



PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

CERTIFICATE OF AVAILABILITY OF FUNDS

2021-09-0071 (CAF)
September 24, 2021

This is to certify that funds are available in the amount of **Twenty Seven Million Twenty Seven Thousand Twenty Seven Pesos and Three Centavos Only (Php 27,027,027.03)** for the *Acquisition of Rocha House and its Lot in Sitio Ubos in Tagbilaran City, Bohol a Declared Important Property, as an extension of the National Museum in Bohol*, including Applicable Taxes in favor of **Elvira Marcellana-Lerner** with principal office address at 9581 El Clair Ranch Road, Boynton Beach, Florida 33437 USA as obligated by the Budget Officer and chargeable as follows:

Date	Obligation Request and Status No.	Amount
September 23, 2021	06-101101-2021-09-01035	Php 27,027,027.03
TOTAL		Php 27,027,027.03

This certification is issued in compliance to the provisions of Section 28 of the General Appropriations Act (GAA) FY 2021 RA 11518.

For:  9/24/2021
ALVIN CARL C. FORTES
Accountant IV

OBLIGATION REQUEST AND STATUS

NATIONAL MUSEUM OF THE PHILIPPINES

Entity Name

Payee **Elvira Marcelliana Lerner**

Office

Address

Responsibility Center

Particular

MFO/PAP

UACS Code / Object Code

Amount

PMD
Payment for the Acquisition of Rocha House and its Lot in Sitio Ubos in Tagbilaran City, Bohol a Declared Important Property, as an Extension of the National Museum in Bohol, including Applicable taxes as per supporting papers, hereto attached...

30/010000

5060 40 80 99

27,027,027.03
P25,000,000.00
P1,621,621.62
P405,405.41

The breakdown of the acquisition costs herein stated as follows:

Net Acquisition Cost **P25,000,000.00**
Add: Taxes
Capital Gains Tax (6%) **P1,621,621.62**
Documentary Stamp Tax (1.5%) **P405,405.41**
Total Taxes: **P2,027,027.03**

TOTAL GROSS SALE PRICE: **P27,027,027.03**

PAID

23 SEP 2021

TOTAL:

P27,027,027.03

A. Certified: Charges to appropriation/allotment necessary, lawful and under my direct supervision; and supporting documents valid, proper and legal

B. Certified: Allotment available and obligated for the purpose/adjustment necessary as indicated above:

Signature
Printed Name **AR. NELSON L. AQUINO**
Position **Architect IV**
Head, Requesting Officer/Authorized Representative

Signature
Printed Name **CLARIZA L. JUCAY**
Position **Administrative Officer V**
Head, Budget Unit/Authorized Representative
Date **9/23/2021**

STATUS OF OBLIGATION

C.	Reference	Amount	Balance			
			Obligation	Payable	Payment	Not Yet Due
	ORIS/JEV/Check/ADA/TRA No.	(a)	(b)	(c)	(a-b)	(b-c)

PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES
NOTICE OF AWARD

Ms. Elvira Marcellana-Lerner
Owner

Dear Ms. Marcellana-Lerner,

The National Museum of the Philippines accepts your offer and hereby awards to you the amount for the **Acquisition of Rocha House and its lot in Sitio Ubos in Tagbilaran City, Bohol, a declared Important Cultural Property, as an extension of the National Museum in Bohol, including applicable taxes**, located at Lot 67 Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol, for the total gross price of **Twenty-Seven Million Twenty-Seven Thousand Twenty-Seven Pesos and Three Centavos (PHP 27,027,027.03)**, pursuant to Section 22 of Republic Act No. 11333.

Please affix your signature on the space below to signify your confirmation.

Done this 23 day of September, 2021.

Thank you.

JEREMY BARNES, CEO III
Director-General

**Acquisition of Rocha House in Sitio Ubos in Tagbilaran City, Bohol, a
declared Important Cultural Property, as an extension of the National
Museum in Bohol, including applicable taxes**

WHEREAS, it is provided for in Sec. 22 of RA 11333 that “the National Museum, as a general rule, shall be allowed to procure collections items by means of direct negotiation with the owners of such items, or their duly designated agents or representatives, in the Philippines and abroad, as follows:

- a. A written and signed quotation for the sale of the item(s), shall be issued and addressed to the National Museum by the owner, or his or her agent or representative;
- b. A certification that the item to be acquired is of appropriate significance to the National Museum and of importance to the heritage and patrimony of the Filipino people, that the negotiated price is reasonable and fair, that no conflicts of interest as may be defined by prevailing laws, rules and regulations exist, and that the item in question has not been illegally acquired or trafficked, shall be issued by the Head of Agency;
- c. For items above One million pesos (Php 1,000,000.00) or its foreign currency equivalent in price, the Head of Agency shall recommend in writing to the Board the issuance of a resolution for the approval in principle of the transaction; items under this amount may be procured upon the sole authority of the Head of Agency provided that there is no “splitting” as defined in pertinent procurement laws, rules and regulations;
- d. A resolution of the Board approving in principle the purchase of the concerned item by the National Museum and authorizing the signing by Head of Agency of a Deed of Sale as well as all other documents to the transaction shall be issued for items above One million pesos (Php 1,000,000.00) or its foreign currency equivalent in price;
- e. A resolution of the Bids and Awards Committee of the National Museum verifying that the aforementioned documents, where applicable, have been produced, certifying as to the availability of funds, and authorizing the issuance of a Notice of Award pertaining to the purchase of the item(s) for the signature of the Head of Agency, shall be issued”;

WHEREAS, the National Museum of the Philippines intends to **acquire Rocha House**, a declared Important Cultural Property (ICP), and the parcel of land over which the same is built, located at Lot 67 Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol;

WHEREAS, Ms. Eivira Marcillana Lerner, owner of **Rocha House**, offered to sell the same thru her Attorney-in-fact, Atty. Nerio D. Zamora II, to the National Museum based on the following breakdown of the acquisition costs:

Net Acquisition cost	PHP 25,000,000.00
Add: Taxes	
Capital Gains Tax (6%)	PHP 1,621,621.62
Documentary Stamp Tax (1.5%)	PHP 405,405.41
Total Taxes	PHP 2,027,027.03

TOTAL GROSS SALE PRICE: **PHP 27,027,027.03**
=====

WHEREAS, a certificate was issued by the Director-General dated September 8, 2021, certifying that **Rocha House** is of appropriate significance to the National Museum and of importance to the heritage and patrimony of the Filipino people, that the negotiated price is reasonable and fair, that no conflicts of interest as may be defined by prevailing laws, rules and regulations exist, and that the item in question has not been illegally acquired or trafficked (Please see attached certificate);

WHEREAS, the Director-General, thru a Memorandum dated September 8, 2021, recommended to the Board of Trustees the issuance of resolution for the approval in principle the acquisition of **Rocha House**. (Please see attached Memorandum);

WHEREAS, funds for this purpose is included in the General Appropriations Act of FY 2021 and indicated in the National Museum Approved Annual Procurement Plan;

WHEREAS, a Board Resolution dated September 21, 2021 was issued approving in principle the acquisition of **Rocha House** by the National Museum and authorizing the Director-General to sign the Deed of Sale as well as all other documents pertaining thereto;

WHEREAS, after verification of all documents required for the acquisition of **Rocha House**, the Committee finds that said documents are in order;

NOW, THEREFORE, the members of the Bids and Awards Committee hereby recommend as we hereby recommend that the amount for the **acquisition of Rocha House and the parcel of land over which the same is built, located at Lot 67 Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol**, be awarded to **Ms. Eivira Marcillana Lerner** by means of Contract to Sell and Deed of Absolute Sale for the total gross price of **Twenty-Seven Million Twenty-Seven Thousand Twenty-Seven Pesos and Three Centavos (Php 27,027,027.03)**, Philippine currency;

Done this 22nd day of September, 2021, at the City of Manila, Philippines.

National Museum of the Philippines, Bids and Awards Committee


ATTY. MA. ROSENNE M. FLORES-AVILA
Chairperson, NMPBAC

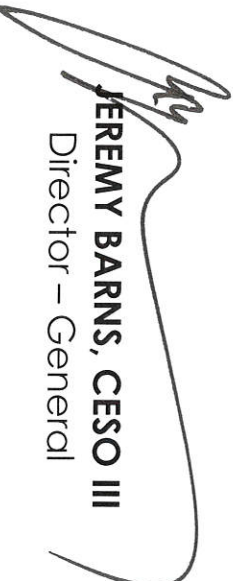

ATTY. EDWARD L. CONSOLACION
Vice-Chairperson


LAURO B. INOVERO
Member


MARIANATHE KAY F. MISA
Member


AR. NELSON L. AQUINO
Provisional Member

Approved by


JEREMY BARNS, CESO III
Director – General

PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

MEMORANDUM

DATE: September 8, 2021

FOR: The Chairperson

FROM: The Director-General

RE: Proposed Procurement of the Rocha House in Tagbilaran City, Bohol for the National Museum Collections under Section 22 of Republic Act No. 11333

In the 2021 General Appropriations Act, the agency was allotted the amount of Twenty-Seven Million One Hundred and Thirteen Thousand Philippine Pesos (PHP 27,113,000.00) in capital outlay for the procurement of the Rocha House, a heritage house and lot declared as an Important Cultural Property (by virtue of Museum Declaration No. 2-2020, dated March 12, 2020), located at Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol, under the category of Heritage Assets.

The lot area of 951 square meters, more or less, corresponds to Lot No. 67 of the Cadastral Survey of Tagbilaran and is covered by Transfer Certificate of Title No. T-47768. The heritage house, a residential building with floor area of 219.90 square meters, more or less, is covered by Tax Declaration No. 1B-0365.

Due diligence has been carried out regarding the personality of the seller as the true owner, as well as of her representative as her true Attorney-In-Fact and his authority to transact with the NMP in the matter of the sale of the real property, and of all pertinent documents together with an ocular inspection and survey of the actual property.

The offer to sell at a gross sale price of P27,027,027.00, comprising a net price to the seller of 25,000,000, Capital Gains Tax (at 6%) of P1,621,621.62 and Documentary Stamp Tax (at 1.5%) of P405,405.41, has been duly evaluated and is found to be reasonable and fair.

Acquisition of the Rocha House for the collections of the NMP, given the prevailing opportunity of its availability for purchase, is a high curatorial priority of the agency.

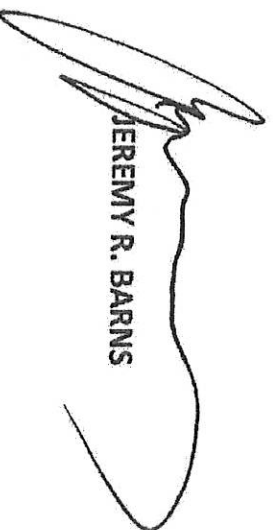
The mode of procurement is proposed to be that established under Section 22 of Republic Act No. 11333, which authorizes the NMP to procure items for its collections by means of direct negotiation, and prescribes the procedure for the purpose including, for items above one million pesos in value, approval in principle of the procurement by the Board of Trustees.

As required by Section 22 of Republic Act No. 11333, I have certified that the Rocha House, which we seek to acquire, is of appropriate significance to the National Museum and of importance to the heritage and patrimony of the Filipino people, that the negotiated price is reasonable and fair, that no conflicts of interest as may be defined by prevailing laws, rules and regulations, or by the ethical standards of museum practice, exist, and that the property is not known or suspected by the NMP to have been illegally acquired or trafficked. Please find a copy of the certification respectfully attached for your reference.

I have also attached for your reference copies of the signed but as yet unnotarized Contract to Sell and Deed of Absolute Sale covering the proposed transaction to show the terms thereof as successfully negotiated and mutually agreed between the NMP and the seller.

With this, may I request your consideration of the necessary Board Resolution, which I respectfully attach herewith, and your endorsement to the Trustees for their approval, which is strongly recommended in order that we may proceed with the procurement of the Rocha House and the application of the funds which were allocated to the NMP by the General Appropriations Act of 2021 for this specific purpose.

Thank you very much.



JEREMY R. BARNES

PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

SECTION 22 CERTIFICATION NO. 2021-01

CERTIFICATION OF THE HEAD OF AGENCY RELATIVE TO THE PROCUREMENT BY THE NATIONAL MUSEUM OF THE PHILIPPINES OF THE ROCHA HOUSE IN TAGBILARAN CITY, BOHOL, FOR ITS COLLECTIONS FROM MS. ELVIRA MARCILLANA-LERNER THROUGH HER ATTORNEY-IN-FACT, ATTY. NEREO D. ZAMORA II

I hereby certify that the following real property (house and lot) and heritage asset to be acquired is of appropriate significance to the National Museum of the Philippines and of importance to the heritage and patrimony of the Filipino people, that the negotiated price pertaining to the property is reasonable and fair, that no conflicts of interest as may be defined by prevailing laws, rules and regulations, as well as the ethical standards of museum practice exist in relation to this procurement by the agency from the selling party, and that the property has not, to the knowledge of this agency, been illegally acquired or trafficked:

No.	Title and Description	Price (PHP)
1	The "Rocha House", a heritage house and its lot which is a cultural property declared as an Important Cultural Property by virtue of Museum Declaration No. 2-2020, dated March 12, 2020, located at Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol, with lot area, corresponding to Lot No. 67 of the Cadastral Survey of Tagbilaran, of 951 square meters, more or less, covered by Transfer Certificate of Title No. T-47768, and a residential building with floor area of 219.90 square meters, more or less, covered by Tax Declaration No. 1B-0365.	Net Acquisition Cost: 25,000,000.00 Add: Taxes Capital Gains Tax (6%): 1,621,621.62 Documentary Stamp Tax (1.5%): 405,405.41 Total Taxes: 2,027,027.03 TOTAL GROSS SALE PRICE: <u>27,027,027.03</u>
Total Price (PHP): <u>27,027,027.03</u>		

This Certification is issued in compliance with Section 22 of Republic Act No. 11333 that provides for the procurement of unique, special and/or original items by the National Museum of the Philippines for its collections by means of direct negotiation with the owners of such items, or their duly designated agents or representatives, in the Philippines and abroad.

Given this 8th day of September, 2021, in the City of Manila.

JEREMY R. BARNES
Director-General

Republic of the Philippines

National Museum of the Philippines

Board of Trustees

RESOLUTION NO. 4 - 2021

APPROVING IN PRINCIPLE THE PROCUREMENT FOR THE NATIONAL MUSEUM COLLECTION
OF THE ROCHA HOUSE IN TAGBILARAN CITY, BOHOL

WHEREAS, Section 22 of Republic Act No. 11333 authorizes the procurement of items for the National Museum Collections through direct negotiation and empowers the Board to approve the procurement in principle, thus:

SEC. 22. *Procurement of items for the National Museum Collections.* – The procurement of unique, special and/or original items by the National Museum charged to any of its sources or funds as may be allowed, and authorized by the Head of Agency and concurred by the Board, shall be exempted from applicable laws, rules and regulations regarding government procurement.

