

1. To submit an annex to the MOA with the following inclusions:

RESOLUTION NO. 2023-026
Series 2 0 2 3

Page - t w o -

- a. That upon the execution of an Absolute Deed of Sale between Enrique L. Lee & Teresita L. Lee, and the City Government of Naga, certain limitations will be imposed upon the former parties, to ensure that the surrounding will be socialized housing project will not adversely affected, and that the integrity of the existing roads around the area will not be greatly diminished;
 - b. An annex transferring the last provision of the first paragraph of the Terms and Conditions to the First Party;
 - c. Inclusion of a provision that the price of the property that will be purchased by the Lee siblings will be based on the current Fair Market Value as recommended by the City Appraisal Committee; and
2. That the copy of the Minutes of the consultation meeting conducted by HSDO Head, Engr. Rolando SI. Campillos, be submitted to the City Legal Office.

LET COPIES of this resolution be furnished His Honor, the City Mayor, Mr. Enrique L. Lee, and the City Legal Officer, for their information.

APPROVED.

Adopted: January 17, 2023

Xxx

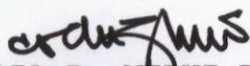
xxx

xxx

WE HEREBY CERTIFY to the correctness of the foregoing resolution.



GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod



CECILIA B. VELUZ-DE ASIS
City Vice Mayor &
Presiding Officer

MEMORANDUM OF AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This MEMORANDUM OF AGREEMENT is entered this _____ in Naga City, Philippines by and between:

ENRIQUE L. LEE, of legal age, Filipino, and with residence and postal address at General Luna Street, Naga City, for himself and duly authorized to represent his co-owners by virtue of three separate Special Power of Attorneys (SPAs) executed by Raul L. Lee¹, Vicente L. Lee², and TERESITA L. LEE, likewise of legal age, Filipino, and with residence and postal address at General Luna Street, Naga City, hereinafter collectively referred to as the "FIRST PARTY";

and

CITY GOVERNMENT OF NAGA, a public corporation organized and existing under the laws of the Republic of the Philippines, represented by Hon. NELSON S. LEGACION, City Mayor, of legal age, married, Filipino and with office address at 2nd Floor, Naga City Hall, J. Miranda Ave., Concepcion Pequeña, Naga City, hereinafter referred to as the "SECOND PARTY";

WITNESSETH:

WHEREAS, the FIRST PARTY is the owner of a portion of a parcel of land situated in Brgy. San Felipe, Naga City, covered by TCT No. 31334, more particularly described as follows:

"A parcel of land (Lot 3-B-2-1, being a portion of Lot 3-B-2, situated in the Barangay San Felipe, City of Naga, Island of Luzon, Bounded on the N., along line 3-4, by Lot 3-B-1-A; on the E., along line 4-1, by Lot 3-B-1-A; on the S., along line 1-2, by Lot 8-B-6-2; on the W., along line 2-3, by Lot 3-B-2 (remaining portion); Beginning at a point marked "1" on the plan being N. 45 deg. 36' E. 550.01m. from BBM No. 15, Naga Cadastre,

thence	S. 80 deg. 29' W.	1.11 m. to point 2;
thence	N. 34 deg. 58' W.	38.59 m. to point 3;
thence	N. 55 deg. 00' E.	1.00 m. to point 4;
thence	S. 34 deg. 58' E.	39.078 m. to point of beginning,

containing an area of THIRTY-NINE (39) SQUARE METERS."

¹ SPA executed by Raul L. Lee, duly acknowledged before Atty. Romeo S. Tayo, Notary Public for and in Naga City on July 20, 2018, and docketed in his Notarial Register as Doc. No. 155; Page No. 31; Book No. 45; Series of 2018.

² SPA executed by Vicente L. Lee, duly acknowledged before Atty. Oliva C. Arce, Notary Public for and in Naga City on June 11, 2020, and docketed in her Notarial Register as Doc. No. 99; Page No. 20; Book No. XXXVI; Series of 2020.

ROLANDO S. CAMPILLOS
WITNESS

Hon. NELSON S. LEGACION
City Mayor
SECOND PARTY

WITNESS

TERESITA L. LEE
FIRST PARTY

ENRIQUE L. LEE
FIRST PARTY

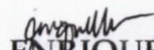
WHEREAS, the **SECOND PARTY** intends to construct a drainage system for the **UPVILLE San Felipe**, a socialized housing project of the City Government of Naga, and the said drainage system will traverse the above-described property of the **FIRST PARTY**;

WHEREAS, the **SECOND PARTY** owns a parcel of land in Carolina, Naga City which is adjacent to the property owned by the **FIRST PARTY**, and the latter needs to acquire an access road for the said parcel of land;

NOW THEREFORE, in view of the foregoing premises, the parties hereto hereby agree upon the following terms and conditions, to wit:

1. The **FIRST PARTY** intends to voluntarily, freely, and perpetually allow the **SECOND PARTY** to utilize the said portion of the above-mentioned parcel of land with an area of **THIRTY-NINE (39) sqm.**, free from all other liens and encumbrances for the purpose of constructing a drainage system for the benefit of the **UPVILLE Urban Poor Village**, a socialized housing project in Brgy. San Felipe, Naga City. The **SECOND PARTY** shall not change, alter, or modify the use of the property or a portion thereof for a purpose other for which it was allowed perpetual use of. The **SECOND PARTY** further agrees that the property or any portion thereof shall not be sold or transferred for valuable consideration to any third persons;
2. The **SECOND PARTY** shall sell a portion of the property situated in Brgy. Carolina, Naga City, presently utilized as a site for socialized housing project, to the **FIRST PARTY** which will serve as an access road for the **FIRST PARTY**, and the said portion shall be determined by both parties through a geodetic survey to be conducted in the said area. After said survey, the **FIRST PARTY** and the **SECOND PARTY** shall execute a Deed of Absolute Sale which shall be ratified by the Sangguniang Panlungsod;
3. Both parties, their heirs, assigns and successors-in-interest shall be bound by the terms and conditions set forth in this Agreement.

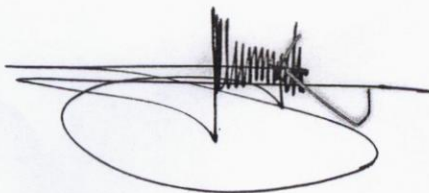
IN WITNESS WHEREOF, we hereunto set our hands this _____ in Naga City, Philippines.


ENRIQUE L. LEE
FIRST PARTY

Identification Card SSS-05-0516556-4


TERESITA E. LEE
FIRST PARTY

Identification Card senior citizen ID 24-031-0386



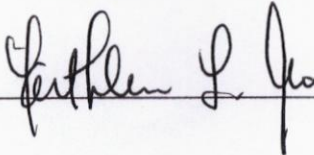


CITY GOVERNMENT OF NAGA
SECOND PARTY

Represented by:

Hon. NELSON S. LEGACION
City Mayor
LGU Naga City Employee's ID No. 1612

Signed in the presence of:




ROLANDO S. CAMRILLO

Republic of the Philippines...)
Naga City.....) SS.

ACKNOWLEDGEMENT

BEFORE ME, this JUL 13 2020 in Naga City, Philippines, personally appeared ENRIQUE L. LEE, TERESITA L. LEE, and NELSON S. LEGACION with their respective identification cards indicated above as their competent evidence of identity, known to me to be the same persons who executed the foregoing Deed of Donation with Acceptance and acknowledged to me that the same is free act and voluntary deed.

This Memorandum of Agreement consists of three (3) pages including this page for the Acknowledgment, and has been signed at the foot of the instrument and at the left margin by the parties and their witnesses on each and every page thereof, and sealed with my notarial seal.

WITNESS MY HAND and affix my notarial seal the day, year and place above-written.

Doc. No. 353;
Page No. 72;
Book No. XV;
Series of 2020.

ATTY. ARMEEN ALAIN B. GOMEZ
NOTARY PUBLIC
UNTIL DEC. 31, 2021
ROLL NO. 55-64
PTA NO. 9894201
IBP AR NO. 0465

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS:

That I, **VICENTE L. LEE**, of legal age, Filipino, married to Julie Ann S. Lee, resident of General Luna St. Corner Arana St. Naga City is the co-owner of parcels of land and the improvements found therein, more specifically described as follows:

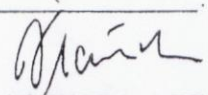
TITLE	TAX DECLARATION NO.	OWNER/S	AREA/LOCATION	ASSESSED VALUE
31334	01-022-4819	Teresita L. Lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,258 sqm/Fausto Dr. San Felipe, Naga City	P169,070.00

I have named, consisted, and appointed and by these presents DO HEREBY NAME, CONSTITUTE, AND APPOINT ENRIQUE L. LEE, also of legal age, Filipino, and a resident of General Arana St., Naga City, to be my true and lawful attorney-in-fact, for me and in my own behalf, name, place, and stead, and for my own use and benefit, to do and perform all or any following acts and things, namely:

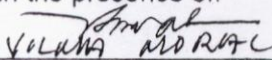
1. To exercise all rights for the purpose of construction of drainage on the parcels of land and its improvement that are enumerated above:
2. To receive any document for any transaction involving the said properties:
3. To execute and sign any and all instruments, documents, and/or receipts pertinent to the above-mentioned purposes.

