officer-On-Duty
Barangay Kagawad

Note: This certification is validated with an official seal and does not have alteration. In case of alteration, it is countersigned by the issuing officer.

Official Seal

United Leadership Towards Barangay Development and Humanitarian Services for the People!

Email Add: barangay.p17@yahoo.com

Contact no: 0916-200-3859

Republic of the Philippines
Province of Cagayan
Tuguegarao City

9TH CITY COUNCIL

IN RE: APPLICATION FOR THE
ISSUANCE/RENEWAL OF A
LEGISLATIVE FRANCHISE TO
OPERATE THE VARGAS SPORTS
COLISEUM.

S. P. LEG. MATTER NO. _____

HEIRS OF MELVIN P. VARGAS, SR.,

Represented by:

JOHN RYAN VARGAS-ESQUILLO,

Petitioner-Applicant.

X-----X

P E T I T I O N

PETITIONER-APPLICANT, unto the Honorable 9th City Council, most respectfully state, THAT:

1. Petitioner, **JOHN RYAN VARGAS-ESQUILLO**, is of legal age, single, Filipino citizen and a resident of Andrews Village, Carita, Tuguegarao City, Cagayan. He is commencing this petition/application for and in behalf of the Heirs of Melvin Vargas, Sr., the original applicant and franchisee of the Vargas Sports Coliseum;
2. The VARGAS SPORTS COLISEUM, is a licensed Cockpit operated and maintained solely by Melvin Vargs, Sr., during his lifetime pursuant to Ordinance No. 08-2005, otherwise known as the Tuguegarao City Revised Cockfighting Ordinance of 2005”;
3. On February 26, 2007, Resolution No. 021-2007, was passed by the Honorable City Council granting a Legislative Franchise to the Vargas Sports Coliseum to operate a cockpit in Tuguegarao City;
4. The franchise granted to the VARGAS SPORTS COLISEUM, has long expired and there is an urgent need for its renewal;
5. Petitioner’s pertinent supporting documents relative to it’s application for the issuance/renewal of a Legislative Franchise are on file with the Sangguniang Panglungsod records and should additional documents be required, the petitioner shall obligingly comply;
6. The petitioner possesses all of the qualifications and none of the disqualifications to operate and maintain for commercial and lawful purposes the Vargas Sports Coliseum.


P R A Y E R

WHEREFORE, it is most respectfully prayed of the Honorable 9th City Council to issue/renew unto the petitioner a Legislative Franchise to Operate the Vargas Sports Coliseum in accordance with the pertinent provisions of Ordinance No. 08-2005.

Reliefs that are just and equitable under the premises are likewise prayed for.

Tugueagrao City, Cagayan.

February 5, 2025.


JOHN RYAN VARGAS-ESQUILLO
Petitioner-Applicant
Andrews Compound, Caritan
Tuguegarao City, Cagayan

Republic of the Philippines)
Province of Cagayan) S.S.
Tuguegarao City)

VERIFICATION/CERTIFICATION
AGAINST NON-FORUM SHOPPING

UNDER OATH, I, JOHN RYAN VARGAS-ESQUILLO, of legal age, Filipino citizen and a resident of Andrews Compound Caritan, Tuguegarao City, Cagayan, after having been duly sworn to in accordance with law, do hereby depose and declare:

That I am the petitioner-applicant in the above-entitled case;

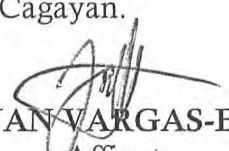
That I have caused the preparation of the foregoing petition;

That I read the contents thereof and that all the allegations contained therein are true and correct to the best of my personal knowledge and/or based on authentic records/documents

That I have not theretofore commenced any action or filed any claim involving the same issues in any tribunal, Court, or quasi-judicial agency, and to the best of our knowledge, no such other action or claim is filed therein, and should I thereafter learn that the same or similar action or claim is filed or pending therein, I shall report that fact within five (5) days therefrom to this Honorable Court where this petition is pending.

