



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

August 10, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

FROM : The OIC-PENR Officer

SUBJECT : **COMPLETED STAFF WORK (CSW) REPORT RE: MINDORO
NATIONAL AGRICULTURAL SCHOOL (MINAS) SITE
LOCATED AT ALCATE, VICTORIA (FORMERLY NAUJAN),
ORIENTAL MINDORO COVERED BY PROCLAMATION NO.
260**

Forwarded herewith is the Completed Staff Work (CSW) report regarding the issues concerns on MINAS Reservation Area covered by Proclamation No. 260 dated June 22, 1951 located at Barangay Alcate, Victoria, Oriental Mindoro (formely Naujan).

Be informed that the information indicated in the report are merely based on the collected and available data in this Office and other concerned agencies.

For information and reference.


ALAN L. VALLE

Tracking Nos.: _____

TSD/RPS

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



COMPLETE STAFF WORK (CSW)
MINDORO AGRICULTURAL SCHOOL (MINAS) RESERVATION
ALCATE, VICTORIA, ORIENTAL MINDORO

I. FACTUAL BACKGROUND

1. Proclamation No. 260, s. 1951 was issued dated June 22, 1951, entitled *“Reserving for Agricultural School Site purposes to be known as the Mindoro Agricultural School certain parcels of the Public Domain situated in the Municipality of Naujan, Province of Oriental Mindoro Island of Mindoro”* consisting of Block I with 2,208 hectares, Block II with 1,120 hectares and Block III – 352 hectares.
2. Proclamation No. 686 was issued dated April 21, 1970, entitled *“Excluding from the operation of Proclamation No, 260 dated June 22, 1951, which was established the Mindoro Agricultural School Reservation situated in the Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, a certain portion of the land embraced therein and reserving the same for Horticultural Research Center Site purposes of the Bureau of Plant Industry”*, portion of Lot 1, Nr 113-D with an area of 316.1478 hectares. Remaining area of MINAS after this Proclamation is **3,364 hectares** (Block I-1,892 has., Block II-1,120 has & Block III-352 has.)
3. Proclamation No. 1831, s. 1979 was issued dated March 19, 1979, entitled *“Excluding from the operation of Proclamation No, 260 dated June 22, 1951, which was established the Mindoro Agricultural School Reservation situated in the Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, certain portion of the land embraced therein and declaring the same open to disposition under the provisions of the Public Land Act”*, consisting of Block II – **1,120 hectares**
4. After the two (2) Proclamations, (Proclamation 686 and 1831), the total land area retained for MINAS reservation is **2,244 hectares** (Block I-1,892 hectares & Block III – 352 hectares)
5. On October 30 1992, subdivision plan Swo-045215-003233 (AR) covering Lot 4, Nr-113-D was approved **October 30, 1992** containing an area of 399.1239 hectares surveyed for Department of Agrarian Reform. Surveys of other areas outside Lot 4, the PENR Office has no available data.
6. A Memorandum of Agreement (MOA) between DECS and DAR dated December 28, 1992 was executed.
 - 316.1478 has for Bureau of Plant Industry per Proclamation No. 686
 - 350 has. for bonafide occupants
 - 352 has. for PGOM as Palayang Bayan (but later abandoned, hence back to MCAT)

Total area retained for MCAT is 1,894 hectares (Block I – 1,542 has. and Block III – 352 has.) of which out of this area, 700 has., contiguous area, shall remain for MINAS and the rest of the land area were covered by a Memorandum of Agreement (MOA) between DAR and DECS-MCAT and be disposed of to bonafide beneficiaries under usufructuary agreement and the CARP law.
7. Original Certificate of Title No. P-277 was issued covering **Lot 4, Nr 113-D** containing an area of 3,991,239 square meters dated **January 18, 1993** in the name of Igmedio M. Dela Torre, Remedios M. Gabuyot, Loreto T. Amparo, et.al. which includes Lot 65 and 66 as remaining areas as per list of claimants of Swo-045215-003233 (AR).
8. Lot 65 and Lot 66, Swo-045215-003233 (AR) covered by OCT No. P-277, were lots retained for MCAT which have not issued separate CLOA Title.
9. As per lot descriptions attached herewith, Lot 65 and 66 are containing an area of 997,382 and 2,253,122 square meters, respectively.
10. Plan Gss-887 Dangare Group Settlement Survey was approved on June 20, 1973 containing an area of 753.7147 hectares (adjacent to Lot 1, Nr-113-D).



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11. On **March 11, 2019**, MinSCAT requested at CENRO Socorro for issuance of Special Patent for Lot 65, Swo-045215-003233 (AR) for MinSCAT with complete requirements. The same was forwarded to MIMAROPA Region thru the PENRO dated September 30, 2019.
12. On **August 2, 2019**, DAR issued Certification certifying that Lot 65, Swo-045215-003233- (AR) with an area of 997,382 square meters was not documented by DAR and is actually occupied by MinSCAT that still exists in CLOA OCT No. P-277 as remaining portion of MCAT.
13. On **October 30, 2019**, President Arago of MinSCAT requested for an equivalent Cadastral Lot Number to DENR MIMAROPA Region to facilitate titling of the same lot.
14. A letter addressed to SUC President II Levy B. Arago, Jr. dated **January 17, 2020**, from RED Henry Adornado, informing that the Special Work Orders (SWO) are **cannot be a subject of titling** based on Section 161 of DMC 2010-13, "*Manual for Land Surveys Procedure*". Likewise, in Sec.53c of Article 3 of the same manual, states that other lands including Reservations, Forestland/Timberland., Protected Areas/Sanctuaries, Government Centers, etc. shall be included in the lot survey and shall be issued Cadastral lot number, however, cannot be subjected to private ownership nor be a subject of titling.
15. Transfer Certificate of Title (TCT) No. CARP2021000181, CLOA No. 01457040 in the name of Leopoldo J. Luci et.al was issued dated December 3, 2021 covering Lot 4-66, Swo-045215-003233 (AR) containing an area of 225.3122 hectares, approved by the Secretary of Agrarian Reform.
16. Transfer Certificate of Title (TCT) No. CARP2021000180, CLOA No. 01457039 in the name of Billy Beligan, et.al was issued dated December 3, 2021 covering Lot 571, Swo-045215-003231 (AR) containing an area of 326.9918 hectares, approved by the Secretary of Agrarian Reform.
17. DAR through Engr. Jovito Cadatal Surveying Office conducted the survey on August 9-24, 2021 the remaining portion of land claimed by MINAS / MinSCAT/ MinSU as per EO 75 covering Lot 4-66, Swo-045215-003233 (AR) and Lot 571, Swo-045215-003231 (AR) containing an area of 225.3122 hectares and 326.9918 hectares, respectively.
18. A joint meeting was conducted on **March 24, 2021** regarding issues and concerns about MINAS Reservation which was attended by MinSCAT President, DENR MIMAROPA (via zoom), DAR, DA representatives, OPMS officials and DENR PENRO personnel held at PENRO Suqi, Calapan City, Oriental Mindoro.
 - Agreement reached during the joint meeting were: (1) *the fomulation of composite team for the conduct of revalidation including DAR, DA, DENR, OPMS and MinSCAT*; (2) *DENR shall act as witness during the conduct of survey*; (3) *DA shall certify as to actual agricultural use of land*; (4) *the DAR shall initiate the conduct of revalidation and conduct of subdivision survey.*

II. LEGAL BASES

1. REPUBLIC ACT NO. 6657 (June 10, 1988) - AN ACT INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION, PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, AND FOR OTHER PURPOSES. The *Comprehensive Agrarian Reform Law of 1988*.
2. Executive Order No. 75, dated February 15, 2019, entitled "*Directing all Departments, Bureaus, Offices and Instrumentalities of the Government to identify lands owned by Government devoted to or suitable for Agriculture for distribution to qualified beneficiaries*" signed by President Rodrigo Duterte.
3. Joint DAR-DOJ Administrative Order (JAO) No. 07-2019 dated May 31, 2019, with subject "Implementing Rules and Regulations of Executive Order No. 75, Series of 2019" was issued as implementing guidelines of EO 75.
4. EO 407, EO 448 and EO 506.



5. DENR Administrative Order No. 2007-29, "*The Revised Regulations on Land Surveys*" and the DENR Memorandum Circular No. 2010-13, "*Adoption of the Manual on Land Survey Procedures*"

III. ISSUES AND CONCERNS

- The plans submitted by Engr. Cadatal were rejected by DENR Regional Office due to findings that upon projection it falls within *Forestland Civil Reservation as per LC Map No. C.R.-II subject to legal consultation c/o DENR Legal Division* as per letter dated March 21, 2022 from the Chief, Land Evaluation Survey Section, Delfin T. Casticimo.
- MinSCAT/MinSU thru its President seeks the assistance of Congressman Arnan C. Panaligan in a letter dated January 13, 2023 for sponsorship of a bill for the reclassification of land covered by MINAS reserved area that will favor the development of the University thru its Land Use Development and Infrastructure Plan (LUDIP).
- Congressman Panaligan then seeks the technical assistance of DENR for the concerns of MinSU.

IV. FINDINGS AND OBSERVATIONS

- Plan Swo-045215-003233 (AR) was approved on October 30, 1992, prior to issuance of Original Certificate of Title No. P-277 covering Lot 4, Nr 113-D containing an area of 3,991,239 square meters dated January 18, 1993.
- There are numerous OCT titles issued by DAR within the MINAS reserved area as follows:
 - P-275 Swo-045215-3231 (AR) 965 has.
 - P-269 Swo-045215-3232 (AR) 253 has.
 - P-277 Swo-045215-3233 (AR) 399 has.
 - P-276 Swo-045215-3234 (AR) 85 has.
 - Swo-045215-3235 (AR) 81 has.
 - Copies of these titles are already requested to DAR thru call to provide this Office for reference in plotting.
- Lot 65 and 66, Swo-045215-003233 (AR) (retained for MCAT) are covered by OCT No. P-277.
- Lot 571, Swo-045215-003231 (AR) is a portion of Lot 32, Nr-113-D, Amd. covered by TCT No. CARP2021000180 in the name of Billy Beligan et.al containing an area of 326.9918 hectares (from OCT No. 275)
- Portion of Plan Gss-887 Dangare Group Settlement Survey which was approved on June 20, 1973 containing an area of 753.7147 hectares, overlapped with Lot 1, Nr-113-D as per verification in the availbale plan/map.
- DAR has issued 926 Collective CLOA titles and 32 Individual CLOA titles out of the reserved area of MINAS.

V. COMMENTS

- Conduct of survey Swo should be surveyed for the MINAS (MinSCAT/MinSU) not for the DAR considering that it is covered by a series of Proclamations.
- Issuance of Title is illegal considering that it is within the Timberland/unclassified Public Forest and in violation of the Constitution wherein only Alienable and Disposable (A & D) land can be subject of disposition.



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- Issuance of Title from OCT to tiller/occupant using Swo plan is also spurious considering that Swo is for research and exploration purposes only and not to be used for issuance of title. Further approval of Swo was ahead before the issuance of title.
- EO 75 issued under Duterte Administration is applicable to agricultural lands (A & D); if in case area falls within Timberland, can be utilize only through usufructuary contract/lease through DENR for issuance of tenurial instrument.
- Request for issuance of Special Patent in favor of MinSU is also not tenable considering that it was already issued title.