The National Museum, as a general rule, shall be allowed to procure collections items by means of direct negotiation with the owners of such items, or their duly designated agents or representatives, in the Philippines, or abroad, as follows:

- (a) A written signed quotation for the sale of the item(s), shall be issued and addressed to the National Museum by the owner, or his or her agent or representative;
- (b) A certification that the item to be acquired is of appropriate significance to the National Museum and of importance to the heritage and patrimony of the Filipino people, that the negotiated price is reasonable and fair, that no conflicts of interest as may be defined by prevailing laws, rules and regulations exist and that the item in question has not been illegally acquired or trafficked, shall be issued by the Head of Agency;
- (c) For items above One million pesos (P 1,000,000) or its foreign equivalent in price, the Head of Agency shall recommend in writing to the Board the issuance of a resolution for the approval in principle of the transaction; items under this amount may be procured upon the sole authority of the Head of Agency provided that there is no “splitting” as defined in pertinent procurement laws, rules and regulations;
- (d) A resolution of the Board approving in principle the purchase of the concerned item by the National Museum and authorizing the signing by the Head of Agency of a Deed of Sale as well as all other documents to the transaction shall be issued for items above One million pesos (P1,000, 000) or its foreign currency equivalent in price;

(e) xxx xxx xxx;

WHEREAS, Atty. Nerio D. Zamora II, Attorney-in-Fact for Ms. Elvira Marcelliana Lerner, owner of the Rocha House in Tagbilaran City Bohol, a declared Important Cultural Property, has offered the said real property comprising a house and lot for sale to the National Museum in the amount of Twenty-Five Million Pesos (PHP 25,000,000.00), net of Capital Gains Tax and Documentary Stamp Tax, which thereby represents a total cost of Twenty Seven Million, Twenty Seven Thousand, Twenty Seven Pesos and Three Centavos (PHP 27,027,027.03);

WHEREAS, the Director-General, after due evaluation and ascertainment of the appropriate significance to the National Museum and importance to the heritage and patrimony of Filipino people of the said Rocha House, as well as the conclusion of negotiations whereat the price quotation and terms of the transaction were found fair and reasonable, made a written recommendation to this Board through the Chairperson for the approval in principle of their procurement and the issuance of a Resolution embodying the approval;

WHEREAS, there is a specific amount of funds allocated to the National Museum under the General Appropriations Act of 2021 for the purpose of acquiring the Rocha House as a heritage asset of the agency, which is adequate to cover the aforementioned total cost of the acquisition and to which it will be charged;

NOW THEREFORE, BY ITS AUTHORITY UNDER THE NATIONAL MUSEUM OF THE PHILIPPINES, AND OTHER PERTINENT LAWS AND ISSUANCES, BE IT RESOLVED, AS THE BOARD OF TRUSTEES HEREBY RESOLVES:

1. To approve in principle the procurement of the real property of the Rocha House and its lot in Tagbilaran City, Bohol.
2. To authorize the Director-General to execute the Contract to Sell and the Deed of Absolute Sale for the foregoing procurement and other documents pertaining to the same.
3. To authorize the Director-General to charge the total cost of the acquisition, including any further associated expenses as may be required to facilitate the same, to the general fund of the National Museum as appropriate and allowable under prevailing laws, rules and regulations.

ADOPTED,


EVANGELINA LOURDES A. BERNAS
Chairperson


ANDONI M. ABOITIZ
Trustee


JEREMY R. BARNES
Director-General of the
National Museum of the Philippines
Trustee Ex-Officio



NANCY S. BINAY
Senator
Trustee Ex-Officio

LEONOR M. BRIONES
Secretary of Education
Trustee Ex-Officio


ROY A. CIMATU
Secretary of Environment and Natural Resources
Trustee Ex-Officio

CARLO B. EBEO
Trustee




RENE PIO B. JAVELLANA, S.J.
Trustee

Chairperson of the National Commission
for Culture and the Arts
Trustee Ex-Officio



ARSENIO J. MIZASO
Trustee



PHILIP Y. RODRIGUEZ
Trustee

BERNADETTE ROMULO-PUYAT
Secretary of Tourism
Trustee Ex-Officio

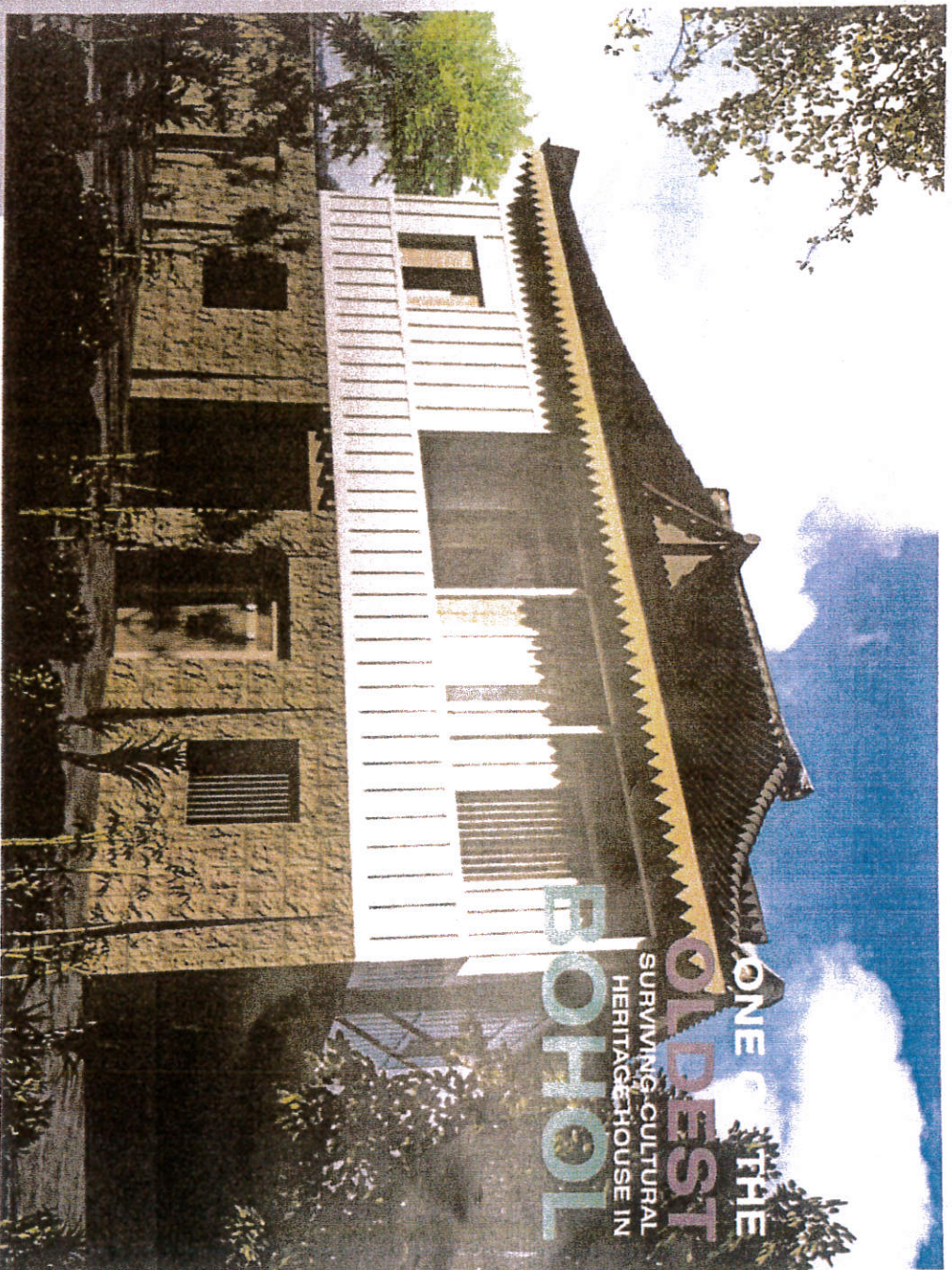
ROMAN T. ROMULO
Congressional Representative
Trustee Ex-Officio

RESOLUTION NO. 4 - 2021 WAS ADOPTED BY THE BOARD OF TRUSTEES AD REFERENDUM
ON 21 SEP 2021, 2021



MA. ROSEÑNE M. FLØRES-AVILA
Secretary of the Board of Trustees

CASA BOOCHIA



—1831—

VENTURING THE PAST, PRESERVING FOR FUTURE

INSIDE

FEATURE STORIES



HISTORY OF CASA ROCHA

A handful of TRUE Bahay na Bato (HOUSE OF STONE) in Bohol

02 Sitio Ubos **03** The Rocha's

PLANS

05 Electrical & Plumbing **06** Architectural



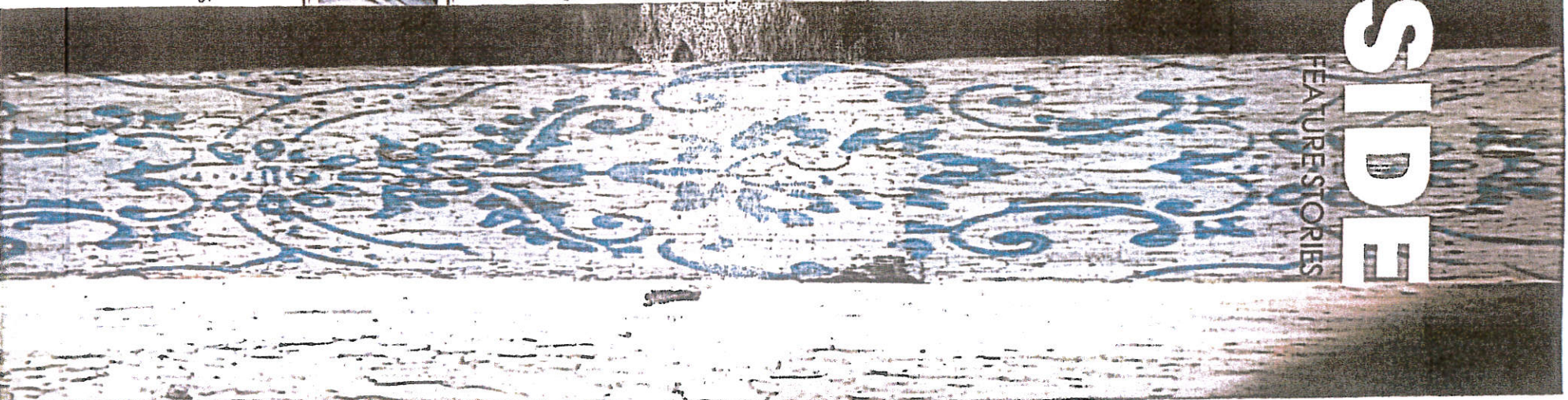
FEATURES

- 04** Exterior Coral stones, Teak wood column, Roof made of Ilsa (Clay Tiles)
- 08** Interior Huge dore, Sala Mayor (Living), Azotea (Open balcony Cocina (Kitchen), Cuartos (Bedrooms), Comedor (Dining
- 12** Antique Furnitures



DETAILS

- 10** Corbels, Wall Patterns, Iron door knockers, Wooden Handrails
Decorative Fascia
- 11** Door locks & Handles





PROJECT PROFILE

“INVESTING IN HERITAGE FOR EDUCATION AND CULTURE: ACQUISITION OF THE ROCHA HOUSE IN TAGBILARAN, BOHOL”

I. BACKGROUND

Sitio Ubos translated as ‘downhill’ was once Tagbilaran’s old wharf which enjoyed its heyday in the early to mid- 19th century. This is because, the sitio served as a little Chinatown where trade and commerce took place. Soon, many Chinese mestizos built their houses in the area forming a unique ensemble of 19th century Bahay na Batos.

However, during the turn of the 20th century, Sitio Ubos saw its gradual decline when the newly built causeways to Panglao Island effectively blocked vital shipping lanes. This caused businesses to relocate behind the capitol causing the accelerated downfall of the area. This was even aggravated after the World War II when the gradual overseas migration of the former elite families left these houses vacant. Today, only a few of these structures are left standing, most have been insensitively renovated or demolished.

Bohol is an ancient culture and the Boholanos had very early experiences of violent colonial incursions, and one of the remaining witnesses to Bohol’s colorful history is the Casa Rocha House which is built by one of the most extinguished families in Tagbilaran- the Rochas. According to historians, a family’s social status can be reflected by the architectural features of their houses, high staircase, wide windows and floorboards for example are symbols of higher standards of living, and these features are greatly echoed in the Casa Rocha House, signifying their influence in the development of Bohol.

II. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

The Rochas and their contribution to the development of Tagbilaran

The Rocha family is one of the well-known families of Old Tagbilaran, from their lineage came politicians, businessmen, educators, and respected community leaders. But their most notable contribution is their foresight and business mindset which paved way to the acquisition of various properties, beginning the development of Sitio Ubos.

As mentioned earlier, Sitio Ubos became the center of trade and commerce in Old Tagbilaran and was believed to have been a little "Chinatown". Philippine history dictates that during the Spanish colonial period the oldest "Chinatown" in Manila came to be, when the Spanish government discriminated the Sangleyes or Chinese Mestizos into living inside the walled city of Intramuros. After finding settlement, the "Chinatown" became the hub for many Chinese immigrants and soon because of their natural skills in business, the area prospered and became the primary district for trade and commerce paving way to financial growth.

Similarly, the contribution of the Rocha family whose lineage also came from a Chinese immigrant and whose vision saw the future profitability of Sitio Ubos started the economic growth of the area.

The Casa Rocha as an important heritage structure in Tagbilaran

The Rocha family together with the Manigues, Butalid-mendoza and Oppuses is one of the very few families that owned properties in Sitio Ubos. History tells that the very first Rocha house was owned by Doña Carmen, which was then followed by many more other houses built by different members of the family. The most impressive however, is the one built by Don Antonio Rocha in 1831 and dubbed as the "Balay na Tisa", because of the clay roof tile finish of its upturned roof, which is akin to the Chinese pagodas and temples. And although, the use of clay tiles to cover the roof can be seen in other heritage houses in the country, the upturned roof style is few, and it includes the Casa Rocha which is one of its kind in the whole province of Bohol.

In addition to that, this structure also displays architectural details such as the scroll like wooden corbels that support the hardwood beams and timber posts, the seashell ornaments on top of the wooden doors that serves as door locks similar to the barrel bolts of today. However, the most impressive architectural feature of the Casa Rocha house is the simple but large wooden dome which greets the guests upon entry to the Sala Mayor.



