



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City

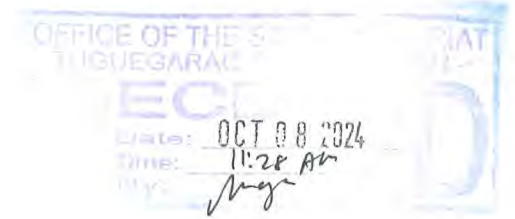
OFFICE OF THE CITY MAYOR



04 October 2024

**THE PRESIDING OFFICER AND MEMBERS**

Sangguniang Panglungsod  
This City



Dear **Presiding Officer and Members of the Sanggunian:**

Greetings!

Our office received an offer made by Mr. Joselito De Guzman, Mr. Geary Barias, and Mr. Rolasco M. Pagulayan, as represented by Mr. Tito M. Maquema, to sell their real estate property situated in Barangay Namabbalan. The property being offered presents a suitable location for the development of a sanitary landfill; a critical infrastructure needed to improve waste management in our city.

In view thereof, we are respectfully transmitting the following documents, for your review and action:

1. Copy of Resolution No. 06-2024 titled "*Resolution Undertaking the Appraisal of Parcel of Land Offered for Sale to the City Government of Tuguegarao City by Rolasco M. Pagulayan, represented by Tito M. Maquema of Tuguegarao City*";
2. Copy of Memorandum No. 35-2024 transmitting the Offer to Sell Real Estate Property OF Mr. Joselito De Guzman to the members of the Appraisal Committee;
3. Copy of Memorandum No. 157-2024 transmitting the Offer to Sell TCT No. (T-75298) 032-2022003859, Lot No. HA-185596, RS-2-000026 (CAD 151) to the members of the Appraisal Committee
4. Copy of Offer to Sell Real Estate Property by Joselito D. De Guzman;
5. Copy of Offer to Sell Real Estate Property by Rolasco M. Pagulayan, represented by Tito M. Maquema;
6. Copy of Offer to Sell Real Estate Property by Geary L. Barias;
7. Copy of Transfer Certificate of Title No. (T-75298) 032-2022003859;
8. Copy of the Inspection Report of Lot Offered by Rolasco M. Pagulayan; and
9. Copy of Deeds of Sale executed for Lots located within Namabbalan Sur and Adjacent Lots.

We trust that these documents will facilitate your deliberation on this offer and in passing the necessary resolution to address the pressing issues for the expansion of our Sanitary Landfill.

Thank you for your attention to this matter.

In the name of public service,

  
**MAILA ROSARIO S. TING-QUE**  
City Mayor



BAGONG PILIPINAS

Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

RECEIVED  
C7D

BY: PAULA V. MARIN  
1:24 pm

OFFICE OF THE CITY ASSESSOR

1<sup>ST</sup> Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500  
Email add: assessortuguegaracity@yahoo.com

May 31, 2024

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

OFFICE OF THE CITY MAYOR

RECEIVED

Date: JUN 04 2024 / 10:00 AM  
Time: \_\_\_\_\_  
By: \_\_\_\_\_

Dear Mayor Ting-Que:

In view of the Memorandum Order to the members of the Appraisal Committee, we are respectfully transmitting herewith our Committee Appraisal report, to wit:

	Offeror	Resolution No.	Property Location	Area
1.	Joselito D. De Guzman	04-2024	Namabbalan Norte	296,443 sqm.
2.	Geary L. Barias married to Carina Calubaquib	05-2024	Namabbalian Sur	231, 283 sqm.
3.	Rolasco M. Pagulayan, et. al	06-2024	Namabbalan Sur	279,552 sqm.

Thank you.

Very truly yours,

ENGR. MARVIE QUILANG-ALVAREZ, REA  
City Assessor



Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

1<sup>st</sup> Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500  
Email add: assessortuguegarao@yahoo.com

REPUBLIC OF THE PHILLIPINES  
PROVINCE OF CAGAYAN  
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

MINUTES OF THE CITY APPRAISAL COMMITTEE MEETING HELD AT THE OFFICE  
OF THE CITY ASSESSOR ON MAY 31, 2024

**Present:** ENGR. MARVIE QUILANG-ALVAREZ- City Assessor- Chairman  
MR. BUENAVENTURA F. LAGUNDI- City Treasurer- Member  
ENGR. EMILIO L. MATANGUIHAN – City Engineer- Member

**Absent:** NONE

RESOLUTION NO. 06-2024

RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED  
FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY BY ROLASCO  
M. PAGULAYAN, REPRESENTED BY TITO M. MAQUEMA OF TUGUEGARAO CITY.