VI. RECOMMENDATIONS

OPTION 1:

- MinSCAT/MinSU should directly coordinate to Registry of Deeds (RoD) for the transfer of title considering that the portions claimed by the school already covered by OCT No. P-277 and OCT No. 275.

OPTION 2:

- In case RoD will not prosper, another option is for reclassification of MINAS Reservation through Congress by drafting a Bill for reclassification and amendment of Proclamation 260 including the cancellation of the previous issued title.

Prepared by:

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Special Investigator I

Noted:

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09 August 2023

FELIX S. MIRASOL, JR., CESO IV

Regional Executive Director

Provincial Environment and Natural Resources Office-MIMAROPA

3rd flr., 1515 DENR, Bay Bldg.,

Roxas Boulevard, Brgy. 668, Ermita, Manila

Sir:

Greetings from the Mindoro State University (MinSU)!

This is to respectfully submit the following documents pertinent to the reclassification and titling of land in line with the University's Land Use Development and Infrastructure Plan (LUDIP):

1. Briefer on the MinSCAT (now MinSU) Land Dispute (copy furnished to 1st District Congressman Arnan C. Panaligan through a letter dated 13 January 2023)
2. Draft Act Classifying Parcels of Timberland Located in Bry. Alcate, Victoria, Oriental Mindoro as Alienable and Disposable Land
3. Letter from the Office of the Solicitor General (OSG) dated 16 December 2021
4. Response Letter from the Registry of Deeds-Calapan City Regional Office dated 26 November 2021
5. Letter to the Registry of Deeds-Calapan City dated 16 November 2021 requesting for annotation of Land Titles
6. Certification from the Office of the Bongabong Municipal Treasurer certifying stated properties exempted for payment of Real Property Tax
7. Transfer Certificate of Title No. 064-RT2017005963 (T20895)
8. Transfer Certificate of Title No. 064-RT2018008024 (T-49583)

For your ready use and reference. Thank you and God Bless.

Very truly yours,

LEVY B. ARAGO, JR., Ph.D.
University President



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13 January 2023

HON. ARNAN C. PANALIGAN

Congressman

1st District, Oriental Mindoro

Sta. Isabel, Calapan City

Dear ***Congressman Panaligan:***

Warm greetings from MinSU!

This is to respectfully furnish you a copy of a briefer of MinSCAT, now MinSU land dispute for your reference. This is relative to our request for sponsorship of a bill on the reclassification of the land that will primarily favor the development of MinSU through its LUDIP.

Thank you very much and God Bless.

Very truly yours,

LEVY B. ARAGO, JR., Ph.D.
University President



BRIEF ON MinSCAT (now MinSU) LAND DISPUTE

The Mindoro State College of Agriculture and Technology (MinSCAT) now Mindoro State University (MinSU), was established in 1951 and granted 3,680 hectare-reservation in Victoria, Oriental Mindoro by virtue of Presidential Proclamation No. 260. However, subsequent amendments and CARP Implementations have reduced the reserved MinSCAT Land to 700 hectares and portions of these remaining reservations were claimed by farmers and Mangyan Tribe.

On **24 May 2001**, a tripartite meeting among Department of Agrarian Reform (DAR), Mindoro State College of Agriculture and Technology (MinSCAT) and Presidential Management Staff (PMS) has been conducted to settle the issue on MinSCAT Land Dispute. The former Secretary of PMS, Sec. Victoria P. Garchitorena informed Dr. Ester A. Garcia in her letter dated **04 June 2001** of the following agreements reached during the said meeting (**TAB A**)

- The list of claimants for 372 hectares of the MinSCAT Reservation shall be validated;
- A TWG composed of CHED, DAR, PMS and MinSCAT shall be constituted to prepare the mechanics/criteria for the revalidation of the list of claimants and to conduct the revalidation survey;
- After revalidation, the size of the land to be distributed to the claimants and that to be retained by MinSCAT shall be determined by the TWG;
- DAR will help MinSCAT realize some of the projects listed in the land use plan;
- DAR will develop a relocation size for affected farmers to ensure that the MinSCAT retention area shall be contiguous;
- PMS shall prepare a MOA stipulating the commitments of DAR, CHED, MinSCAT, OP/PMS and other stakeholders and how these commitments shall be operationalized; and
- OP/DAR shall provide MinSCAT funds/projects equivalent to the value of the land that shall be distributed under the CARP.

On **15 November 2001**, former CHED Chairman Dr. Ester A. Garcia informed Hon. Garchitorena of the following discussions of the MinSCAT Board of Trustees regarding the land problem (**TAB B**):

- The Board agreed to the request of the Mangyans to donate to the latter portions of land they are occupying owned by MinSCAT;
- The 372 and 328 hectares sharing of the remaining 700 hectares of the MinSCAT Land resources will be pushed through for the settlers and MinSCAT respectively;
- Granted the request of the Mangyans not to be relocated but effective scheme or guidelines must be formulated to ensure that Mangyans are the ones who will be benefitted in the distribution;
- The compensation package in favor of the MinSCAT which will come from the Office of the President and the projects which will be awarded by DAR to MinSCAT should be pushed through as earlier agreed in the tripartite;
- Before finally donating the 372 hectares in favor of the Mangyans, the MinSCAT retention area which is 328 hectares should first be cleared from all other settlers.



On **08 January 2002**, the former Head of PMS, Hon. Silvestre Afable proposed to the Board through Dr. Garcia the following **(TAB C)**:

- Distribution of areas occupied by the Mangyans even before the remaining area for MinSCAT is cleared from other settlers
- Usufruct Agreement

On **29 January 2002**, in response to the proposals of Hon. Afable, the MinSCAT Board of Trustees convened and hereby resolved the following:

- The Board reiterates that the land to be given to the Mangyans should include the land they originally occupied and not the land which has been develop by MinSCAT;
- The Board also reiterates that the agreement reached during the tripartite conference be followed;
- The Board does not agree to the Usufruct Agreement as the College would not be able to use the area for academic purposes; and
- The Board is firm on its stand to give portion of its reservation only after the problem on squatting is resolved.

Dr. Cristina D. Padolina, as Chair of MinSCAT Board of Trustees, informed the PMS of the above-mentioned decisions of the Governing Board in her letter to Sec. Afable dated 18 March 2002 **(TAB D)**.

On **14 May 2002**, the PMS through the letter of Sec. Afable to Dr. Garcia submitted the following comments on each of the decisions made by MinSCAT Board of Trustees **(TAB E)**, to wit:

- The Board reiterates that the land to be given to the Mangyans should include the land they originally occupied and not the land, which has been developed by MinSCAT.

PMS: No objection; acceptable to DAR and NCIP

- The Board reiterates that the agreements reached during the tripartite conference be followed.

PMS: In the following statement, the PMS must have assumed that MinSCAT is agreeable to have a retained area that is no longer contiguous:

DAR shall develop a relocation site for affected farmers to ensure that the MinSCAT retention areas shall be contiguous. In a letter dated **15 November 2001**, however, CHED and MinSCAT Board Chairperson Ester Garcia informed PMS of the Board's decision to donate the area being occupied by Mangyans inside the College. **In as much as the said area is located in between MinSCAT Facilities, it is understood that MinSCAT is agreeable to have a retained area that is no longer contiguous**

- The Board does not agree to the usufruct agreement as the college would not able to use the area for academic purposes

PMS: Usufruct Agreement would not be pursued



- The Board is firm on its stand to give portion of its reservation only after the problem on squatting in the reservation is resolved

PMS: It is incumbent upon MinSCAT to solve the problem on squatting in its reservation

The PMS also forwarded to Dr. Padolina a draft memorandum for comments and recommendations **(TAB F)**.

Com. Padolina, in her 2 letters addressed to Sec. Afable dated **27 June 2001** and **19 August 2002**, suggested the following specific modifications in the draft **MOA (TAB G)**:

- Transfer of provision from Section 3 to Section 1 and inclusion of the phrase *"and to see to it that the 328 hectares to be retained by MinSCAT are two (2) contiguous areas which are clear of settlers"*
- Transfer of provisions on the survey and titling of the land (Section 4 and 5) to Section 2
- Transfer of provision on the transfer of the land to Section 3 making it subsequent to the implementation of Section 1 and the survey and titling of the land to be retained by MinSCAT

Note: No update from PMS on the status of the draft MOA has been made yet

On **07 February 2003**, Sec Elisea G. Gozun of DENR requested written endorsement from the Commission and MinSCAT Board of Trustees on the Proposed Proclamation segregating 101 hectares of land from the MinSCAT reservation for the establishment of settlement sites for the Mangyan Tribe **(TAB H)**.

On **26 February 2003**, through the letter (drafted by Com. Padolina) of Dr. Manuel d. Punzal, then OIC, Office of the Chairman, addressed to Dr. Gozun, the MinSCAT Board of Trustees: **(TAB I)**

- Indicated its support for the establishment of settlement area for the Mangyans
- Reiterated that the Board will interpose no objection to the 372 and 328 sharing of the remaining 700 hectares of the MinSCAT Land resources for the settlers and the College provided all the conditions agreed upon are in place

Hon. Avelino J. Cruz Jr., Chief Presidential Legal Counsel, in his memorandum dated **28 April 2003** addressed to Dr. Garcia requested for a "certified copy of the minutes of meeting of the MinSCAT Board of Trustees wherein favorable endorsement for the Proposed Proclamation was taken up and approved" **(TAB J)**.

On **14 May 2003**, Dr. Garcia wrote a letter to Hon. A. J. Cruz, reiterating the stand of the Board on the establishment of settlement area for the Mangyan Tribe and provided him copies of pertinent documents which clearly indicate the Board's decisions on the issue. **(TAB K)**

On **26 May 2003**, Hon. A.J. Cruz reiterated his request. **(TAB L)**

It should be noted that contrary to the statements in the request of Hon. Avelino J. Cruz, the Board has never favorably endorsed the draft proclamation. Though the Board support the establishment of settlement areas for the Mangyan Tribe, it remains firm on



its decision that the distribution/sharing/donation of land resources should take place only after all the conditions agreed upon are met.

