



Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL NORTE
 Municipality of Piñan
www.pinan.gov.ph



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 104th REGULAR SESSION OF THE 11TH SANGGUNIANG BAYAN OF PIÑAN, ZAMBOANGA DEL NORTE HELD ON JULY 22, 2024 AT THE SB SESSION HALL

Present:

| | |
|---|---|
| Honorable Rommel I. Gudmalin | Municipal Vice-Mayor <i>Presiding Officer</i> |
| Honorable Glicerio Y. Redillas, Jr. | Sangguniang Bayan Member |
| Honorable Benedicto C. Cainta II | Sangguniang Bayan Member |
| Honorable Gina R. Aleta | Sangguniang Bayan Member |
| Honorable Ricardo R. Sabandal | Sangguniang Bayan Member |
| Honorable Celso M. Montemayor | Sangguniang Bayan Member |
| Honorable Jose Antonio L. Galan | Sangguniang Bayan Member |
| Honorable Greg C. Belangoy | Sangguniang Bayan Member |
| Honorable Joel Audrey Cristal P. Galvez | Ex-Officio Sangguniang Bayan Member <i>SKF President</i> |
| Honorable Jodilyn P. Tatad | Ex-Officio Sangguniang Bayan Member <i>IPMR</i> |

Absent: None

Official Business:

| | |
|----------------------------------|--|
| Honorable Al Immanuel U. Cantila | Sangguniang Bayan Member |
| Honorable Ignacio L. Galan | Ex-Officio Sangguniang Bayan Member <i>(Liga ng mga Punong Barangay- President)</i> |

MUNICIPAL ORDINANCE NO. 2024-009
 Series of 2024

AN ORDINANCE RECLASSIFYING A PORTION OF LOT NO. 5160-F, PSD - 239703 COVERED UNDER TRANSFER CERTIFICATE OF TITLE NO. T-85262 CONSISTING OF 11,673 SQ. METERS MORE OR LESS OF MR. ALFRED E. PALCONAYO, APPLICANT/ATTORNEY-IN-FACT OF THE LAND OWNERS SPS. NILO & ANA AGUHOB SITUATED AT BARANGAY SEGABE, PIÑAN, ZAMBOANGA DEL NORTE FROM AGRICULTURAL TO COMMERCIAL USE

Sponsored by: Honorable Celso M. Montemayor

WHEREAS, submitted for the consideration of the Body is a request for reclassification of the agricultural lot of Mr. Alfred E. Palconayo, Applicant/Attorney-In-Fact of Sps. Nilo & Ana O. Aguhob with the desire to develop and construct cockpit arena on the said area;

WHEREAS, under the Local Government Code of 1991, the Sangguniang Bayan may reclassify lands to other purposes if it deems that is more viable or suitable for the land to be used for said purposes;

WHEREAS, the Committee on Housing and Land Utilization finds the request to be in order and in accordance with the existing laws, rules and regulations, hence, the Committee recommends the approval of the request for the reclassification of the agricultural lot of Mr. Alfred E. Palconayo, Applicant/Attorney-In-Fact of Sps. Nilo & Ana O. Aguhob of Barangay Segabe for Lot No. 5160-F, PSD-239703 covered under TCT No. T-85262;

WHEREAS, such reclassification does not exceed the 10% limitation on the reclassification of agricultural lands as provided under Section 20 of the Local Government Code of 1991 and the land have substantially greater economic value for commercial purposes as determined this Sanggunian;

NOW, BE IT ENACTED by the Sangguniang Bayan Council of Piñan in a session duly assembled that:

SECTION 1. Title – This ordinance shall be known as the “*Reclassification Ordinance of Lot No. 7 Lot No. 5160-F, PSD-239703 covered under TCT No. T-85262 of Mr. Alfred E. Palconayo, Applicant/Attorney-In-Fact of Sps. Nilo & Ana O. Aguhob of Barangay Segabe, Piñan, Zamboanga del Norte from Agricultural to Commercial Use.*”

SECTION 2. Scope – This ordinance covers specifically Lot Title No. of Lot No. 7 Lot No. 5160-F, PSD-239703 covered under TCT No. T-85262 containing an area of Eleven Thousand Six Hundred Seventy-Three square meters (11,673 sq. meters) situated at Barangay Segabe, Piñan, Zamboanga del Norte.

SECTION 3. Authority

- (1) Article III, Sec. 447, Paragraph 2 (viii), of Republic Act 7160 otherwise known as the Local Government Code of 1991.
- (2) Rule VII, Article 38, paragraph (a) and (b) No. 2 of the Rules and Regulations Implementing the Local Government Code of 1991.
- (3) Municipal Ordinance No. 2021-01, Series of 2021 entitled “This ordinance shall be known as the “*Land Reclassification Ordinance of the Municipality of Piñan*”.
- (4) Memorandum Circular No. 54 dated June 8, 1993 issued by the Office of the President thru Executive Secretary Edelmiro A. Amante, Sr.

SECTION 4. Limitations – Reclassified land above-mentioned shall be used solely for the purpose intended as stated in this ordinance.

SECTION 5. Declaration of Intent to Conform the Law – This ordinance is subject to national laws, rules and regulations governing its subject matter and has complied the requirements set forth under Municipal Ordinance No. 2021-01, Series of 2021 of this municipality under the reclassification of agricultural lands.

SECTION 6. Repealing Clause – All ordinances, rules and regulations, or part thereof, in conflict with or inconsistent with any provisions of this Ordinance are hereby repealed or modified accordingly.

SECTION 7. Separability Clause – If for any reason, any section or provision of this Ordinance or any part thereof, or the application of such section, provision or portion is declared invalid or unconstitutional, the remainder thereof shall not be affected by such declaration.

SECTION 8. EFFECTIVITY – This ordinance shall take effect upon its approval by the reviewing authority.

UNANIMOUSLY ADOPTED.

-- oOOo --

I **HEREBY CERTIFY** to the correctness of the above-quoted Municipal Ordinance.


MARIA CELESTE B. CANOY
Secretary to the Sangguniang Bayan

CERTIFIED CORRECT AS TO ITS
PASSAGE ON THE THIRD AND FINAL
READING:



ROMMEL I. GUDMALIN
Municipal Vice Mayor
(Presiding Officer)

APPROVED:


CECILIA J. CARREON
Municipal Mayor

0 1 AUG 2024

May 17, 2024

OFFICE OF THE SECRETARY TO THE SE
RECEIVED
DATE: 20 MAY 2024
BY:  8:15 AM

THE SANGGUNIANG BAYAN MEMBERS

Pinan, Zamboanga del Norte

Gentlemen:

This reference to our desire to Construct Piñan Cockpit Arena on the portion of Lot 5160-F of the subdivision plan, (LRC) PSD-239703 covered by Transfer Certificate of Title No. T-85262, containing an area of 39,287 square meters situated at Purok 2, Segabe, Piñan, Zamboanga del Norte.

In this regard, we humbly request your office to reclassify the portion of parcel of land from Agricultural Use to Commercial Use containing an area of 11,673 square meters.

Attached are pertinent documents for your perusal.

1. Letter of Application
2. Special Power of Attorney
3. Certified True Copy of Original/Transfer Certificate of Title
4. Xerox Copy of Tax Declaration
5. Certificate of Updated Real Property Tax Payments
6. Locational Plan or Vicinity Map certified by the Municipal Assessor
7. Subdivision Plan (portion of Lot 5160-F; Lot 5160-F -1)
8. Sworn Certificate of Statement
9. Barangay Resolution endorsing the project

Your consideration on this regard is highly appreciated.

More Power and God Bless.

