



Republic of the Philippines  
**SANGGUNIANG BAYAN**  
Taytay, Rizal

DR No. 2307 - 108

**RESOLUTION NO. 243 series of 2023**

**A RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR ALLAN MARTINE S. DE LEON, MPA, TO FULLY IMPLEMENT RESOLUTION NO. 139 BY THE MUNICIPAL COUNCIL OF TAYTAY, RIZAL ADOPTED ON JUNE 30, 1965 BY ENTERING INTO A DEED OF EXCHANGE IN BEHALF OF THE MUNICIPAL GOVERNMENT OF TAYTAY, RIZAL, WITH THE HEIRS OF GERMAN N. ESGUERRA SR. AND MARIA C. ESGUERRA, REPRESENTED BY BETHSAIDA LUZ E. AGUILAR REGARDING PORTIONS OF THE PROPERTY COVERED BY TCT NO. 243474 REGISTERED UNDER THE MUNICIPALITY OF TAYTAY, RIZAL**

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Authorized by: Vice Mayor Sophia Priscilla L. Cabral  
Sponsored by: Coun. Jean Lalaine P. Calderon  
Co-Sponsored by: Coun. Jan Victor B. Cabitac  
Coun. Ma. Jeca B. Villanueva  
Coun. Philip Jeison J. Cruz  
Coun. Patrick John P. Alcantara  
Coun. John Tobit E. Cruz  
Coun. Joanne Marie P. Calderon  
Coun. Ma. Elaine T. Leonardo  
LnB Pres. Rufe C. Tapawan  
SK Fed. Pres. Zyrell May B. Villanueva  
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WHEREAS, on January 15, 1965, the Roman Catholic Church purchased in a public auction a patrimonial property of the Municipality of Taytay, Rizal which is adjacent to the Roman Catholic Church;

WHEREAS, instead of paying the purchase price of the property in cash, the Parish Priest of the Roman Catholic Church, Rev. Fr. Pedro A. Hilario proposed to instead exchange the property in the name of the Archbishop of Manila located at Tancinco Subdivision which almost have the same market value with that of the purchased property;

WHEREAS, on June 30, 1965, in order to meet the necessity of expanding the San Isidro Elementary School because of its growing population the Municipal Council of Taytay, Rizal adopted Resolution No. 139 which approved the exchange of the property of the Municipality of Taytay, Rizal that was bought in auction by the Roman Catholic Church with its property located at Tancinco Subdivision with the intention, in turn of exchanging the latter with the property of German N. Esguerra Sr. which is adjacent to the San Isidro Elementary School;

WHEREAS, sometime 1968, Tax Declaration No. 11218 was in the name of the Municipality of Taytay, which property is located at Cor. L. Wood St. and Sumulong St. San Isidro, Taytay, Rizal and covered by OCT No. 6442 was cancelled in favor of the Roman Catholic Archbishop of Manila, in compliance with Resolutions Nos. 139, 140 162 and 102 of the Municipal Council and TCT No. 243474 was issued in the name of the Municipality of Taytay, Rizal;

WHEREAS, upon verification with the Assessor's Office, Tax Declarations Nos. 18-TY-001-13928, 18-TY-001-13929, 18-TY-001-13930, 18-TY-001-13931 and 18-TY-001-13933 which are now covered by TCT No. 243474 registered under the name of Municipality of Taytay, Rizal are still under the name of the Roman Catholic Archbishop of Manila but the Administrator / Beneficial user as indicated in Tax Declaration No. 18-TY-001-13931 is German N. Esguerra;

WHEREAS, the Heirs of German N. Esguerra Sr. are the beneficial user of the said properties which are identified as lots 23 to 27 in TCT No. 243474 have been in continuous possession of the said properties and have constructed various improvements thereon;

WHEREAS, likewise, TCT No. 60911 with Tax Declaration No. 18-TY-001-13731 is still under the name of German N. Esguerra but the Administrator / Beneficial user is the Municipal Government of Taytay, Rizal and it is now being used as a school site;

WHEREAS, despite of the lapse of many years, the obligation of the parties regarding their agreement and intention regarding their respective properties should be fully accomplished;

WHEREAS, Ms. Bethsaida Luz E. Aguilar was appointed as the Attorney-in-Fact of the Heirs of German N. Esguerra Sr. and Maria C. Esguerra to negotiate and conclude the Deed of Exchange with the Municipality of Taytay, Rizal;

WHEREAS, Section 444 (b)(1)(vi) of Republic Act ("R.A.") No. 7160, otherwise known as the Local Government Code of 1991 provides that the Municipal Mayor "upon authorization by the Sangguniang Bayan, may represent the municipality in all its business transactions and sign on its behalf all bonds, contracts, and obligations, and such other documents made pursuant to law or ordinance";

NOW THEREFORE, BE IT RESOLVED, as it is hereby resolved by the 12<sup>th</sup> Sangguniang Bayan of Taytay, Rizal, in session duly assembled, to AUTHORIZE THE MUNICIPAL MAYOR ALLAN MARTINE S. DE LEON, MPA, TO FULLY IMPLEMENT RESOLUTION NO. 139 BY THE MUNICIPAL COUNCIL OF TAYTAY, RIZAL ADOPTED ON JUNE 30, 1965 BY ENTERING INTO A DEED OF EXCHANGE IN BEHALF OF THE MUNICIPAL GOVERNMENT OF TAYTAY, RIZAL, WITH THE HEIRS OF GERMAN N. ESGUERRA SR. AND MARIA C. ESGUERRA, REPRESENTED BY BETHSAIDA LUZ E. AGUILAR REGARDING PORTIONS OF THE PROPERTY COVERED BY TCT NO. 243474 REGISTERED UNDER THE MUNICIPALITY OF TAYTAY, RIZAL.



RESOLVED FURTHER, that copies of the Deed of Exchange entered into by the Municipal Mayor and the Heirs of German N. Esguerra Sr. be furnished to the Sangguniang Bayan for records purposes and for information purposes.

RESOLVED MOREOVER, that the parties in the Deed of Exchange register their title with the Assessor's Office in order to update their respective Tax Declarations.


RESOLVED FINALLY, that copies of this Resolution be forwarded to the Office of the Municipal Mayor, and all concerned offices in the Municipal Government of Taytay, Rizal.

ADOPTED, this 19<sup>th</sup> day of July 2023, 5:04 PM at the Sangguniang Bayan Session Hall, Municipality of Taytay, Province of Rizal.






I HEREBY CERTIFY, to the correctness of the foregoing Resolution which was duly adopted by the Sangguniang Bayan of Taytay on second reading on July 19, 2023 and was passed on third and final reading on July 19, 2023 during the 52<sup>nd</sup> Regular Session held on the 19<sup>th</sup> day of July, 2023.



**ATTY. STANLEE D. CALMA**  
Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DUL Y  
ADOPTED BY HER HONOR



**HON. SOPHIA PRISCILLA L. CABRAL**  
Municipal Vice Mayor / Presiding Officer