On **15 July 2003**, MinSCAT President Dr. Angelito A. Bacudo wrote a letter to Com. Padolina reiterating the decision of the Members of the Board on the issue of the Proposed Proclamation segregating portion of MinSCAT Reservation in favor of the farmer-settlers and the Mangyan Tribe through referendum. **(TAB M)**

Hence, the approval of BOT Resolution No. 015, s. 2003

On **31 July 2003**, Dr. Bacudo wrote a letter to Hon. Bartolome L. Marasigan, Governor, Oriental Mindoro furnishing his office a copy of the BOT Re. No. 015, s. 2003 and requested for a resolution of support from the Sangguniang Panlalawigan. **(TAB N)**

On **21 August 2003**, CHED Chairman Rolando R. Dizon send a letter to Hon. Silvestre Afable, Head of PMS thru Ms. Cecilia Alba, requesting for an update on the status of the draft MOA. **(TAB O)**

Note: *The revised draft MOA was submitted incorporating all the comments and suggestions of the College as requested.*

On **18 September 2003**, Hon. Silvestre Afable, Head of the PMS sent a letter to CHED Chairman Rolando Dizon (in response to the request for an update on the revised draft MOA) informing him that the MOA was not formalized due to the stand of the CHED and MinSCAT that the land will be donated only if all the conditions are met. **(TSB P)**

On **06 October 2003**, Com. Padolina wrote Dr. Bacudo informing him of the letter of Hon. Afable and to inform also the members of the Board about the said action of the PMS. **(TAB Q)**

On **15 December 2003**, Dr. Bacudo sent a letter to Hon. Humerlito A. Dolor, SP Member, Oriental Mindoro furnishing him a copy of the letter from Hon. Afable and to reiterate the request of the College during the Board Meeting where he attended as permanent representative of Hon. Mar A. Roxas, Chairman, Senate Committee on Education, Culture and Sports for proper representation to the concerned authorities for possible settlement of the issue. **(TAB R)**

On **23 February 2004**, CHED Chairman Rolando Dizon wrote Hon. Marita Magpili-Jimenez, Secretary, President's Priority Programs and official Development Assistance (ODA) Projects informing her of the intention of the College to discuss with the Members of the Board the issue on MinSCAT Land Problem and the decisions reached for consideration. **(TAB S)**

On **05 April 2004**, Com. Padolina also wrote the Office of Secretary Jimenez and on **09 August 2004** a separate letter was sent to Usec. Gondelina Amata of the ODA informing her that she cannot attend the Top Level Meeting set on 11 August 2004 re: MinSCAT Land Problem due to scheduled Board Meeting in Davao. **(TAB T)**

On **08 November 2004**, Dr. Bacudo sent a letter to RED Dionision Tolentino, Jr. of the DENR IV thru the PENRO re: Request for delineation of the 328 hectares in favor of MinSCAT. **(TAB U)**

On **08 December 2006**, Sol. Renan E. Ramos of the Office of the Solicitor General (OSG) wrote a letter to Dr. Bacudo in response to his letter dated 04 December 2006



On **04 January 2007**, Dr. Bacudo sent a letter to Engr. Frank Faustino, OIC NCIP Provincial Office reminding him of the conditions agreed by the MinSCAT BOT before any survey would be made in favor of the Mangyans **(TAB W)**

On **08 June 2018**, former MinSCAT President Dr. Jesse T. Zamora, in response to the email sent by the Office of the OIC Chair Commissioner J. Prospero De Vera requesting details on SUCs with Agrarian Reform Beneficiary, Claims in Agrarian Reform and Certificate of Ancestral Domain Title, sent a letter informing the OIC Chair that during the past years, several cases were filed in courts and won by the College. He also added that to date, the College is still working for the settlement of the 372 and 328 hectares sharing the remaining 700 hectares (status quo). **(TAB X)**

Since assumption of office by Dr. Levy B. Arago Jr. as College President in **July 2018**, efforts were done towards resolution of the issue. Prior to the implementation of EO No. 75 in 2019, his administration did efforts to settle the land problem of MinSCAT, now MinSU.

On **14 January 2019**, a letter requesting for titling of a reservation area and establishment of *bambosetum* and plantation of different commercial bamboo species was sent to Regional Executive Director Henry Adornado of the DENR. The said area when titled and used for the purpose will serve as research area and demonstration farm for the Agriculture and Allied Fields faculty and student researchers; as well as will justify the use for both instructional and production use.

In response to the above request, on **18 February 2019**, RED Adornado invited the College President to a meeting to discuss the request for titling, relative to existing pertinent laws and/or laws on the matter. On the same date, per advice during the meeting, President Arago requested for a copy of subdivision plan of Lot 4, Nr-113-D surveyed for the DAR, as it is necessary for titling of the school reservation area.

On **20 February 2019**, request to Mr. Anastacio Santos of CENRO was sent for similar purpose cited above and with the DENR requirement for certification and/or clearance that Lot 4 (cited previously), t Presidenthe Colleg requested for the same from the Provincial Agrarian Reform Program Officer Joselito Nathaniel Diaz on **22 July 2019**.

Note: Although there were exchanges of communication among MinSCAT, DENR, CENRO, PENRO and DAR regarding the matter, titling did not materialize.

On **5 November 2020**, Commissioner Lilian A. De Las Llagas requested President Arago's insight on the DAR Request for Execution of Deed of Transfer, particularly the DAR Validation Committee (DVC) review and findings on the Field Validation Report (FVR), per Joint DAR-DOJ Administrative Order No. 07, s. 2019 pursuant to EO No. 75, s. 2019, involving the Government-Owned Land (GOL) under Proclamation No. 260, s. 1951 of Mindoro State College of Agriculture and Technology (MinSCAT) (now MinSU) under the administration of CHED.

In response to the request of Commissioner Lilian A. De Las Llagas dated **5 November 2020**, the College President sent his insight regarding the cited document reiterating on four (4) points, to wit:



1. On the creation of a Field Validation Team (FVT) – the absence of a representative from MinSCAT suggests deception on the part of DAR; during the validation process, MinSCAT has no chance to challenge or question the claims/findings of the team. Some of the claims are wrong, to wit:

- 1.1. In the coverable/retention area of **700.265 hectares**, the DAR Validation Committee, after reviewing the FVT's findings, averred that *"an area of 201.411 hectares is being utilized as school campus"*, which is erroneous. The truth is: **Lot 65** which is inside Lot 4 of Subdivision Plan Nr-113-D (Surveyed for DAR under SWO-045215-003233 AR and registered at the DENR Regional Office IV-B, approved on 13 August 1992) has an area of **99.74 hectares** only.
- 1.2. Furthermore, the claim that *"the remaining area of 498.854 hectares is currently cultivated and suitable for agriculture"* is likewise erroneous. The truth is: inside this remaining area is a 5-hectare residential area for MinSCAT personnel (infrastructures include houses and other buildings left by the former lessee, the Victorias Milling Company).
2. There was no mention of **Lot 66** with a total area of **225.3 hectares** where MinSCAT's pasture area (15 hectares more or less), portion of coconut plantation (15 hectares more or less) and rice field (for production and research activities) with concrete irrigation facilities (45 hectares more or less) is situated. This suggests that DAR intends to distribute our production and research areas to *"qualified"* beneficiaries; they wish to accomplish their mandate without regards for MinSCAT's.
3. In a letter sent to CHED Commissioner Lilian A. De Las Llagas by DAR Undersecretary Atty. David D. Erro, the parcels of land being requested to be transferred to DAR were described only in terms of location (all situated in Barangay Alcate, Municipality of Victoria and Province of Oriental Mindoro) and Lot Number with corresponding Special Work Order (SWO) number. A copy of the **Subdivision Plan** should have been attached in the letter in order to give MinSCAT a clearer picture as to which specific lot/s the rice fields, coconut plantation, large animals pasture area, research area and staff housing area of MinSCAT are so situated. If it is part of the lots to be transferred to DAR, then it should be excluded.

If the area to be retained to MinSCAT is only **Lot 65** (99.74 hectares), the instruction, research and production function of the College/University will be sacrificed.

On **20 November 2020**, President Arago made inquiry to the Office of the Solicitor General (OSG) regarding the *Request for Execution of Deed of Transfer* sent by the DAR. The OSG recommended that MinSCAT should oppose said acquisition and distribution pursuant to

Section 3.2 of the Implementing Rules and Regulations (IRR of Joint DAR-DOJ Administrative Order No. 07, s. 2019 that those Government-Owned Land no longer actually, directly and exclusively used or necessary for which they have been reserved or acquired shall qualify for distribution to qualified beneficiaries. Sections 3.2.1 and 3.2.2 further defined "Actually, directly, and exclusively used" and "Necessary for the purpose for which GOL has been reserved or acquired"



On **25 November 2020**, the above cited matter was brought for discussion during the Special BOT Meeting per advice by Commissioner De Las Llagas. It was agreed that expert assistance from CHED and DOJ be sought regarding the suspension of the implementation of EO No. 75, s. 2019, while there is pending development of LUDIP in SUCs over the country.

On **29 December 2020**, on the communication from Commissioner De Las Llagas forwarding for appropriate action the Notice to Proceed Acquisition (NTPA) sent by DAR, the good Commissioner advised to do efforts for resolving the land dispute by requesting the OSG to file a Protest Action before the Dispute Resolution Committee.

On **8 February 2021**, President Arago wrote a letter for the Executive Secretary Salvador Medialdea to seek for intercession in the division of the 700.265 hectares MinSCAT Reservation as the DAR plan could have an adverse impact to the College. In response to the request, ES Medialdea scheduled a virtual meeting with DAR and the DENR on **19 February 2021**.

On **19 February 2021**, the meeting among DAR Regional Executive Director & staff, DENR, and PMS-ORC was held with the following highlights:

1. The documents presented by both parties, i.e. DAR and MinSCAT have discrepancies.
2. As per PMS interpretation, the procedure of Field Validation conducted by DAR is not in accordance with EO No. 75, s. 2019.
3. The PMS will send communication to DA requesting the latter to conduct field revalidation with inclusion of MinSCAT, DA, PMS, and NCIP in the Validation Team.

On **5 March 2021**, Commissioner De Las Llagas acknowledged the updates on the coordination made with DAR and DENR through the intercession of the PMS. She likewise informed the College on the decision of the CEB to advise the concerned SUCs to seek the intervention of the House of Representatives (HOR) to address the issue. MinSCAT immediately requested the assistance of OSG in drafting the Resolution in light of the issue.

Lastly, on **August 2021**, the representatives of DA, DENR, DAR and concerned officials of MinSU had a face-to-face meeting and proceeded to the survey of the 571 hectares of MinSU land area for determination of land area for MinSU of approximately 331 hectares and the rest for distribution to the qualified beneficiaries. We are looking forward for the result of the survey conducted.