**PRESENTED:** A Memorandum Order 179-2024 dated May 30, 2024 from the Hon.  
City Mayor MAILA ROSARIO S. TING-QUE addressed to the City Appraisal Committee  
to undertake appraisal of the following lot offered for sale to the City Government, offer  
by the lot owner ROLASCO M. PAGULAYAN represented by TITO M. MAQUEMA, to  
wit.:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Marilou I. Pagulayan	Lot, No. 5	TCT No. 032-202100164	13,925
Rolasco M. Pagulayan	Lot F-48182	TCT No. T-105544	98,768
Rolasco M. Pagulayan	Lot 7, Gsc-1347	TCT No.-149102	25,926
John Christopher I. Pagulayan	Lot Hs-48746	TCT No.137551	49,940
Jan Michael I. Pagulayan	Lot No. 6-A, csd- 02-01-003754-0	TCT No. T-149664	26,416
Jan David and Jan Michael Pagulayan		Untitled (on-going approval of Plan)	64,577
<b>TOTAL AREA</b>			<b>279,552</b>

**WHEREAS**, the Manual on Real Property Appraisal and Assessments dated January 2006 under Chapter VIII, Miscellaneous Provisions of the Manual, Section 1, provides that *"Whenever a private property is subject to acquisition by the government for public use, that property is referred to the Provincial/City Appraisal Committee for it to determine the market value"*,

**WHEREAS**, upon ocular inspection conducted by Engr. Gilbert Z. Quinan, Engr. Rommel B. Iquin and Atty. Gerome Pagalilauan, on September 22, 2023, said lot described as follows:

**WHEREAS**,

1. the subject lot are irregular in shape with rolling topography;
2. The roads going to the above-mentioned lots are narrow and under develop;
3. The subject lots are planted with rice and corn, on some parts there are constructed house, rest houses;
4. There are NGCP Transmission lines seen within the subject lots.

**WHEREAS**, as per records of the office, lots covered by the above-mentioned TDs classified as agricultural;

**WHEREAS**, The property is subject to actual survey to determine the correct boundaries;

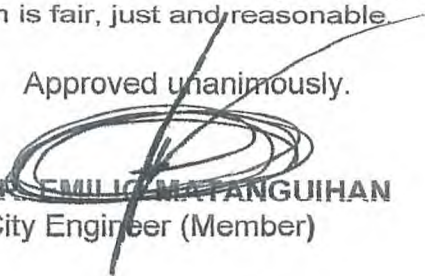
**WHEREAS**, the owner offering it for Three Hundred Eighty Pesos (Php380.00) per square meter, negotiable;

**WHEREAS**, in the year 2021 to the current year, deed of sales was executed for parcels of land within Namabbalan Sur and adjacent lots for an average amount of Two Hundred Five Pesos and 71/100 (Php205.71) per square meter.;


**WHEREAS**, after through deliberation and study, the City Appraisal Committee decide to adopt the average amount of the deed of sale which Two Hundred Five Pesos and 71/100 (Php205.71) be set as the price to negotiate for the purchase of the lots offered for sale to the Tuguegarao City Government;

**WHEREFORE**, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lots, Two Hundred Five Pesos and 71/100 (Php205.71), which is fair, just and reasonable.

Approved unanimously.

  
**ENGR. EMILIO MATANGUIHAN**  
City Engineer (Member)

  
**BUENAVENTURA F. LAGUNDI**  
City Treasurer (Member)

  
**ENGR. MARVIE QUIANG-ALVAREZ, REA**  
City Assessor (Chairman)



Republic of the Philippines  
 Province of Cagayan  
 Tuguegarao City  
**OFFICE OF THE CITY MAYOR**

2nd Floor, Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan (3500)  
 Email Address: [citymayor@tuguegarao.gov.ph](mailto:citymayor@tuguegarao.gov.ph)

**MEMORANDUM ORDER NO. 35 -2024**

**TO: APPRAISAL COMMITTEE**  
 CITY ASSESSOR  
 CITY ENGINEER  
 CITY PLANNING AND DEVELOPMENT COORDINATOR

**SUBJECT: OFFER TO SELL OF MR. JOSELITO DE GUZMAN**

**DATE: JANUARY 24, 2024**

We are forwarding to your level the attached document relative to the above Subject. Kindly conduct an on-site assessment and evaluation of the said property.

For your information and appropriate action.