VICINITY MAP: Location of Sitio Ubos in relation to nearby areas in Tagbilaran, Bohol



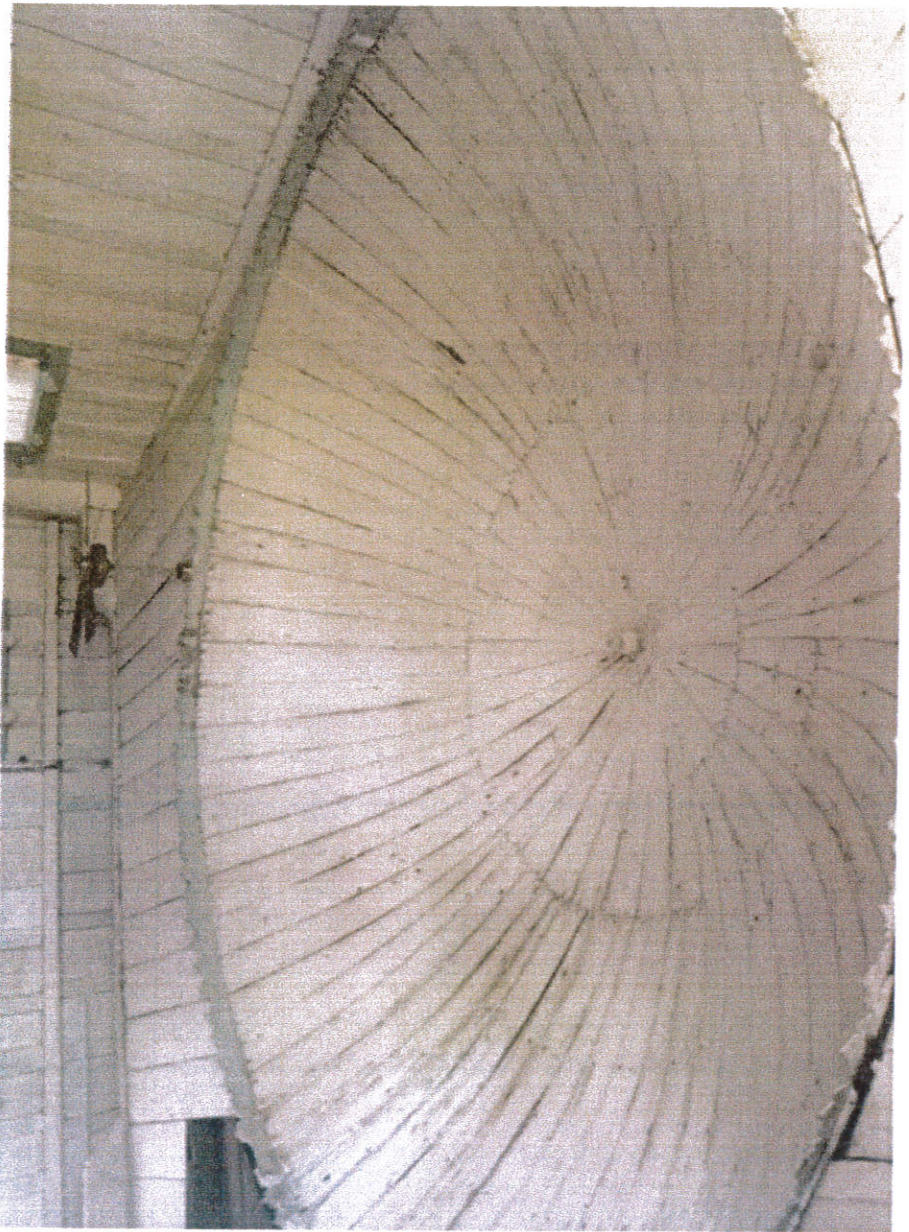
Facade of the Casa Rocha House reflecting its upturned roof covered in clay tiles



The 1831 mark on one of the cut coral stone walls at the ground floor



Another exterior view of the structure showing the timber posts at its "silong"



The unique feature of the Casa Rocha- its wooden dome ceiling



The interesting seashell that decorates the door locks



The scroll like design of wooden corbels

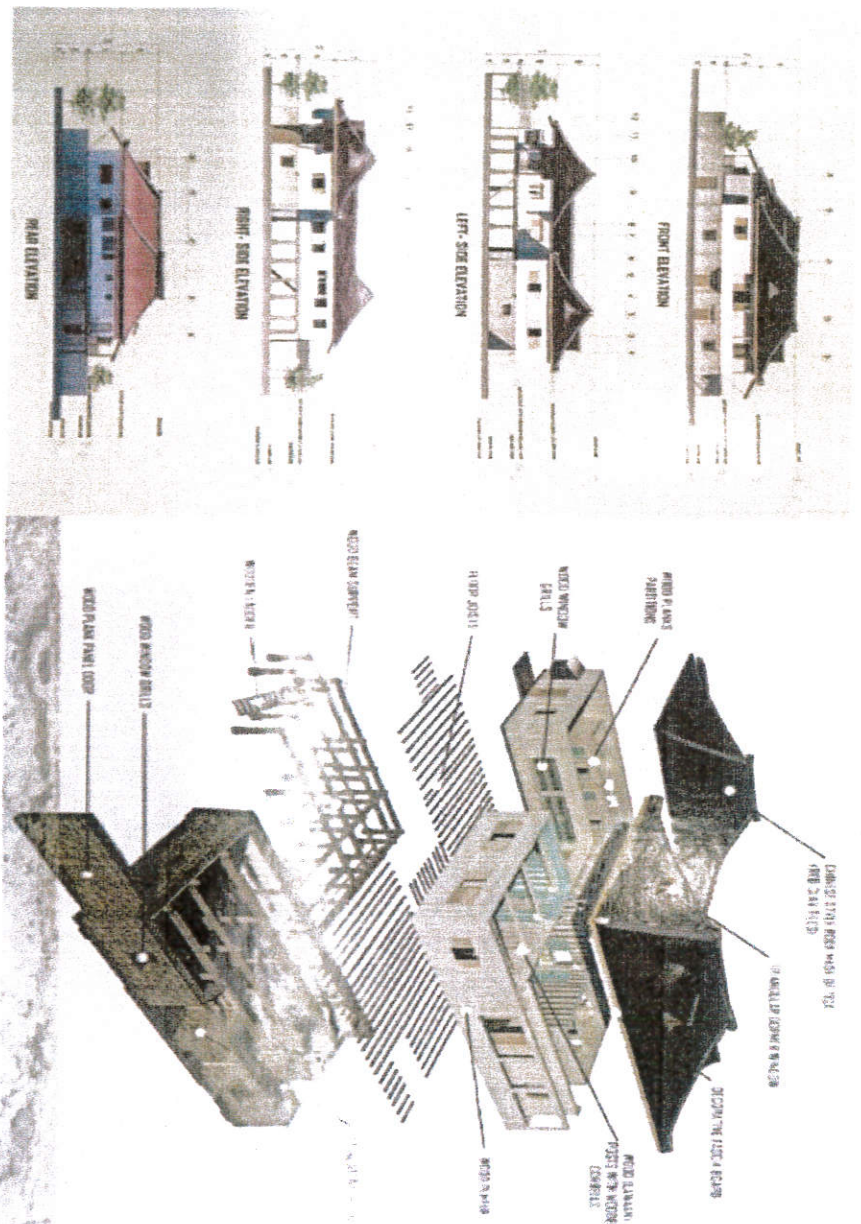
III. PHYSICAL DESCRIPTION OF THE PROPERTY

Below are the details of the house and lot property based on the due diligence conducted to verify and evaluate its sale price.

BOUNDARIES	NE: Lot 66 & 69; SE: Lot 69; NW: Lot 64; SW: Franklin Street
ADDRESS	Lot 67 Franklin Street, Sitio Ubos, 1 st District, Tagbilaran City, Bohol
LOT AREA	951.00 sq.m (TCT) / 951.55 sq.m (NMP)
TOTAL FLOOR AREA	219.90sq.m (TAX DEC.) / 371.16 sq.m (NMP)
A. Ground Floor	140.44 sq.m (NMP)
B. Second Floor	230.73 sq.m (NMP)
TYPE OF STRUCTURE	Residential Building
BLDG. MATERIALS	<ul style="list-style-type: none"> A. Structural frame B. Roof finish C. Columns D. Walls E. Floors
	<ul style="list-style-type: none"> Wooden frames and supports Clay tiles Timber posts Cut coral stone at ground floor & wide wooden plank walls at second floor Hardwood floor planks

NOTES:

1. The lot area is based on the plotted CAD drawing of the technical description as indicated in the available TCT. A resurvey by a Geodetic Engineer to verify the actual boundaries of the property was not conducted.
2. The reflected floor area is according to the measured enclosed and covered spaces of the structure. This does not include the open spaces such as the "silong", balcony and main and side staircases.



Architectural drawings reflecting the parts of the structure

IV. OBJECTIVE

The National Museum of the Philippines, as an education, scientific and cultural institution is mandated to establish, manage, and develop museum buildings in key locations around the country. Likewise, there is a manifestation of commitment on the part of National Museum to be the leading agency in promoting the protection and preservation of heritage structures in the country. Therefore, this undertaking of acquiring an identified significant structure in Sitio Ubos, Tagbilaran City will not only protect the structure against future deterioration but more importantly, this project will preserve its intangible significance in the history of the development of Tagbilaran.

- It has been observed that the structure of the Rocha House is gradually deteriorating, and therefore the proposed intervention of the National Museum of acquiring it, which will assure its restoration and appropriate maintenance, thereafter, is very timely indeed.
- The acquisition of the Rocha House will be the genesis of a future heritage district and complex in Sitio Ubos, to be developed for cultural, education and tourism purposes in collaboration with the provincial government of Bohol.
- After acquisition, the Rocha House itself will be meticulously restored by the National Museum as a heritage house museum and cultural education center, to be managed as an extension of the NIM Bohol located at the nearby former Provincial Capitol.

V. RECOMMENDATIONS AND JUSTIFICATION FOR ACQUISITION

- The Casa Rocha House is the most preserved heritage structure in the area, and the property is located in the historically significant Sitio Ubos in Tagbilaran City.
- The Casa Rocha was dubbed as "Balay na Tisa", a nomenclature given by the local people because of its Chinese style upturned roof that is covered with clay tiles. Although this finish can be seen in other areas of the country, what is unique is that this is one of its kind in the province of Bohol.
- The Casa Rocha features a remarkable wooden dome ceiling on its interiors which is a common element to Catholic heritage churches but uncommon to heritage houses.
- The structure has a remarkable history in the development of Old Tagbilaran being built by the prominent Rocha family, who paved way to the economic growth of Sitio Ubos.

- Based on the conducted verification of measurements of the areas of the lot and of the structure, it was noted that the lot area is bigger by 0.55 square meters than the declared area in the TCT. Likewise, the measured gross floor area (GFA) of the structure was also larger by 151.26 square meters as compared to the value reflected in the Tax Declaration. Being so, the National Museum is getting a bigger property as compared to what is stated in the Deed of Sale.
- The Property is in an identified commercial area with an assessed Lot value of 58,960.00 and a market value of 294,810.00. The Building, on the other hand has an assessed value of 237,492.00 and market value of 791,640.00. From here, we could see that the sale price is notably higher, but this is because of the Intangible values that comes along with it. Such as the "Spirit of the Place" which forms part in the memory of the local people of Tagbilaran and justify the historical importance of the structure- this we can never put a price into.
- And lastly, the Casa Rocha was declared by the National Museum of the Philippines as an Important Cultural Property (ICP), hence the acquisition of the property to better secure funds under preventive and maintenance of the budget allocation which can be utilized for its preservation and protection.

VI. IDENTIFICATION OF IMPLEMENTING ENTITY/ UNIT

The Facilities Management Division, which is under the support cluster, and is divided into two sub-sections, namely, the Architectural Services and Engineering and Maintenance Services will be responsible in the planning, managing and coordination of the project. Likewise, once the property is acquired, the same division will implement and supervise the necessary repair, restoration and/ or reconstruction of the structure. Similarly, the Facilities Management Division with the aid of the National Museum Regional Office in Bohol will be responsible in the maintenance of the Casa Rocha House.

VII. ESTIMATED COST PER PROJECT COMPONENT

The reflected total project costs of both the seller and the buyer is for the acquisition of the house and lot property alone, the cost for its repair and restoration is not yet accounted for.

PROJECT COMPONENT	SELLER COST
1. Acquisition Cost (Sale Price)	25,000,000.00
2. Other Taxes/ Fees Capital Gains Tax (6%) Documentary Stamp Tax (1.5%)	1,621,621.62 405,405.41
3. Total Taxes/ Fees	2,027,027.03
TOTAL COST	Php 27,027,027.03
PROJECT COMPONENT	BUYER COST
1. Notary Fee (2% of s.p)	500,000.00
2. Local Transfer Tax (0.75% of s.p)	187,500.00
3. Registration Fee (1% of s.p)	250,000.00
TOTAL COST	Php 937,500.00

VIII. SOURCE OF FUND

The funding for the 'seller cost' will be collected from the General Capital Outlay of 2021. While, the budget for the 'buyer cost' will come from the Other Maintaining and Operating Expenses of 2021.

Prepared by:

~~MARVIN M. BELGICA~~
Architect III, FMD

Checked & Reviewed by:

AT. NELSON L. AQUINO
Architect IV, FMD

Noted by:

ENGR. JAINAB/MIMEE TAHIL- ALTILLERO
Chief Administrative Officer, FMD

Recommending Approval:

ATTY. MA. ROSENNE M. FLORES- AVILA
Deputy Director- General for Administration

Approved by:

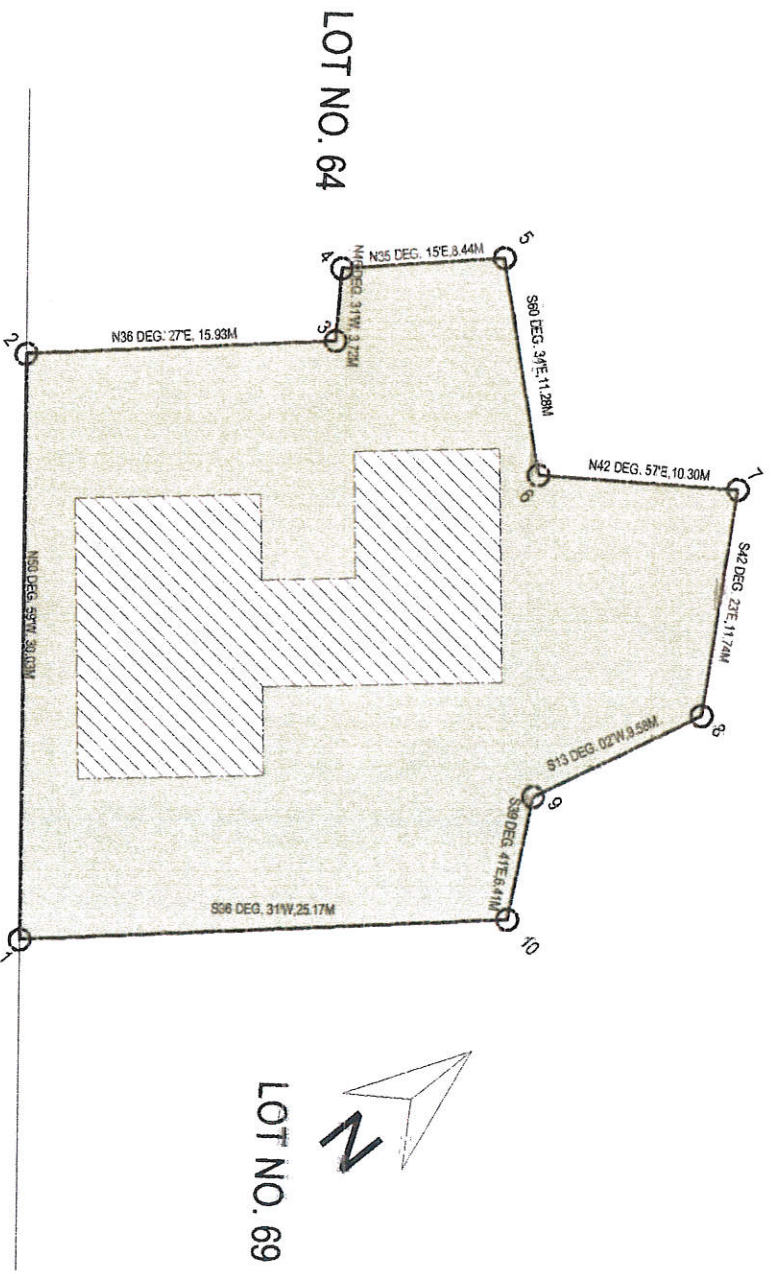
JEREMY BARNES, CESO III
Director- General