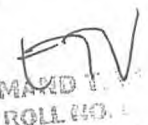
Tuguegarao City, Cagayan, February 5, 2025.

IN WITNESS WHEREOF, I, have hereunto affixed my signature this 5th day of February, 2025, at Tuguegarao City, Cagayan.


JOHN RYAN VARGAS-ESQUILLO
-Affiant-
Valid I.D. 004-12-005952

SUBSCRIBED AND SWORN TO BEFORE ME this 5th day of February, 2025, at Tuguegarao City, Cagayan, affiant exhibiting his competent evidence of identity below his encoded name, bearing his photograph and signature.

Doc. No. 423;
Page No. 85;
Book No. 7;
Series of 2025.


ED ARMAND T. ...
ROLL NO. ...
NOTARIAL COM. NO. ...
VALID UNTIL 12-31-2025
IBP O.R. NO. 472 ...
PTR O.R. NO. 1457 ...
MCLE COMPLIANCE CERT NO VII-0013010
VALID UNTIL APRIL 14, 2025



Republic of the Philippines
Province of Cagayan
Tuguegarao City

CITY PLANNING AND DEVELOPMENT OFFICE

2nd Floor, Tuguegarao City Hall Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan 3500

Tel. No. (078) 304-1114 email ad: LGU.Tuguegarao City@yahoo.com.ph



CERTIFICATION

This is to certify that after thorough evaluation of the location/site of the cockpit (Vargas Cockpit Arena) found out to be located beyond the radius of 200 linear meters from any existing hospitals, schools, churches and other public buildings.

This certification is issued upon the request of Ms. Vicie B. Mallillin for whatever purpose it may serve.

ENGR. MANOLO M. BARREO
Zoning Officer II



VICINITY MAP
NOT DRAWN TO SCALE

SKETCH
PLAN

OF LOT 2680-A (EQUIVALENT TO
LOT 10856, CSD-5645-D)
AS PREPARED FOR
VARGAS SPORTS COLISEUM

SITUATED IN THE

RURBAN CODE
BARANGAY OF
MUN OF
PROVINCE OF
ISLAND OF
CONTAINING AN AREA OF
28371 SQ M

ZONE NO
PPCS-P/MPRS 92
BEARING TRILE
SCALE 1:1000

CERTIFICATION

This is to certify that the bearings, distances and area of the lot plotted herein are true and correct based on the technical descriptions appearing in TCT-No. T-167248 registered in the name of Abing Developer and Builders Co. Inc. (ADBCI) of Register of Deeds

JAN 30, 2025
Date prepared
ISIDRO T. MANALIGOD
THEODORIC ENGINEER

Reg. Cert. No. 4897
License No. 3587286
Date 2-15-1998
Date 07-10-2005

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to conform with survey data / records on file in this office.
THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION

DATE _____ 20 ____
PURPOSE _____

CHIEF, REGIONAL SURVEYS DIVISION

(Date Submitted)
ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

LOT 2681, CAD 151
PROPERTY OF SALVINO MACABAGAD

LOT 5707, CAD 151
PROPERTY OF GENARO AQUINO

LOT 2680-A
VARGAS SPORTS COLISEUM
A= 28371 Sq M

CREEK (12.00 M WIDE)

LOT 2680-B, (10857)-CSD-5645-D
PROPERTY OF HRS. OF JOAQUIN SINGAYAN

LOT 2679, CAD 151
PROPERTY OF CECILIO MACABAGAD

NOTE:
All corners are P.S. cyl conc. marks 15 x 40 cms.