**MAILA ROSARIO S. TING-QUE**  
 City Mayor

*Received:  
 OPDO  
 1/24/24*

*1-24-24 | 4:00  
 ae*



Republic of the Philippines  
 Province of Cagayan  
 Tuguegarao City  
**OFFICE OF THE CITY MAYOR**



**RECEIVED**  
 MAY 13 2024

MEMORANDUM ORDER NO. 157 -2024

BY: *J. 3:07*

TO: **APPRAISAL COMMITTEE**

CITY ASSESSOR  
 CITY ENGINEER  
 CITY TREASURER

SUBJECT: **OFFER TO SELL OF TCT NO. (T-75298) 032-2022003859 LOT NO. HA-185596, RS-2-000026 (CAD 151)**

DATE: **May 13, 2024**

We are forwarding to your level the attached documents *re.* Offer to sell of a lot situated at Barangay Namaballan Norte, Tuguegarao City.

For your information and appropriate action. Thank you and best regards.

In the name of public service.

*KS*  
**MAILA ROSARIO S. TING-QUE**  
*City Mayor*

*CM*  
 CHERRY-ANNE B. MAGUIGAD  
 DCIS: J.B. 24 3.10



25 October 2023

HON. MAILA ROSARIO T. QUE  
City Mayor  
Tuguegarao City  
Enrile Boulevard, Regional Government Center,  
Carig Sur, Tuguegarao City, 3500

Dear Hon. Que:

Greetings!

We are writing to formally offer for sale the properties we owned located at Barrio Namabbalan, Tuguegarao City.

After careful consideration, we believed that selling the following properties will be best suited and in line with the future development plans of the City Government for the people of Tuguegarao City, to wit:

**TCT NO. 032-2020003445**

LOT NO. 23, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 23, GSS-1347, BEING N. 34-54' E., 2333.99 M. FROM BLLM NO. 1, CAD. 151, THENCE N. 84 - 40' E., 150.46 M. TO POINT 2; S. 5 -04' E., 135.90 M. TO POINT 3; S. 66 -30' W., 168.18 M. TO POINT 4; N. 2 - 19' W. 188. 60 M. TO POINT 1; POINT OF BEGINNING CONTAINING AN AREA OF TWENTY FIVE THOUSAND ELEVEN (25,011) SQUARE METERS.

**TCT NO. 032-2020003446**

LOT NO. 20, GSS-1347 BEGINNING AT A POINT MARKED "1" OF LOT NO. 20, GSS-1347 BEING N. 40 -70' E., 2071.17 M. FROM BLLM NO. 1, CAD. 151, THENCE N. 3-23' E., 142.20 M TO POINT 4; S. 66 -48' W. 75.00 M TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TWNTY ONE THOUSAND NINE HUNDRED NINETY SEVEN (21,997) SQUARE METERS.

**TCT NO. 032-2020003447**

LOT NO. 21, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 21, GSS-1347, BEING N. 40 - 07' E., 2071.17 M. FROM BLLM NO. 1, CAD 151, THENCE N. 3 - 23' E., 142.20 M. TO POINT 2; N. 66 - 30' E., 168.18 M. TO POINT 3; S. 11 -23' E., 130.81 M. TO POINT 4; S. 66 -48' W., 205.00 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TWENTY THREE THOUSAND SEVEN HUNDRED EIGHTY EIGHT (23,788) SQUARE METERS.

**TCT NO. 032-2020003448**

LOT NO. 16, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 16, GSS-1347, BEING N. 43-41' E., 1942.62 M. FROM BLLM NO. 1 CAD. 151, THENCE N. 89 - 00' E., 283.61 M. TO POINT 2; S. 24 - 32' E., 149.44 M. TO

JAN 24 2024  
10:33 AM  
Set

POINT 3; N. 84 - 17' W., 344.75 M. TO POINT 4; N. 1 - 32' W., 96.70 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF THIRTY FIVE THOUSAND NINE HUNDRED SIXTY SIX (35,966) SQUARE METERS.

**TCT NO. 032-2020003552**

LOT NO. 18, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 18, GSS-1347, BEING N. 40 . 07' E., 2071.17 M. FROM BLLM NO. 15, CAD. 151 THENCE S. 6 -21' E., 75.00 M. TO POINT 2; S. 2 - 55' W., 63.19 M. TO POINT 3; S. 85 - 03' W., 232.09 M. TO POINT 4; N. 12 - 39' E., 43.14 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF THIRTY THOUSAND ONE HUNDRED THIRTEEN (30,113) SQUARE METERS.