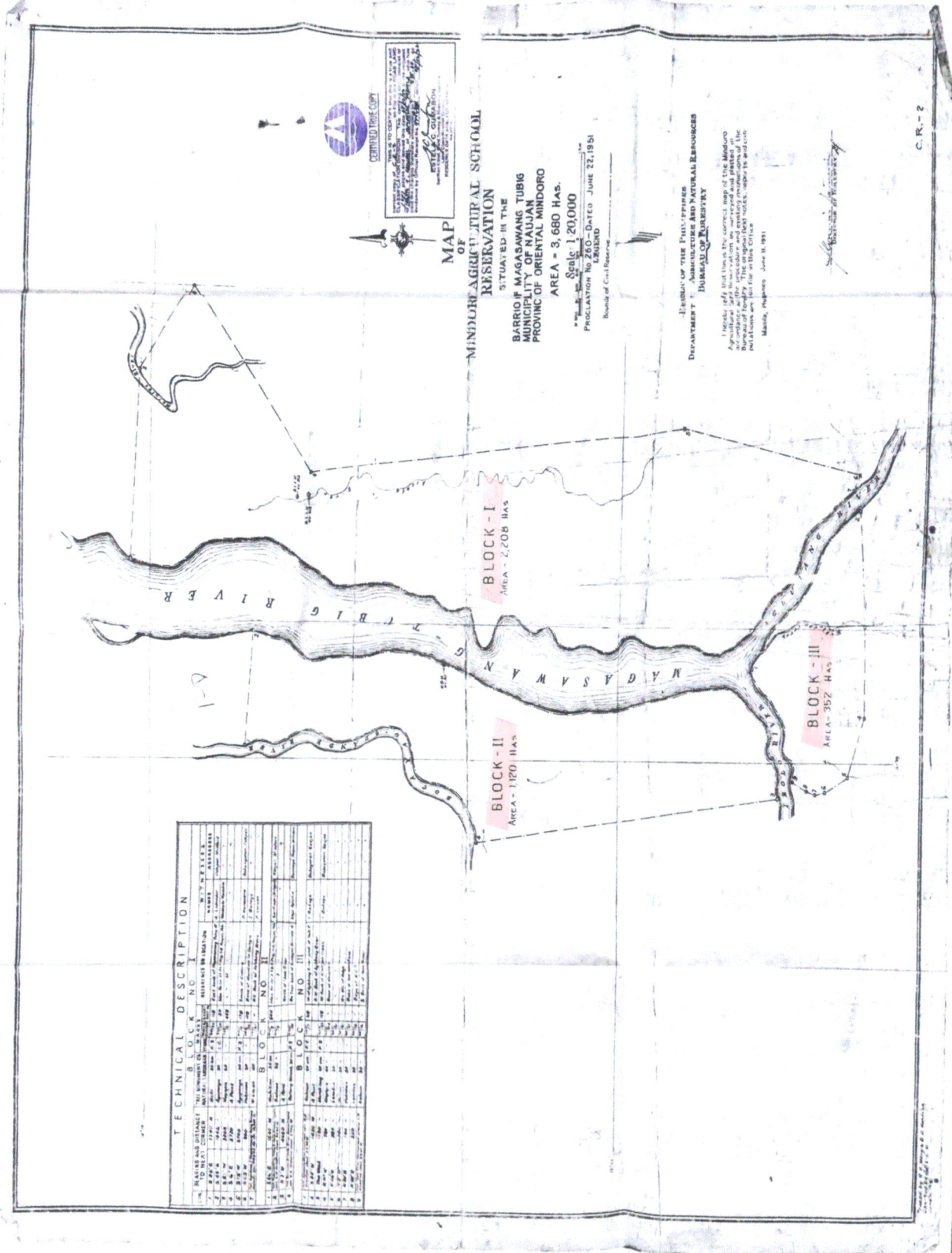
As mandated by Republic Act 11396 which was passed into law last **22 August 2019** and also known as the State Universities and Colleges (SUCs) Land Use Development and Infrastructure Plan (LUDIP), the Mindoro State University (MinSU) is currently crafting its Land Use Development and Infrastructure Plan (LUDIP) which shall serve as the legal instrument for MinSU to have its detailed development plan in accordance with the existing statutes and regulations for the next ten (10) years.

As of today, MinSU occupies a parcel of land that is still classified as Timber Land and therefore considered as Inalienable Land of the Public Domain. As provided under the law, one of the pre-requisites for approval and funding of LUDIP is title of the land. In relation to this, in order for MinSU to obtain a title over the said parcels of land and to comply with the provision of RA 11396, it is therefore necessary to reclassify the above-cited parcel of land.



In view of the foregoing premises, we hereby appeal for the APPROVAL of our request for the intervention/assistance of the Office of the House of Representatives, 1st District Province of Oriental Mindoro for the reclassification of MinSU (formerly MinSCAT) parcels of land with an area of Three Million Three Hundred Twelve Thousand Eight Hundred (3,312,800 sqm) square meters situated in Barangay Alcate, Municipality of Victoria, Province of Oriental Mindoro from Timber to Alienable and Disposable Land.

TECHNICAL DESCRIPTION									
BLOCK NO. I									
NO.	NAME	AREA	PERCENTAGE	REMARKS	NO.	NAME	AREA	PERCENTAGE	REMARKS
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DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF FORESTRY
I hereby certify that this is a true and correct copy of the map of the Mindu Agricultural School Reservation, as shown on the original map and existing records of the Department of Agriculture and Natural Resources, Bureau of Forestry, and that the same are for use in this Office.
Manila, Philippines, June 22, 1951.

SN No. 00012854

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Original Certificate of Title
No. P-277

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00012854

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto IGNACIO M. DELA TORRE, REMEDIOS M. CALAYUT, LORITO T. APPARO, et. al., a parcel of agricultural land situated in Barangay Alcate, Municipality of Victoria, Province of Or. Mindoro, Island of Mindoro, Philippines, containing an area of THREE MILLION NINE HUNDRED NINETY ONE THOUSAND TWO HUNDRED THIRTY NINE (3,991,239) square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said IGNACIO DELA TORRE, Filipino, of legal age, married to Remedios Obado a resident of Morangan, Alcate, Victoria, Or. Mindoro, this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years. Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FIDEL V. RAMOS, President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of _____, in the year of Our Lord nineteen hundred and _____.

* See Annotation

** See page 2 for Co-owner's name

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

Enrique B. Ejusao
Secretary of Agrarian Reform

Entered in the Registry of Deeds of Or. Mindoro, pursuant to Section 24 of Republic Act No. 6657 on this 19th day of August, nineteen hundred and 1988 at 1:01 a. m.

Morangan, Alcate, Victoria, Or. Mindoro
(Owner's postal address)

Enrique B. Ejusao, Jr.
Register of Deeds

(State the civil status, name of spouse if married, age if a minor, citizenship and residence of the owner)

It is hereby certified that this is a true electronic copy of OCT P-277 on file in Registry of Deeds of Calapan, Mindoro Oriental which consists of 16 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Calapan, Mindoro Oriental Requested By: MANIAUL, KEVIN CARLO MARASIGAN

Ref No. 201906303 Off No. 1019489615
Date 08/13/2019 OR Date Aug 9 2019
Time 08:51:57 AM Amt 693.44

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DESCRIPTION OF THE LAND

Lot 4
NR-113-D
IGNACIO DELA TORRE, et.al.

A PARCEL OF LAND (Lot 4 of the subdivision plan, (National Reservation) NR-113-D, situated in the Barrio of Aloate, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro. Bounded on the NW., along lines 1-2-3 by Lot 17 of the subdivision plan, (National Reservation) SE., and NE., along lines 3-4-5-6-7-8-9-10-11-12-13-14 by Lot 6124 (Portion) Naujan Cadastre & Public Land; on the SW., along lines 14-15-16-17-18-19-20-21-22-23 by Lot 1 ^{Mindoro} National Agricultural School; on the NW., and SW., along lines 23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43 by Mag-asawang Tubig River; on the NE., and NW., along lines 43-44-45-1 by lot 29 of the subdivision plan (National Reservation). Beginning at a point marked "1" on plan being S. 02 deg. 58'W., from 356.08 m. from ELLM 213, Naujan Cadastre.

thence N. 34 deg. 54'E., 247.58 m. to point 2;
thence E. 52 deg. 05'E., 184.08 m. to point 3;
thence S. 05 deg. 48'W., 291.52 m. to point 4;
thence S. 08 deg. 21'E., 188.90 m. to point 5;
thence S. 06 deg. 46'E., 357.75 m. to point 6;
thence S. 06 deg. 46'E., 122.91 m. to point 7;
thence S. 05 deg. 22'E., 220.89 m. to point 8;
thence S. 04 deg. 25'E., 101.16 m. to point 9;
thence S. 07 deg. 34'E., 392.48 m. to point 10;
thence S. 02 deg. 32'E., 207.12 m. to point 11;
thence S. 07 deg. 28'E., 351.75 m. to point 12;
thence S. 06 deg. 49'E., 389.41 m. to point 13;
thence S. 06 deg. 14'E., 440.59 m. to point 14;
thence N. 77 deg. 50'W., 139.65 m. to point 15;
thence N. 52 deg. 08'W., 104.35 m. to point 16;
thence N. 71 deg. 00'W., 219.99 m. to point 17;
thence N. 77 deg. 26'W., 207.26 m. to point 18;
thence N. 77 deg. 24'W., 280.43 m. to point 19;
thence N. 77 deg. 38'W., 280.15 m. to point 20;
thence E. 79 deg. 11'W., 253.88 m. to point 21;

(Continued on Page B,

Register of Deeds

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Ref No.: 2019005303 OR No.: 1019489615
Date: 08/13/2019 OR Date: Aug 9 2019
Time: 08:51:57 AM Amt.: 693.44

B P-277

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

thence N. 65 deg. 12'W., 348.79 m. to point 22;
 thence E. 80 deg. 00'W., 426.50 m. to point 23;
 thence N. 55 deg. 13'E., 145.45 m. to point 24;
 thence N. 45 deg. 17'E., 120.32 m. to point 25;
 thence E. 20 deg. 00'W., 56.69 m. to point 26;
 thence E. 31 deg. 20'E., 80.48 m. to point 27;
 thence E. 14 deg. 45'W., 57.64 m. to point 28;
 thence N. 05 deg. 45'W., 124.70 m. to point 29;
 thence N. 25 deg. 25'W., 101.53 m. to point 30;
 thence N. 34 deg. 09'E., 69.70 m. to point 31;
 thence N. 52 deg. 28'E., 60.43 m. to point 32;
 thence N. 04 deg. 18'E., 108.23 m. to point 33;
 thence N. 10 deg. 45'W., 102.64 m. to point 34;
 thence N. 27 deg. 50'E., 120.29 m. to point 35;
 thence N. 41 deg. 44'E., 133.23 m. to point 36;
 thence N. 29 deg. 07'E., 172.25 m. to point 37;
 thence N. 10 deg. 06'E., 147.92 m. to point 38;
 thence N. 27 deg. 32'E., 183.04 m. to point 39;
 thence N. 15 deg. 11'E., 127.95 m. to point 40;
 thence N. 05 deg. 30'E., 113.05 m. to point 41;
 thence N. 21 deg. 10'E., 211.29 m. to point 42;
 thence N. 12 deg. 12'E., 213.98 m. to point 43;
 thence S. 79 deg. 57'E., 240.80 m. to point 44;
 thence S. 81 deg. 24'E., 466.32 m. to point 45;
 thence N. 65 deg. 55'E., 170.94 m. to the point of

beginning; containing an area of THREE MILLION NINE HUNDRED NINETY
 ONE THOUSAND TWO HUNDRED THIRTY NINE (3,991,239) SQUARE METERS, more
 or less. All points referred to are indicated on the plan and are
 marked on the ground as follows: corner 3 by Old Tree; corner 11 by
 x on Dao Tree 40 cm. dia.; corner 12 by x on Lagoon tree, 60 cm. dia.,
 corner 13 by x on tree; 60 cm. dia., corners 4,5,6,7,8,9,10 by PS
 cyl. conc. mons. 15 x 60 cm. and the rest are old points, bearings

(Memorandum of Encumbrances continued on Page _____)

Register of Deeds

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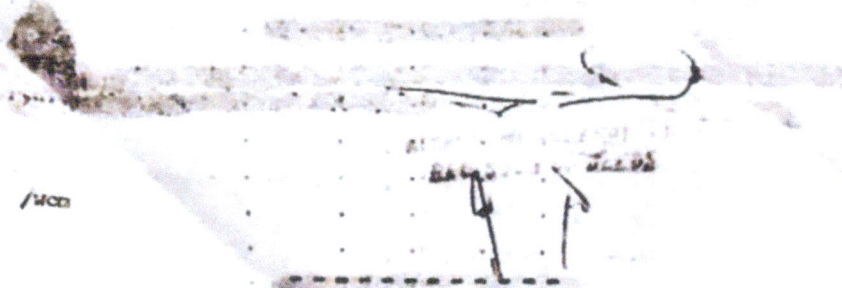
true; date of original subdivision survey on May 21-July 25, 1956
executed by Deputy Public Land Surveyor Pedro S. Ilao and was
approved on April 10, 1957.