Very truly yours,


ALFRED E. PALCONAYO
Applicant

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, **Spouses NILO G. AGUHOB** and **ANA O. AGUHOB**, both of legal age, Filipino citizens, with residence and postal address at Aseniero, Dapitan City, do hereby NAME, CONSTITUTE and APPOINT **ALFRED E. PALCONAYO**, of legal age, Filipino citizen, married, and with residence and postal address at Bacuyong, Piñan, Zamboanga del Norte, as our true and legal representative to act for and in our names and stead and to perform the following acts:

- To transact, represent, process and file requests or application for reclassification and conversion of a portion of a parcel of land containing an area of 11,673 square meters identified as Lot No. 5160-F-1, situated in Segabe, Piñan, Zamboanga del Norte covered by Transfer Certificate of Title No. T-85262 at the concerned government agencies/offices;
- To receive, acknowledge and claim the clearances, certificates, and/or any other documents from different offices/agencies relative in the application for reclassification and conversion;
- To make, sign, execute, and deliver contracts, documents, agreements, and other writings of whatever nature or kind, and all other documents, with any and all third persons, concerns, or entities, as may be necessary or proper in connection with the foregoing; and
- To pay such fees, taxes and submit documents and to do such other things necessary in the exercise of the foregoing authority.

HEREBY GIVING AND GRANTING unto our said attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as we might or can do if personally present and hereby ratifying and confirming all that our said attorney in fact shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, We have hereunto set our hands this MAY 23 2024, at Poblacion North, Piñan, Zamboanga del Norte, Philippines.

NILO G. AGUHOB

Principal

PCN: 3657-3891-2697-8540

ANA O. AGUHOB

Principal

Driver's License No. J01-03-09949

Expires on: 2024/10/19

Signed in the presence of:

LAOY JAN F. PROCEO

LINO C. DAROG


ACKNOWLEDGMENT

Republic of the Philippines)
Province of Zamboanga del Norte) S.S.
Municipality of Piñan)

BEFORE ME, a Notary Public, for and in the Municipality of Piñan, Zamboanga del Norte, this MAY 23 2024 personally appeared **NILO G. AGUHOB** and **ANA O. AGUHOB**, whose Identification Cards are indicated below their names, all known to me and to me known to be the same persons who executed the foregoing instrument and hereby acknowledged to me that the same is their free and voluntary acts and deeds.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. 1082
Page No. 60
Book No. 41
Series of 2024.


ELMA L. AWIT
Notary Public
Notarial Comm. PNC No. 073-2023
Until December 31, 2025
MCLE VII No. 0009077
PTR No. 9740938, 12/01/2023 (For 2024)
IBP OR No. 365934, 11/06/2023 (For 2024)
Roll No. 60159

No. 0010331174 REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF ZAMBOANGA DEL NORTE

Transfer Certificate of Title

No. T-25262

IT IS HEREBY CERTIFIED that certain land situated in the Province of Zamboanga del Norte bounded and described as follows:

A parcel of land (Lot 5160 -P of the subdivision plan (LRC) Pad-239703, being a portion of Lot 5160, Dipolog Cadastre, Lit. Cad. Record No. 769) situated in the Barrio of Sigaba, Municipality of Pitan, Province of Zamboanga del Norte, Island of Mindanao, bounded on the N., NW., NE., points 2 to 5 by Lot 5161 Dipolog Cadastre; and on the SW., points 5 to 1 by Lot 5160-D (Road), points 1 to 2 by Lot 5160-B, both of the subdivision plan. Beginning at a point marked "1" on plan, being S. 53 deg. 54' V., 1252.03 m. from D.L.S.M. 49, Dipolog Cadastre, T.S. n.c. et; is registered in accordance with the provisions of the Property Registration Decree in the name of

ELOINE CARREON BONDOS, Filipino, of legal age, single and a resident of 441 Leonor St., Dapitan City.

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 29th day of November, in the year nineteen hundred and fifty-eight in the Registration Book of the Office of the Register of Deeds of Zamboanga del Norte, Volume 2, page 211, as Original Certificate of Title No. 0-289 pursuant to Decree No. 151720 issued in L. R. C. Cadastre, Record No. 769 in the name of

This certificate is a transfer from Original Certificate of Title No. 0-289 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Dipolog City, Philippines, on the 30th day of October, in the year two thousand and twelve at 10:30 a.m.

ATTEST:

Dapitan City

(Owner's postal address)

ALVIN CARPTO
Deputy (Register of Deeds)

*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.

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Province of Zamboanga del Norte, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Province of Zamboanga del Norte, Requested By: SANDRA BAES

Ref No. 2017000453 OR No. 1013615662
Date 06/22/2017 OR Date Jun 20 2017
Time 11:54:58 AM Amt Paid 273.35



DEED OF ABSOLUTE SALE OF PORTION OF A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELOINE CARREON DOSDOS, of legal age, Filipino, single and a resident of 441 Leonor St., Dapitan City, am the registered owner of a parcel of land particularly described as follows:

"A parcel of land (Lot 5160-F), situated in Segabe, Piñan, Zamboanga del Norte. Containing an area of Thirty Nine Thousand Two Hundred Eighty Seven (39,287) Square Meters and duly covered by Transfer Certificate of Title No. T-85262 of the Registry of Deeds for the Province of Zamboanga del Norte."

That for and in consideration of the sum of THREE HUNDRED THOUSAND (P=300,000.00) PESOS, Philippine Currency, to me in hand paid to my full, complete and entire satisfaction, received from SPS. NILO G. AGUHOB and ANA O. AGUHOB, both of legal age, Filipinos and residents of Aseneiro, Dapitan City, I do hereby CEDE, TRANSFER and CONVEY by way of Absolute Sale unto the said SPS. NILO G. AGUHOB and ANA O. AGUHOB, their heirs, assigns and successors-in-interest, a 34,287 square meters portion of the above-described parcel of land including all improvements existing and found thereon, free from liens and encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand this JUN 16 2017 at Dipolog City, Philippines.

Eloine C. Dosdos

ELOINE CARREON DOSDOS

Vendor

ID No. TIN # 457-939-875

Issued on _____

Issued at _____

Signed in the Presence of:

Cherry Mae L. Jandlino
CHERRY MAE L. JANDLINO

E. Jandlino

REPUBLIC OF THE PHILIPPINES
CITY OF DIPOLOG

)
) S. S.

BEFORE ME, on the date and place above-written, personally appeared Eloine C. Dosdos, exhibiting to me her proof of identity, indicated below her name, known to me to be the same person who executed the foregoing instrument and she acknowledged to me that the same is her free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. 442
Page No. 53
Book No. 87
Series of 2017.

[Signature]
ATTY. PRIN. L. APACQUITA
Notary Public
Dipolog City, Zamboanga del Norte
RDL No. 1234567
SN: 210001234567

TAX DECLARATION OF REAL PROPERTY

ARP/TD No.: 13-0015-00698 Property Identification No.: 050 - 13 - 0015 - 003 - 24

Owner: BRUSAS, ALBERT NINO O. ; AGUHOB, GRACE ANNE O. ; AGUHOB, GEWEE LOU O. ; AGUHOB, NINA GEAH O. - 0.5000 HECTARE & AGUHOB, NILO G. & AGUHOB, ANA O. (SPS.)

