



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Provincial Environment and Natural Resources Office

May 29, 2022

MEMORANDUM

FOR : **The Regional Executive Director**
MIMAROPA Region

THRU : **The Assistant Director**
for Technical Services

FROM : **The PENRO**
Calapan City, Oriental Mindoro

SUBJECT : **SUBMISSION OF DOCUMENTS FOR THE PROPOSED
REGIONAL OFFICE AND HOUSING PROJECT FOR
MIMAROPA PERSONNEL (DENR-EMB-MGB)**

With reference to the Regional Executive Director Memorandum dated May 12, 2022 Re: Identification of lots for the Regional Office and Housing for MIMAROPA Personnel (DENR-EMB-MGB) we are submitting the following documents for your information;

1. Two (2) copies of Title – TCT No. 140184 (19,946 SQ.M)
– TCT No. 140183 (30,000 SQ.M);
2. Subdivision Plan of Lot 530-A- 12-PSD-04-154530
Lot 530-A- 13-PSD-04-154530;
3. Geo-photos of the proposed Lot area;
4. Copy of Letter to the Regional Director of MGB requesting for Geologic mapping and Geo hazard of the proposed lot area;

The selling price is Three Thousand Five Hundred Pesos (Php 3,500.00) per square meter.

For reference and consideration.

ALMA E. GIBE
DMO V/Chief, TSD
In-Charge, Office of the PENRO

TRACKING NO. 220 5000 549



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Provincial Environment and Natural Resources Office

May 25, 2022

MEMORANDUM

TO : **The Director**
MGB Mimaropa
Roxas Blvd, Metro Manila

FROM : **The PENRO**
Calapan City, Oriental Mindoro

SUBJECT : **REQUEST FOR GEOLOGIC MAPPING AND GEOHAZARD
ASSESSMENT OF THE PROPOSED LAND AREA FOR THE
PROPOSED CONSTRUCTION OF THE REGIONAL OFFICE
BUILDING AND HOUSING PROJECT FOR MIMAROPA
DENR-EMB-MGB PERSONNEL**

In connection with the proposed construction of the Regional Office building and housing project for DENR-EMB-MGB the office would like to request for Geologic Mapping and Geo-Hazard Assessment of the land located at Sapul Road, Calapan City, Oriental Mindoro.

Attached is the Geo-photography of the area for reference.

For consideration.

ALMA E. GIBE

DMO V/Chief, TSD

In-Charge, Office of the PENRO

SN No. 8483942

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

REGISTRY OF DEEDS FOR THE CALAPAN CITY

Transfer Certificate of Title

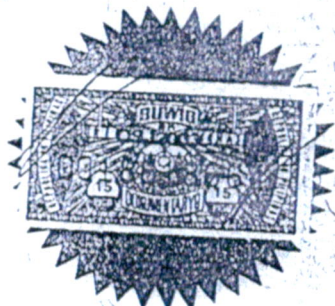
No. T-140184

IT IS HEREBY CERTIFIED that certain land situated in the City of Calapan,
Province of Oriental Mindoro, Philippines, bounded and described as follows:
A parcel of land (Lot 530-A-13, of the subdivision plan, Psd-04-154530,
being a portion of Lot 530-A, Psd-14185, L.R.C. Record No.), situated in
the Brgy. of Sapul, City of Calapan, Province of Or. Mdo., Island of Mindoro.
Bounded on the NW., along line 1-2 by Lot 530-A-12; on the NE., along line
2-3 by Lot 530-A-11; along line 3-4 by Lot 530-A-10; along line 4-5 by Lot
530-A-9; on the SE., along line 5-6 by Lot 530-A-8, all of the subd. plan;
on the SW., along line 6-7 by Lot 531-A, Psd-9647; along lines 7-8-1 by Lot
529, both of Cad. 104, Calapan Cadastre, Beginning at a point marked "1" on
plan, being N. 89 deg. 47' W., 458.53 m. from BM No. 3, Cad. 104, Calapan
is registered in accordance with the provisions of the Property Registration Decree in the name of

Spouses JAIME CABASE and CONCEPCION ORDA-CABASE, both of legal age,
Filipinos x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of
said Decree as may be subsisting, and to subject to a two (2) years period pursuant to
Section 4 Rule 74 of the Rules of Court. . . (August 28, 2003)
Subject to a two (2) years period pursuant to Section 4 Rule 74 of
the Rules of Court. . . (Oct. 10, 2005)