CERTIFIED CORRECT:

George D. Guilermo
GEORGE D. GUILERMO
Geodetic Engineer

*Annotation :

The northern portion covering a total area of **THREE MILLION
TWO HUNDRED FIFTY THOUSAND FIVE HUNDRED FOUR (3,250,504) SQUARE
METERS** is the retention area of MCAT, Victoria, Oriental Mindoro.



Entry No. 715, Doc. No. 715, SUBDIVISION PLAN, SMO-045215-00323
(AR), affecting OCT No. P-277 of Lot No. 4, NE-115-D, for Lot 1 to 67,
duly approved by the Bureau of Lands, Manila. TCT Nos.:
T-10369 is issued to CECILIA MAILA, married to Rafael Madla, with respect
to Lot 9, containing an area of 7,872 sq. m.;
T-10370 is issued to REMEDIOS CABUYO, married to Romeo Gabuyo, with res-
pect to Lot 11, containing an area of 9,668 sq. m.;
T-10371 is issued to EPIFACIO SANCHEZ, married to LIGAYA GEMOLEDO, with
respect to Lot 15, containing an area of 1,132 sq. m.;
T-10372 is issued to EDWIN MAUR, married to Mercedes Niron, with respect
to Lot 16, containing an area of 5,071 sq. m.;
T-10373 is issued to GEMOLONA MAUR, widow, with respect to Lot 20, contain-
ing an area of 5,073 sq. m.;
T-10374 is issued to CECILIA MAILA, married to Rafael Madla, with respect
to Lot 22, containing an area of 5,071 sq. m.;
T-10375 is issued to ROMEO MAUR, single, with respect to Lot 24, containing
an area of 11,030 sq. m.;
T-10376 is issued to MANCELITA MAUR, single, with respect to Lot 25, con-
taining an area of 11,028 sq. m.;
T-10377 is issued to JOSELITO MAUR, married to Grace Gabutero, with res-
pect to Lot 26, containing an area of 11,028 sq. m.;
T-10378 is issued to NORBERTO MAUR, married to Virginia Cabanayan, with
respect to Lot 27, containing an area of 11,029 sq. m.;

(CONTINUATION ON THE NEXT PAGE)

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Time : 08:51:57 AM Amt. : 693.44

P-277

MEMORANDUM OF ENCUMBRANCES

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

Name of Co-Owner's

1. REMEDIOS M. GABUYO - of legal age, married to Romeo Gabuyo and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
2. LORETO T. AMPARO - of legal age, Filipino, married to Petronila Tiburan, and a resident of Marangan, Alcate, Victoria, Oriental Mindoro
3. CECILIA M. MAILA - of legal age, Filipino married to Rafael Madia and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
4. NUNEN B. MAUR - of legal age, Filipino, married to Virginia Laylay, and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
5. EDUARDO D. MAUR - of legal age Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
6. NUNEN G. MAUR - of legal age, Filipino, married to Menchi Miran, and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
7. MELISA B. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
8. EUSTESTO B. MAUR - of legal age, Filipino, married to Marilyn Belden, and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
9. GOMODONA B. MAUR - of legal age, Filipino, married to Perfecto Maur and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.
10. RITLER B. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Or. Mindoro.
11. ISIDRO P. MAUR - of legal age, Filipino, married to Crispina Catubal and a resident of Marangan, Alcate, Victoria Oriental Mindoro
12. JOSELITO C. MAUR - of legal age, Filipino, single and a resident of Marangan, Alcate, Victoria, Oriental Mindoro.

(Memorandum of Encumbrances continued on Page _____)
 (Technical Description continued on Page _____)

Register of Deeds

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P-277

MEMORANDUM OF ENCUMBRANCES

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

Name of Co-Owners

13. NACTAN B. MAUR - of legal age, Philippine married to Lys Tabangay and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
14. MAURICIO B. MAUR - of legal age, Philippine, single, and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
15. MANGELITA C. MAUR - of legal age, Philippine, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
16. ROBERTO C. MAUR - of legal age, Philippine, married to Virginia Cabanayan, and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
17. PERFECTO MAUR - of legal age, Philippine married to Genegena Banoetra and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
18. RENEALDO C. MAUR - of legal age, Philippine, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
19. ROMEO C. MAUR - of legal age, Philippine, single and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
20. LUISA P. MONTENY - of legal age, Philippine, widower and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
21. FELIMON C. MARI - of legal age, Philippine, married to Marlita Maur and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
22. MARLITA M. MARI - of legal age, Philippine, married to Felimon Mari and a resident of Marangon, Alcate, Victoria, Or. Mindoro.
23. ESTACIO J. SANCHEZ - of legal age, Philippine, married to Ligaya Gerales and a resident of Marangon, Alcate, Victoria, Oriental Mindoro.
24. LOLITA B. MAUR - of legal age, Philippine, widower and a resident of Marangon, Alcate, Victoria, Or. Mindoro.

(Memorandum of Encumbrances continued on Page _____)
 (Technical Description continued on Page _____)

Register of Deeds

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MEMORANDUM OF ENCUMBRANCES

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

- T-10379 is issued to JOSE LITO MAUR, single, with respect to Lot 28, containing an area of 11,029 sq.m.;
- T-10380 is issued to RYNALDO MAUR, married to Gesalyn Reynoso, with respect to Lot 29, containing an area of 10,247 sq.m.;
- T-10381 is issued to EDUARDO MAUR, married to Analyn Malabanan, with respect to Lot 31, containing an area of 17,477 sq.m.;
- T-10382 is issued to ERNESTO MAUR, married to Marilyn Roldan, with respect to Lot 32, containing an area of 17,478 sq.m.;
- T-10383 is issued to MERLIYA MAUR, married to Felimon Neri, with respect to Lot 37, containing an area of 9,017 sq.m.;
- T-10384 is issued to FELIMON NERI, married to Merlita Maur, with respect to Lot 39, containing an area of 4,933 sq.m.;
- T-10385 is issued to HERMIE T. LUCI, single, with respect to Lot 41, containing an area of 30,001 sq.m.;
- T-10386 is issued to DOMENBERTO T. LUCI, single, with respect to Lot 43, containing an area of 30,000 sq.m.;
- T-10387 is issued to CONRADA LUCI, married to Leopoldo T. Luci, with respect to Lot 44, containing an area of 8,231 sq.m.;
- T-10388 is issued to GUILLERMO PINERO, married to Lilia Luci, with respect to Lot 48, containing an area of 13,331 sq.m.;
- T-10389 is issued to MARIANITO PINERO, married to Amparo Largo, with respect to Lot 50, containing an area of 13,332 sq.m.;
- T-10390 is issued to ESMERALDA PINERO, widow, with respect to Lot 51, containing an area of 13,332 sq.m.;

This title is still existing with respect to the following Lots:

Lot No.	AREA
1	116 sq.m.
2	2,379 sq.m.
3	1,462 sq.m.
4	918 sq.m. (Road)
5	6,274 sq.m.
6	8,538 sq.m.
7	10,995 sq.m.
8	9,560 sq.m.
10	9,403 sq.m.
12	2,670 sq.m.
13	30,001 sq.m.
14	2,076 sq.m.
16	974 sq.m.
17	3,421 sq.m.
19	5,072 sq.m.
21	5,072 sq.m.
23	1,493 sq.m. (Road)
30	30,013 sq.m. (For Allocation)
33	1,752 sq.m. (Road)
34	12,587 sq.m.
35	6,156 sq.m.
36	2,043 sq.m.
38	1,142 sq.m.
40	28,669 sq.m.
42	1,152 sq.m. (Excess)

(Memorandum of Encumbrances continued on Page 142 -B)

(Technical Description continued on Additional Sheet Page -)

(CONTINUATION AT THE BACK)

Register of Deeds



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Ref. No. : 2019006303 OR No. : 1019489615
 Date : 08/13/2019 OR Date : Aug 9 2019
 Time : 08:51:57 AM Amt. : 693.44

P/O 1277

(Continued on Page 11)

LOT NO.	AREA
Lot No. 45	23,643 sq.m.
" 46	21,344 sq.m. (For Allocation)
" 47	13,331 sq.m.
" 49	13,332 sq.m.
" 52	13,333 sq.m.
" 53	7,004 sq.m.
" 54	7,004 sq.m.
" 55	7,003 sq.m.
" 56	7,004 sq.m.
" 57	7,004 sq.m.
" 58	6,207 sq.m.
" 59	800 sq.m.
" 60	38,390 sq.m. (Alcate River)
" 61	76,015 sq.m. (For Allocation)
" 62	1,467 sq.m.
" 63	727 sq.m. (Alcate River)
" 64	30,503 sq.m. (Provincial Road)
" 65	997,382 sq.m. (Remaining Portion) (MCAT)
" 66	2,253,122 sq.m. (Remaining Portion) (MCAT)
" 67	14,276 sq.m. (Alcate River)

on file in this Registry.

Date of Instrument - - - - - October 30, 1992

Date of Inscription - - - - - Feb. 22, 1999 at 8:45 a.m.

RICARDO S. INGASPI, JR.
Register of Deeds

SEE: Entry No. 715, Doc. No. 715. SUBDIVISION PLAN.- SWC-045215-003233 (AR), for Lots 5, 6, 7, 8, 10, 13, 30, 38, 40, 45, 52, 56, 57, 59, and 61, duly approved by the Bureau of Lands, Manila. TCF Nos.:

T-11048 is issued to BENRUBEN B. MAUR, married to Virginia Laylay, with respect to Lot 5, containing an area of 6,274 sq.m.;

T-11949 is issued to BENRUBEN B. MAUR, married to Virginia Laylay, with respect to Lot 6, containing an area of 8,538 sq.m.;

T-11950 is issued to NACTAN B. MAUR, married to Luz Tabangay, with respect to Lot 7, containing an area of 10,995 sq.m.;

T-11951 is issued to IGMEIDIO DELA TORRE, married to Remedios Ubado, with respect to Lot 8, containing an area of 9,560 sq.m.;

T-11952 is issued to GOMOGONA B. MAUR, married to Perfecto Maur, with respect to Lot 10, containing an area of 9,403 sq.m.;

T-11953 is issued to HITLER B. MAUR, widower, with respect to Lot 13, containing an area of 30,001 sq.m.;

T-11954 is issued to ISIDRO P. MAUR, married to Crispina Cabuhal, with respect to Lot 30, containing an area of 30,013 sq.m.;

T-11955 is issued to PERFECTO P. MAUR, married to Gomogona Rancefra, with respect to Lot 38, containing an area of 1,142 sq.m.;

T-11956 is issued to LORITO AMPARO, married to Petronila Tiburan, with respect to Lot 40, containing an area of 997,382 sq.m. (Continuation of the Subdivision Plan of Entry No. 715, Doc. No. 715)

(CONTINUATION OF THE NEXT PAGE)

Page 11

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Ref. No. : 2019006303 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt. : 693.44

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

- T-11967 is issued to PEDRO C. CUSI, married to Carmelita Luci, with respect to Lot 45, containing an area of 23,643 sq.m.;
T-11968 is issued to LUISA P. MONTEREY, widow, with respect to Lot 52, containing an area of 13,333 sq.m.;
T-11959 is issued to IRENEO L. CUSI, married to Milagros Tagasa, with respect to Lot 56, containing an area of 7,004 sq.m.;
T-11960 is issued to ARSENIA C. MACARAIG, married to Leovino Macaraig, with respect to Lot 57, containing an area of 7,004 sq.m.; and
T-11961 is issued to GREGORIA C. CUSI, widow, with respect to Lot 59, containing an area of 800 sq.m.; and
T-11962 is issued to NICOLAS CABUHAL, married to Marlene Manzano; MARCELO D. CABUHAL, mard. to Floridiza Ramirez; VICTOR D. CABUHAL, mard. to Gloria Candata; CIPRIANO D. CABUHAL, mard. to Librada Orog; GELACIO D. CABUHAL, mard. to Arceli Natividad; CRISTINA C. MAUR, mard. to Isidro C. Maur; ANANITA C. TOLENTINO, mard. to Eduardo Tolentino; BENEDICTO E. MEDINA, mard. to Nenita Cusi; LILIBATA C. ANYAYAHAN, mard. to Maximiano Anyayahan; VICENTE A. DEACON, mard. to Adelina Cabuhal, and JULINDA D. CABUHAL, single, with respect to Lot 61, containing an area of 76,015 sq.m.