Address: Aseneiro, Dapitan City TIN: _____
Telephone No.: _____

Administrator/Beneficial User: _____ TIN: _____
Address: _____ Telephone No.: _____

Location of Property: SEGABE PIÑAN, ZAMBOANGA DEL NORTE
(Barangay) (Municipality/Province)

OCT/TCT/CLOA No.: (T-85262) Survey No.: (LRC) PSD-239703

CCT No.: _____ Lot No.: 5160-F

Date: 10/17/2012 Block No.: _____

Boundaries:
North: N & NE: PTS. 2-5, LOT 5161, DIPOLOG CADASTRE South: SW: PTS. 5-1, LOT 5160-D (ROAD); PTS. 1-2, LOT 5160-E, PSD-09-011910-OLT
East: _____ West: NW: PTS. 2-5, LOT 5161, DIPOLOG CADASTRE

KIND OF PROPERTY ASSESSED:

LAND MACHINERY
 BUILDING OTHERS


No. of Storey/s: _____
Brief Description: _____

Brief Description: _____
Specify: _____

| Classification | Area | Market Value | Actual Use | Assessment Level | Assessed Value |
|----------------|---------------------|--------------------|------------|------------------|-------------------|
| Agricultural | 3.9287 ha./s | P591,379.00 | AA | 12% | P70,970.00 |
| Improvements | | 114,150.00 | | 12% | 13,700.00 |
| Total | 3.9287 ha./s | P705,529.00 | | | P84,670.00 |

Total Assessed Value EIGHTY-FOUR THOUSAND SIX HUNDRED AND SEVENTY PESOS
(Amount in Words)

Taxable: Exempt: Effectivity of Assessment/Reassessment: 1st 2022
Quarter Year

APPROVED BY:  02/04/2021
ENRICH D. CUNANAN, REA Date
Municipal Assessor

This declaration cancels ARP No.: 13-0015-00068 Previous Assessed Value: P98,370.00

Previous Owner: DOSDOS, ELOINE CARREON

MEMORANDA: Transferred based on Deeds of Absolute Sale executed in favor of Albert Nino O. Brusas, et. al. & Sps. Nilo & Ana Aguhob notarized by Atty. Prim L. Abarquez III on 10/08/2015 & 08/24/2017; and CAR201400032788 & eCR201600234154 on 03/01/2016 & 08/24/2017, respectively. Copies of such documents are on file.

Notes: This declaration is for real property taxation purpose only and the valuation indicated herein are based on the Schedule of Market Values prepared for the purpose and duly enacted into an ordinance by the Sangguniang Pantlalawigan under Ordinance No. IN - 19 - 182 dated October 31, 2019. It does not and cannot by itself alone confer any ownership or legal title to the property.

O.R. No.: 0210560 Amount Paid: P50.00 Date: 05/16/2024

Republic of the Philippines
 PROVINCE OF ZAMBOANGA DEL NORTE
 Municipality of Piñan
 OFFICE OF THE MUNICIPAL TREASURER

**REAL PROPERTY TAX CLEARANCE
 CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that as per records file in this office **ALBERT NINO O. BRUSAS,** is a registered owner of Real Property located in this Municipality to wit:
GRACE ANNE O. AGUHOB, GEWEE LOU O. AGUHOB, NINA GEAH O. AGUHOB-0.5000 Hectare,
& SPS. NILO G. AGUHOB And ANA O. AGUHOB


| LOCATION OF PROPERTY | PROPERTY INDEX NO. | ASSESSMENT OF REAL PROPERTY NO. | AREA (Has./sq.m.) | ASSESSED VALUE | BASIC TAX | | | S.E.F. TAX | | | YEAR PAID |
|---------------------------------|--------------------|---------------------------------|------------------------|----------------|----------------------|-------------|------------|----------------------|-------------|------------|-----------|
| | | | | | LAND TAX RECEIPT NO. | AMOUNT PAID | DATE PAID | LAND TAX RECEIPT NO. | AMOUNT PAID | DATE PAID | |
| SEGABE, Piñan, Zambo. del Norte | 050-13-0015-003-24 | 13-0015-00698 | 3.9287 Has. Agri. Land | 84,670.00 | 1070732 | 677.36 | 12/29/2023 | 1070732 | 677.36 | 12/29/2023 | 2025 |
| X X X | X X X | X X X | | | | | | | | | |

It is further certified that all taxes for the previous years has been fully paid both **BASIC & SEF.**
 This certification is issued upon request of **Alfred Palconayo** for whatever purpose this may serve.
 Done this **20th** day of **May 2024** at Municipal Treasurer's Office, Piñan, Zamboanga del Norte.

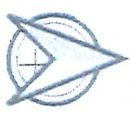
Prepared by:


JULIET F. GRANADA
 AA-IV

Certified Correct:


MELISSA B. EMPYENADO
 Municipal Treasurer

Paid under O.R. No. 0210572
 Place MTO - Piñan, ZN.
 Issued on 5/20/2024
 Amount Paid P 50.00



0 0.125 0.25 km
Scale: 1:1,097.14

LINGASAD,
POLANCO, ZDN

NGCP

THIS AREA

DPWH

SECURE

BACUYONG

AGANTE

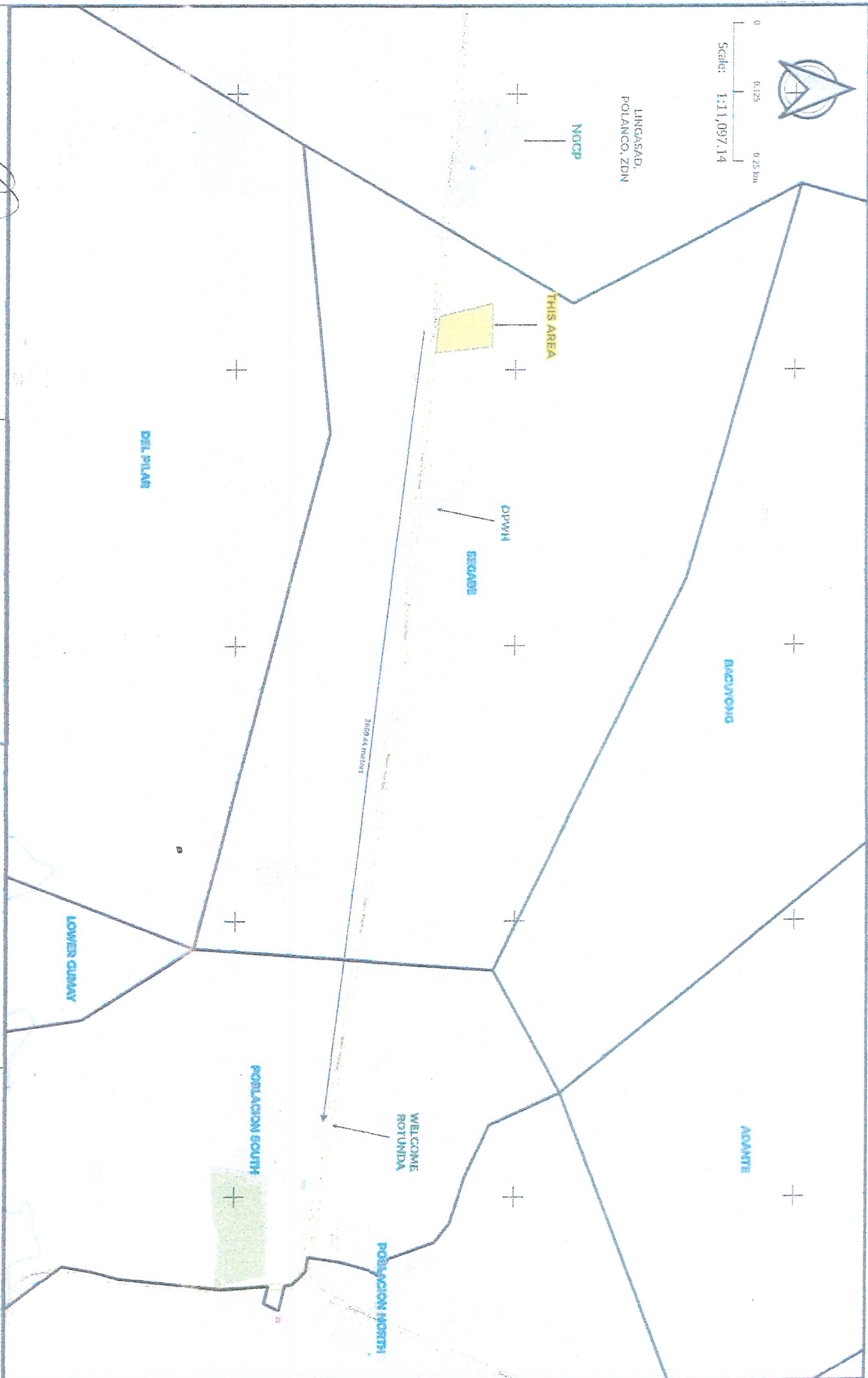
WELCOME
ROTUNDA

PORTACION NORTH

PORTACION SOUTH

DEL PILAR

LOWER QUAY



Prepared by:

ENRICH D. CUNANAN, REA, MBA

Municipal Assessor

PROPOSED COCKPIT

Segabe, Piñan, ZN

BRUSAS, ALBERT NINO O.; ACUHO, GRACE ANNE O.;
ACUHO, GEWE LOU G.; ACUHO, NINA GEAN O. - 03000
HECTARE & ACUHO, NILO G. & ACUHO, ANA O. (SPS.)
Owner

Contact:

VICINITY MAP



SKETCH PLAN

LOT 5160-F, (LRC) Psd-239703

AS PREPARED FOR

PIÑAN COCKPIT ARENA

SITUATED IN THE

BARANGAY OF SEGABE

CITY/MUN OF PIÑAN

PROVINCE OF ZAMBOANGA DEL NORTE

ISLAND OF MINDANAO

CONTAINING AN AREA OF 39,287 SQ.M.

SCALE : 1:2000

CERTIFICATION :

This is to certify that this is the true and correct plan of Lot 5160-F, (LRC) Psd-239703, as plotted as per proposed subdivision scheme and based on technical descriptions of survey plan and as per TITLE No.T-85262 registered in the name of ELOINE CARREON DOSDOS.

DATE PREPARED : Apr. 03, 2024

PREPARED BY :

HENRY E. PANAGA, JR.
DepEdtic Engineer
 Reg. Cert. No. : 10964 Date : 11-23-17

NOTE: This was issued thru the request of the owner for Reference Purposes only.

LOT 5161, Dipolog Cad 85

LOT 5161, Dipolog Cad 85

LOT 5160-F-2
 A= 27614 SQ.M.

LOT 5160-F-1
 A= 11673 SQ.M.

LOT 5160-D, (LRC) Psd-239703
 (ROAD)

CENTER LINE

200M. OFFSET FROM HIGHWAY (CENTER LINE)

ROAD FRONT OF VARY BROAD WIDE

200M. OFFSET FROM EDGE OF BUILDING
 200M. OFFSET FROM EDGE OF BUILDING

LOT 5160-E, (LRC) Psd-239703

TECHNICAL DESCRIPTION

| LINES | BEARINGS | DISTANCES |
|---|------------|------------|
| BDRY | | |
| 1-2 | N.14°26'W. | 221.30M. |
| 2-3 | S.88°29'E. | 163.12M. |
| 3-4 | N.82°14'E. | 28.92M. |
| 4-5 | S.06°21'E. | 240.14M. |
| 5-1 | N.81°22'W. | 164.98M. |
| LOT 5160-F-1 | | |
| 1-2 | N.83°21'W. | 96.80M. |
| 2-3 | N.04°58'W. | 120.16M. |
| 3-4 | S.88°29'E. | 63.11M. |
| 4-5 | N.82°14'E. | 28.92M. |
| 5-1 | S.06°21'E. | 133.96M. |
| The lines from BLM No. 49, Dipolog Cad 85 to Corner "1", | | |
| LOT NO. | BEARINGS | DISTANCES |
| BDRY | | |
| F-1 | S.63°54'W. | 1,268.03M. |
| F-1 | S.64°13'W. | 1,096.57M. |

AFFIDAVIT OF COMMITMENT

I, **ALFRED E. PALCONAYO**, attorney-in-fact and applicant, of legal age Filipino, and a resident of Bacuyong Piñan, Zamboanga del Norte, after having been duly sworn to in accordance with law, do hereby depose and say that;

That by virtue of **Special Power of Attorney** sworn to before Notary Public **ATTY, ELMA L. AWIT** dated May 23, 2024 at Piñan, Zamboanga del Norte, registered as Doc. No.1082; Page No.60; Book No.41, Series of 2024, executed by **SPS. NILO G. AGUHOB and ANA O. AGUHOB**, the absolute and registered owner of parcel land located at Purok 2, Segabe, Piñan, Zamboanga del Norte, to **ALFRED E. PALCONAYO**, as their **ATTORNEY-IN-FACT**, as the developer of portion of Agricultural land containing an area of **ELEVEN TOUSAND SIX HUNDRED SEVENTY THREE (11,673) SQUARE METERS** which is subject of an application for reclassification from agricultural use to **COMMERCIAL USE** which portion of land more particularly describe as follows;

A portion of Lot 5160-F of the subdivision plan, (LRC) PSD-239703 covered by Transfer Certificate of Title No. T-85262, containing an area of ELEVEN TOUSAND SIX HUNDRED SEVENTY THREE (11,673) SQUARE METERS situated at Purok 2, Segabe, Piñan, Zamboanga del Norte.

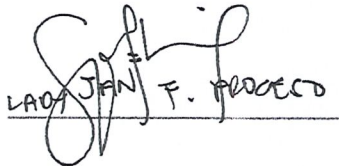
That I, pledge, commit and obligate myself to implement the proposed project (**Construction Piñan Cockpit Arena**) within three (3) years from the passage of the ordinance for reclassification;

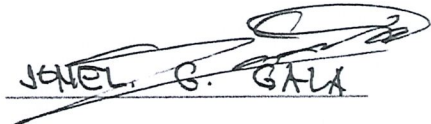
That I am executing this affidavit in good faith to attest to the foregoing and for whatever legal purpose it may serve.

IN WITNESS WHEREOF, we have herewith set our hands this day of JUN 10, 2024 at MUNICIPALITY OF PIÑAN Zamboanga del Norte, Philippines.


ALFRED E. PALCONAYO
Applicant

Signed In The Presence Of:


LORA JAN F. PROCESO


JEWEL S. GALA

ACKNOWLEDGEMENT

Republic of the Philippines)
PROVINCE OF ZAMBOANGA DEL NORTE) S. S.
City/Municipality of PIÑAN)

BEFORE ME, Notary Public for and in the Municipality of Piñan, Zamboanga del Norte, this day of JUN 10 2024, affiant exhibited to me his identification Card as per data indicated below his name, known to me and to me known to be the same persons who executed this instrument.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. 1253
Page No. 95
Book No. 41
Series of 2024


ELMA L. AWIT
Notary Public
Notarial Comm. PNC No. 073-2023
Until December 31, 2025
MCLE VII No. 0009077
PTR No. 9740938, 12/01/2023 (For 2024)
IBP OR No. 365934, 11/06/2023 (For 2024)
Roll No. 60159



REPUBLIC OF THE PHILIPPINES
 PROVINCE OF ZAMBOANGA DEL NORTE
 MUNICIPALITY OF PIÑAN
 BARANGAY SEGABE

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY, OF SEGABE, PIÑAN, ZAMBOANGA DEL NORTE, HELD ON JANUARY 15, 2024 AT ITS BARANGAY SESSION HALL.