**TCT NO. 032-2020003553**

LOT NO. 22, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 22, GSS-1347, BEING N. 34 - 54' E., 2333.99 M. FROM BLLM NO. 15, CAD. 151, THENCE S. 2 - 19' E., 188.60 M. TO POINT 2; S. 82 - 05' W., 198.10 M. TO POINT 3; N. 14 - 37' W., 200.26 M. TO POINT 4; N. 84 - 45' E., 240. 15 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF FORTY TWO THOUSAND THREE HUNDRED SEVENTEEN (42, 317) SQUARE METERS.

**TCT NO. 032-2020003554**

LOT NO. 17, GSS-1347 BEGINNING AT A POINTS MARKED '1' OF LOT NO. 17, GSS-1347, BEING N. 43 - 41' E., 194.62 M., FROM BLLM NO. 1, CAD. 151, THENCE N. 2 - 41' W., 41.33 M. TO POINT 2; N. 2 - 55' E., 63.19 M. TO POINT 3; N. 83 - 09' E., 220.57 M. TO POINT 4; S. 26 - 45' E., 140.77 M. TO POINT 5; S. 89 - 00' W., 283.64 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TWENTY NINE THOUSAND FIVE HUNDRED TWENTY FIVE (29,525) SQUARE METERS.

**TCT NO. 032-2020003555**

LOT NO. 13, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 13, GSS-1347, BEING N. 46 - 42' E., 1839.53 M. FROM BLLM NO. 15, CAD. 151, THENCE S. 81 - 58' W., 119.30 M. TO POINT 4; N. 1 - 23' E., 79.14 M. TO POINT 7; S. 6 -36' W., 47.04 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TWENTY SEVEN THOUSAND TWO HUNDRED SIXTY TWO (27,262) SQUARE METERS.

**"TCT NO. 032-2020003556"**

LOT NO. 19, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 19 GSS-1347, BEING N. 40-07' E., 2071.17 M. FROM BLLM NO. 1, PLS-CAD. 151, THENCE S. 85 -17' W., 200.83 M TO POINT 2; N. 5-09' E., 131.67 M. TO POINT 3; N.82-05'E., 198.10M. TO POINT 4; S. 3-23' W., 142.20M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF TWNTY SIX THOUSAND EIGHT HUNDRED FIVE (26,805) SQUARE METERS.

**"TCT NO. 032-2020003557"**

LOT NO. 14, GSS-1347 BEGINNING AT A POINT MARKED '1' OF LOT NO. 14, GSS-1347, BEING N. 43-41' E., 1942.62 M. FROM BLIM NO. 15, CAD 151



THENCE S. 1 - 32'E., 96.70M. TO POINT 2; S. 87 - 24' W., 273.99 M. TO POINT 3; N. 16 - 14' E., 135.79 M. TO POINT 4; N. 85 - 03' E., 232.09 M. TO POINT 5; S. 2 - 41' E., 41.33 M. TO POINT 1; POINT OF BEGINNING. CONTAINING AN AREA OF THIRTY THREE THOUSAND SIX HUNDRED THIRTY NINE (33,639) SQUARE METERS.

The above-described offered properties are contiguous to each other and have a more or less **Two Hundred Ninety Six Thousand Four Hundred Twenty Three (296,423) Square Meters**. With this vastness of real property, the City Government of Tuguegarao City may use this for public use such as, but not limited to, Sanitary Landfill, Housing, Offices/Commercial, Mix-Use and etc.

In this regard, we would like to offer the sale of the above-described properties at the price of **Three Hundred Fifty Pesos (Php350) per square meters**. This is a fair and reasonable price in the market area. Nevertheless, we are open to further discussions and negotiations to reach an agreement that is mutually beneficial. Please let us know if there are any specific documents or information you may require from our end to facilitate the review of this offer.

We are looking forward for the consideration of our offer and to opportunity to work with your office in bringing developments and progress to the City of Tuguegarao.

Sincerely,



**Josepito D. De Guzman**  
President  
JP Prime Holdings and Realty Corporation

**FORMAL OFFER TO SELL REAL PROPERTY**

29 MAY 2024

**HON. MAILA S. TING-QUE**  
City Mayor  
City Hall, Regional Government Center,  
Carig Sur, Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR

RECEIVED  
MAY 29 2024  
Date: \_\_\_\_\_  
Time: 4:28 PM  
By: \_\_\_\_\_

Dear Hon. Ting-Que,

Greetings.