This title is still existing with respect to the remaining lots, on file in this Registry.

Date of Instrument - - - - Oct. 30, 1992

Date of Inscription - - - - Dec. 28, 1992 at 2:00 a.m.

ATTY. ROBERT F. OCHILERSKY
Acting Registrar of Deeds

Entry No. 1443, Doc. No. 1443.- LETTER REQUEST - A Letter request from PARO DAR CAROLINA LB. PASA, for the issuance of CIOA's in the name of the following Farmer-Beneficiaries namely:
MAURICIO E. MAUR, mrd. to Lorraine Javier, a portion of 7,043 sq.m., known as Lot 36;
ELISA E. MAUR, mrd. to Rene Vergara a portion of 6,256 sq.m., known as Lot 35;

Date of Instrument - - - November 13, 2009

Date of Inscription - - - November 26, 2009 at 9:00

FLORDELIZA P. VILLAO
CIC-Dep. Registrar of Deeds

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

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Ref. No. : 2019006303 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt : 693.44

PB P-277

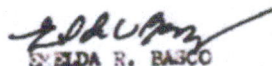
MEMORANDUM OF ENCUMBRANCES
(When necessary use this page for the continuation of the technical description)

SEE Entry No. 715, Dec. No. 715.- SUBDIVISION PLAN.- SMO-45215-003233(A2)
of Lot No. 4, for Lots 47 & 49, duly approved by the Bureau of Lands,
Mnsila .TOT Nos:

- T-26626 is issued to ROSALES CUSI, mrd. to Graciano Cusi, with respect to Lot 47, containing an area of 13,331 sq.m.;
- T-26627 is issued to FELIMON PINERO, mrd. to Adele de Castro with respect to Lot 49, containing an area of 13,332 sq.m.;

This Title is still existing with respect to the remaining Lots, on file in this Registry.

Date of Instrument - - - Oct. 30, 1992
Date of Inscription - - - August 5, 2011 at 9:47 am


ENELDA R. BASCO
OIC, Dep. Register of Deeds

XXX NOTHING FOLLOWS XXX
All original and reproductions shall be stored in Electronic form in the Philaris
Date 08/13/2019

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds



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Ref. No. : 2019008303 OR No. : 1019489615
Date : 08/13/2019 OR Date : Aug 9 2019
Time : 08:51:57 AM Amt. : 693.44

Judicial Form No. 140-A
CLOA Form No. 2-A
(Revised November 2012)

Book _____
Page _____

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

SN No. 01457040

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY
REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title
No. 2022000181

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:
"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 01457040

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto LEOPOLDO J. LUCI, ET. AL.

a parcel of agricultural land situated in Barangay Alcala, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, Philippines, containing an area of TWO MILLION TWO HUNDRED FIFTY-THREE THOUSAND (2,253,122) square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657, as amended.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said LEOPOLDO J. LUCI, Filipino of legal age, widower and a resident of Alcala, Victoria, Or. Mindoro.

this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years. Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, RODRIGO R. DUTERTE President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of _____, in the year of Our Lord Two Thousand and _____.

*ONE HUNDRED TWENTY-TWO

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:
Secretary of Agrarian Reform

It is hereby certified that said land was originally registered on _____ as Original Certificate of Title No. _____ pursuant to (1) Decree No. _____ or (2) _____ Record No. _____ Patent No. _____. This certificate is a transfer from Original Certificate of Title No. 2-277;P-2.

Entered in the Registry of Deeds of Calapan City, Or. Mindoro pursuant to Section 24 of Republic Act No. 6657 on this 2nd day of December two thousand and twenty one at 4:17 PM m.

Alcala, Victoria, Or. Mindoro
(Owner's postal address)

ATTY. WARREN-DELOCK T. LEGASPI
Actg. Register of Deeds

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

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Ref No. 2022000633 OR No. 2022000633001
Date 02/11/2022 OR Date Feb 3 2022
Time 02:44:56 PM Amt Paid: 4538.83

DESCRIPTION OF THE LAND

Lot 4 -66
Swo-045215-003233 (AR)
LEOPOLDO J. LUCI, ET. AL

A PARCEL OF LAND (Lot 4 -66 of the subdivision plan, Swo-045215-003233 (AR) being a portion of Lot 4, Nr-113-D, (LRC) Record No. _____) situated in the Barrio of Alcate, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro.

Bounded on the SW., along lines 1-2-3-4-5-6 by Lot 1, Nr-113-D; on the NW. & SW., along lines 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26 with Legal Easement (20.00 m. wide) by Magasawang Tubig River; on the NE. & NW., along lines 26-27-28-29 by Lot 29, Nr-113-D and on the NE. & SE., along lines 29-30-31—32-33-34-35-36-37-38-39-1 by Lot 4 -64 (Provincial Road) of the subdivision plan.

Beginning at a point marked "1" on plan being S. 05 deg. 40' W., 2,842.03 m. from BLLM No. 213, Cad. 200 Ext., Naujan Cadastre.

thence N. 77 deg. 24' W.,	71.88 m. to point 2;
thence N. 77 deg. 38' W.,	280.15 m. to point 3;
thence N. 79 deg. 11' W.,	253.88 m. to point 4;
thence N. 65 deg. 12' W.,	348.79 m. to point 5;
thence N. 80 deg. 00' W.,	426.50 m. to point 6;
thence N. 55 deg. 13' E.,	145.45 m. to point 7;
thence N. 45 deg. 17' E.,	120.32 m. to point 8;
thence N. 20 deg. 00' W.,	56.69 m. to point 9;
thence N. 31 deg. 20' E.,	80.48 m. to point 10;
thence N. 14 deg. 45' W.,	57.64 m. to point 11;
thence N. 05 deg. 45' W.,	124.70 m. to point 12;
thence N. 25 deg. 25' W.,	101.53 m. to point 13;
thence N. 34 deg. 09' E.,	69.70 m. to point 14;
thence N. 52 deg. 28' E.,	60.43 m. to point 15;
thence N. 04 deg. 18' E.,	108.23 m. to point 16;
thence N. 10 deg. 45' W.,	102.64 m. to point 17;
thence N. 27 deg. 50' E.,	120.29 m. to point 18;
thence N. 41 deg. 44' E.,	133.23 m. to point 19;
thence N. 29 deg. 07' E.,	172.25 m. to point 20;
thence N. 10 deg. 06' E.,	147.92 m. to point 21;
thence N. 27 deg. 32' E.,	183.04 m. to point 22;
thence N. 15 deg. 11' E.,	127.95 m. to point 23;
thence N. 05 deg. 30' E.,	113.05 m. to point 24;
thence N. 21 deg. 10' E.,	211.29 m. to point 25;
thence N. 12 deg. 12' E.,	213.98 m. to point 26;
thence S. 79 deg. 57' E.,	240.80 m. to point 27;
thence S. 81 deg. 24' E.,	466.32 m. to point 28;
thence N. 65 deg. 54' E.,	110.99 m. to point 29;
thence S. 05 deg. 44' E.,	178.10 m. to point 30;
thence S. 29 deg. 25' W.,	261.69 m. to point 31;
thence S. 29 deg. 24' W.,	200.00 m. to point 32;

(Continued On Page B, _____)

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Date : 02/11/2022 OR Date : Feb 3 2022

Time : 02:44:56 PM Amt Paid 4538 83

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

thence S. 41 deg. 06' W., 76.98 m. to point 33;
thence S. 23 deg. 15' W., 115.23 m. to point 34;
thence S. 08 deg. 05' W., 165.00 m. to point 35;
thence S. 11 deg. 48' E., 329.90 m. to point 36;
thence S. 11 deg. 47' E., 400.00 m. to point 37;
thence S. 00 deg. 56' E., 247.63 m. to point 38;
thence S. 03 deg. 12' W., 280.26 m. to point 39;
thence S. 03 deg. 12' W., 300.00 m. to the point of

beginning; containing an area of **TWO MILLION TWO HUNDRED FIFTY THREE THOUSAND ONE HUNDRED TWENTY TWO (2,253,122) SQUARE METERS**, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: cor. 2, 3, 4, 5, 6, 26, 27, 28 by PS cyl. conc. mons. 15 x 60 cms. and the rest by AR cyl. conc. mons. 15 x 40 cms., bearings true; date of original survey on May 21-July 25, 1956 and that of the subdivision survey on March 3-April 27, 1992 executed by **Engr. Estefania L. Borja** and was approved on October 30, 1992.