PRESENT:

| | |
|-----------------------------------|--|
| HON. JAIME L. ANINON JR. | PUNONG BARANGAY (Presiding Officer) |
| HON. CHONA S. GONZALO | BARANGAY KAGAWAD |
| HON. EPIFANIO B. TIPANERO | BARANGAY KAGAWAD |
| HON. DIEGO P. ENON | BARANGAY KAGAWAD |
| HON. RUTCHIE C. PORAZO | BARANGAY KAGAWAD |
| HON. ROLANDO P. LAPIN | BARANGAY KAGAWAD |
| HON. CLARK ORVIN B. BALLADARES | BARANGAY KAGAWAD |
| HON. AMADO A. TIMUGIUNG | BARANGAY KAGAWAD |
| HON. LEONARDO T. LICMAO | IPMB |
| HON. CORNELIUS ADAM D. DONDOPYANO | SR. CHAIRMAN |

ABSENT: NONE

RESOLUTION NO. 2024 **2**

A RESOLUTION INTERPOSING NO OBJECTION FROM THE BARANGAY COUNCIL OF BARANGAY SEGABE, SEGABE, PIÑAN, ZAMBOANGA DEL NORTE, AND THE PEOPLE OF THIS BARANGAY DATED JANUARY 15, 2024, TO APPLY FOR A COCKPIT AREA PERMIT AT PLOT 2 SEGABE, PIÑAN, ZAMBOANGA DEL NORTE, AFTER THE CONDUCT OF PUBLIC CONSULTATION BY THE SANGGUNIANG BARANGAY OF SEGABE.

WHEREAS, forwarded to this body is a letter of request from Mr. Alfred E. Palcanayo requesting this body to pass a resolution interposing no objection to the said application for Cockpit Area Permit filed before the Local Government of the Municipality of Piñan and their application for Environmental Compliance Certificate (ECC) to be filed before the Environmental Management Bureau (EMB);

WHEREAS, the said project is indeed a greatly thankful to be realize for the reason our barangay will benefit this project and also this serve as additional income in our barangay;

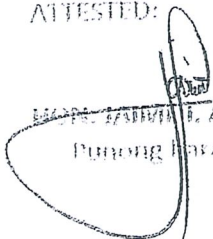
WHEREAS, after thorough review and evaluation of the said request the conduct of ocular inspection of said areas applied for said permit, the same is indeed suitable for the said operation;


WHEREAS, on motion of the Honorable DIEGO P. ENON, duly seconded by all members present, it was resolved, as it is hereby resolved, to approve and not interpose any objection to the proposed Cockpit Area, applied by the proponent Mr. Alfred E. Palcanayo.

APPROVED UNANIMOUSLY

I hereby certify to the correctness of the foregoing excerpts of the minutes of the session of the Sangguniang Barangay, held on January 15, 2024 at the Barangay Session Hall

ATTESTED:


 HON. JAIME L. ANINON JR.
 Punong Barangay


 LAILA P. TIMUGAN
 Barangay Secretary

APPROVED:

January 15, 2024



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Community Environment and Natural Resources Office

CENRO IX-A1, Piñan
1st Congressional District
Segabe, Piñan, Zamboanga del Norte
cenro.pinanzn@gmail.com

DENR – R9 – A1, Technical Services

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per actual ground verification conducted on June 20, 2024 and mapping projection using our office available reference map, wherein it appears that a parcel of land with portion of Lot No. 5160-F, of the subdivision plan (LRC) Psd-23970 with TCT No. T-85262 containing area of 39,287 square meters Titled by Eloine Carreon Dosdos situated at Barangay Segabe, Piñan, Zamboanga del Norte is within Project No. 2, classified as Alienable and Disposable Land based on Approved Replotted Land Classification Map and Per LC Map No. 572 certified on October 15, 1925 and retraced on December 18, 1979 Certified under the Provision of Section 1827 of the Administrative Code for the purpose of Section 1844 of said Code as amended by section 1, of Act 3077.

This certification is issued upon the request of Mr. Alfred E. Palconayo in connection with their requirements Proposed Project Piñan Cockpit Arena.

Given this 25th day of June 2024 at Segabe, Piñan, Zamboanga Del Norte.

Certification fee in the amount of P50.00 was paid in favor of the DENR under Official Receipt No. 9900058 dated June 25, 2024.


ADELAIDA R. BORJA
CENR Officer

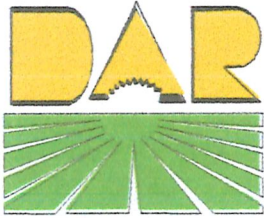
Prepared/Verified by:


RAMEL C. BUHI - AN
Forester/ Forest Technician I

Reviewed by:


Engr. CAMELO G. ARCO
DMO IV/Deputy CENRO





Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
Municipal Agrarian Reform Office
Piñan, Zamboanga del Norte

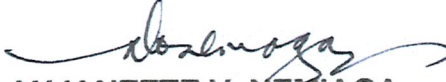
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on our records, Transfer Certificate of Title No. T-85262, Lot No. 5160-F under subdivision plan (LRC) PSD-239703, containing an area of **THIRTY NINE THOUSAND TWO HUNDRED EIGHTY SEVEN⁰⁰** (39,287) square meters located in Segabe, Piñan, Zamboanga del Norte in the name of **ELAINE CARREON DOSDOS** is not distributed, not covered by a notice of coverage or not voluntarily offered under the Comprehensive Agrarian Reform Program (CARP) or Republic Act 6657, as amended by Republic Act No. 9700.

This certification is issued upon the request of **ALFRED E. PALCONAYO** for whatever legal purpose it may serve him.

Issued this 26th day of June 2024 in Piñan, Zamboanga del Norte.


ANJANETTE V. NEMIAGA
MARPO



Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 09
Pagadian City

Annex A

LUR Form No. 01
Series of 2022

APPLICATION FORM
(LAND USE RECLASSIFICATION)

Name of Applicant: LGU PIÑAN, ZAMBOANGA DEL NORTE
Name of Representative: ALFRED E. PALCONAYO
Contact information
Mobile No. 09177773969
Landline _____
Email _____
Mailing Address Mun. Hall, Piñan, Zamboanga del Norte

C. Description of areas proposed to be reclassified.

| Location Brgy. Municipality, Province | Geographical Coordinates (Longitude, Latitude) | Specific Existing Land Use | Adjacent Surrounding Land use | Proposed Use for Reclassification (Pls. specify) | Area Applied (Has.) |
|--|--|----------------------------------|-------------------------------------|---|---------------------------|
| Purok 2, Segabe, Piñan, Zamboanga del Norte | 123.41876703 8.48555820 123.41958357 8.48556897 123.41969860 8.48437051 123.41884466 8.48447903 | Agriculture | Agriculture | Commercial | 1.1673 |

We are providing you the following maps and photos"

1. Municipal Land Use Plan Map (Scale 1:20,000 or larger) showing the proposed land to be reclassified with coordinates (longitude and latitude); and
2. Panoramic photos of the area with caption (East, west, North, South) taken not earlier than one (1) month before filing of application
3. Others, if available please specify; _____

D. Other relevant information*

4. DA Programs Implemented in the area to be reclassified
 - iv. _____
 - v. _____
 - vi. _____
5. Infrastructure and support facilities (FMR, Post Harvest Facilities, Mills, Cold Storages, Warehouses, etc..)
 - iv. _____
 - v. _____
 - vi. _____
6. Irrigation (NIA, BSWM, DDA RFOs and privately owned irrigation facility)
 - iv. _____
 - v. _____
 - vi. _____