ZONING CERTIFICATION

This is to certify that the parcel of land situated Pengue-Ruyu, Tuguegarao City, covering a total area of 28,371 sq. m., specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TCT No.	Area Per Title (Has)	Zoning Classification
ABULUG DEVELOPERS BUILDERS CO, Inc. (ADBCI)	2680-A	T-167248	2.8371	COMMERCIAL ZONE

which is subject of application for Zoning Certification based on the duly certified zoning map/vicinity map submitted by the applicant, is/are zoned for use (s) specified in the above table as per approved Comprehensive Land Use Plan : 2019-2028 and Zoning Ordinance of Tuguegarao City through City Resolution No. 201-08-2021 and City Ordinance No. 25-08-2021 dated April 20, 2021 ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

CONDITIONS:

[x] This certification is not considered as a locational clearance/certificate of zoning conformance or development permit.

[x] This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

[x] Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.

[] Others

Issued upon the request of Mr./Ms. John Ryan Vargas Esquillo this 3th day of February 2025, for whatever purpose it may serve him/her.

Evaluated By:


ENGR. MELSON A. LAGUNDI
Zoning Officer I

Recomending Approval:


ENGR. MANOLO M. BARREO
Zoning Officer II

Approved By:


CHONA Q. SEDANO, EnP.
City Planning and Development Coordinator

Application No. 0063
Fee Paid: P 2,043.00
O.R. No. 3561601
Tuguegarao City
January 31, 2025

PDC-006-019

February 5, 2025.

THE HON. MAILA ROSARIO TING-QUE
TUGUEGARAO CITY MAYOR
Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR

RECEIVED
Date: FEB 06 2025
Time: 12:15 PM
By: [Signature]

Dear Mayor:

It has come to our knowledge, that Mr. Jonathan Eric Y. Pobre, has sought the withdrawal/revocation of his Franchise issued by the 8th City Council of Tuguegarao City, as per City Ordinance No. 41-08-2022.

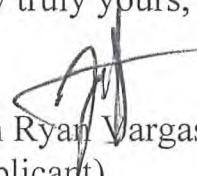
With the foregoing development and in view of the death of the original franchisee of the Vargas Sports Coliseum, Mr. Melvin Vargas, Sr., as the duly appointed administrator of the Heirs of Melvin Vargas, Sr., in so far as the Vargas Sports Coliseum is concerned, the undersigned would earnestly request for the application and or renewal, RE: FRANCHISE of the Vargas Sports Coliseum.

Anent, thereto, we reiterate that the supporting documents in support of the application and renewal for the issuance of a legislative franchise to operate the Vargas Sports Coliseum, are on file with the S.P. records and we shall endeavor to submit and comply with additional documentary requirements as may be required by exiting laws.

Attached to this letter, is **a verified petition/application** for your perusal and guidance.

Your favorable recommendation/endorsement regarding this matter is highly appreciated.

Very truly yours,


John Ryan Vargas Esquillo
(Applicant)

0997257928
Copy furnished:

HON. BIENVENIDO C. DE GUZMAN, II
VICE MAYOR
TUGUEGARAO CITY

JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sangguniang
Tuguegarao City, Cagayan.



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY
OFFICE OF THE CITY MAYOR



BAGONG PILIPINAS

Date: FEB 06 2025

TO/FOR: City Legal Office

SUBJECT: Franchise application of J. Esquillo

FOR: ☐ Appropriate/Immediate Action
☒ Comment/Recommendation
☐ Information & Guidance
☒ Evaluation /Review

☐ Let's discuss/see me
☐ Please advice action taken
☐ Please prepare reply
☐ File

OTHERS: For review & recommendation in coordination
w/ concerned offices. Thanks po.

CITY / LEGAL OFFICE

RECEIVED

DATE. 02-06-25

TIME. 03:32pm

SIGNATURE lcany

ATTY. RENZ ANGELO P. UMAMBONG
Executive Assistant IV

Accountable Form No. 56
(Revised Jan. 1994)

OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines
City of Tuguegarao
OFFICE OF THE CITY TREASURER



PREVIOUS TAX RECEIPT NO.