LOT AREA = 951.55SQM

LOT BEARINGS

- POINT ORIGIN TO 1 - 199.29 M S23 DEG 37'W
- POINT 2 - 30.03 M N50 DEG 59'W
- POINT 3 - 15.93 M N36 DEG 27'E
- POINT 4 - 3.72 M N46 DEG 31'W
- POINT 5 - 8.44 M N35 DEG 15'E
- POINT 6 - 11.28 M S60 DEG 34'E
- POINT 7 - 10.30 M N42 DEG 57'E
- POINT 8 - 11.74 M S42 DEG 23'E
- POINT 9 - 9.58 M S13 DEG 02'W
- POINT 10 - 6.41 M S39 DEG 41'E
- POINT 10 TO 1 - 25.17 M S36 DEG 31'W

LOT NO. 68 & 69

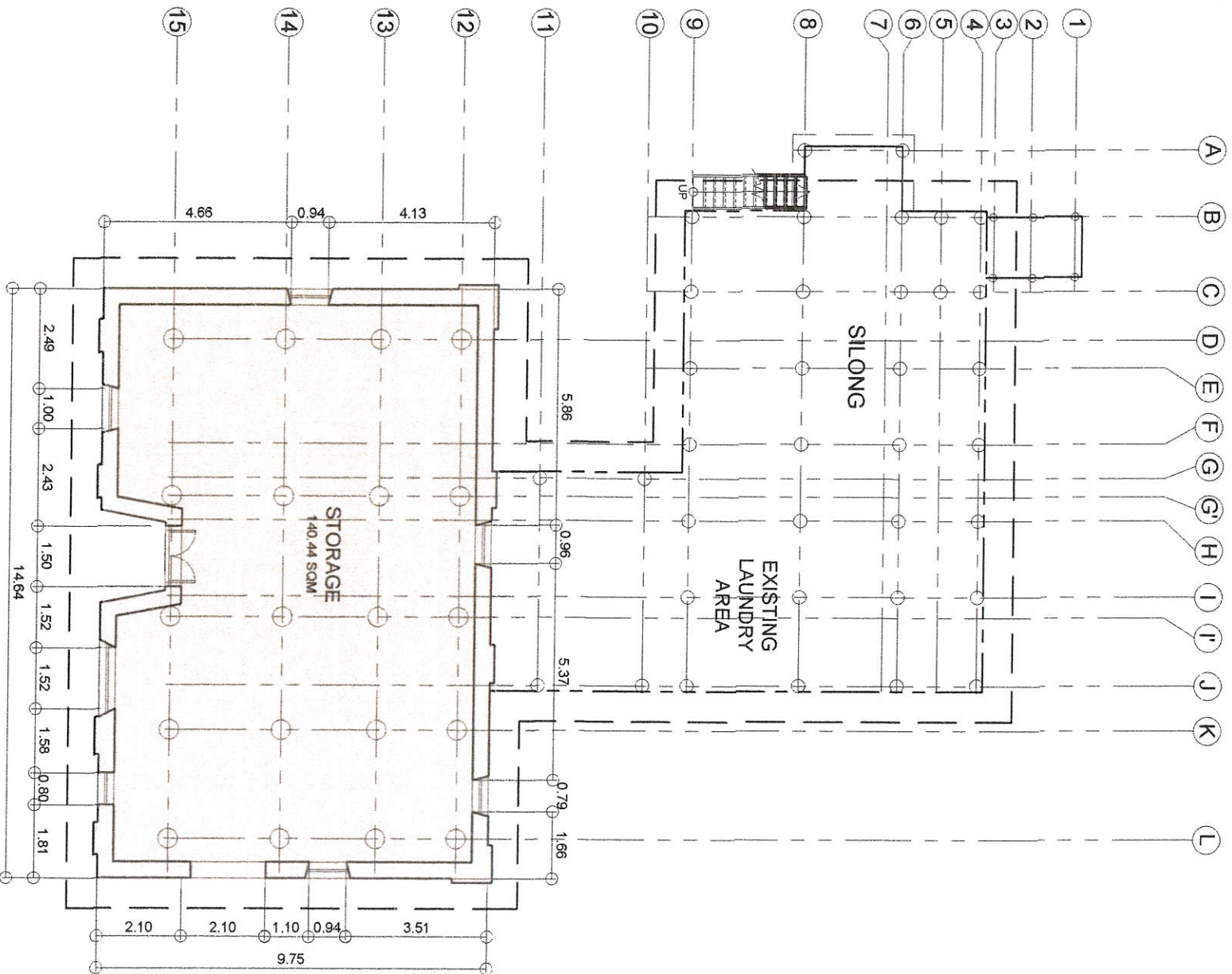


1
ROCHA HOUSE
SITE PLAN

SCALE:

NTS

	NATIONAL MUSEUM OF THE PHILIPPINES FACILITY MANAGER'S OFFICE PROJECT NO. 18420001 LOCALITY: MARCOPOLANO BOULEVARD	PROJECT TITLE ACQUISITION OF ROCHA HOUSE (CP) IN TAGBILARAN CITY, BUKIDNON	DESIGNED BY ARCHITECTURAL DESIGN GROUP ARCHITECT: [Signature]	CHECKED BY ARCHITECT: [Signature]	APPROVED BY ARCHITECT: [Signature]	REVIEWED BY ARCHITECT: [Signature]	DRAWING NO. SITE PLAN	SHEET NO. A-00
	DATE:	PROJECT NO. 18420001	PROJECT TITLE: ACQUISITION OF ROCHA HOUSE (CP) IN TAGBILARAN BOULEVARD	ARCHITECT: [Signature]	ARCHITECT: [Signature]	ARCHITECT: [Signature]	ARCHITECT: [Signature]	SHEET NO. 00 00



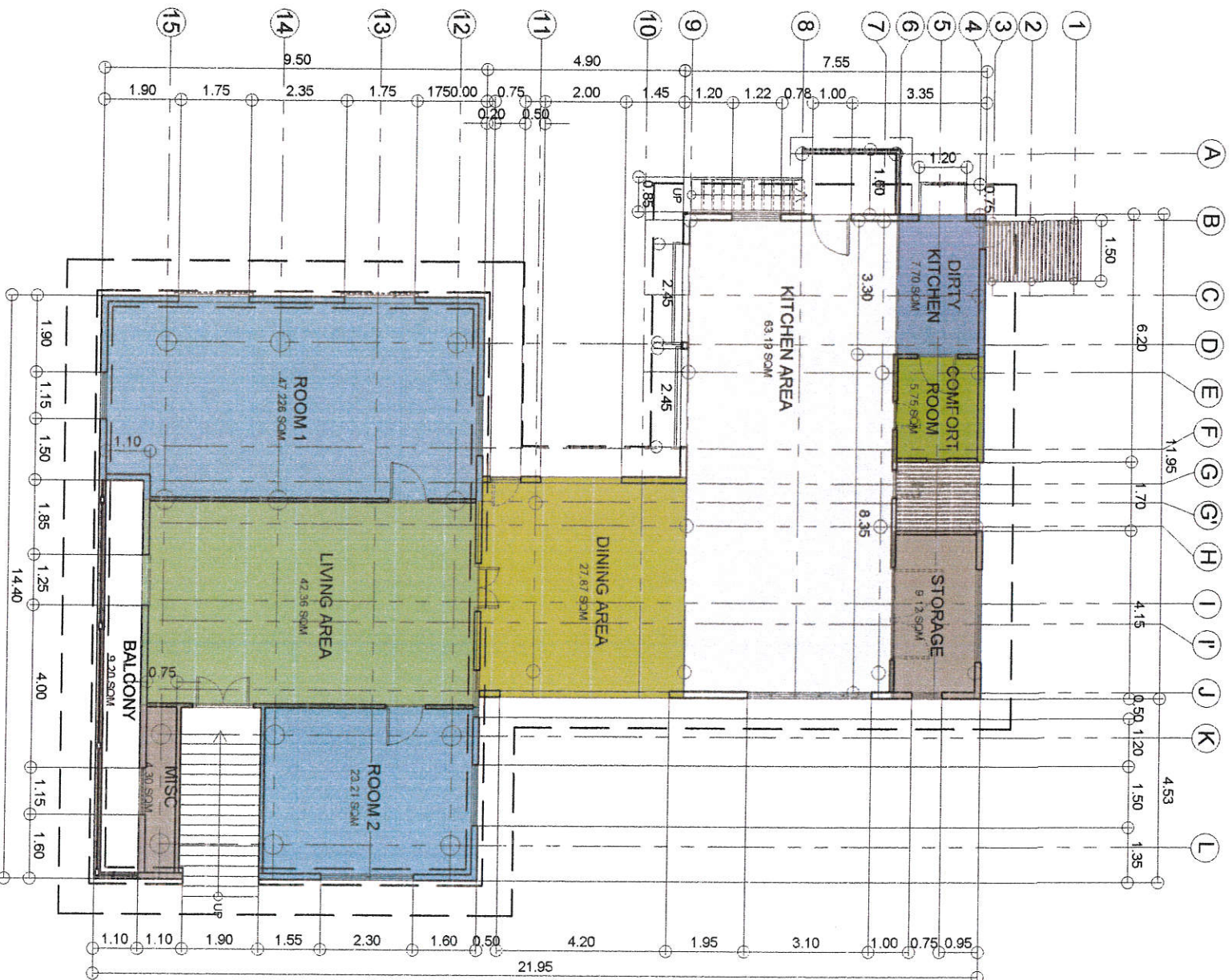
LEVEL	GFA
GROUND FLOOR	140.44 SQM
SECOND FLOOR	230.73 SQM
TOTAL	371.16 SQM

1
A-00

ROCHA HOUSE GROUND FLOOR PLAN


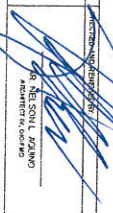
SCALE:

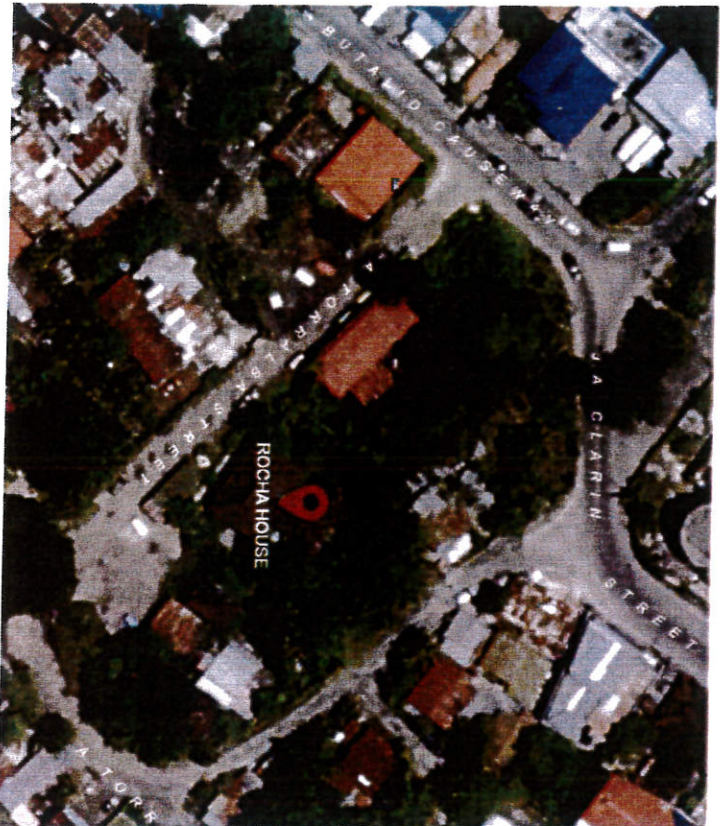
1:150



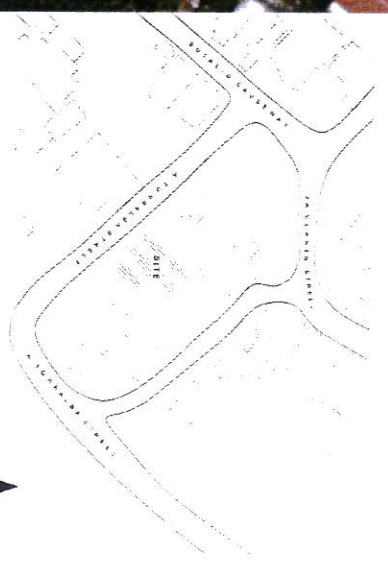
LEVEL	GFA
GROUND FLOOR	140.44 SQM
SECOND FLOOR	230.73 SQM
TOTAL	371.16 SQM

1
ROCHA HOUSE
2ND FLOOR PLAN
 SCALE: 1:150

 NATIONAL MUSEUM OF THE PHILIPPINES <small>FACTORY BUILDING DIVISION 158 DEL PUERTO BLVD., MANILA</small>	PROJECT TITLE ADJUSTION OF ROOM HOUSE (UP IN TABUNAWAN) CITY: BANGAL	PREPARED BY MR. WILHELM M. BERGQUI ARCHITECT R. UPD	APPROVED BY  MR. NELSON L. ZAMORA ARCHITECT R. UPD
DATE PROJECT NO.: TABUNAWAN / LOCATION: TABUNAWAN BANGAL	REVISIONS REVISIONS BY: [] CHECKED BY: [] DATE: []	SHEET CONTENT SECOND FLOOR AREA TABLE	SHEET NO. A-00 CHART NO. 00 00



1
A-1
ROCHA HOUSE
VICINITY MAP
SCALE NTS



1
A-2
ROCHA HOUSE
LOCATION MAP
SCALE NTS



1
A-3
ROCHA HOUSE
EXISTING STRUCTURE'S CONDITION
SCALE NTS

	<p>NATIONAL MUSEUM OF THE PHILIPPINES FACILITY DEVELOPMENT DIVISION 1015, DEL MONTE AVENUE, ALABANG, MANDALAY CITY, PHILIPPINES</p>	<p>ACQUISITION OF ROCHA HOUSE (CP) IN TIGERBARAN CITY, SOHOL</p>	<p>DR. JEREMY B. BELICHA ARCHITECT & P.L.L.C.</p>	<p>ARCHITECT</p>	<p>ARCHITECT</p>	<p>JERRYAN BARRAS, CESO III LEAD ARCHITECT</p>	<p>LOCATION MAP EXISTING STRUCTURE'S CONDITION</p>	<p>A-1 1/8</p>
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EXISTING SITE AND STRUCTURE'S CONDITION



Front exterior view of the structure within the property.



Facade view of the structure in the left side portion.



View of the left side portion of the structure.



View of one part of the structure in the left side portion.



Another view in the left side portion of the structure. Strong depiction of bahay na bato structure. Evident use of wood in the structure.

EXISTING SITE AND STRUCTURES CONDITION



An intrication in the adobe of the founding year of the structure.



View of the 'silong' of the structure.