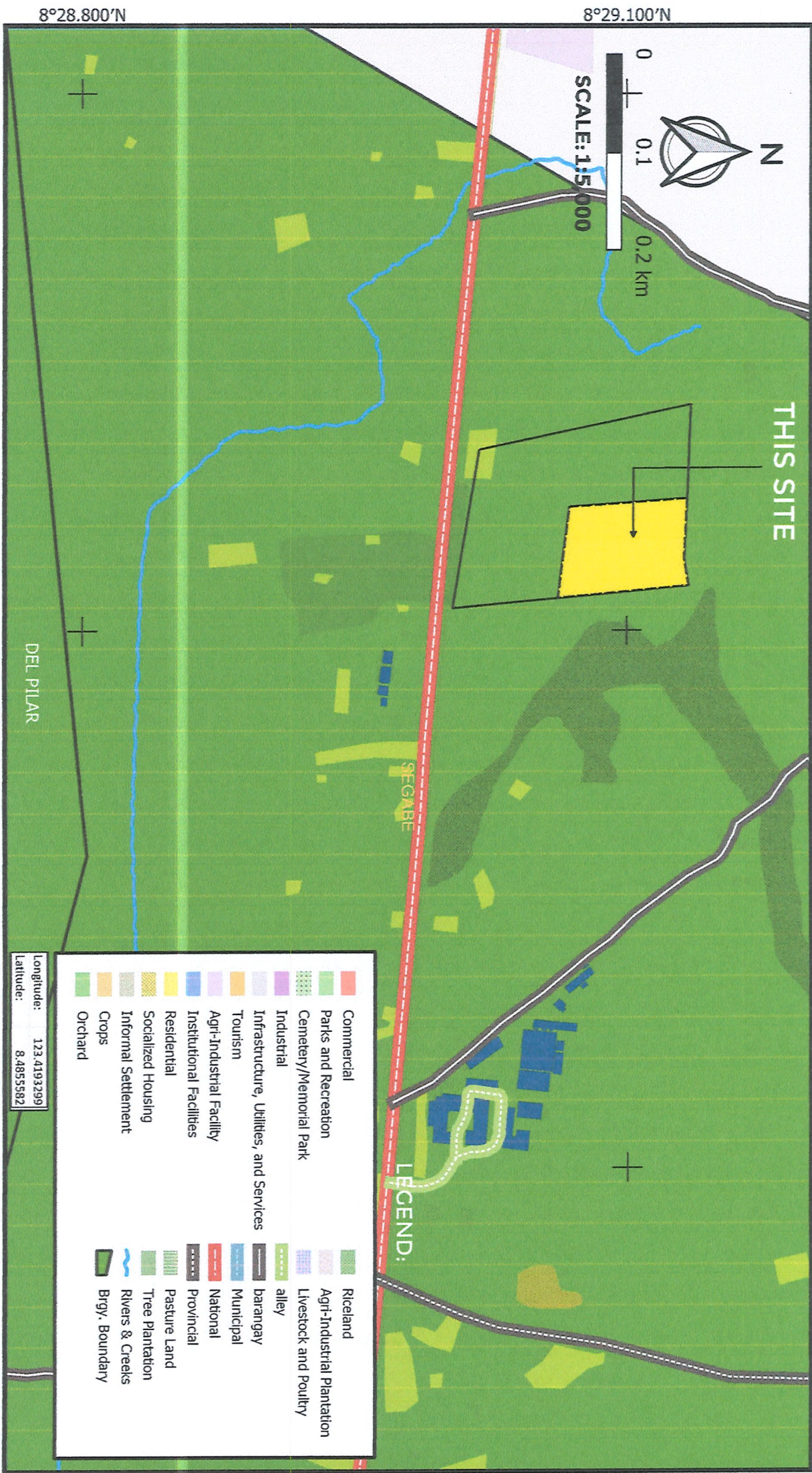
Prepared by:


CECILIA J. CARREON
Applicant

123°24.900'E

123°25.200'E

123°25.500'E



8°28.800'N

8°29.100'N

DEL PILAR

SEGABE

LEGEND:

8°28.800'N

8°29.100'N

BARANGAY SEGABE, PIÑAN, ZDN

Location

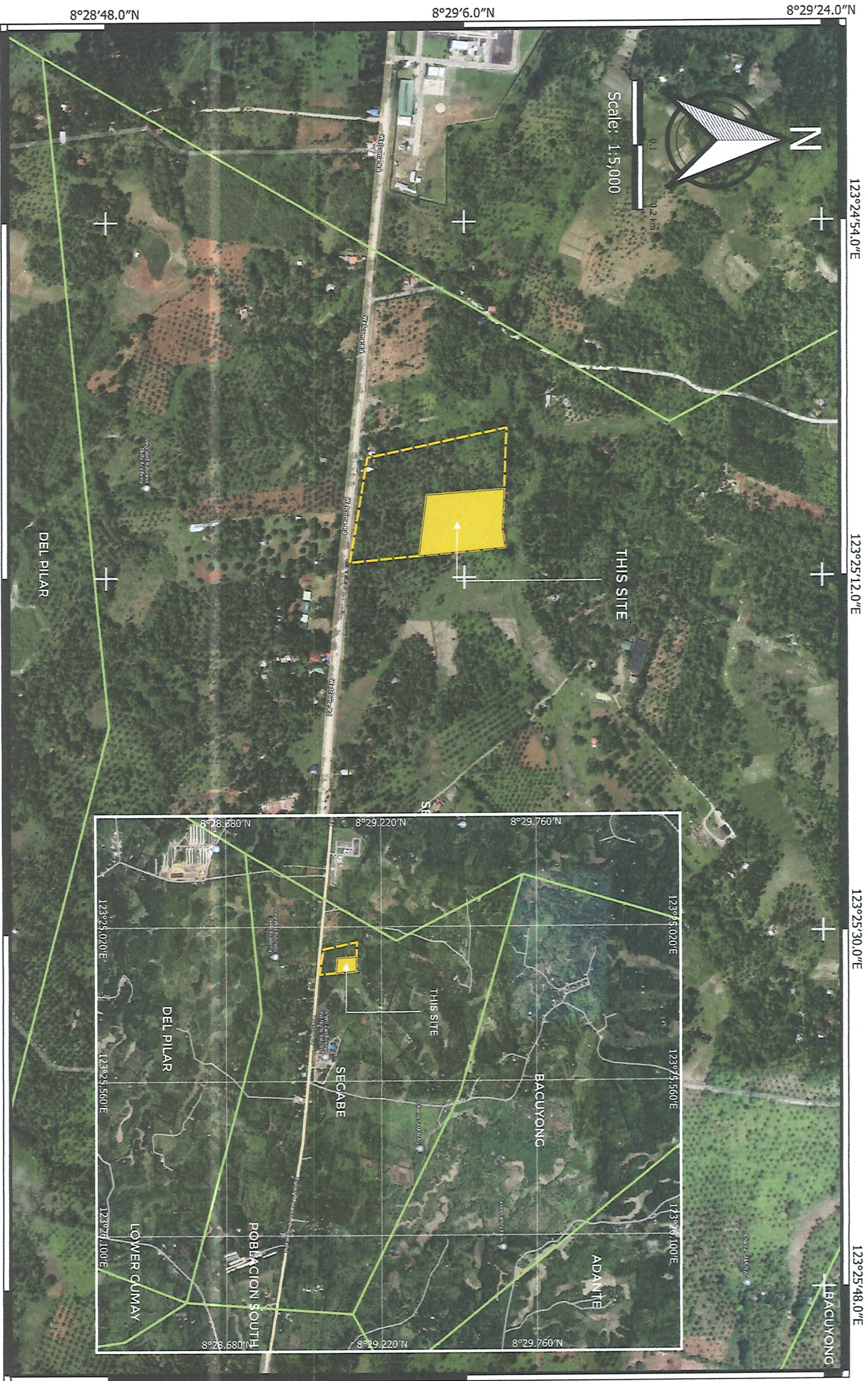
PIÑAN COCKPIT ARENA

Owner

Content:

PROPOSED RECLASSIFICATION

AGRICULTURAL - COMMERCIAL
LOT 5160-F-1, Area=11,673 SQ.M.