I, **TITO M. MAQUEMA**, of legal age, married, Filipino, with residence and postal address at #71-C, Lecaros st., Ugac Sur, Tuguegarao City, Cagayan, and the duly authorized Attorney-in-Fact of the landowner, **Rolasco M. Pagulayan**, for the properties particularly described as follows:

<u>TCT Title Numbers:</u>	<u>Total Area</u>
1. T-105544/LOT F-48182	98,768 sq.m
2. T-149102/LOT 7. GSC 1347	25,926 sq.m
3. T-137551/LOT HS-48746	49,940 sq.m
4. T-149664/LOT 6-A, CSD-2-01-003754	26,416 sq.m
5. T-032-2021001648	13,925 sq.m
6. UNTITLED/PUBLIC LAND ON-GOING APPROVAL OF PLAN	64,577 sq.m
<b>Total Area</b>	<b><u>279,552 sq.m</u></b>

**Location:** Namabbalan Sur, Tuguegarao City, Cagayan

do hereby **FORMALLY OFFER TO SELL** the aforementioned real estate properties subject to following conditions:

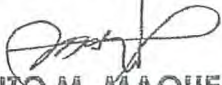
1. That the asking price per square meter of the lots subject matter of this offer to sell is **THREE HUNDRED EIGHTY PESOS (Php 380.00)** negotiable;
2. That I am the duly authorized Attorney-in-Fact of the registered land owner, Rolasco M. Pagulayan;
3. The same properties are immediately adjacent the proposed dumping site/landfill of Tuguegarao City, Cagayan and suited for dumping site/landfill;
4. That should you be interested. Please let me know so we can provide you more details about the subject property as well as the preferred terms and conditions of the property owner. We can also facilitate and assist you should you wish to conduct due diligence on the said property;
5. That the above-mentioned properties are along the National Highway to Provincial road going to Namabbalan Sur are already concrete road, there is

no need to construct a new access road to the said properties and there is an existing creek within the perimeter area and the said property is fully developed with an electrical installation with transformer.

6. That the properties subject matter of this offer to sell are approved and supported by Geological Assessment from Mines and Geosciences Bureau, Regional Office No. 2, Tuguegarao City, Cagayan

I am looking forward to a successful real estate and purchase agreement with you.

Very truly yours,



**TITO M. MAQUEMA**

Attorney-in-Fact of landowner

09 May 2024

OFFICE OF THE CITY MAYOR

RECEIVED

MAY 10 2024

Date: \_\_\_\_\_  
Time: 4:20 P.M.  
By: \_\_\_\_\_

**HON. MAILA ROSARIO S. TING-QUE**

City Mayor

Tuguegarao City, Cagayan

**Dear Mayor:**

*Greetings of Peace!*

It is with honor that I write to express my intention to sell to the Tuguegarao City Government our family's lot situated along Namabbalan Norte, Tuguegarao City, Cagayan with aggregate area of 231,283 square meter. We are offering it for PHP 250.00 net per square meter, covered by the following title:

OWNER	TITLE NO.	LAND AREA (SQ. M)
GEARY L. BARIAS	TCT No. (T-75298) 032- 2022003859	231,283
<b>TOTAL:</b>		231,283.00

Attached herewith are duplicate copies of our Titles for easy reference.

I understand that the City Government is in dire need of a commodious property that may be used as a sanitary landfill. I am duly authorized by my family and by Minerva Sala as well to transact, deal and negotiate these properties. Should you consider our property, we are very much willing to present to you the details for your consideration.

To this end, I am further authorizing LAMARGARITA GUADIZ (with contact number of 0997-524-8498) to negotiate and transact with the City Government the said properties.

I sincerely hope that the City Government under your able leadership, may consider our proposal.

Thank You!

Very truly yours,

  
**GEARY L. BARIAS**

Tuguegarao City

VALID ID (C. 4976-L

202103256671

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

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

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

No. (T-75298) 032-2022003859

IT IS HEREBY CERTIFIED that certain land situated in BO. OF NAMABBALAN MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON, more particularly bounded and described as follows:

A PARCEL OF LAND OF RA-185596, RS-2-01-000026, SITUATED IN THE BO. OF NAMABBALAN MUN. OF TUGUEGARAO, PROV. OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE NW ALONG LINES 9-10 BY PROPERTY CLAIMED BY LORENZO DE LEON, ON THE NE. ALONG LINE 10-1, BY PROPERTY CLAIMED BY EVARISTO (Continued on next page)

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

Owner: GEARY L. BARIAS, OF LEGAL AGE, FILIPINO, MARRIED TO  
CARINA CALUERAQUIE

Address: TUGUEGARAO, CAGAYAN

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Original RD: TUGUEGARAO, CAGAYAN

Patent Date:

OCT Date: 07 15 1937

Under Act No.:

OCT No.: OCT-2074

Volume No.: 1-8

Page No.: 251

Original Owner: LAUREANO ATARA

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 2074 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 9th day of FEBRUARY 1989 at 10:30am.