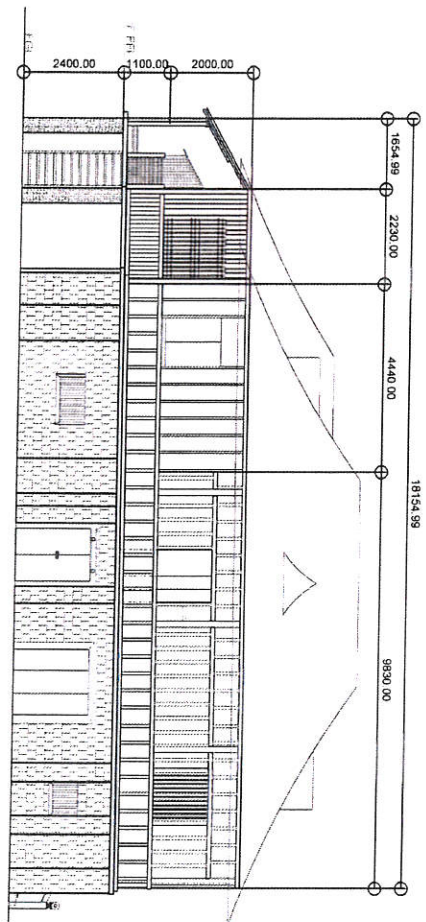
View of one portion of the structure in the right side.



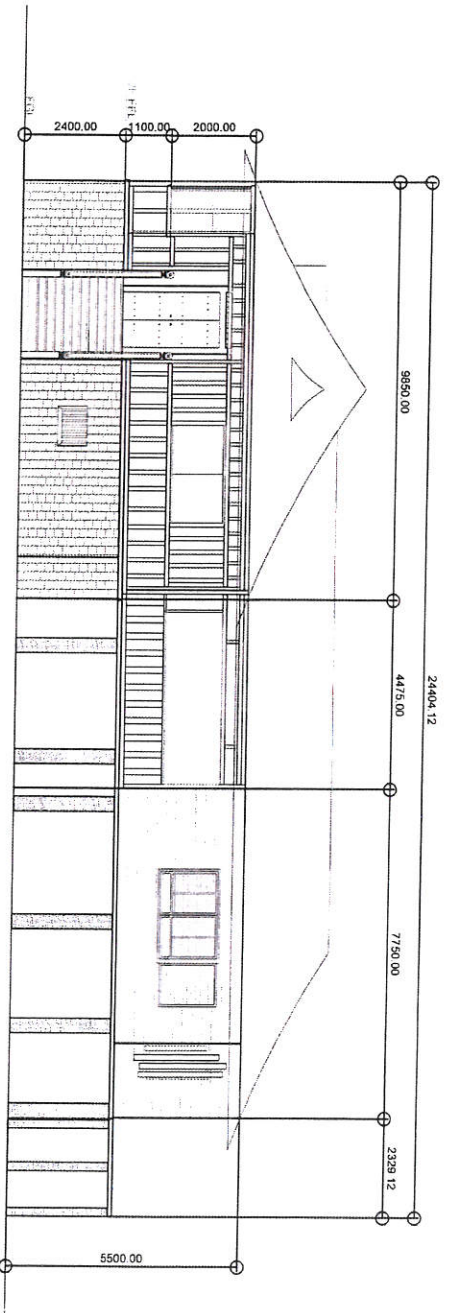
View of one portion of the structure in the right side.



Another view in the right side of the structure. As shown is the extension part of the structure that rests in sturdy wooden columns.

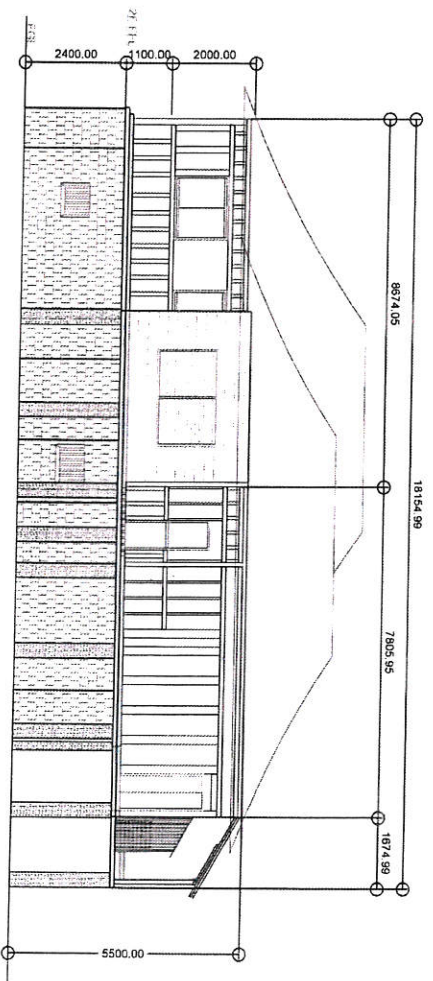


1
ROCHA HOUSE
FRONT ELEVATION
SCALE 1:150 MTS.

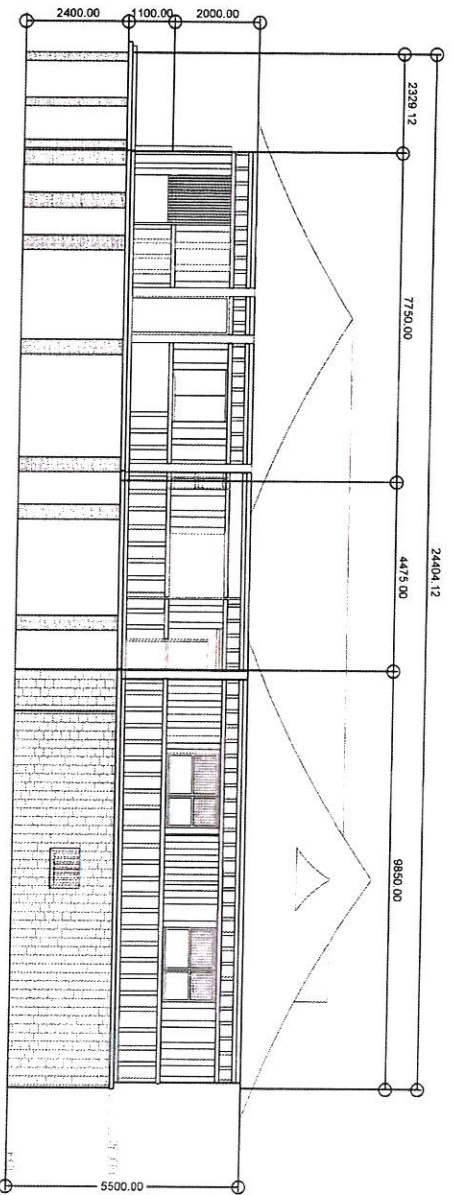


2
ROCHA HOUSE
RIGHT SIDE ELEVATION
SCALE 1:150 MTS.

	NATIONAL MUSEUM OF THE PHILIPPINES FACILITIES MANAGEMENT DIVISION <small>Department of Education, Manila</small>	ACQUISITION OF ROCHA HOUSE ICF IN TAGBILARAN CITY, BOHOL	AN MARICEL B. BICOG <small>ARCHITECT</small>	AN MARICEL B. BICOG <small>ARCHITECT</small>	AN MARICEL B. BICOG <small>ARCHITECT</small>	JERRYBY BARRAS, CESO III <small>ARCHITECT</small>	FRONT AND RIGHT SIDE ELEVATION	A4 1/8
	<small>PROJECT NO. 1178</small>	<small>DATE: 11/20/2018</small>	<small>SCALE: 1:150</small>	<small>DATE: 11/20/2018</small>	<small>DATE: 11/20/2018</small>	<small>DATE: 11/20/2018</small>	<small>DATE: 11/20/2018</small>	<small>DATE: 11/20/2018</small>



1
ROCHA HOUSE
REAR ELEVATION
A-8
 SCALE 1:150 MTS.



2
ROCHA HOUSE
LEFT SIDE ELEVATION
A-8
 SCALE 1:150 MTS.

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

Registry of Deeds for Tagbilaran City

09999995000109

NEW OWNERS DUPLICATE NEW OWNERS DUPLICATE NEW OWNERS DUPLICATE

Transfer Certificate of Title
No. **112-T-47768**

IT IS HEREBY CERTIFIED that certain land situated in CITY OF TAGBILARAN, PROVINCE OF BOHOL, ISLAND OF BOHOL, bounded and described as follows:
A PARCEL OF LAND (LOT NO. 67 OF THE CADASTRAL SURVEY OF TAGBILARAN) WITH THE IMPROVEMENTS THEREON SITUATED IN THE MUNICIPALITY OF TAGBILARAN, PROVINCE OF BOHOL. BOUNDED ON THE NE., BY LOTS NOS. 66 AND 69; ON THE SE., BY LOT NO. 69; ON THE SW., BY CALLE FRANKLIN AND ON THE NW., BY LOT NO. 64, BEGINNING AT A POINTS MARKED "1" ON PLAN, BEING S. 23 DEG. 37'W., 199.29 M. FROM BLIM NO. 2;

THENCE N. 50 DEG. 59'W., 30.03 M. TO POINT 2;
THENCE N. 36 DEG. 27' E., 15.93 M. TO POINT 3; (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of
Owner: OSMUNDO V. ESQUERRA, WIDOWER, OF LEGAL AGE, FILIPINO.
Address: 152 LEVITOWN AVE., PARANAQUE CITY, METRO MANILA, PHILIPPINES
as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

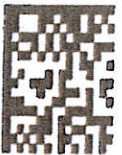
IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	6	Record No.:	1083
Orig. Reg. Date:	07 08 1932	Decree No.:	475470
Original RD:	PROVINCE OF BOHOL	OCT No.:	OCT-(695) 151
Volume No.:	(A-5) A-1/	Page No.:	(212) 151
Original Owner:	JUAN ROCHA, ET AL		

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-47616 by virtue hereof in so far as the above-described land is concerned.

Entered at Tagbilaran City, Philippines on the 5th day of FEBRUARY 1999 at 10:50am.

(SGD) AGUSTITO R. GARAY
REGISTER OF DEEDS-

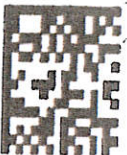


TCT No.: 112-T-47768
Page No.: 2

TECHNICAL DESCRIPTION (Continued from Page 1)

THENCE N. 46 DEG. 31'W., 3.72 M. TO POINT 4;
THENCE N. 35 DEG. 15' E., 8.44 M. TO POINT 5;
THENCE S. 60 DEG. 34' E., 11.28 M. TO POINT 6;
THENCE N. 42 DEG. 57' E., 10.30 M. TO POINT 7;
THENCE S. 42 DEG. 23' E., 11.74 M. TO POINT 8;
THENCE S. 13 DEG. 02'W., 9.58 M. TO POINT 9;
THENCE S. 39 DEG. 41' E., 6.41 M. TO POINT 10;
THENCE S. 36 DEG. 31'W., 25.17 M. TO POINT OF

BEGINNING, CONTAINING AN AREA OF NINE HUNDRED FIFTY ONE (951) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN. BEARINGS TRUE. DECLINATION 1 DEG. 37'E., DATE OF THE ORIGINAL SURVEY, SEPTEMBER 1, 1926-OCT. 30, 1928.



DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, **OSMUNDO ESGUERRA**, Filipino, of legal age, widower and a resident of 152 Levitown Ave., Better Living Subdivision, Parañaque City, Metro Manila Philippines, for and in consideration of the sum of **SIX MILLION PESOS (P6,000,000.00)** Philippine currency, to me in hand paid by **ELVIRA MARCILIANA LERNER**, Filipino, of legal age, married **MARC LERNER**, an American National and a resident of 10 Wilson Compound 2811 Park Avenue, Pasay City, Philippines, do hereby **SELL, TRANSFER** and **CONVEY**, absolutely and unconditionally, unto the said **ELVIRA MARCILIANA LERNER**, her heirs and assigns, that certain parcel of land, together with the residential house built over the same, situated at Poblacion I, City of Tagbilaran, Bohol, Philippines, designated as Lot No. 67 of the Cadastral Survey of Tagbilaran, Province of Bohol, containing an area of nine hundred fifty one (951) square meters, more or less, which parcel of land and residential house is more particularly covered by Transfer Certificate of Title No. T-47768 and Tax Declaration No. IB-0365, respectively, and specifically described as follows, to wit:

PARCEL OF LAND

TRANSFER CERTIFICATE OF TITLE NO. T-47768

"A parcel of land (Lot No. 67 of the Cadastral Survey of Tagbilaran), with the improvements thereon, situated in the Municipality of Tagbilaran (now Tagbilaran City), Province of Bohol. Bounded on the NE, along Lots Nos. 66 and 69; on the SE, by Lot No. 69; on the SW, by Calle Franklin; and on the NW, by Lot No. 64. Xxx containing an area of NINE HUNDRED FIFTY ONE (951) SQUARE METERS, more or less."

RESIDENTIAL BUILDING

TAX DECLARATION NO. IB-0365

"A residential building situated on Cadastral Lot No. 69, situated in the City of Tagbilaran, Bohol, containing a floor area of 219.90 square meters, more or less."

That I am the registered owners of the aforesaid properties in fee simple in accordance with the Land Registration Act, my title thereto being evidence by Transfer Certificate of Title No. T-47768 issued by the Register of Deeds of the City of Tagbilaran, and the residential building being covered by Tax Declaration No. IB-0365.

That the adjoining owners were duly notified of this sale and none of them were interested to buy the same; and that said property is not leased or



Pandangal na Konsulado ng Pilipinas

Honorary Consulate of the Philippines

Miami, Florida

CERTIFICATE OF AUTHENTICATION

**FOREIGN SERVICE OF THE PHILIPPINES}
HONORARY CONSULATE OF THE PHILIPPINES } S S
MIAMI, FLORIDA, U.S.A. }**

BEFORE ME, **HENRY B. HOWARD**, Honorary Consul of the Republic of the Philippines in the State of Florida, duly commissioned and qualified, hereby certify that the below-mentioned official held the office below indicated at the time she signed the attached certificate

**MARIA A. VELEZ
NOTARY PUBLIC
STATE OF FLORIDA**

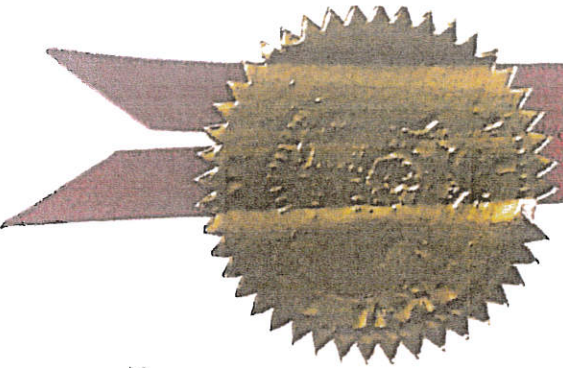
and that full faith and credence ought to be given to her official act.

For the contents of the annexed documents, the Consulate assumes no responsibility.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Philippine Honorary Consular Service, Miami, Florida, United States of America on this 28th day of August 2018.


HENRY B. HOWARD
Consul, a.h.