DATED

FOR THE YEAR

No. TUG 0473781

DATE

0473781

January 30, 2025
Amount in figures

P 403,151.91

☐ BASIC TAX
☐ SPECIAL EDUCATION FUND

Received from **MARIE FLOR V. ESQUILO** the sum of **FOUR HUNDRED THIRTEEN THOUSAND ONE HUNDRED FIFTY-ONE AND 91/100** Pesos **403,151.91**

Philippine Currency, in ☐ full ☐ installment payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year **2024 1st Qtr - 2025 1st Qtr**

NAME OF DECLARED OWNER	LOCATION No./Street/Barangay	LOT BLOCK NO.	TAX DEC. NO.	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	penalty %	TOTAL
				Land	Improvement	Total		No.	Payment			
ABULOG DEVELOPERS & BUILDERS CO., INC. (ABDCI)	Pengue		02-0043-00068		16,455,180.00		329,103.00	2024 1st Qtr - 2025 1st Qtr		411,379.50	8.227.00	403,151.91

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 Sept. 30
4th Inst. - Oct. 1 to Dec. 31

MODE OF PAYMENT	
CASH	P 403,151.91
CHECK	0.00
TW/PMO	0.00
TOTAL	P 403,151.91

TOTAL P **403,151.91**

ASTORE P. CABARUAN
Deputy Collecting Agent

BUENAVENTURA P. LAGUNDI
City Treasurer

ORIGINAL



PREVIOUS TAX RECEIPT NO.	
DATED	FOR THE YEAR

DATE	0473782
JANUARY 30, 2025	

Received from
MARIE FLOR V. ISQUILLO

the sum of

ONE HUNDRED NINETY-FIVE: THOUSAND SEVEN HUNDRED SIXTY-FIVE AND 00/100

Pesos

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

2023 1st Qtr - 2025 4th Qtr SPECIAL EDUCATION FUND

☐ BASIC TAX
☐ SPECIAL EDUCATION FUND

[illegible]

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

MODE OF PAYMENT	
CASH	₹ 0.00
CHECK	0.00
TW/PMO	195,775.05
TOTAL	₹ 195,775.05

₱ TOTAL

195.775.05

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

ASTOR, P. CABARIAN
Deputy Collecting Agent

BUENA VENTURA LA GUNDA

City Treasure

TAX DECLARATION OF REAL PROPERTY

TD No. 02-0043-00068 Property Identification No. 182-02-0043-002-01

Owner: ABULUG DEVELOPERS & BUILDERS CO., INC. (ADBCI) TIN:

Address: Centro, Abulug, Cag. Telephone No.

Administrator/Beneficial User: TIN:

Address: Telephone No.

Location of Property : Pengue/02 Tuguegarao City (Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. T-167248 Survey No. 2680-A PLS-CSD-5645-D

CCT Lot No.

Dated Blk No.

Boundaries:

North E: Creek (12.00 m.w) South W: 2681, Prop. of Salvino Macababbad

S East: 2678, Prop of Cecilio Magora; 2680-B; N West: 5707, Prop. of Genaro Aquino 10857, prop. of hrs. of Joaquin Singayan, Angel Cadastral & Pedro N. Narag

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description:

BUILDING

Others:

No. of Storeys: Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	28,371	82,275,900.00	RESL	20	16,455,180.00
Total	28,371	82,275,900.00			16,455,180.00

SIXTEEN MILLION FOUR HUNDRED FIFTY-FIVE THOUSAND ONE HUNDRED EIGHTY PESOS AND XX / 100

Total Assessed Value (Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2024 Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ,REA Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 11-45083 C Owner: SAME Previous A.V. Php 817080.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF Vicie B. Mallillin FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO.3558095 DATE January 31, 2025

ENGR. MARVIE QUILANG-ALVAREZ,REA CITY ASSESSOR (1-31-25)

TAX DECLARATION OF REAL PROPERTY

TD No. 02-0043-00070 Property Identification No. 182-02-0043-002-(01) 1002

Owner: VARGAS SPORTS COLISEUM TIN:

Address: Gonzaga Cor. Bluementritt Sts. Tug. City Telephone No.