(SGD.) DIONISIO C. TAJON, JR.  
REGISTER OF DEEDS

Attested by:

*[Signature]*  
ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV



2021032256672

TECHNICAL DESCRIPTION (Continued from page 1)

MALFU, LINES 1-2 BY HEIRS OF BASILIO LAYUGAN, REP. OF FRANCISCA LAYUGAN, ON THE SE. ALONG LINES 2-3 BY HEIRS OF BASILIO LAYUGAN, REP. BY FRANCISCA LAYUGAN, ON THE NE. ALONG LINES 3-4, BY HEIRS OF BASILIO LAYUGAN, REP. BY FRANCISCA LAYUGAN, LINES 4-5 BY PUBLIC LAND ON THE SE. ALONG LINES 5-6 BY PROPERTY CLAIMED BY MAURICIO DAYAG, ON THE SW. ALONG LINES 6-7-8-9, BY PROPERTY CLAIMED BY MATIAS PEREZ SR, BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 44 DEG. 30'E., 2607.00 M. FROM BLLM NO.16, TUGUEGARAO CADASTRE. THENCE S. 16 DEG. 22'E., 143.18 M. TO PT. 2; THENCE THENCE S. 52 DEG. 48'W., 308.63 M. TO PT. 3; THENCE S. 82 DEG. 11'E., 317.09 M. TO PT. 4; THENCE S. 12 DEG. 10'E., 310.20 M. TO PT. 5; THENCE N. 83 DEG. 48'W., 345.39 M. TO PT. 6; THENCE N. 14 DEG. 23'W., 244.78 M. TO PT. 7; THENCE N. 11 DEG. 02'W., 231.65 M. TO PT. 8; THENCE N. 18 DEG. 21'W., 288.06 M. TO PT. 9; THENCE N. 76 DEG. 20'E., 231.03 M. TO PT. 10; THENCE S. 16 DEG. 24'E., 198.36 M. TO PT. 1, THE PT. OF BEGINNING, CONTAINING AN AREA OF TWO HUNDRED THIRTY ONE THOUSAND TWO HUNDRED EIGHTY THREE, (231,283) SQ. M. MORE OR LESS. ALL PTS. REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS; CORNERS 1-2-3-4 BY OLD B.L. AND THE REST BY PS. CYL. CONC. MONS. 15 X 45 CM. BEARINGS TRUE DATE OF THE ORIGINAL SURVEY N/A AND THAT OF THE RE-SURVEY PLAN WAS EXECUTED BY JULIO BUDUAN DEC. 22-23, 1979 AND WAS APPROVED ON JULY 2, 1980 VERIFIED AND APPROVED FOR THE REG'L. LAND DIRECTOR; LEONARDO A. PAAT, CHIEF, REG'L. SURVEYS DIV. BY: (SGD.) ROMEO A. RIGOR, CHIEF, TECH. SERVICES SECTION. PREPARED BY: JULIAN F. BULUAN, GEODETIC ENGR. VERIFIED BY: INITIALS.

*[Handwritten signature]*



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TCT No.: (T-75298) 032-2022003859

Page No.: 3

20210323251672

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2016002688

Date: May 13, 2016 02:34:49PM

NOTICE OF LIS PENDENS : FILED BY GAVINO MACATUGGAL GIVING NOTICE THAT A CASE HAS BEEN FILED AND IS NOW PENDING AT THE MTCC, BRANCH 04 OF TUGUEGARAO CITY, CAGAYAN ON MAY 19, 2014 DOCKETED AS CIVIL CASE NO. 3000 FOR ANNULMENT OF CERTIFICATE OF SHERIFF'S SALE, CERTIFICATE OF DELIVERY OF POSSESSION AND TCT NO. T-75298 WITH DAMAGES, DATE OF INSTRUMENT: MAY 13, 2016.

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS IV

Entry No.: 2019007800

Date: October 09, 2019 10:36:35AM

AFFIDAVIT OF LOSS : EXECUTED BY GEARY L. BARIAS, ATTESTING THAT THE OWNER'S DUPLICATE OF TITLE WAS LOST, IN ACCORDANCE WITH DOC. NO. 363; PAGE NO. 71; BOOK NO. X; SERIES OF 2019; OF NOTARY PUBLIC OF TUGUEGARAO CITY, CAGAYAN; ATTY. CHUCHIE L. FLORES-BARIAS; DATED AUGUST 26, 2019.