Document No. : NP-18-509
Series of : 2018
Service No. : 509
Fee : \$25.00
O.R. No. : 7927109



*The validity of this Certification shall follow the validity of the attached document.
This document is not valid if it is altered in any way.*

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **ELVIRA MARCELLANA LERNER**, Filipino, of legal age, married and presently residing at 9581 El Clair Ranch Road, Boynton Beach, Florida 33437 USA, by these presents do hereby name, constitute and appoint **ATTY. NERIO D. ZAMORA II**, likewise Filipino, of legal age, and a resident of Taloto District, City of Tagbilaran, Bohol, Philippines, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following special powers, to wit:

1. To represent, act for and in my behalf in the protection of my rights, interest and participation as a share holder of Bool Realty Inc., and as the lawful owner of that certain parcel of land, together with the residential building and other improvements thereon, designated as Lot No. 67 of the cadastral survey of the City of Tagbilaran, situated at Poblacion I, City of Tagbilaran;
2. To convey my aforesaid interest/ownership/lawful share, rights and participation to a bonafide third party unrelated to the aforementioned Mr. Zamora in an arm's length transaction my attorney-in-fact may deem just and appropriate;
3. To receive the proceeds of the conveyance/s with special authority to encash the same should it be in a form of a check or other negotiable instruments and to promptly remit any such proceeds to me at my written direction;
4. Should it be deemed necessary, to initiate, litigate, represent and appear for and in my behalf, in all proceedings in the case (administrative, civil, criminal or otherwise), including the Pre-trial stage thereof, including appeals and petitions for reviews in higher forum, with special authority to sign, in my behalf, the verification and certification against forum shopping thereof;
5. To enter into any possible amicable settlement with my prior review and written approval during the Pre-Trial stage, and/or trial and formal investigation thereof and to sign for and in my behalf, any deed, undertaking, contract, and other necessary papers and documents relative to the said settlement;
6. To submit to alternative modes of dispute resolution, in my behalf pertaining to the Pre-Trial/Trial stage and in the trial and/or formal investigation of the above-stated cases;
7. To enter into stipulations or admissions of facts and documents, in my behalf, in the Pre-trial/trial stage of the above-stated cases;
8. To coordinate and/or follow-up with the different government agencies in furtherance and/or necessary and in relation to the foregoing authorities
9. To perform, in my behalf, any and all acts which might be pertinent and necessary in the foregoing authority, as well as to sign any and all documents, papers and undertakings relative thereto;

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary and proper to be done in and about the premises as to fully and to all intents and purposes as I might or could do if personally present and acting in person, with full power of substitution and revocation; and **HEREBY RATIFYING AND CONFIRMING** all that my said attorney-in-fact or his substitute shall lawfully do or cause to be done by virtue of these presents.

[Handwritten signature]

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of August 2018, in the Miami Thrassy Consulate of the Philippines.

Elvira Marcillana Lerner

ELVIRA MARCILLANA LERNER

Signed in the presence of

[Signature]

[Signature]

ACKNOWLEDGEMENT

Foreign Service of the
REPUBLIC OF THE PHILIPPINES)
State of Florida ISS

BEFORE ME, this 28th day of August 2018, in the
State of Florida Philippines, personally appeared ELVIRA
MARCILLANA-LERNER with her proof of identification bearing
US Passport 484164475, known to me to be the same person who
executed the foregoing instrument and acknowledged to me that the same is her free
act and voluntary deed.

WITNESS MY HAND AND SEAL, this 28th day of
August 2018 in the City of Miami, Florida

Doc. No. _____
Page No. _____
Book No. _____
Series of 2018

[Signature]
MAY COMMISSION # GG 030016
MARINA VELEZ
EXPIRES: September 14, 2020
Borland thru Budgetary Services





PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

Old Legislative Building, P. Burgos St., Ermita, Manila

PROJECT PROCUREMENT MANAGEMENT PLAN (PPMP) for 2021
SUPPLEMENTAL

FMD - Pnkoxap 2/24/21

End User : Facilities Management Division
PPA : BUDGET ALLOTMENT FOR FY 2021 301010000

BUDGET M) 2/24/21
GOP - 2021-025 (R1) R

UACS CODE	GENERAL DESCRIPTION	QTY/ SIZE	UNIT	ESTIMATED BUDGET		MODE OF PROCUREMENT	SCHEDULE/MILESTONE OF ACTIVITIES											
				UNIT COST	TOTAL COST		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CAPITAL OUTLAYS																		
5060408099	Other Heritage Assets																	
	Acquisition of Rocha House in Sitio Ubos, in Tagbilaran City, Bohol, a declared Important Cultural Property, as an extension of the National Museum in Bohol, including applicable taxes	1	lot		Php27,113,000.00	Negotiated Procurement												
				TOTAL	Php27,113,000.00													

Prepared and Submitted by:

[Signature]
At. NELSON L. AQUINO
Architect IV / OIC, FMD

Evaluated by:

[Signature]
CLARIZA L. JJCAY
Administrative Officer V -
Budget Section

Recommending Approval :

[Signature]
Atty. MA. CECILIA U. TIROL
OIC-Deputy Director-General
(Administration)

Approved :

[Signature]
JEREMY R. BARNES, CESO III
Director-General

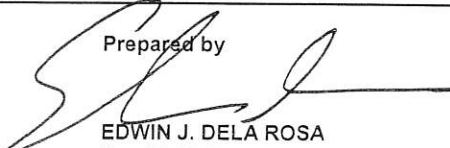
National Museum of the Philippines
Annual Procurement Plan for FY 2021 (Revised No. 1)

Code (PAP)	Procurement Program/Project	PMO/ End-User	Is this an Early Procurement Activity? Yes/No	Mode of Procurement	Schedule for Each Procurement Activity				Source of Funds	Estimated Budget (PhP)			Remarks (brief description of Program/Project)
					Ads/Post of IB/REI	Sub/Open of Bids	Notice of Award	Contract Signing		Total	MOOE	CO	
MAINTENANCE AND OTHER OPERATING SERVICES													
100010000	Security Services	Security Sec	Yes	PB	Jan	Jan	Jan	Jan	GoP	69,112,000.00	69,112,000.00		
100010000	Filing Fees and Notarization	DO	No	DC	January - December				GoP	172,000.00	172,000.00		
100010000	Procurement of Office Desk, and Executive Chair with Head Rest	EEMPSD	No	NP-SVP	Jan	Jan	Jan	Jan	GoP	71,000.00	71,000.00		
302010000	General Pest Control at Central NM	FMD	No	PB	Jan	Jan	Jan	Jan	GoP	1,404,000.00	1,404,000.00		
302010000	General Pest Control at Regional NM (NM Vigan)	FMD	No	NP-SVP	Jun	Jun	Jun	Jun	GoP	384,000.00	384,000.00		
302010000	General Pest Control at Regional NM (NM Zamboanga)	FMD	No	NP-SVP	July	July	July	July	GoP	236,000.00	236,000.00		
302010000	General Pest Control at Regional NM (NM Daraga)	FMD	No	NP-SVP	July	July	July	July	GoP	380,000.00	380,000.00		
302010000	Preventive Maintenance of Air-Conditioning System at Central NM	FMD	No	PB	Jan	Jan	Jan	Jan	GoP	3,840,000.00	3,840,000.00		
302010000	Preventive Maintenance of Air-Conditioning System at Regional NM	FMD	No	NP-SVP	July	July	July	July	GoP	862,700.00	862,700.00		
302010000	PM and Renewal Mechanical Certificates for Elevators at Central NM	FMD	No	PB	Jan	Jan	Jan	Jan	GoP	1,095,000.00	1,095,000.00		
302010000	Preventive Maintenance of Generator Sets at Central NM	FMD	No	NP-SVP	Oct	Oct	Oct	Oct	GoP	600,000.00	600,000.00		
302010000	Preventive Maintenance of BMS at Central NM	FMD	No	NP-SVP	Jan	Jan	Jan	Jan	GoP	144,000.00	144,000.00		
302010000	Preventive Maintenance of FDAS at Central NM	FMD	No	NP-SVP	Jan	Jan	Jan	Jan	GoP	240,000.00	240,000.00		
302010000	Preventive Maintenance of STP at Central NM	FMD	No	NP-SVP	July	July	July	July	GoP	200,000.00	200,000.00		
302010000	Preventive Maintenance of Walk-through Metal Detector at Central NM	FMD	No	NP-SVP	July	July	July	July	GoP	173,250.00	173,250.00		
302010000	Repair and Maintenance of Exhibition at Central & Regional Buildings	FMD	No	PB	Oct	Oct	Oct	Oct	GoP	2,473,877.20	2,473,877.20		
302010000	Procurement of Various Lighting Fixtures	FMD	No	PB	May	May	May	May	GoP	2,400,000.00	2,400,000.00		


302010000	Procurement of Various Maintenance Materials	FMD	No	PB	May	May	May	May	GoP	1,623,000.00	1,623,000.00		
302010000	Emergency Repair, Maintenance and Supply of Various Electrical and Plumbing Fixtures and Facilities of NMP Buildings	FMD	No	S	Jun	Jun	Jun	Jun	GoP	200,000.00	200,000.00		
302010000	Replacement of 4 Units Glass Panels at NMNH Building	FMD	No	NP-SVP	Jun	Jun	Jun	Jun	GoP	185,000.00	185,000.00		
302010000	Repair and Maintenance of X-ray Machines at Central NM	FMD	No	NP-SVP	Jun	Jun	Jun	Jun	GoP	130,000.00	130,000.00		
302010000	Repair and Maintenance of Elevators at Central NM	FMD	No	PB	July	July	July	July	GoP	2,480,544.00	2,480,544.00		
302010000	Reprogramming/Repair of Audio Visual Equipment at NMNH Bldg.	FMD	No	NP-SVP	Jun	Jun	Jun	Jun	GoP	95,000.00	95,000.00		
302010000	Procurement of Lead Acid Battery for Manlift Equipment	FMD	No	S	July	July	July	July	GoP	30,000.00	30,000.00		
100010000	Procurement of Accountable Forms	FSD	No	NP-A to A	January - December				GoP	20,000.00	20,000.00		
100010000	Wellness and Cultural Activities	FSD	No	NP-SVP	October- December				GoP	470,000.00	470,000.00		
301010000	Printing of National Arts Month Exhibition-Amorsolo Exhibition	FAD	No	NP-SVP	Feb	Feb	Feb	Feb	GoP	50,000.00	50,000.00		
301010000	Printing of National Heritage Month Exhibition - Salaveria Exhibition/Malang Retrospective	FAD	No	NP-SVP	May	May	May	May	GoP	50,000.00	50,000.00		
301010000	Fabrication/Installation of Exhibition of National Arts Month Exhibition - Amorsolo Exhibition	FAD	No	NP-SVP	Feb	Feb	Feb	Feb	GoP	112,500.00	112,500.00		
301010000	Fabrication/Installation of National Heritage Month Exhibition - Salaveria Exhibition/ Malang Retrospective	FAD	No	NP-SVP	Feb	Feb	Feb	Feb	GoP	112,500.00	112,500.00		
301010000	Framing of artworks and other related activities	FAD	No	S	Feb	Feb	Feb	Feb	GoP	22,000.00	22,000.00		
100010000	Refill and Recondition of Fire Extinguisher	GASD	No	NP-SVP	Feb	Feb	Feb	Feb	GoP	478,640.00	478,640.00		
100010000	Janitorial Services	GASD	Yes	PB	Jan	Jan	Jan	Jan	GoP	40,262,000.00	40,262,000.00		
All PAPs	Traveling Expenses	NMP	No	NP-SVP	January - December				GoP	5,300,000.00	5,300,000.00		
All PAPs	Training and Scholarship Expenses	NMP	No	NP-SVP	January - December				GoP	130,000.00	130,000.00		
All PAPs	Supplies and Materials Expenses	NMP	No	NP-SVP	January - December				GoP	10,062,360.00	10,062,360.00		
All PAPs	Utility Expenses	NMP	No	NP-SVP	January - December				GoP	62,000,000.00	62,000,000.00		
All PAPs	Communication Expenses	NMP	No	NP-SVP	January - December				GoP	1,819,999.00	1,819,999.00		
All PAPs	Confidential, Intelligence and Extraordinary Expenses												
	Extraordinary and Miscellaneous Expenses	NMP	No	NP-SVP	January - December				GoP	498,000.00	498,000.00		
All PAPs	Professional Services	NMP	No	NP-SVP	January - December				GoP	500,000.00	500,000.00		

All PAPs	General Services	NMP	Yes	PB	January - December	GoP	29,615,050.00	29,615,050.00		
All PAPs	Repair and Maintenance	NMP	No	NP-SVP	January - December	GoP	19,346,578.80	19,346,578.80		
All PAPs	Taxes, Insurance Premiums and Other Fees	NMP	No	NP-SVP	January - December	GoP	16,563,000.00	16,563,000.00		
All PAPs	Other Maintenance and Operating Expenses	NMP	No	NP-SVP	January - December	GoP	91,000.00	91,000.00		
CAPITAL OUTLAY										
LFP 012021	Development of the National Museum Complex in Manila - Phase 1 (to implement Republic Act No. 11333)	PB	No	PB	January - December	GoP	40,000,000.00	40,000,000.00		
LFP 022021	Highly urgent repair of the Church of Our Lady of Caysasay and associated structures, a declared National Cultural Treasure in Taal, Batangas	PB	No	PB	January - December	GoP	15,000,000.00	15,000,000.00		
301010000	Acquisition of Rocha house in Sitio Ubos, in Tagbilaran city, Bohol a declared Important Cultural Property, as an extension of the National Museum in Bohol, as an extension of the National Museum in Bohol, including applicable taxes	DC	No	PB	January - December	GoP	27,113,000.00	27,113,000.00		
							358,147,999.00	276,034,999.00	82,113,000.00	

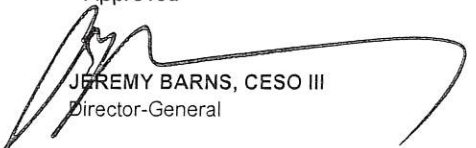
Prepared by


EDWIN J. DELA ROSA
Head BAC Secretariat

Recommendar Recommending Approval


ATTY. MA. ROSEANNE M. FLORES-AVILA
Deputy Director - General for Administration
BAC Chairperson

Approved


JEREMY BARNES, CESO III
Director-General



PAMBANSANG MUSEO NG PILIPINAS
NATIONAL MUSEUM OF THE PHILIPPINES

NOTICE TO PROCEED

Pursuant to Sec. 22 of Republic Act 11333 and in accordance with the Deed of Sale dated 24 SEP 2021 entered into by and between the National Museum of the Philippines and Ms. Elvira Marcillana Lerner represented by her Attorney-in-fact, Atty. Nerio D. Zamora II, NOTICE is hereby given to:

Owner	:	Ms. Elvira Marcillana Lerner
Name of Project	:	Acquisition of Rocha House in Sitio Ubos in Tagbilaran City, Bohol, a declared Important Cultural Property, as an extension of the National Museum in Bohol, including applicable taxes
Location	:	Lot 67 Franklin Street, Sitio Ubos, Poblacion I, Tagbilaran City, Bohol
Contract Amount	:	Php 27,027,027.03
Contract Effectivity	:	Upon the Receipt of this Notice

This Notice to Proceed is issued this 24 day of September, 2021 at the City of Manila, Philippines


JEREMY BARNS, CESO III
Director - General

CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS

This Contract to Sell is executed by and between:

ELVIRA MARCILLANA LERNER, Filipino, of legal age, married to Marc Lerner, an American National and herein represented by her Attorney-In-Fact, **ATTY. NERIO D. ZAMORA II**, likewise Filipino, of legal age, married and a resident of Taloto District, City of Tagbilaran, Bohol, Philippines, per the Special Power of Attorney hereto attached and made an integral part hereof, and hereinafter referred to as **FIRST PARTY VENDOR**;

-- and --

NATIONAL MUSEUM OF THE PHILIPPINES, a government institution of the Republic of the Philippines, with office address at the Old Legislative Building, National Museum Complex, Rizal Park, Manila, herein represented by its Director-General and Head of Agency, **Mr. JEREMY R. BARNES**, hereinafter referred to as **SECOND PARTY VENDEE**.