Administrator/Beneficial User: Melvin P. Vargas TIN:

Address: Telephone No.

Location of Property : Pengue/02 Tuguegarao City
(Number and Street) (Barangay/District) (Municipality & Province City)

OCT/TCT/CLOA No. Survey No.

CCT Lot No.

Dated Blk No.

Boundaries:

North: South:

East: West:

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description:

BUILDING

Others:

No. of Storeys: 1 Specify:

Brief Description:

Table with 7 columns: Classification, Area, Market Value, Actual Use, Assessment Level, Assessed Value. Rows include COM, 760, 874,800.00, Cock house, 45, 393,660.00 and a Total row.

Total Assessed Value THREE HUNDRED NINETY-THREE THOUSAND SIX HUNDRED SIXTY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2024

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ,REA
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 18-94541 CI Owner: SAME Previous A.V. Php 393660.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF Vicie B. Millillin FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO.3558095 DATE January 31, 2025 ENGR. MARVIE QUILANG-ALVAREZ,REA CITY ASSESSOR (1-31-25)

TAX DECLARATION OF REAL PROPERTY

TD No. 02-0043-00069 Property Identification No. 182-02-0043-002-(01) 1001

Owner: VARGAS SPORTS COLISEUM TIN:
Address: Gonzaga Cor. Bluementritt St. Tug. City Telephone No.
Administrator/Beneficial User: MELVIN P. VARGAS TIN:
Address: Telephone No.

Location of Property : Pengue/02 Tuguegarao City
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. Survey No.
CCT Lot No.
Dated Blk No.

Boundaries:
North: South:
East: West:

KIND OF PROPERTY ASSESSED:
LAND MACHINERY
BUILDING Others:
No. of Storeys: 1 Specify:
Brief Description:

Table with 7 columns: Classification, Area, Market Value, Actual Use, Assessment Level, Assessed Value. Rows include COM, Cockpit Arena, and a Total row.

Total Assessed Value THREE MILLION FORTY THOUSAND NINE HUNDRED NINETY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2024
Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ,REA
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 18-94540 CI Owner: SAME Previous A.V. Php 3040990.00

Memoranda: Revised under City Ordinance Nos. 67-08-2019 and 01-08-2020

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011 CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF Vicie B. Mallillin FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO.3558095 DATE January 31, 2025 ENGR. MARVIE QUILANG-ALVAREZ,REA CITY ASSESSOR (1-31-25)



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
3500

OFFICE OF THE CITY TREASURER

CERTIFICATE OF TAX CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that taxes due under Tax Declaration Number/s; to wit:

<u>Declared Owner</u>	<u>Tax Declaration No.</u>	<u>Location</u>	<u>Assessed Value</u>
VARGAS SPORTS COLISEUM	02-0043-00069	PENGUE	3,040,990.00
VARGAS SPORTS COLISEUM	02-0043-00070	PENGUE	393,660.00
-----	--- nothing ---	----- follows -----	-----

in the name of VARGAS SPORTS COLISEUM has been paid up to year 2025 as per Official Receipt Number/s 0473782, dated 30/01/2025.

This certification is issued upon the request of Mr. / Ms.
of Tuguegarao City, Cagayan.

MARIEFLOR ESQUILLO

Issued this 30th day of January, 2025 at Tuguegarao City, Cagayan, Philippines.

Purpose:

☐ Registration of Mortgage Contract

☐ For Transfer of Title

☒ Others: General Purpose

CTC No

Dated

Placed Issued

Certification Fee P50.00

O.R. Number 3558096

Dated 01-30-2025

Control No. 2025-01

BUENAVENTURA T. LAGUNDI
City Treasurer

By:

FARRAH MAE LEANNE B. Dumlao
LTOOI

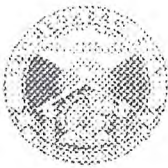
Telephone Nos.: (078) 844-2468/844-1331

Fax No.: (078) 844-2894

E-mail Address: tuguegaraocty_treasury@yahoo.com

"Taxes are the lifeblood of our government."