BARANGAY SECABÉ, PIÑAN, ZDN

Location

ALFRED E. PALCONAYO

Applicant

Content:

PROPOSED PIÑAN COCKPIT ARENA



Republic of the Philippines
PROVINCE OF ZAMBOANGA DEL NORTE
 Municipality of Piñan



OFFICE OF THE SANGGUNIANG BAYAN

ATTENDANCE

May 29, 2024

PUBLIC HEARING

| NAME | DESIGNATION | ADDRESS | CONTACT # | SIGNATURE |
|---------------------------------|-----------------|-------------------|-----------------|--------------------|
| 1. Danilo S. Manganaran | BRGY Captain | colicran | | <i>[Signature]</i> |
| 2. JOEL D. UYAPIN | BRGY Captain | Capit - LAPU | 0910 704 6036 | <i>[Signature]</i> |
| 3. VOTHREY R. UYRBA | BRGY Captain | UPPER CAHUKAY | 0920 394 9000 | <i>[Signature]</i> |
| 4. Rachelle S. Jinhia | BRGY Secretary | Lower - LAPU | 0907 207 8129 | <i>[Signature]</i> |
| 5. JOEL ANDREY CINTAL P. SALVEX | BRGY President | DEJIN | 0930 766 1902 | <i>[Signature]</i> |
| 6. GREGORIO C. SERRANO | SB | Ulica | 0921 978 3444 | <i>[Signature]</i> |
| 7. CARL MAY C. LUNARIN | T-III | POB. NORTH, PIÑAN | 0959 098 4449 | <i>[Signature]</i> |
| 8. Rolando Montipon | BRGY Captain | Tiny-Tiny Piñan | 0438 810 4404 | <i>[Signature]</i> |
| 9. PABRITO B. CATANG | T. BAKANGAY | TESGETA | 0930 665 6448 | <i>[Signature]</i> |
| 10. ANIECA ENTION | BRGY. SEC. | TERRESTA | 0985 165 7818 | <i>[Signature]</i> |
| 11. LORNA S. CATEJAN | BRGY. TREAS. | TERRESTA | 090 756 39 360 | <i>[Signature]</i> |
| 12. MIRIAMINA A. DESCALLAR | BRGY. TREAS. | STA. FE | 09 35 04 15 800 | <i>[Signature]</i> |
| 13. JUVITA X. SERANIA | BRGY. SEC. | U. Gumay | 0928 842 4301 | <i>[Signature]</i> |
| 14. CRESENTE S. HORDANERO JR. | BRGY. SEC. | CALICAN | 0928 842 4301 | <i>[Signature]</i> |
| 15. EUGENIO D. BLOMINO | BRGY. SEC. | SILIANO | 0928 842 4301 | <i>[Signature]</i> |
| 16. MARIBETH R. ROSA | BRGY. TREAS. | DEJIN | 0928 842 4301 | <i>[Signature]</i> |
| 17. MARILYN G. ANTONINA | BRGY. TREAS. | DEJIN | 0928 842 4301 | <i>[Signature]</i> |
| 18. NOVAINE T. CATIPAY | BRGY. TREASURER | VILARICO | 0928 842 4301 | <i>[Signature]</i> |
| 19. ELLEN MAY B. DANIEL | BRGY. SECRETARY | ERANCO SILANG | 0969 026 2747 | <i>[Signature]</i> |

| | | | | | | |
|-----|--------------------------|--|--------------------------------|-------------------------|---------------|--|
| 20. | LOPE MAE I. ENON | | BRGY. TREASURER | SEGABY | 0938-295-7154 | |
| 21. | JULIANA D. PATIS | | PRGY. SECRETARY | STA. FC | 09982797940 | |
| 22. | JORDAN P. TAYAD | | MUN. PMCL | BAGONG SILING | 09679011970 | |
| 23. | GINA R. ALERA | | SP member | Paola South, Pinar BUN. | 0911-105-0219 | |
| 24. | JENNIFER M. SURO | | BRGY. TREASURER | DEL PILAR | 09197073275 | |
| 25. | LOUIS M. NARVAZ | | BRGY. SEC | DEL PILAR | 09757412305 | |
| 26. | Edel Marie K. Florin | | Brgh. Treas. | Pob. North | 0948-328-3298 | |
| 27. | LEAH T. TEOTE | | Brgh. Secretary | Villarico | 09706051244 | |
| 28. | BOBARD R. TAYAD | | LOVER SECRETARY P.B | LOVER LEAF | | |
| 29. | CECILIANO C. BULLINGUA | | DRY. CAP. | PARANG | | |
| 30. | JENELYN B. BULLINGUA | | BRGY. STA. FC | MUNIC. PARANG | 09531701274 | |
| 31. | Angel Marie M. Acosim | | PRGY. SECRETARY | ADANTE | | |
| 32. | MELISA B. EMPERADO | | MT | LOU-PINAR | 09476320972 | |
| 33. | JERN PAREE P. PATATO | | P.P. : | DEL PILAR | 09955269115 | |
| 34. | DISTAN A. BONGCABIL | | PRGY. CAPTAN | VILLAPA CO | 09126263301 | |
| 35. | ROLLY R. RASONG | | KAGAWAD | SILVAN | 09635845980 | |
| 36. | Anna D. Jaramanin | | USE-1 | Pob. North | | |
| 37. | Hon. Ricardo P. Sabandal | | Sungguning Prayor | Pob. South | | |
| 38. | Hon. Ignacio V. Galan | | APC President | Pob. North | | |
| 39. | MARIBETH L. ALAPAP | | AG-1 | UG. Ymn, Inl | 09700214747 | |
| 40. | LELY S. JARA CUNY | | WWS | MAN MOR | | |
| 41. | Arlene J. Esureo | | Pray. Sec | Lower Gumay | 09851764220 | |
| 42. | Erikah Mae M. Empeyado | | brgy. Treasurer | lower Gumay | 6981-650-2515 | |
| 43. | Gelaigema A. Bimbu | | | SEGABE | | |
| 44. | Mary Jane G. Planas | | | Sotg. Arab | 09108882339 | |
| 45. | Fidel N. Pajo | | | | 09609720074 | |
| 46. | EMILY P. SIBUO | | | | 09075610525 | |
| 47. | Melvin Gumban | | | Segabe | | |
| 48. | EPICIANO H. TIPANEDO | | KAGAWAD | Segabe | | |
| 49. | DIEGO P. ENON | | KAGAWAD | SEGABE | | |
| 50. | Meryll O. Ebanony | | | Segabe | | |
| 51. | MERIL T. OMBALINO | | | STORBE | 0946679996 | |
| 52. | JONABIL N. ACEDES | | | SEGABE | | |
| 53. | FRANCO P. CASAY | | KAGAWAD | SEGABE | | |
| 54. | FRANCO RAMOSING | | | SEGABE | | |
| 55. | KIRICH CUNANAN | | NA | PAR. Smith | | |

| | | | | |
|----------------------------|--------------|--------------------------------------|-------------|--|
| 56. Pringida P. Laccandula | Katekista | Purok 2 Pujakel | 09609218805 | |
| 57. ALFRED B. PALCONAYO | | PUROK | 09129015872 | |
| 58. AMAÑO A. ZIMOGUING | | PUROK -12 | | |
| 59. JERRYAN L. PAIT | | LEBU PINAN | | |
| 60. Jenuy Malicay | Sib Memento | | | |
| 61. CELSO MONTANAN | Sib Memento | | | |
| 62. JOSE ANTONIO L. SAGAN | Sib Memento | | | |
| 63. GINA R. ALETA | Sib Memento | | 09129016219 | |
| 64. CHRIS DIN LAPMI | | | | |
| 65. Yakom, Gawa | | | | |
| 66. JAME J. ANTON JR. | Pinong Bisy. | Purok 1 - LGA - Pinau | 09308020512 | |
| 67. ROBERT J. MORAN | | | | |
| 68. Lala P. Tubigan | | | | |
| 69. Merlie B. Partus | Lumulupyo | Purok 3 Segabe | none | |
| 70. Jocelyn Ebanay | | | | |
| 71. MERLYN EBANAY | | | | |
| 72. VICENTE P. CIMFERADON | | PUROK-2 SEGABE PINAN 24, 09093113166 | | |
| 73. FE MURADO | | | | |
| 74. Daphne Nuro | | | | |
| 75. Daniyalyn Nuro | | | | |
| 76. Ma. Richel Pajo | | | | |
| 77. Apple Marie Bongcawil | | | | |
| 78. Rafael Ryan P. Stokco | | | | |
| 79. Leo Ollera | | | | |
| 80. Norma B. Borcal | | | | |
| 81. | | | | |
| 82. | | | | |
| 83. | | | | |
| 84. | | | | |
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Republic of the Philippines
DEPARTMENT OF AGRICULTURE
Regional Field Office No. 09
Pagadian City