IT IS FURTHER CERTIFIED that said land was originally registered on the 18th
of July, in the year nineteen hundred and fifty-eight, in the
Registration Book of the Office of the Register of Deeds of Oriental Mindoro, Volume 52963
page 32, as Original Certificate of Title No. T-129974, pursuant to Decree No. 152563
issued in L.R.C. Record No. 212, in the name of T-129974, T-1008
-This certificate is a transfer from Concepcion Certificate of Title No. which
is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at City of Calapan
at 2:53 p.m. on the 13th day of November
in the year two thousand and six

ATTEST:

18 Granada cor. Castilla Sts. Brgy.
Valencia, Quezon City
(Owner's postal address)

FLORDELIA F. VILLAO
OIC-Dep. (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the
registered owner. If the owner is a married woman, state also the citizenship of her husband. If the
land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

AREA = 19,946 SQ.M

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

Cadastral.

thence N. 50 deg. 05'E., 242.80 m. to point 2;
thence S. 35 deg. 02'E., 20.15 m. to point 3;
thence S. 35 deg. 02'E., 25.30 m. to point 4;
thence S. 35 deg. 02'E., 25.30 m. to point 5;
thence S. 45 deg. 35'W., 253.90 m. to point 6;
thence N. 32 deg. 02'W., 41.71 m. to point 7;
thence N. 28 deg. 04'W., 46.99 m. to point 8;
thence N. 20 deg. 02'W., 2.44 m. to point of

beginning, containing an area of NINETEEN THOUSAND NINE HUNDRED FORTY SIX (19,946) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cms., bearings grid/true; date of the original survey, May 1916 - May 1920, and that of the subd. survey, May 28, 2003, and was approved on Dec. 12, 2004.

NOTE: Subsequent subd. of the resultant lots shall be coursed thru the Local government for approval.

FLORDELIZA F. VILLAO
OIC-Deputy Register of Deeds

Pursuant to Sec. 7 of Rep. Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest to the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this certificate of title consisting of three (3) pages on this date 10-18-78 has been reconstituted from its owner's duplicate the reconstitution having been affected administratively under the provisions of Rep. Act No. 26.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation has been copied from TCT No. T-129974 T-1008

FLORDELIZA F. VILLAO
OIC-Deputy Register of Deeds

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

SN No. 8483941

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

REGISTRY OF DEEDS FOR THE CALAPAN CITY

Transfer Certificate of Title

No. T-140183

IT IS HEREBY CERTIFIED that certain land, situated in the City of Calapan,
Province of Oriental Mindoro, Philippines, bounded and described as follows:
A parcel of land (Lot 530-A-12), of the subdivision plan, Psd-04-154530,
being a portion of Lot 530-A, Psd-14185, L.R.C. Record No.), situated in
the Brgy. of Sapul, City of Calapan, Province of Or. Mdo., Island of Mindoro.
Bounded on the SW., along line 1-2 by Lot 530-A-7; on the NW., along line
2-3 by Lot 530-A-6; on the NE., along line 3-4 by Lot 530-A-8; on the SE.,
along line 4-5 by Lot 530-A-11; and along line 5-1 by Lot 530-A-13, all of
the subd. plan. Beginning at a point marked "1" on plan, being N. 89 deg.
47'W., 458.53 m. from BBM No. 3, Cad. 104, Calapan Cadastre.

is registered in accordance with the provisions of the Property Registration Decree in the name of

Spouses JAIME CABASE and CONCEPCION ORDA-CABASE, both of legal age,
Filipinos x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of
said Decree as may be subsisting, and to / subject to a two (2) years period pursuant
to Section 4 Rule 74 of the Rules of Court . . . (August 28, 2003)

Subject to a two (2) years period pursuant to Section 4 Rule 74 of
the Rules of Court . . . (Oct. 10, 2005)

IT IS FURTHER CERTIFIED that said land was originally registered on the 18th day
of July, in the year nineteen hundred and fifty-eight, in the
Registration Book of the Office of the Register of Deeds of Oriental Mindoro, Volume C-2
page 32, as Original Certificate of Title No. NO-52 (O-81), pursuant to Decree No. N-52568
issued in L. R. C. Case # 1, Record No. 212, in the name of T-129973 T-1008
Transfer

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



Entered at City of Calapan
Philippines, on the 13th day of November
in the year two thousand and six
at m

ATTEST:

18 Granada cor. Castilla Sts. Brgy.
Valencia, Quezon City
(Owner's postal address)

FLORDELIZA F. VILLAO
OTC-Dep. (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the
registered owner. If the owner is a married woman, state also the citizenship of her husband. If the
land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

AREA = 30,001 SQ.M.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

thence N. 20 deg. 02'W., 66.60 m. to point 2;
thence R. 25 deg. 49'W., 279.89 m. to point 3;
thence S. 35 deg. 02'E., 176.89 m. to point 4;
thence S. 46 deg. 04'W., 20.00 m. to point 5;
thence S. 50 deg. 05'W., 242.90 m. to point of

beginning, containing an area of THIRTY THOUSAND ONE (30,001) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cms., bearings grid/true; date of original survey, May 1916 - May 1920, and that of the subd. survey, May 28, 2003, and was approved on Dec. 12, 2004.