CERTIFIED CORRECT:

ALVIN YORK M. RODRIGUEZ
Geodetic Engineer

****NAME OF CO-OWNERS****

- 1 Ana Liza M. Cabuhal, Filipino of legal age, mrd. to Renato P. Perez and resident of Alcate, Victoria, Or. Mindoro
- 2 Anabel C. Garibay, Filipino of legal age, mrd. to Mark Rainier Garibay and resident of Alcate, Victoria, Or. Mindoro
- 3 Analita M. Calingasan, Filipino of legal age, mrd. to Eduardo D. Tolentino and resident of Alcate, Victoria, Or. Mindoro
- 4 Aniceto T. Amparo, Filipino of legal age, mrd. to Emelita C. Amparo and resident of Alcate, Victoria, Or. Mindoro
- 5 Annalyn L. Avendaño, Filipino of legal age, mrd. to Rey PJ Avendaño and resident of Alcate, Victoria, Or. Mindoro
- 6 Atanacia C. Viaña, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 7 Cristine C. Maur, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 8 Danilo O. Madriaga, Filipino of legal age, mrd. to Marve V. Madriaga and resident of Bagong Buhay, Victoria, Or. Mindoro
- 9 Dave V. Madriaga, Filipino of legal age, single and resident of Bagong Buhay, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)

ATTY. WARREN-DERICK F. LEGASPI

Actg. Register of Deeds

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Ref. No. **2022000633** OR No. **2022000633001**

Date **02/11/2022** OR Date **Feb 3 2022**

Time **02:44:56 PM** Amt. Paid **4538 83**

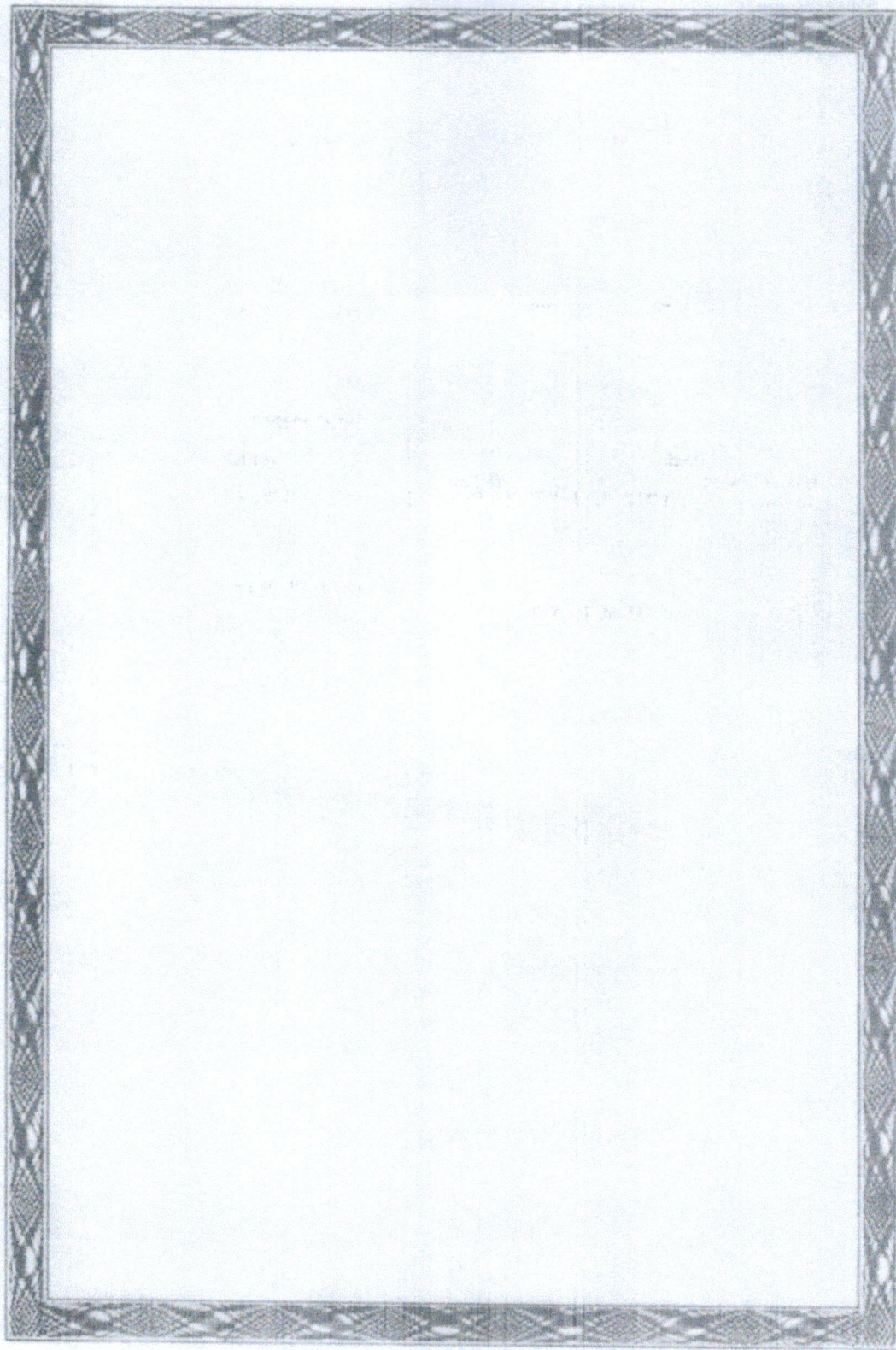
THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LRA 1091311956

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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MEMORANDUM OF ENCUMBRANCES

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

- 10 Diego S. Silang, Filipino of legal age, mrd. to Violeta M. Silang and resident of Alcate, Victoria, Or. Mindoro
- 11 Diominicio A. Andal, Filipino of legal age, mrd. to Teodora Cabuhal and resident of Alcate, Victoria, Or. Mindoro
- 12 Edmar C. Tolentino, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 13 Edwin C. Anyayahan, Filipino of legal age, mrd. to Gina Anyayahan and resident of Alcate, Victoria, Or. Mindoro
- 14 Emelinda C. Marayan, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 15 Emiliano Golloy, Filipino of legal age, mrd. to Silveria L. Cusi and resident of Alcate, Victoria, Or. Mindoro
- 16 Erix Josua M. Socias, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 17 Estelita O. Ilustre, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 18 Gerwin T. Añonuevo, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 19 Jayson O. Ilustre, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 20 Jomar G. Maur, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 21 Jose M. Duran, Filipino of legal age, mrd. to Jostelyn Calipos Duran and resident of Alcate, Victoria, Or. Mindoro
- 22 Joselito G. Maur, Filipino of legal age, mrd. to Mary Grace Maur and resident of Alcate, Victoria, Or. Mindoro
- 23 Jurinda C. Alano, Filipino of legal age, mrd. to Elmer Alano and resident of Alcate, Victoria, Or. Mindoro
- 24 Maria Nida M. Añonuevo, Filipino of legal age, mrd. to Florentino Añonuevo and resident of Alcate, Victoria, Or. Mindoro
- 25 Marlou Esperanzate, Filipino of legal age, mrd. to Manuel Esperanzate and resident of Alcate, Victoria, Or. Mindoro
- 26 Melanie C. Tolentino, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 27 Menelberto T. Luci, Filipino of legal age, mrd. to Rosalina A. Luci and resident of Alcate, Victoria, Or. Mindoro
- 28 Mirasol B. Emperador, Filipino of legal age, mrd. to Raffy G. Emperador and resident of Canaan, Victoria, Or. Mindoro
- 29 Narciso O. Ilustre, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 30 Nemesio O. Ilustre, Filipino of legal age, mrd. to Mary Grace Tamara and resident of Alcate, Victoria, Or. Mindoro
- 31 Nida C. Lanoy, Filipino of legal age, mrd. to Anastacio Lanoy and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds

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Ref. No. : 2022000633 OR No. : 2022000633001

Date : 02/11/2022 OR Date : Feb 3 2022

Time : 02:44:56 PM Amt Paid : 4538.83



LRA 100141058

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

(Continuation of the Memorandum of Encumbrances from Page _____)
(Continuation of the Technical Description from Page _____)

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(Continued on Page _____)

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MEMORANDUM OF ENCUMBRANCES

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

- 32 Norie C. Urbino, Filipino of legal age, mrd. to Reynaldo V. Urbino and resident of Alcate, Victoria, Or. Mindoro
- 33 Reynaldo C. Maur, Filipino of legal age, mrd. to Genalyn Reynoso and resident of Alcate, Victoria, Or. Mindoro
- 34 Roberto I. Anonuevo, Filipino of legal age, mrd. to Nilda Anonuevo and resident of Alcate, Victoria, Or. Mindoro
- 35 Rodel N. Cabuhal, Filipino of legal age, mrd. to Roxanes C. Cabuhal and resident of Alcate, Victoria, Or. Mindoro
- 36 Roi Clarence B. Pantaleon, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 37 Roy B. Pantaleon, Filipino of legal age, mrd. to Cynthia B. dela Cruz and resident of Alcate, Victoria, Or. Mindoro
- 38 Sevilla C. Anyayahan, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 39 Sofronio O. Ilustre, Filipino of legal age, mrd. to Babylyn Macatangay and resident of Alcate, Victoria, Or. Mindoro
- 40 Wilfredo C. Cabuhal, Filipino of legal age, mrd. to Yolanda Cabuhal and resident of Alcate, Victoria, Or. Mindoro

2/03/2022

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds

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Ref No. : 2022000633 OR No. : 2022000633001
Date : 02/11/2022 OR Date : Feb 3 2022
Time : 02:44:56 PM Amt Paid: 4538.83

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS.

(Continuation of the Memorandum of Encumbrances from Page _____)
(Continuation of the Technical Description from Page _____)

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(Continued on Page _____)

Register of Deeds



LRA 1091413961

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Date 02/11/2022 OR Date Feb 3 2022
Time 02:44:56 PM Amt Paid: 4538.83

Proclamation No. 260, s. 1951

Signed on June 22, 1951 (<https://www.officialgazette.gov.ph/1951/06/22/proclamation-no-260-s-1951/>)

MALACAÑAN PALACE

MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 260

RESERVING FOR AGRICULTURAL SCHOOL SITE PURPOSES TO BE KNOWN AS THE MINDORO AGRICULTURAL SCHOOL CERTAIN PARCELS OF THE PUBLIC DOMAIN SITUATED IN THE MUNICIPALITY OF NAUJAN, PROVINCE OF MINDORO ORIENTAL, ISLAND OF MINDORO.

Upon the recommendation of the Secretary of Agriculture and Natural Resources and the Director of Public Schools and pursuant to the provisions of section 2 of Republic Act No. 506 and section 83 of Commonwealth Act No. 141, as amended, I hereby withdraw from sale or settlement and reserve for agricultural school site purposes to be known as the Mindoro Agricultural School, under the administration of the Director of Public Schools, subject to private rights, if any there be, certain parcels of the public domain situated in the municipality of Naujan, Province of Mindoro Oriental, Island of Mindoro and more particularly described in the Bureau of Forestry plan C. R.-2, to wit:

BLOCK I

A parcel of land (block I of Mindoro Agricultural School Reservation), situated in the barrio of Magasawang-Tubig, municipality of Naujan, Province of Mindoro Oriental, Island of Mindoro. Bounded on the N. and E., by public land: on the SW., by public land and Aglubang River; and on the W., by Magasawang-Tubig River. Beginning at a point marked 1, thence S. 86° E., 2,240.00 m. to point 2; thence S. 55° E., 1442.00 m. to point 3; thence S. 51° E., 3000.00 m. to point 4; thence S. 6° E., 5720.00 m. to point 5; thence S. 12° W., 2700.00 m. to point 6; thence N. 63° W., 2200.00 m. to point 7; thence following Aglubang and Magasawang-Tubig Rivers downstream in a northwesterly and northeasterly

direction about 13,710 m., to the point of beginning; containing an approximate area of 2,20& hectares. All points referred to are indicated and are marked on the ground as follows; point 4 by old corner; and the rest, by trees.

BLOCK II

A parcel of land (block II of Mindoro Agricultural School Reservation), situated in the barrio of Magasawang-Tubig, municipality of Naujan, Province of Mindoro Oriental, Island of Mindoro. Bounded on the N., by public land; on the E., by Magasawang-Tubig River; on the S., by Ibolo River; and on the W., by public land and Bocayao-Grande River. Beginning at a point marked 1, thence S. 86° E., 1,540.00 m. to point 2; thence following Magasawang-Tubig and Ibolo River upstream in a southwesterly direction about 9640.00 m. to point 3; thence N. 7° W., 4,660.00 m. to point 4; thence following Bocayao-Grande River downstream in a northeasterly direction about 2,700.00 m. to the point of beginning; containing an approximate area of 1,120 hectares. All point referred to are indicated and are marked on the ground as follows; point 3, by old corner; and the rest, by trees.