(SGD.) DANILO T. PAGUILA  
OIC - Deputy Register of Deeds IV

Entry No.: 2021000103

Date: January 07, 2021 11:57:19AM

ISSUANCE OF NEW OWNER'S DUPLICATE COPY OF TITLE : A NEW OWNER'S DUPLICATE WAS ISSUED IN FAVOR OF GEARY BARIAS BY VIRTUE OF A COURT ORDER ISSUED BY HON. JEZARENE C. AQUINO, JUDGE, RTC, BRANCH 5, TUGUEGARAO CITY, DATED NOVEMBER 25, 2020.

(SGD.) ATTY. ALEXANDER P. SIMEON, JR.  
REGISTER OF DEEDS IV

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

Entry No.: 2022004944

Date: June 17, 2022 01:07:53PM

CONVERSION TO CTITLE : CERTIFICATE OF TITLE NO. 2022003859 IS ISSUED BASED ON TRANSFER CERTIFICATE TITLE NO. T-75298, BY VIRTUE OF LRA CIRCULAR NO. 02-2016 WITH SUBJECT: "PROGRAM FOR THE UPGRADE OF ALL MANUALLY-ISSUED TITLES WITHIN A 3-YEAR PERIOD", PUBLISHED ON JANUARY 29, 2016, AS AMENDED BY LRA CIRCULAR NO. 02-2017 DATED JANUARY 6, 2017, PUBLISHED ON JANUARY 11, 2017.

ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

Entry No.: 2022004944

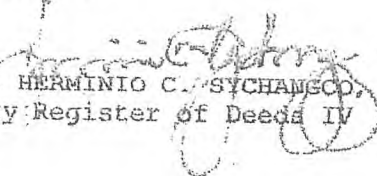
Date: June 17, 2022 01:07:53PM

COURT DECISION : BY VIRTUE OF COURT ORDER DISMISSING THE CIVIL CASE NO. 3080, EXECUTED BY HON. NORMAN C. GAÑAC, PRESIDING JUDGE OF MTCC BRANCH 4, TUGUEGARAO CITY, CAGAYAN, THE NOTICE OF LIS PENDENS ANNOTATED UNDER ENTRY NO. 2016002688 IS HEREBY CANCELLED. DATE OF INSTRUMENT: JULY 26, 2021.



TCT No.: (T-75298) 032-2022003859

Page No.: 4

  
ATTY. HERMINIO C. SYCHANGCO, JR.  
Deputy Register of Deeds IV

419952230T202





## INSPECTION REPORT

**NATURE OF APPLICATION** : LOT OFFERED FOR SALE

**NAME OF APPLICANT** : ROLASCO M. PAGULAYAN

**NAME OF OWNERS**

OWNER	Lot No.	Title No.	Area (sq.m.)
Marilou I. Pagulayan	Lot No. 5	TCT No. 032-2021001648	13,925
Rolasco M. Pagulayan	Lot F-48182	TCT No. T-105544	98,768
Rolasco M. Pagulayan	Lot 7, Gse-1347	TCT No. T-149102	25,926
John Christopher I. Pagulayan	Lot Hs-48746	TCT No. T-137551	49,940
Jan Michael I. Pagulayan	Lot No. 6-A, CSD-02-01- 003754-0	TCT No. T-149664	26,416
<b>TOTAL</b>			<b>214,976</b>

**LOCATION** : Namabbalan Sur, Tuguegarao City

**TOTAL AREA** : 214,976 square meters

### SITE INSPECTION FINDINGS

Date of Inspection: September 22, 2023

Time: 2:20 P.M.