HEREBY GIVING AND GRANTING unto the said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary in and about the above premises, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do o cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 2020 at _____


VICENTE L. LEE
Principal

Signed in the presence of:

 VILMA MORALES and _____

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)

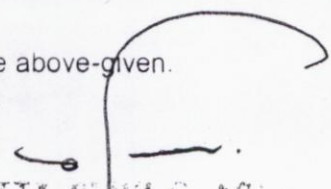
NAGA CITY

)S.S

BEFORE ME Notary Public in _____, this _____ th day of _____ 2020 personally came and appeared Vicente L. Lee with I.D. No. _____ issued on _____ at _____ known to me to be the same person who executed the foregoing Special Power of Attorney, which he acknowledged before me that same is his free act and voluntary deed.

WITNESS MY HAND AND SEAL in the place and date above-given.

Doc No. 99;
Page No. 20;
Book No. XXXVI;
Series of 2020.


ATTY. OLIVIA C. ARRIAGA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2021
ROLL OF ATTORNEY No. 60674
ISSUED 09/25/2019
MYEL COMPLIANCE No. VI-000-7974
P.T. No. 5824958/11/2/20
COMMISSION No. 19/38
NAGA CITY, NAGA CITY

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS:

That I, **VICENTE L. LEE**, of legal age, Filipino, married to Julie Ann S. Lee, resident of General Luna St. Corner Arana St. Naga City is the co-owner of parcels of land and the improvements found therein, more specifically described as follows:

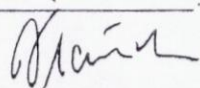
TITLE	TAX DECLARATION NO.	OWNER/S	AREA/LOCATION	ASSESSED VALUE
31334	01-022-4819	Teresita L. Lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,258 sqm/Fausto Dr. San Felipe, Naga City	P169,070.00

I have named, consisted, and appointed and by these presents DO HEREBY NAME, CONSTITUTE, AND APPOINT ENRIQUE L. LEE, also of legal age, Filipino, and a resident of General Arana St., Naga City, to be my true and lawful attorney-in-fact, for me and in my own behalf, name, place, and stead, and for my own use and benefit, to do and perform all or any following acts and things, namely:

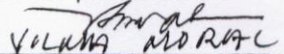
1. To exercise all rights for the purpose of construction of drainage on the parcels of land and its improvement that are enumerated above:
2. To receive any document for any transaction involving the said properties:
3. To execute and sign any and all instruments, documents, and/or receipts pertinent to the above-mentioned purposes.

HEREBY GIVING AND GRANTING unto the said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary in and about the above premises, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do o cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____ 2020 at _____


VICENTE L. LEE
Principal

Signed in the presence of:

 VILMA MORAL and _____

ACKNOWLEDGEMENT

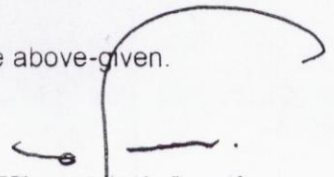
REPUBLIC OF THE PHILIPPINES)

NAGA CITY)S.S

BEFORE ME Notary Public in _____, this _____ th day of _____ 2020 personally came and appeared Vicente L. Lee with I.D. No. _____ issued on _____ at _____ known to me to be the same person who executed the foregoing Special Power of Attorney, which he acknowledged before me that same is his free act and voluntary deed.

WITNESS MY HAND AND SEAL in the place and date above-given.

Doc No. 99 ;
Page No. 20 ;
Book No. XXXVI ;
Series of 2020.


ATTY. CLIVA C. ARANA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2021
ROLL OF ATTORNEY No. 67424
ISSUED 09/25/2019
MORAL COMPLIANCE No. V-0000074
P/T No. 5824958/12/20
COMMISSION No. 19/38
SAN FRANCISCO, NAGA CITY

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS:

That I, Raul I. LEE, of legal age, Filipino, married to HONEY LIZZA K. LEE, resident of General Luna St. Corner Arana St. Naga City is the co- owner of parcels of land and the improvements found therein, more specifically described as follows:

TITLE	TAX DECLARATION NO.	OWNER/S	AREA/ LOCATION	ASSESSED VALUE
28636	01-022-0315	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,374sqm/ Zone 3, San Felipe, Naga City	255,460.00
28635	01-022-0316	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	768sqm/ Zone 3 San Felipe, Naga City	147,460.00
30453	01-022-0470	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1003Sqm/ San Felipe, Naga City	240,720.00
29711	01-022-0471	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1002sqm/ San Felipe, Naga City	240,480.00
29858	01-022-1473	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,347sqm/ San Felipe, Naga City	323,280.00
32452	01-022-0474	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	8,654sqm/San Felipe, Naga City	1,245,790.00
31334	01-022-4819	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,258sqm/ Fausto Dr. San Felipe, Naga City	169,070.00
32811	97-014-1122	Teresita L. lee Vicente L. Lee	41174 hec/ May-anao,	50,990.00

SPECIAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS:

That I, Raul I. LEE, of legal age, Filipino, married to HONEY LIZZA K. LEE, resident of General Luna St. Corner Arana St. Naga City is the co- owner of parcels of land and the improvements found therein, more specifically described as follows:

TITLE	TAX DECLARATION NO.	OWNER/S	AREA/ LOCATION	ASSESSED VALUE
28636	01-022-0315	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,374sqm/ Zone 3, San Felipe, Naga City	255,460.00
28635	01-022-0316	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	768sqm/ Zone 3 San Felipe, Naga City	147,460.00
30453	01-022-0470	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1003Sqm/ San Felipe, Naga City	240.720.00
29711	01-022-0471	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1002sqm/ San Felipe, Naga City	240,480.00
29858	01-022-1473	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,347sqm/ San Felipe, Naga City	323,280.00
32452	01-022-0474	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	8,654sqm/San Felipe, Naga City	1,245,790.00
31334	01-022-4819	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	1,258sqm/ Fausto Dr. San Felipe, Naga City	169,070.00
32811	97-014-1122	Teresita L. lee Vicente L. Lee	41174 hec/ May-anao,	50,990.00

		Raul L. Lee Enrique L. Lee	Tigaon Camarines Sur	
32710	97-012-948	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	2.297000 hec/Pawili Pili, Camarines Sur	57,720.00
18690	01-001-1078	Teresita L. lee Vicente L. Lee Raul L. Lee (2 shares) Enrique L. Lee, Tommy L. Lee, Jr.	147sqm/Gen. Luna St. Naga City	675,780.00
18690	01-001-1086	Teresita L. lee Vicente L. Lee Raul L. Lee (2 Shares) Enrique L. Lee, Tommy L. Lee.	33sqm/ Abella, Naga City	140,180.00

Handwritten signature or initials on the left margin.

		Raul L. Lee Enrique L. Lee	Tigaon Camarines Sur	
32710	97-012-948	Teresita L. lee Vicente L. Lee Raul L. Lee Enrique L. Lee	2.297000 hec/Pawili Pili, Camarines Sur	57,720.00
18690	01-001-1078	Teresita L. lee Vicente L. Lee Raul L. Lee (2 shares) Enrique L. Lee, Tommy L. Lee, Jr.	147sqm/Gen. Luna St. Naga City	675,780.00
18690	01-001-1086	Teresita L. lee Vicente L. Lee Raul L. Lee (2 Shares) Enrique L. Lee, Tommy L. Lee.	33sqm/ Abella, Naga City	140,180.00

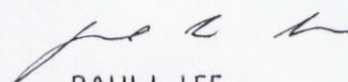
w
z
p

I have named, consisted, and appointed and by these presents DO HEREBY NAME, CONSTITUTE, AND APPOINT ENRIQUE L. LEE, also of legal age, Filipino, and a resident of General Arana St, Naga City, to be my true and lawful attorney-in -fact, for me and in my own behalf, name, place, and stead, and for my own use and benefit, to do and perform all or any following acts and things, namely:

1. To exercise all rights of dominion and/or ownership, including possession and disposition of the parcels of land and its improvement that are enumerated above:
2. To receive any document and / or sums of money for any transaction involving the said properties:
3. To execute and sign any and all instruments, documents, and /or receipts pertinent to the above-mentioned purposes.

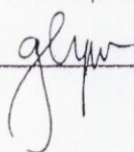
HEREBY GIVING AND GRANTING unto the said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary in and about the above premises, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do o cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 20 day of 2018
2014 at NAGA CITY

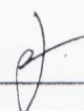

RAUL L. LEE

Principal

Signed in the presence of:

 _____

and

 _____

ACKNOWLEDGEMENT

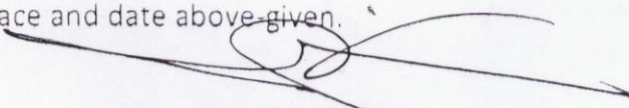
REPUBLIC OF THE PHILIPPINES)

NAGA CITY) S.S

BEFORE ME Notary Public in NAGA CITY, this 20 day of 2018 personally came and appeared Raul L.Lee with I.D. Passport No. 5769992249 issued on _____ at USA known to me to be the same person who executed the foregoing Special Power of Attorney, which he acknowledged before me that same is his free act and voluntary deed.

WITNESS MY HAND AND SEAL in the place and date above given.

Doc No. 155
Page No. 31
Book No. 45
Series of 2018.


ROMEO S. TAYO
NOTARY PUBLIC
NAGA CITY CAM SUR
ROLL NO. 276915-01715
COMM. NO. 15-15011-24-14
DEC. 31/2018
IF NO. 450787 01/03/18/H.C.
PTR NO 7967267. 01/03/18/H.C.