"Pay your taxes honestly and promptly."



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
3500
OFFICE OF THE CITY TREASURER

CERTIFICATE OF TAX CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that taxes due under Tax Declaration Number/s, to wit:

<u>Declared Owner</u>	<u>Tax Declaration No.</u>	<u>Location</u>	<u>Assessed Value</u>
ABULUG DEVELOPERS & BUILDERS CO., INC. (ADBCI)	02-0043-00068	PENGUE	16,455,180.00
-----	--- nothing ---	----- follows -----	-----

in the name of ABULUG DEVELOPERS & BUILDERS CO., INC. (ADBCI) has been paid up to year 2025 as per Official Receipt Number/s 0473781, dated 30/01/2025.

This certification is issued upon the request of Mr / Ms
of Tuguegarao City, Cagayan.

MARIEFLOR ESQUILLO

Issued this 30th day of January, 2025 at Tuguegarao City, Cagayan, Philippines.

Purpose:

☐ Registration of Mortgage Contract

☐ For Transfer of Title

☒ Others: General Purpose

CTC No

Dated

Placed Issued

Certification Fee : P50.00*

O.R. Number : 3558096

Dated : 01-30-2025

Control No. : 2025-01

BUENAVENTURA T. LAGUNDI
City Treasurer

By:

FARRAH MAE LEANNE B. Dumlao
LTOOI

Telephone Nos.: (078) 844-2468/844-1331

Fax No.: (078) 844-2894

E-mail Address: tuguegaraocty_treasury@yahoo.com

"Taxes are the lifeblood of our government."

"Pay your taxes honestly and promptly."

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

No. 9256404

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

TUGUEGARAO CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-167248

IT IS HEREBY CERTIFIED that certain land situated in the said Province of Cagayan

bounded and described as follows:

A parcel of Land Lot No. 2680-A, Lot 10856, being a portion of Lot 2680, of the Cadastral Survey of Tuguegarao, Pls-Csd-5645-D, LRC Case No. N-200, LRC Rec. No. N-58794, situated in the Barrio of Limbo, Mun. of Tuguegarao, Prov. of Cagayan. Bounded on the NE. from Pts. 4-7 by a Creek (12.00 m. wide), on the SE. from pt. 7-8 by Lot 2678, property of Cecilio Magara, and from pt. 8-1 by Lot 2680-B, Lot 10857, property of the Hrs. of Joaquin Singayan, Angel Cadastal and Pedro N. Narra on the SW. from pt. 1-2 by Lot 2681, property of Salvino Macababed and on the N. from pt. 2-4 by Lot 5707, property of Genard Aquino. Beginning at a pt. marked " " on plan being N. 82 deg. 03'W., 430.35 m. from BBM No. 16, Tug. Cadastre, thence is registered in accordance with the provisions of the Property Registration Decree in the name of

ABULUG DEVELOPERS & BUILDERS CO., Inc. (ADBCL), a stock corporation duly organized and existing under Philippine laws with office address at Centro Abulug, Cagayan as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 19th day of July in the year nineteen hundred and eighty-nine in the Registration Book of the Office of the Register of Deeds of CAGAYAN, Volume A-30 page 2656 as Original Certificate of Title No. 0-2656 pursuant to Decree No. N-58794 issued in L.R.C. Cadastral Record No. N-200 in the name of Florencio Verens. This certificate is a transfer from Original Certificate of Title No. 0-2656 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao City
Philippines, on the 31st day of October
in the year two thousand and Seven
at 10:55 a.m.

ATTEST:

ATTY. ALEXANDER P. SIMON, JR.

(Register of Deeds)

(Owner's postal address)

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

This is a Certified True Copy of TCT T-167248 on file at Registry of Deeds of Tuguegarao, Cagayan. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: VICIE MALLILLIN.