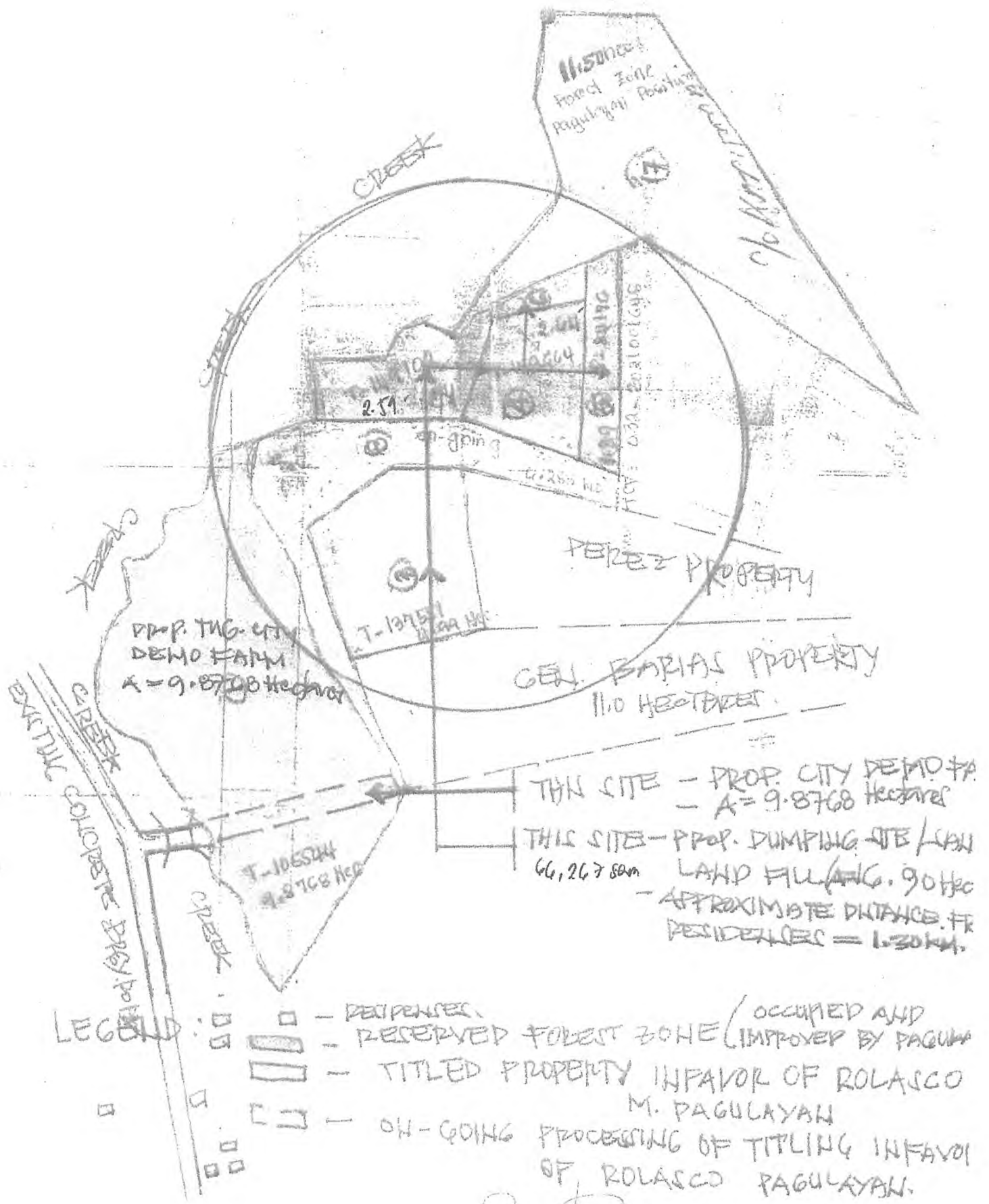
1. The subject lots are irregular in shape with rolling topography.
2. The roads going to the above-mentioned lots are narrow and under develop.
3. The subject lots are planted with rice and corn, on some parts there are constructed house, rest houses.
4. There are NGCP Transmission lines seen within the subject lots.

### SUBMITTED BY:

EnP. GILBERT Z. QUINAN, MPA  
City Engineering Office Representative

ENGR. ROMMEL B. IQUIN  
City Assessor's Office Representative

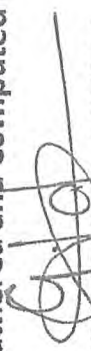
ATTY. GEROME PAGALILAYAN  
City Legal Office Representative



**DEED OF SALES EXECUTED FOR LOTS LOCATED WITHIN THE NAMABBALAN SUR AND ADJACENT LOTS**

Declaration	Lot No.	Name of Declared Owner	Classification	Area	Deed of Sale	Deed of sale/ sq. m.	Year
8-93966	12	Ruiz, Lay Joan Casauay	Agricultural	10,012	200,000	19.98	2018
1-109417	5688	Pagulayan, Marilou	Agricultural	13,925	40,000.00	2.87	2021
<b>Total</b>							<b>22.85</b>
<b>Parcel</b>							<b>2</b>
<b>Average/sq. m. 11.425 + Zonal Value</b>							<b>11.425 + 400.00</b>
<b>411.425/2</b>							<b>205.71</b>
<b>Total Average / sq. m. 205.71</b>							

Gathered and Computed by:

  
**NGR. NORMA M. LOZADA**  
 LAOO II