



Republic of the Philippines  
PROVINCE OF PANGASINAN  
Lingayen  
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## OFFICE OF THE SANGGUNIAN PANLALAWIGAN SECRETARY

# CERTIFICATION

### TO WHOM IT MAY CONCERN:

*THIS IS TO CERTIFY that at the regular session duly constituted of the Sangguniang Panlalawigan, Province of Pangasinan, held on January 8, 2024 at the Session Hall, Capitol Building, Lingayen, Pangasinan, the following provincial resolution was approved:*

Authorized by SP Member Philip Theodore E. Cruz and co-authored by  
SP Members Marinor B. de Guzman and Jerry Agerico B. Rosario

### PROVINCIAL RESOLUTION NO. 7-2024

**AUTHORIZING THE PROVINCIAL GOVERNOR RAMON V. GUICO III, TO NEGOTIATE AND SIGN ON BEHALF OF THE PROVINCE OF PANGASINAN, THE DEEDS OF ABSOLUTE SALE FOR THE PURCHASE OF PARCELS OF LAND, COVERED BY TCT NO. 026-2023009093, TCT NO. 026-2023009094, TCT NO. 026-2023-008506 AND TCT NO. 026-2023-008507, ALL LOCATED IN BRGY. POBLACION, MANAOAG, PANGASINAN FOR LAND BANKING PURPOSES**

**WHEREAS**, the Local Government Code of 1991 (R.A. 7160), in Chapter II, Section 16 thereof, provides “xxx that every local government unit shall exercise powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare xxx”;

**WHEREAS**, Chapter II, Section 22 (a)(4) of the same Code provides that every local government unit, as a corporation, shall have the powers to “acquire and convey real or personal property”;

**WHEREAS**, the Provincial Government of Pangasinan intends to acquire parcels of land located in Brgy. Poblacion, Manaoag, Pangasinan, for land banking purposes to be developed for institutional, commercial and residential use of the province, described as follows: 1.) Transfer Certificate of Title No. 026-2023009093, owned by Verlie Palomata Roxas, covering an area of 3,068.66 Square Meters, more or less; 2.) Transfer Certificate of Title No. 026-2023009094, owned by Verlie Palomata Roxas, covering an area of 5,184.66 Square Meters, more or less; 3.) Transfer Certificate of Title No. 026-2023-008506, owned by Spouses Maria G. Gernato and Benigno C. Gernato, Jr, covering an area of 5,184.67 Square Meters, more or less; and, 4.) Transfer Certificate of Title No. 026-2023-008507, owned by Cynthia Rivera Padiernos, covering an area of 5,184.67 Square Meters, more or less;





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**WHEREAS**, an ocular inspection of the lot has been conducted by the Provincial Appraisal Committee (PAC), and pursuant to Resolution No. 1-2024 dated January 5, 2024, it was resolved that the just and recommended equitable valuation of the subject properties be valued as follows:

TCT NO.	AREA (sq. m.)	AMOUNT (per sq. m.)	APPRAISED VALUE
026-2023009093	3,068.66	Php8,200.00	Php25,163,012.00
026-2023009094	5,184.66	Php8,000.00	Php41,477,280.00
026-2023-008506	5,184.67	Php8,000.00	Php41,477,360.00
026-2023-008507	5,184.67	Php8,000.00	Php41,477,360.00

**WHEREAS**, there is a need for the Sangguniang Panlalawigan to authorize Governor Ramon V. Guico III to negotiate and sign, on behalf of the Province of Pangasinan, the Deeds of Absolute Sale, for the purchase of the subject properties located in Brgy. Poblacion, Manaoag, Pangasinan;

**WHEREAS**, in view of the foregoing, on motion of SP Member Philip Theodore E. Cruz and co-authored by SP Members Marinor B. de Guzman and Jerry Agerico B. Rosario, duly seconded by all, it was –

**RESOLVED**, by the Sangguniang Panlalawigan of Pangasinan, in session assembled, to authorize the Provincial Governor, Ramon V. Guico III, to negotiate and sign on behalf of the Province of Pangasinan, the Deeds of Absolute Sale for the purchase of a parcel of land in Brgy. Poblacion, Manaoag, Pangasinan for land banking purposes to be developed for institutional, commercial and residential use of the province;

**RESOLVED, FINALLY**, that copies of this Resolution be furnished to the Provincial Governor, Ramon V. Guico III, Province of Pangasinan, and the registered owners of the subject properties, namely: Verlie Palomata Roxas of Brgy. 96, City of Manila; Spouses Maria G. Gernato and Benigno C. Gernato, Jr. of No. 34 BO Sta, Cruz 11, Jordan Plains, Brgy. Sta. Monica Novaliches, Quezon City; and, Cynthia Rivera Padiernos of Bayanihan, Gapan, Nueva Ecija, for their information and guidance.

CERTIFIED BY:

**VERNA T. NAVA-PEREZ**  
Secretary to the Sanggunian

ATTESTED:

**MARK RONALD DG. LAMBINO**  
Vice Governor  
(Presiding Officer)