(NOTE: Subsequent subdivision of the resultant lots shall be coursed thru the Local Government for approval.)

FLORDELIZA F. VILLAO
OIC-Deputy Register of Deeds

Pursuant to Sec. 7 of Rep. Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest to the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this certificate of title consisting of three (3) pages on this date 10-18-78 has been reconstituted from it's owner's duplicate the reconstitution having been affected administratively under the provisions of Rep. Act No. 26.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

(NOTE: The foregoing annotation has been copied from TCT No. T-129973 T-1008

FLORDELIZA F. VILLAO
OIC-Deputy Register of Deeds

Re-entered 24 96 relative to Entry No. 72.-Doc.No. 72.- MORTGAGE.- In favor of REMEGIA TORNEROS, married.- Covering the parcel of land described in this TCT No. T-140183 for the sum of ONE MILLION PESOS (P 1,000,000.00) subject to all conditions stipulated in the said instrument executed by SPS. JAIME N. CADAGE & CONCEPCION C. CADAGE, as per Doc.No. 72; Page No. 16; Book No. 12; Series of 2007, before Notary Public, RAMIL JOSEFINO B. TAMAYO, on file in this Registry.

Date of Instrument - Aug. 30, 2007

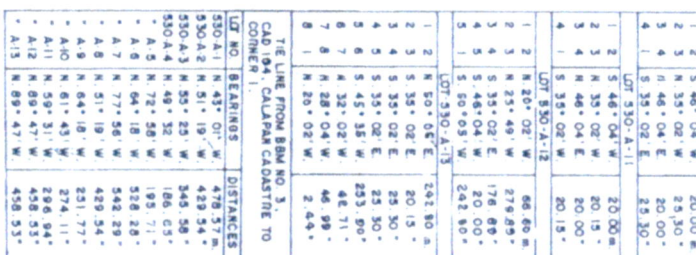
(Memorandum of Encumbrances continued on Page 03, 2007 at 3:00 PM.)

(Technical Description continued on Additional Sheet Page 04, 2007 at 11:51 AM.)

Atty. PEPITO P. MORTEL

Register of Deeds

LOT 530-A-7		27.85±
1	N 25° 08' E.	67.19±
2	S 19° 20' E.	69.19±
3	S 40° 02' E.	69.04±
4	N 28° 04' W.	134.00±
LOT 530-A-6		
1	S 55° 03' E.	88.36±
2	S 58° 05' E.	80.24±
3	S 5° 15' E.	82.64±
4	S 45° 17' W.	277.53
5	N 32° 02' W.	5.00-
6	N 45° 33' E.	253.90±
7	N 46° 04' W.	20.00-
8	N 35° 02' W.	22.30±
9	N 35° 02' W.	22.30±
10	N 35° 02' W.	20.15±
11	N 35° 02' W.	178.60±
12	N 25° 09' E.	3.00-
13	S 35° 05' E.	54.41±
LOT 530-A-9		
1	S 46° 04' W.	20.00±
2	S 35° 02' W.	25.30±
3	N 46° 04' E.	20.00±
4	S 48° 02' E.	23.30±

[illegible]



N 13°23'44.5848" E

121°11'07.2816"

Guinobatan, Calapan, Oriental
Mindoro, Philippines

2022-05-22 12:48:54 GMT+08:00

Elevation: 82.0 m

Prov. Hospital

Municipal Hall

Register of Deeds

Site 5ha. 2km front

Google

+

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N 13°23'44.5848" E
121°11'07.2816"
Guinobatan, Calapan, Oriental
Mindoro, Philippines
2022-05-22 12:48:54 GMT+08:00





May 22, 2022 1
13°22'20.286"N 121



May 22, 2022 1
13°22'20.28"N 121



May 22, 2022 1
13°22'20.286"N 121



May 22, 2022 1
13°22'20.28"N 121





May 22, 2022 10:34:03 AM
13°22'20.454"N 121°11'1.374"E
14° N

Calapan
Oriental Mindoro
MIMAROPA



May 22, 2022 1
13°22'24.456"N 121