Annex A

LUR Form No. 01
Series of 2022

APPLICATION FORM
(LAND USE RECLASSIFICATION)

Name of Applicant: NILO G. AGUHOB
Name of Representative: ALFRED E. PALCONAYO

Contact Information

Mobile No. 09550571166
Landline _____
Email _____
Mailing Address Bacuyong, Pinan, Zamboanga del Norte

A. Description of areas proposed to be reclassified.

| Location Brgy. Municipality, Province | Geographical Coordinates (Longitude, Latitude) | Specific Existing Land Use | Adjacent Surrounding Land use | Proposed Use for Reclassification (Pls. specify) | Area Applied (Has/SQ.M.) |
|--|---|----------------------------------|--|--|--------------------------------|
| Purok 2, Segabe, Piñan, Zamboanga del Norte | 123.41927 8.484618 | Agricultural <i>with</i> | Agri-Industrial <i>& Agricultural</i> | Commercial | 11,263 |

We are providing you the following maps and photos"

1. Municipal Land Use Plan Map (Scale 1:20,000 or larger) showing the proposed land to be reclassified with coordinates (longitude and latitude); and
2. Panoramic photos of the area with caption (East, west, North, South) taken not earlier than one (1) month before filing of application
3. Others, if available please specify; _____

B. Other relevant information*

1. DA Programs Implemented in the area to be reclassified
 - i. _____
 - ii. _____
 - iii. _____
2. Infrastructure and support facilities (FMR, Post Harvest Facilities, Mills, Cold Storages, Warehouses, etc..)
 - i. _____
 - ii. _____
 - iii. _____
3. Irrigation (NIA, BSWM, DDA RFOs and privately owned irrigation facility)
 - i. _____
 - ii. _____
 - iii. _____

Prepared by:


ALFRED E. PALCONAYO
Applicant

123°25'40.8"E

123°25'20.6"E

123°25'0.5"E



Scale 1:3,410.8'

LINGASAG
POLANCO ZDN

THIS AREA



8°29'11.0"N

8°28'50.9"N

BARANGAY SEGABE, PIÑAN, ZDN

Location

ALFRED E. PALCONAYO

Applicant

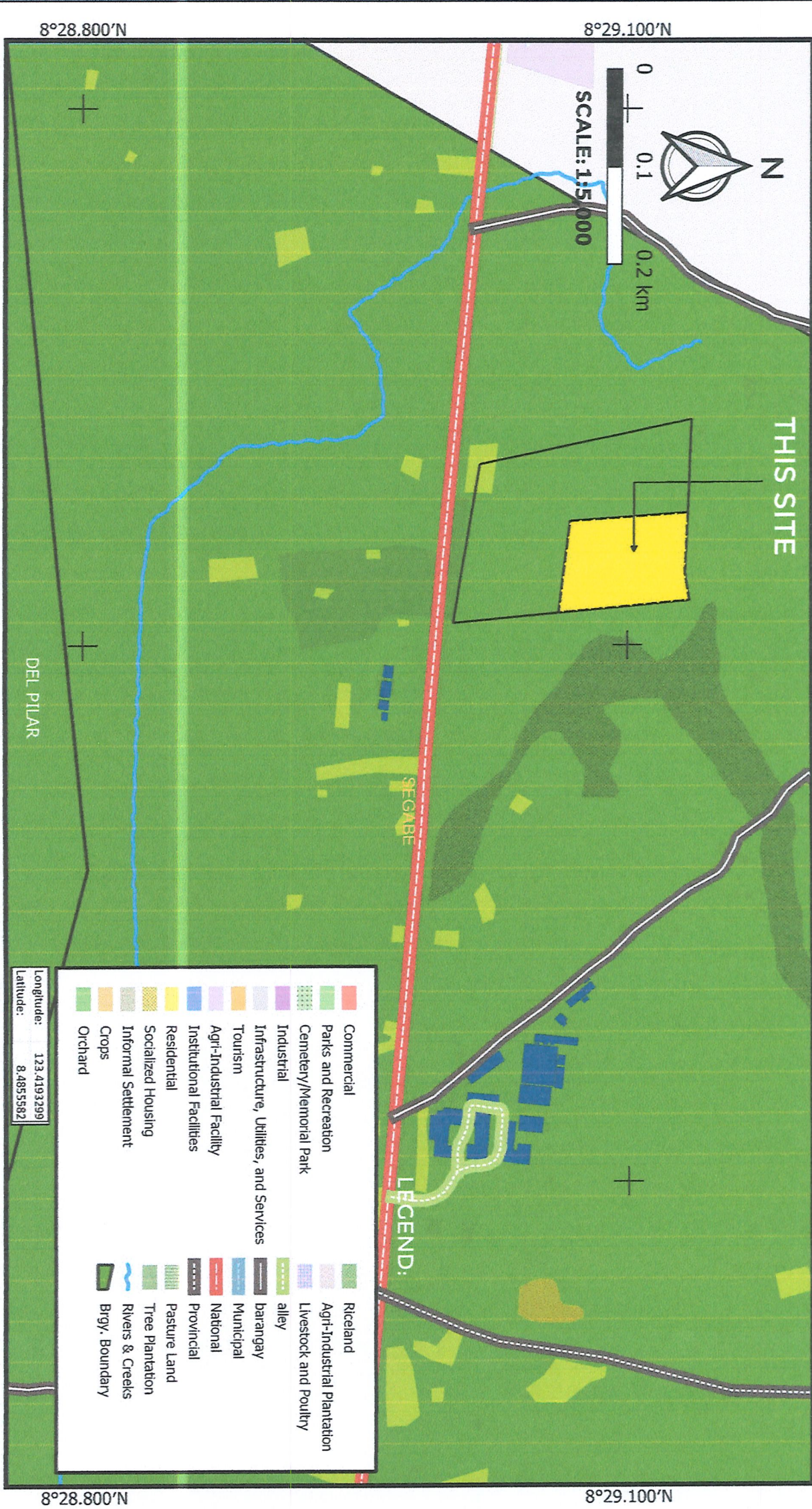
PROPOSED PIÑAN COCKPIT ARENA

Content:

123°24.900'E

123°25.200'E

123°25.500'E



Longitude: 123.4193299
Latitude: 8.4855582

LEGEND:

| | |
|---|----------------------------|
| Commercial | Riceland |
| Parks and Recreation | Agri-Industrial Plantation |
| Cemetery/Memorial Park | Livestock and Poultry |
| Industrial | alley |
| Infrastructure, Utilities, and Services | barangay |
| Tourism | Municipal |
| Agri-Industrial Facility | National |
| Institutional Facilities | Provincial |
| Residential | Pasture Land |
| Socialized Housing | Tree Plantation |
| Informal Settlement | Rivers & Creeks |
| Crops | Brgy. Boundary |
| Orchard | |

DEL PILAR

SEGABE

LEGEND:

THIS SITE

Location
BARANGAY SEGABE, PIÑAN, ZDN

Owner
PIÑAN COCKPIT ARENA

Content:

PROPOSED RECLASSIFICATION
AGRICULTURAL - COMMERCIAL
LOT 5160-F-1, Area=11,673 SQ.M.