Ref. No. : 2025000747 OR No. : 1034525679

Date : 01/10/2025 OR Date : Jan 9 2025

Time : 10:24:59 AM Amt. Paid: 311.54

MEMORANDUM OF ENCUMBRANCES

T167248 12

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

Entry No.

N. 37 deg. 27'W., 112.90 m. to pt. 2; N. 59 deg. 03'E., 41.46 m. to pt. 3; N. 1 deg. 07'E., 126.33 m. to pt. 4; S. 20 deg. 46'E., 61.76 m. to pt. 5; S. 70 deg. 32'E., 123.67 m. to pt. 6; S. 48 deg. 58'E., 129.62 m. to pt. 7; S. 72 deg. 47' 99.26 m. to pt. 8; S. 77 deg. 51'W., 113.20 m. to pt. of beginning, containing an area of TWENTY EIGHT THOUSAND THREE HUNDRED SEVENTY ONE (28,371) sq. m. more or less. All pts. referred to are indicated on the plan and are marked on the ground; bearings true. Date of Original survey on March 1919-March 1922 and that of the subd. survey on October 25, 1960.

ATTY. ALEXANDER P. SIMEON, JR.
Register of Deeds IV

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

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



L R A 1129785238

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Ref. No. : 2025000747 OR No. : 1034525679
Date : 01/10/2025 OR Date : Jan 9 2025
Time : 10:24:59 AM Amt. Paid: 311.54

LAND REGISTRATION AUTHORITY
CERTIFIED TRUE COPY VERIFICATION FORM

Page-B

(Continuation of the Memorandum of Encumbrances from Page T/67248 A) P3

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page-C

Register of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

L R A 1129785239

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Ref. No. : 2025000747 OR No. : 1034525679
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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Continuation of the Memorandum of Encumbrances from Page 1167248 -B) P4

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page)
Register of Deeds



L R A 1129785240

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Ref. No. : 2025000747 OR No. : 1034525679
Date : 01/10/2025 OR Date : Jan 9 2025
Time : 10:24:59 AM Amt. Paid: 311.54

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Continuation of the Memorandum of Encumbrances from Page 1167248 -B)

P4

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Additional Sheet Page)
Register of Deeds



L R A 1129785240

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Ref. No. : 2025000747 OR No. : 1034525679
Date : 01/10/2025 OR Date : Jan 9 2025
Time : 10:24:59 AM Amt. Paid: 311.54

TCT No.: 032-T-167248

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019007746

Date:October 08, 2019 09:21:55AM

AFFIDAVIT OF LOSS : EXECUTED BY PRECY P. VARGAS, ATTESTING THAT THE OWNER'S DUPLICATE OF TITLE WAS LOST, IN ACCORDANCE WITH DOC. NO. 363; PAGE NO. 75; BOOK NO. 111; SERIES OF 2019; OF NOTARY PUBLIC OF TUGUEGARAO CITY; ATTY. DRAZEN BORG PIANO; DATED SEPTEMBER 27, 2019.

DANILO T. PAGUILA

OIC - Deputy Register of Deeds IV

Entry No.: 2021002078

Date:March 19, 2021 01:06:53PM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : A NEW OWNER'S DUPLICATE WAS ISSUED IN LIEU OF THE LOST ONE IN FAVOR OF PRECY P. VARGAS, BY VIRTUE OF A COURT RESOLUTION ISSUED BY HON. VILMA T. PAUIG, JUDGE OF RTC OF TUGUEGARAO CITY, CAGAYAN, RTC BRANCH 02, DATED OCTOBER 06, 2020.

ATTY. HERMINIO C. SYCHANGCO, JR.

Acting Deputy Register of Deeds IV

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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Ref. No.: 2025000747 OR No.: 1034525679

Date: 01/10/2025 OR Date: Jan 9 2025

Time: 10:24:59 AM Amt Paid: 311.54