WITNESSETH

WHEREAS, the **FIRST PARTY VENDOR** is the lawful owner of the Rocha House and the parcel of land over which the same is built, situated at Sitio Ubos, Barangay Poblacion I, City of Tagbilaran, Bohol, Philippines and are more particularly described as follows:

LAND

TRANSFER CERTIFICATE OF TITLE NO. 112-T-47768

"A parcel of land (lot no. 67 of the Cadastral Survey of Tagbilaran), with the improvements thereon situated in the Municipality of Tagbilaran, Province of Bohol. Bounded on the NE, by Lots Nos. 66 and 69; on the SE, by Lot No. 69; on the SW, by Calle Franklin and on the NW, by Lot No. 64. Beginning at a points marked "1 on plan, being S, 23 deg. 37'W., 199.29 n. from BLLM No. 2;

thence N. 50 deg. 59'W., 30.03 m. to point 2;
thence N. 36 deg. 27'E., 15.93 m. to point 3;
thence N. 46 deg. 31'W., 3.72 m. to point 4;
thence N. 35 deg. 15'E., 8.44 m. to point 5;
thence S. 60 deg. 34'E., 11.28 m. to point 6;
thence N. 42 deg. 57'E., 10.36 m. to point 7;
thence S. 42 deg. 23'E., 11.74 m. to point 8;
thence S. 13 deg. 02'W., 9.58 m. to point 9;
thence S. 39 deg. 41'E., 6.41 m. to point 10;
thence S. 36 deg. 31'W., 25.17 m. to the point of beginning;

containing an area of NINE HUNDRED FIFTY-ONE (951) Square meters, more or less. All points referred to are indicated on the plan; bearings true; declination 1 deg. 37'E, date of the original survey, September 1, 1926-Oct. 30, 1928."

NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL

Atty. Nerio D. Zamora II
Name & Signature
Atty. Nerio D.
Designation
Legal Section
Division/Section

BUILDING

TAX DECLARATION NO. 1B-0365

"A residential building situated on Cadastral Lot No. 67, situated in the City of Tagbilaran, Bohol, containing a floor area of 219.90 square meters, more or less."

WHEREAS, the transfer of ownership of the **FIRST PARTY VENDOR** over the above-described properties is evidenced by the Deed of Absolute Sale executed by Osmundo Esguerra on January 28, 2009, and duly entered as Doc. No. 212, Page No. 44, Book No. X, Series of 2009 of Notary Public Atty. Nerio D. Zamora II;

WHEREAS, the **SECOND PARTY VENDEE** expressed interest to acquire the above-described properties from the **FIRST PARTY VENDOR** and the latter is willing to sell the same to the former.

NOW, THEREFORE, for and in consideration of the total amount of **TWENTY-FIVE MILLION PESOS (PHP 25,000,000.00)**, net of capital gains and documentary stamp taxes, Philippine currency, the **FIRST PARTY VENDOR** agrees to sell and the **SECOND PARTY VENDEE** agrees to buy the above-described parcel of land and the residential house built thereon, subject to the following terms and conditions:

1. Initial payment in the amount of **SIX MILLION PESOS ONLY (Php6,000,000.00)**:

- a. Upon signing of the **DEED OF ABSOLUTE SALE** by both parties;
- b. It is hereby understood and agreed that the **FIRST PARTY VENDOR** shall undertake the processing of the transfer of title to the name of the National Museum of the Philippines;

2. Final payment in the amount of **NINETEEN MILLION PESOS ONLY (Php19,000,000.00)** upon delivery by the **FIRST PARTY VENDOR** of the original owner's copy of the Transfer Certificate of Title in the name of National Museum of the Philippines, Tax Declaration for both the land and the improvement and all relevant documents.

3. The **SECOND PARTY VENDEE** shall shoulder the capital gains and documentary taxes, transfer tax, registration fee and miscellaneous expenses pertaining to the transfer of the subject property to its name, National Museum of the Philippines while the **FIRST PARTY VENDOR** shall shoulder any and all unpaid real property tax.

4. **FIRST PARTY VENDOR** shall shoulder all the taxes and fees such as capital gains and documentary stamp taxes, transfer tax, registration fee and miscellaneous fees, including penalties and surcharges for late registration relative to the transfer of the subject real property from Mr. Esguerra to Mrs. Lerner.

5. Ownership and possession to the subject property shall be transferred and delivered by the **FIRST PARTY VENDOR** to the **SECOND PARTY VENDEE** before or upon full payment of the total consideration

6. The **FIRST PARTY VENDOR**, her heirs, assigns, and successors-in-interest warrant that the subject property is not leased or tenanted and that the same is free from liens or encumbrances whatsoever and further warrants to the peaceful possession of the **SECOND PARTY VENDEE** and will defend the latter against all judicial or administrative actions for eviction.

NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL
Atty. Ed. Comalman
Name & Signature
Attorney II
Designation
Legal Section
Division/Section

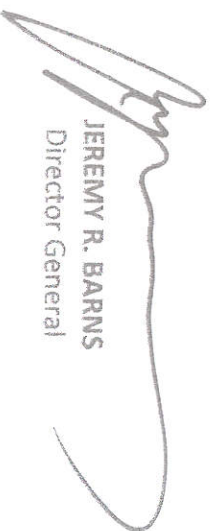
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 24 SEP 2021 day of _____, 2021, in the City of Tagbilaran, Philippines.

ELVIRA MARCELLANA LERNER
First Party Vendor


NATIONAL MUSEUM OF THE PHILIPPINES
Second Party Vendee


Herein represented by:


ATTY. NERIO D. ZAMORA II
Attorney-in-Fact


JEREMY R. BARNES
Director General

Signed in the presence of:


CHARLEMAGNE R. TANTINGCO
Museum Researcher II
NMP – Bohol


AUDREY/DAWN M. TOMADA
Administrative Officer V and Head
NMP – Bohol

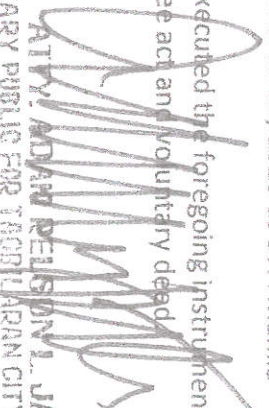
A C K N O W L E D G M E N T

REPUBLIC OF THE PHILIPPINES)
CITY OF TAGBILARAN, BOHOL) SS


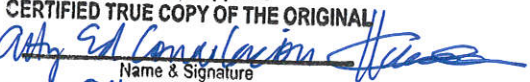


BEFORE ME, this 24 SEP 2021, 2021, in the City of Tagbilaran, Bohol, Philippines, personally came and appeared:

Name	Proof of Identification
NERIO D. ZAMORA II	Unified Multi-Purpose ID; CRN-006-0080-6397-5
JEREMY R. BARNES	Philippine Passport No. P5076851B; issued on March 12, 2020 at DFA Manila

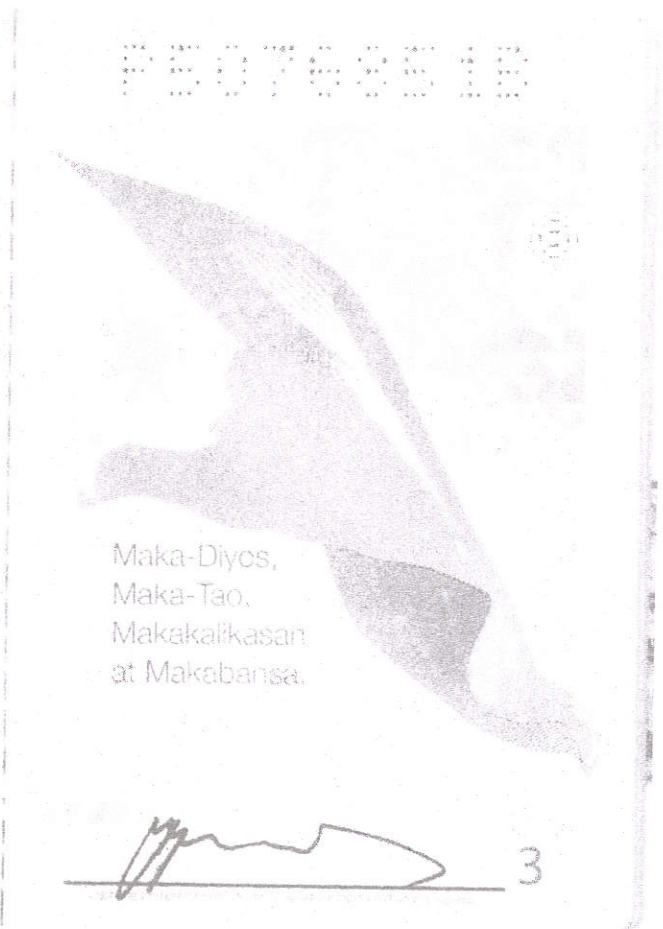
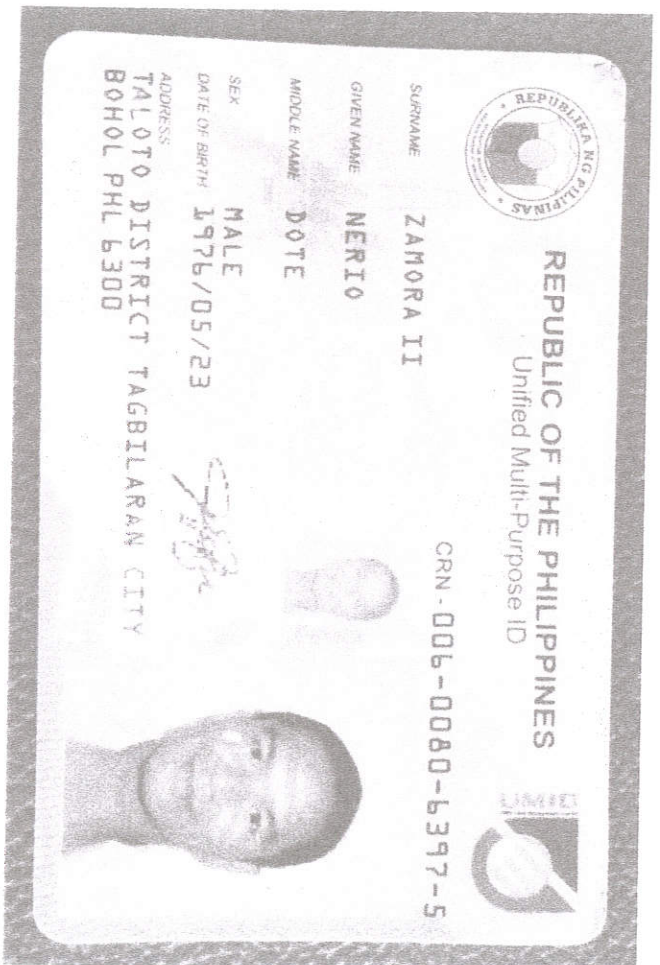
all known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same are their free act and no unitary deed.
WITNESS MY HAND AND SEAL.


ATTY. ADAN DELSON L. JALA
NOTARY PUBLIC FOR TAGBILARAN CITY, BOHOL

NOTARY PUBLIC
HQS. UNIT 2ND FLOOR
COMM. EXPIRES ON 03.31.2021
37F PAMUCAS BLDG. JACLEARIN STREET
TAMPAS DIST. TAGBILARAN CITY, BOHOL
PHIL. NO. 53492, IBP 088987, TIN 232-724-7416
AGE COMPL. NO. 81-0006672, MAILING 9-14-20
PIR NO. 0845884, 12-15-20, FOR 2021

 NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL

Name & Signature

Designation

Division/Section

Doc. No. 186;
Page No. 39;
Book No. XVII;
Series of 2021.



NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL
Atty. Ed Comalacian
Name & Signature
Attorney II
Designation
Legal Section
Division/Section



REPUBLIKA NG PILIPINAS | REPUBLIC OF THE PHILIPPINES
PASAPORTE/
PASSPORT

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS

This Deed of Absolute Sale is executed by and between:

ELVIRA MARCILLANA LERNER, Filipino, of legal age, married to Marc Lerner, an American National and herein represented by her Attorney-In-Fact, **ATTY. NERIO D. ZAMORA II**, likewise Filipino, of legal age, married and a resident of Taloto District, City of Tagbilaran, Bohol, Philippines, per the Special Power of Attorney hereto attached and made an integral part hereof, and hereinafter referred to as **FIRST PARTY VENDOR**;

-- and --

NATIONAL MUSEUM OF THE PHILIPPINES, a government institution of the Republic of the Philippines, with office address at the Old Legislative Building, National Museum Complex, Rizal Park, Manila, herein represented by its Director-General and Head of Agency, **Mr. JEREMY R. BARNES**, hereinafter referred to as **SECOND PARTY VENDEE**.

WITNESSETH

WHEREAS, the **FIRST PARTY VENDOR** is the true and lawful owner of the Rocha House and the parcel of land over which the same is built, situated at Sitio Ubos, Barangay Poblacion I, City of Tagbilaran, Bohol, Philippines and are more particularly described as follows:

LAND

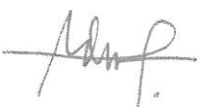
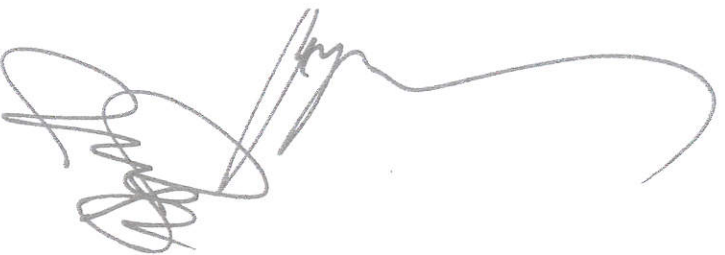
TRANSFER CERTIFICATE OF TITLE NO. 112-T-47768

"A parcel of land (lot no. 67 of the Cadastral Survey of Tagbilaran), with improvements thereon situated in the Municipality of Tagbilaran, Province of Bohol. Bounded on the NE., by Lots Nos. 66 and 69; on the SE., by Lot No. 69; on the SW., by Calle Franklin and on the NW., by Lot No. 64. Beginning at a point marked "1" on plan, being S, 23 deg. 37'W., 199.29 n. from BLLN 2;

thence N. 50 deg. 59'W., 30.03 m. to point 2;
thence N. 36 deg. 27'E., 15.93 m. to point 3;
thence N. 46 deg. 31'W., 3.72 m. to point 4;
thence N. 35 deg. 15'E., 8.44 m. to point 5;
thence S. 60 deg. 34'E., 11.28 m. to point 6;
thence N. 42 deg. 57'E., 10.36 m. to point 7;
thence S. 42 deg. 23'E., 11.74 m. to point 8;
thence S. 13 deg. 02'W., 9.58 m. to point 9;
thence S. 39 deg. 41'E., 6.41 m. to point 10;
thence S. 36 deg. 31'W., 25.17 m. to the point of beginning;

containing an area of **NINE HUNDRED FIFTY-ONE (951) Square meters**, more or less. All points referred to are indicated on the plan; bearings true; declination 1 deg. 37'E, date of the original survey, September 1, 1926-Oct. 30, 1928."

NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL
Atty. Nerio D. Zamora II
Name & Signature
Attorney II
Designation
Legal Section
Division/Section



BUILDING

TAX DECLARATION NO. 1B-0365

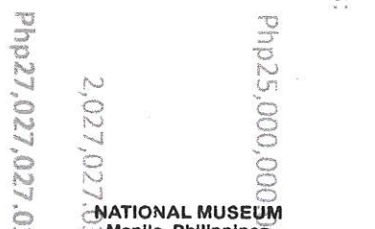
“A residential building situated on Cadastral Lot No. 67, situated in the City of Tagbilaran, Bohol, containing a floor area of 219.90 square meters, more or less.”

WHEREAS, the transfer of ownership of the **FIRST PARTY VENDOR** over the above-described properties is evidenced by the Deed of Absolute Sale executed by Osmando Esguerra on January 28, 2009, and duly entered as Doc. No. 212; Page No. 44, Book No. X, Series of 2009 of Notary Public Atty. Nerio D. Zamora II;

WHEREAS, the **SECOND PARTY VENDEE** expressed interest to acquire the above-described properties from the **FIRST PARTY VENDOR** and the latter is willing to sell the same to the former for the **NET ACQUISITION COST** of **TWENTY-FIVE MILLION PESOS (PHP 25,000,000.00)**, Philippine currency.

The breakdown of the acquisition costs is herein stated as follows:

Net Acquisition cost		Php25,000,000.00
Add: Taxes		
Capital Gains Tax (6%)	1,621,621.62	
Documentary Stamp Tax (1.5%)	<u>405,405.41</u>	
Total Taxes	2,027,027.03	
	TOTAL GROSS SALE PRICE:	Php27,027,027.03


NATIONAL MUSEUM
 Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL
 Atty. Ed Comalban
 Name & Signature
Attorney II
 Designation
Legal Section
 Division/Section


NOW THEREFORE, for and in consideration of the sum of **TWENTY-SEVEN MILLION TWENTY-SEVEN THOUSAND AND TWENTY-SEVEN PESOS AND 3/100 CENTAVOS (PHP 27,027,027.03)**, Philippine Currency, paid by the **SECOND PARTY VENDEE** to the **FIRST PARTY VENDOR**, the **FIRST PARTY VENDOR DO HEREBY SELL, TRANSFER, and CONVEY** by way of Absolute Sale unto the said **SECOND PARTY VENDEE**, the certain parcel of land together with all the improvements found thereon, free from all liens and encumbrances of whatever nature including real estate taxes as of the date of this sale.

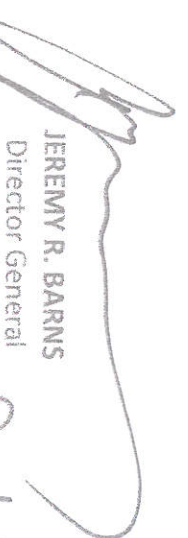
24 SEP 2021

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this _____ day of _____, 2021 in the City of Tagbilaran, Philippines.

ELVIRA MARCILLANA LERNER **NATIONAL MUSEUM OF THE PHILIPPINES**
First Party Vendor Second Party Vendee


Herein represented by:


ATTY. NERIO D. ZAMORA II
 Attorney-in-Fact


JEREMY R. BARNS
 Director General

Signed in the presence of:


CHARLEMAGNE R. TANTINGCO
Museum Researcher II
NMP -- Bohol


AUDREY DAWN M. TOMADA
Administrative Officer V and Head
NMP -- Bohol

A C K N O W L E D G M E N T

REPUBLIC OF THE PHILIPPINES)
CITY OF TAGBILARAN, BOHOL) SS

BEFORE ME, this 24 SEP 2021 day of _____, 2021, in the City of Tagbilaran, Bohol, Philippines, personally came and appeared:

Name

Proof of Identification

NERIO D. ZAMORA II

Unified Multi-Purpose ID; CRN-006-0080-6397-5

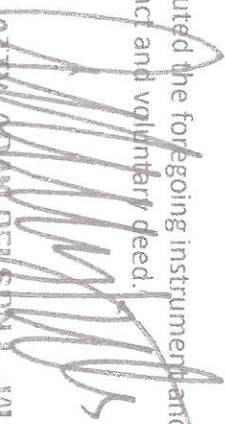
JEREMY R. BARNS

Philippine Passport No. P5076851B; issued on March 12, 2020 at DFA Manila

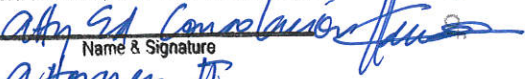


all known to me to be the same persons who executed the foregoing instrument and the acknowledged to me that the same are their free act and voluntary deed.

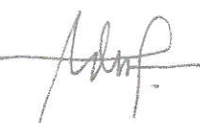
WITNESS MY HAND AND SEAL.


Doc. No. 185;
Page No. 38;
Book No. XCVII;
Series of 2021.


ATM ADM REIS DNL JALA
NOTARY PUBLIC FOR TAGBILARAN CITY, BOHOL
REG. NO. 2020-11-11
COMM. EXPIRES ON DEC. 31, 2021
111 PANAGAS BLDG. J.A. CLARIN STREET
TAGBILARAN CITY, BOHOL
ROLL NO. 53192, BP 08898, TIN 232-794
SOLE COMPL. NO. W-0006672, VALID UNTIL 4-1-2022
PTP NO. 08745884-12-15-20, FOR 20%

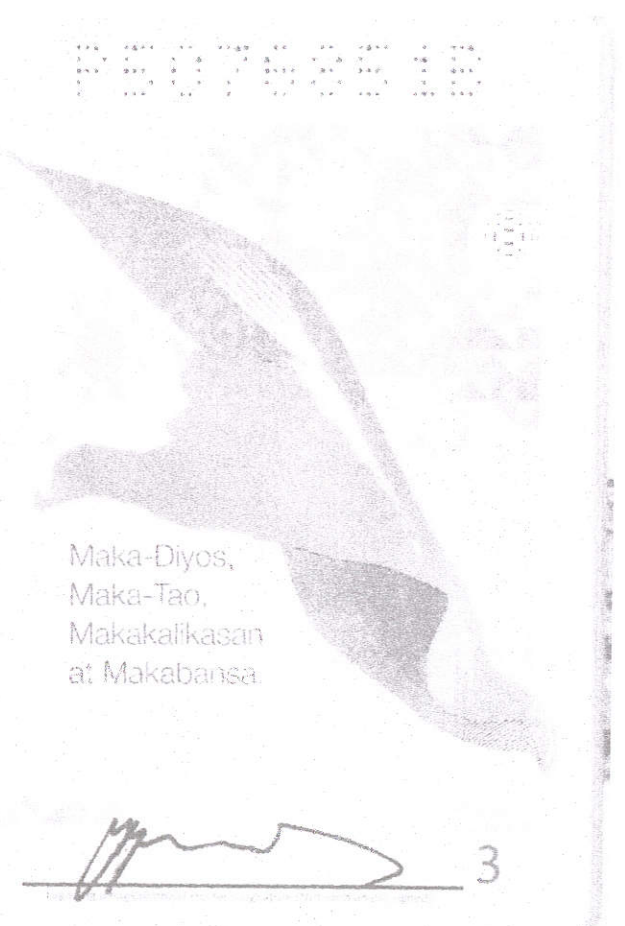
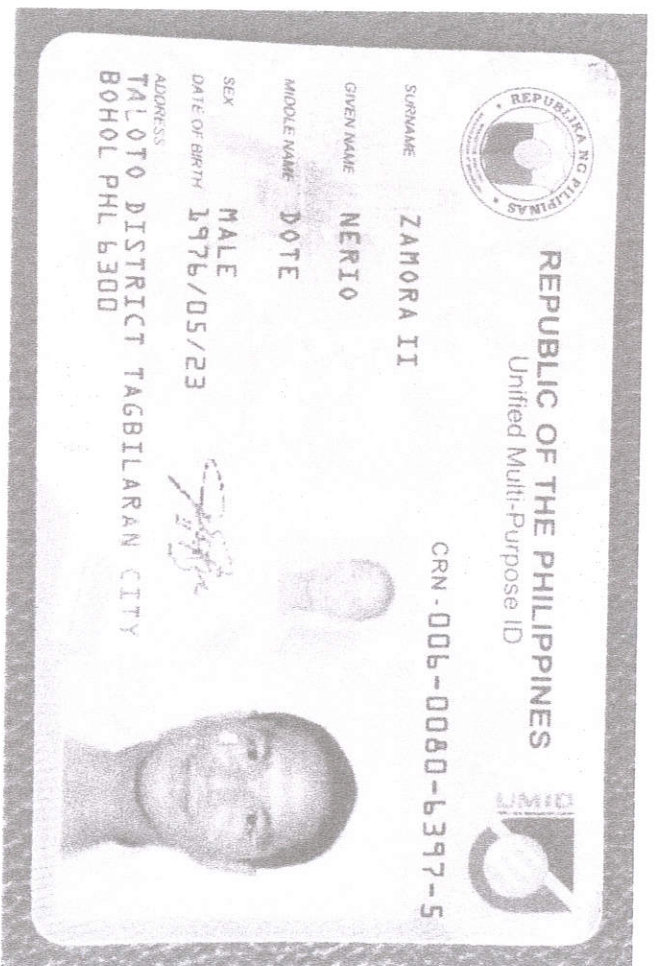
NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL


Name & Signature

Designation

Division







ROCHA HOUSE, TAGBILARAN CITY, BOHOL -- DEED OF ABSOLUTE SALE

PAGE 4 OF 4

[Handwritten Signature]

[Handwritten Signature]

NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL

[Signature]
Name & Signature

[Signature]
Designation

[Signature]
Division/Section

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

SPECIAL POWER OF ATTORNEY

KNOW BY ALL MEN BY THESE PRESENTS

I, **JEREMY R. BARNES**, Filipino, of legal age, single, the Director-General and Head of Agency of the National Museum of the Philippines and a resident of Makati City, Philippines, do hereby name, constitute and appoint **GEMMA BALUCA CUERING**, Filipino, of legal age, married and a resident of Tagbilaran City, Philippines, to be my true and lawful Attorney-In-Fact, for me and in my name, place and stead, to do and perform all or any of the following acts and things and under the following terms and conditions, to wit:

1. To act for and represent in my behalf in all government offices, including the Bureau of Internal Revenue, City Assessor's Office and Register of Deeds of the City of Tagbilaran, Bohol, in the processing of the registration of that certain parcel of land located at Poblacion 1, Tagbilaran City, Bohol, which property covered by TCT No. T-47768, and that building on said parcel of land covered by Tax Declaration No. 1B-0365, under the name of **NATIONAL MUSEUM OF THE PHILIPPINES**;
2. To coordinate and/or follow-up with the different government agencies in furtherance and/or necessary and in relation to the foregoing purpose;
3. To make, sign, execute, receive and deliver papers, instruments or documents necessary to or in relation with the foregoing purpose, including the TCT issued in the name of **NATIONAL MUSEUM OF THE PHILIPPINES**;
4. This Special Power of Authority automatically expires within **SIX (6) MONTHS**;
5. Third parties may rely upon the representations of the Attorney-In-Fact as to all matters regarding the powers granted to her. No person who acts in reliance on the representations of the Agent shall incur any liability to the National Museum of the Philippines provided the authority given has not been terminated or expired by operation of law.


HEREBY GIVING AND GRANTING unto my said Attorney-In-Fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary and proper to be done in and about the premises as to fully and to all intents and purposes as I might or could do if personally present and acting in person, with full power of substitution and revocation; and **HEREBY AND CONFIRMING** all that my said Attorney-In-Fact shall lawfully do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 24 **SFP** 2021, day of SEP 2021, in the City of Tagbilaran, Bohol, Philippines.

JEREMY R. BARNES
Principal

Conforme:


GEMMA BALUCA CUERING
Attorney-In-Fact

NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL

Name & Signature
Attorney In
Designation
Legal Section
Division/Section

Signed in the presence of:

1) 

CHARLEMEINE R. TANTINGCO
Museum Researcher II, NMP-Bohol

2) 

AUDREY DAWN M. TOMADA
Administrative Officer V, NMP-Bohol

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF TAGBILARAN) S.S.

Fuller

BEFORE ME, this 24 SEP 2021, 2021, in the City of Tagbilaran, Philippines, personally came and appeared **JEREMY R. BARNES** with his Philippine Passport No. P5076851B issued on March 12, 2020 at DFA Manila known to me to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his free act and deed.

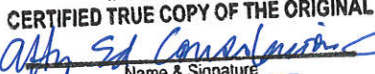
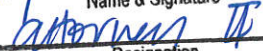
WITNESS MY HAND AND SEAL.



ATTY. ADAM NELSON L. JALA
NOTARY PUBLIC FOR TAGBILARAN CITY, BOHOL
REG. NO. 2020-19
COMM. EXPIRES ON DEC. 31, 2021
J. F. PANGGAS BLVD. J.A. CLARIN STREET
TAMPAYON T. FACELIARAN CITY, BOHOL
PHIL. NO. 53192 18P 08899, TIN 232-794-7746
SCALE COMPL. NO. 91-0006672, VALID UNTIL 4-11-22
PTR NO. 0845884 72-15-20, FOR 2021

Doc. No. 187
Page No. 37
Book No. XVII
Series of 2021.





NATIONAL MUSEUM
Manila, Philippines
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Name & Signature

Designation
Legal Section
Division/Section

REPUBLIC OF THE PHILIPPINES
Unified Multi-Purpose ID

CRN - 0006-1365984-2

SURNAME	CUERING
GIVEN NAME	GEMMA
MIDDLE NAME	BALUCA
SEX	FEMALE
DATE OF BIRTH	1973/03/31
ADDRESS	BAYACABAC MARIBOJOC BOHOL PHL 6336



Gemma




REPUBLIC OF THE PHILIPPINES | REPUBLIC OF THE PHILIPPINES

Maka-Diyos,
Maka-Tao,
Makakalikasan
at Makabansa.



3

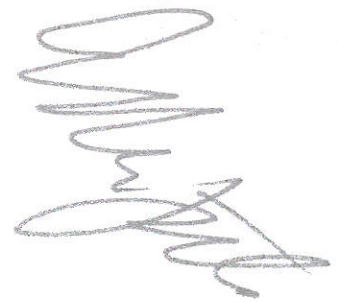
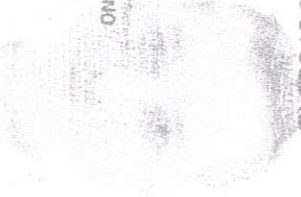
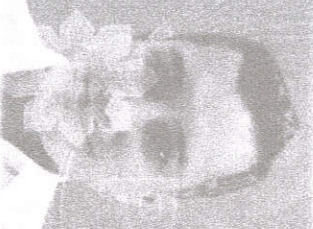


REPUBLIKA NG PILIPINAS | REPUBLIC OF THE PHILIPPINES

PASAPORTE/
PASSPORT

P PHL P5076851B

Apelyang/Pangalan	BARNS
Pangalan/Pangalan	JEREMY
Pangalan ng Ama/Pangalan ng Ama	ROBERT
Paenat ng Kapanganakan/Date of Birth	19 SEP 1974
Kahulugan/Place of Birth	AUSTRALIA
Paenat ng Pagpapalaganap/Date of Issue	12 MAR 2020
Paenat ng Pagtatapos/Date of Validity	11 MAR 2030
Magsalaysay/Magistrate	DEA MANILA



NATIONAL MUSEUM
Manila, Philippines
CERTIFIED TRUE COPY OF THE ORIGINAL

Atty. Ed Condonacion
Name & Signature

Attorney II
Designation

Coral Section
Division/Section