BLOCK III

A parcel of land (block III of Mindoro Agricultural School Reservation), situated in the barrio of Magasawang-Tubig, municipality of Naujan, Province of Mindoro Oriental, Island of Mindoro. Bounded on the NE., by Aglubang River; on the S. and W., by public land; and on the NW., by Ibolo River. Beginning at a point marked 1, thence following Aglubang River upstream in a general southeasterly direction about 2,640 m. to point 2; thence S. 85° W., 1420.00 m. to point 3; thence due west 1120.00 m. to point 4; thence N. 71° W., 780.00 m. to point 5; thence N. 26° W., 380.00 m. to point "6"; thence N. 9° W., 140.00 m. to point "7"; thence N. 20° E., 140.00 m. to point 8; thence N. 28° E., 250.00 m. to point 9; thence following Ibolo River downstream in a general northeasterly direction about 2,460.00 m. to the point of beginning; containing an approximate area of 352 hectares. All points referred to are indicated and are marked on. the ground as follows: point 2, by old corner; and the rest, by trees.

The reservation established herein is also subject to the condition that the timber and other forest products found therein shall be placed under the administration and control of the Bureau of Forestry in accordance with the Forest Law and Regulations.

In witness whereof, I have hereunto set my hand and caused the seal of the Republic of-the Philippines to be affixed.

Done in the City of Manila, this 22nd day of June, in the year of Our Lord, nineteen hundred and fifty-one, and of the Independence of the Philippines, the fifth.

By the President:

MARCIANO ROQUE

Acting Assistant Executive Secretary

Source: **University of the Philippines, College of Law Library** (<http://lawlib.upd.edu.ph/>)

RESOURCES

- [PDF] [Proclamation No. 260, June 22, 1951](http://www.officialgazette.gov.ph/downloads/1951/06jun/19510622-PROC-0260-EQ.pdf)
(<http://www.officialgazette.gov.ph/downloads/1951/06jun/19510622-PROC-0260-EQ.pdf>)

This entry was posted under [Executive Issuances](https://www.officialgazette.gov.ph/section/laws/executive-issuances/) (<https://www.officialgazette.gov.ph/section/laws/executive-issuances/>), [Proclamations](https://www.officialgazette.gov.ph/section/laws/executive-issuances/proclamations/) (<https://www.officialgazette.gov.ph/section/laws/executive-issuances/proclamations/>) and tagged [Elpidio Quirino](https://www.officialgazette.gov.ph/tag/elpidio-quirino/) (<https://www.officialgazette.gov.ph/tag/elpidio-quirino/>), [Elpidio Quirino Executive Issuance](https://www.officialgazette.gov.ph/tag/elpidio-quirino-executive-issuance/) (<https://www.officialgazette.gov.ph/tag/elpidio-quirino-executive-issuance/>), [Elpidio Quirino Proclamation](https://www.officialgazette.gov.ph/tag/elpidio-quirino-proclamation/) (<https://www.officialgazette.gov.ph/tag/elpidio-quirino-proclamation/>), [Executive Issuances](https://www.officialgazette.gov.ph/tag/executiveissuances/) (<https://www.officialgazette.gov.ph/tag/executiveissuances/>), [Proclamations](https://www.officialgazette.gov.ph/tag/proclamations-2/) (<https://www.officialgazette.gov.ph/tag/proclamations-2/>). Bookmark the [permalink](https://www.officialgazette.gov.ph/1951/06/22/proclamation-no-260-s-1951/) (<https://www.officialgazette.gov.ph/1951/06/22/proclamation-no-260-s-1951/>).



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ABOUT GOVPH

Official Form No. 140-A
CLOA Form No. 2 A
(Revised November, 2012)

Book _____
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THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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SN No. 01457039

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title
No. CARP2021000180

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

CERTIFICATE OF LAND OWNERSHIP AWARD NO. 01457039

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto BILLY P. BELIGAN, ETAL

, a parcel of agricultural land situated in Barangay _____, Alcate _____, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, Philippines, containing an area of THREE MILLION TWO HUNDRED SIXTY-NINE THOUSAND * (3,269,918) square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657, as amended.

NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said BILLY P. BELIGAN, Filipino of legal age, mrd. to Edna Beligan and a resident of Alcate, Victoria, Or. Mindoro

this Certificate of Land Ownership Award covering the parcel of agricultural land herein described. TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years. Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, RODRIGO R. DUTERTE President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this _____ day of _____, in the year of Our Lord Two Thousand and _____

*NINE HUNDRED EIGHTEEN

BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:

Secretary of Agrarian Reform

It is hereby certified that said land was originally registered on _____ as Original Certificate of Title No. _____ pursuant to (1) Decree No. _____ in L.R.C. Record No. _____ or (2) Patent No. _____. This certificate is a transfer from Original Certificate of Title No. P-2751P-23

Entered in the Registry of Deeds of Calapan City
Or. Mindoro pursuant to Section 24 of Republic
Act No. 6657 on this 3rd day of December,
two thousand and twenty one
at 4:05 PM _____ m.

Alcate, Victoria, Or. Mindoro
(Owner's postal address)

APPY. WARREN-DERESA B. LEONARFI
Acts, Register of Deeds

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

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Ref No. : 2022000633 OR No. : 2022000633001

Date : 02/11/2022 OR Date : Feb 3 2022

Time : 02:34:05 PM Amt Paid: 4538 83

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DESCRIPTION OF THE LAND

Lot 32-571
Swo-045215-003231 (AR)
BILLY P. BELIGAN, ET.AL.

A PARCEL OF LAND (Lot 32-571 of the subdivision plan, Swo-045215-003231 (AR) being a portion of Lot 32, Nr-113-D, LRC Record No. _____) situated in the Barrio of Alcate, Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro.

Bounded on the SW., along lines 1-2-3-4-5-6-7-8 by Lot 32-570 (Road); on the SW. & NW., along lines 8-910-11-12-13-14-15-16 with Legal Easement (20.00 m. wide) by Mag-asawang Tubig River; on the NE., along lines 16-17-18-19-20-21 by Lot 4, Nr-113-D, Amd. and on the SE., along lines 21-22-23-24 by Lot 32-272, along lines 24-25-26 by Lot 32-273 and along lines 26-27-1 by Lot 32-274, all Road.

Beginning at a point marked "1" on plan being S. 27 deg. 56' E. 3,593.59 m. from BBM No. 30, Cad. 200 Ext., Naujan Cad.

thence	N. 63 deg. 09' W.,	346.13 m. to point 2;
thence	N. 63 deg. 35' W.,	227.30 m. to point 3;
thence	N. 63 deg. 08' W.,	306.70 m. to point 4;
thence	N. 62 deg. 15' W.,	200.00 m. to point 5;
thence	N. 62 deg. 15' W.,	218.47 m. to point 6;
thence	N. 66 deg. 09' W.,	262.33 m. to point 7;
thence	N. 79 deg. 51' W.,	124.13 m. to point 8;
thence	N. 03 deg. 49' W.,	200.00 m. to point 9;
thence	N. 03 deg. 49' W.,	219.09 m. to point 10;
thence	N. 02 deg. 22' E.,	160.62 m. to point 11;
thence	N. 36 deg. 07' E.,	450.45 m. to point 12;
thence	N. 05 deg. 47' W.,	252.18 m. to point 13;
thence	N. 05 deg. 47' E.,	472.24 m. to point 14;
thence	N. 28 deg. 28' W.,	253.10 m. to point 15;
thence	N. 34 deg. 43' E.,	195.21 m. to point 16;
thence	S. 80 deg. 00' E.,	426.50 m. to point 17;
thence	S. 65 deg. 12' E.,	348.79 m. to point 18;
thence	S. 79 deg. 11' E.,	253.88 m. to point 19;
thence	S. 77 deg. 38' E.,	280.15 m. to point 20;
thence	S. 77 deg. 24' E.,	71.88 m. to point 21;
thence	S. 02 deg. 50' W.,	400.00 m. to point 22;
thence	S. 02 deg. 50' W.,	400.00 m. to point 23;
thence	S. 02 deg. 50' W.,	296.35 m. to point 24;
thence	S. 02 deg. 28' W.,	400.00 m. to point 25;
thence	S. 02 deg. 27' W.,	310.27 m. to point 26;
thence	S. 02 deg. 55' W.,	321.29 m. to point 27;
thence	S. 02 deg. 55' W.,	321.29 m. to the point of

beginning; containing an area of **THREE MILLION TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED EIGHTEEN (3,269,918) SQUARE METERS**, more or less. All points referred to are indicated on the plan and are marked on the ground as follows:

(Continued On Page B, _____)

Register of Deeds

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MEMORANDUM OF ENCUMBRANCES

Entry No. _____

cor. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 by Old PS cyl. conc. mon. 15 x 60 cm. and the rests by AR cyl. conc. mons. 15 x 40 cms., bearings true; date of original survey on May 21-July 25, 1956 and that of the subdivision survey on March 3-April 27, 1992 executed by Engr. Estefania L. Borja and was approved October 30, 1992.

CERTIFIED CORRECT:

ALVIN YOR S. RODRIGUEZ
Geodetic Engineer

NAME OF CO-OWNERS

- 1 Adelfa M. Aguilar, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 2 Adelina C. Delacion, Filipino of legal age, mrd. to Vicente Delacion and resident of Alcate, Victoria, Or. Mindoro
- 3 Adorlie S. Cristobal, Filipino of legal age, mrd. to Kathleen B. Gumal-in and resident of Alcate, Victoria, Or. Mindoro
- 4 Adriano B. Umilda, Filipino of legal age, mrd. to Susana D. Umilda and resident of Alcate, Victoria, Or. Mindoro
- 5 Aileen U. De Guzman, Filipino of legal age, mrd. to Gregorio M. De Guzman, Jr. and resident of Alcate, Victoria, Or. Mindoro
- 6 Aisa M. Bigso, Filipino of legal age, mrd. to Marvin D. Bigso and resident of Alcate, Victoria, Or. Mindoro
- 7 Albert D. Libanan, Filipino of legal age, mrd. to Mildred C. Macagaling and resident of Alcate, Victoria, Or. Mindoro
- 8 Alex D. Cabuhal, Filipino of legal age, mrd. to Charita B. Cabuhal and resident of Alcate, Victoria, Or. Mindoro
- 9 Alexandra Kyla B. Manalo, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 10 Allan J. Cayaos, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 11 Amado U. Ignacio, Filipino of legal age, mrd. to Richelle V. Ignacio and resident of Alcate, Victoria, Or. Mindoro
- 12 Amalia I. Carreon, Filipino of legal age, mrd. to Edilberto Carreon and resident of Alcate, Victoria, Or. Mindoro
- 13 Amanda L. Dolores, Filipino of legal age, mrd. to Sotero S. Dolores and resident of Canaan, Victoria, Or. Mindoro
- 14 Ana Liza M. Cabuhal, Filipino of legal age, mrd. to Renato P. Perez and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)

ATTY. WARREN-DEBICK T. LEGASPI
Register of Deeds

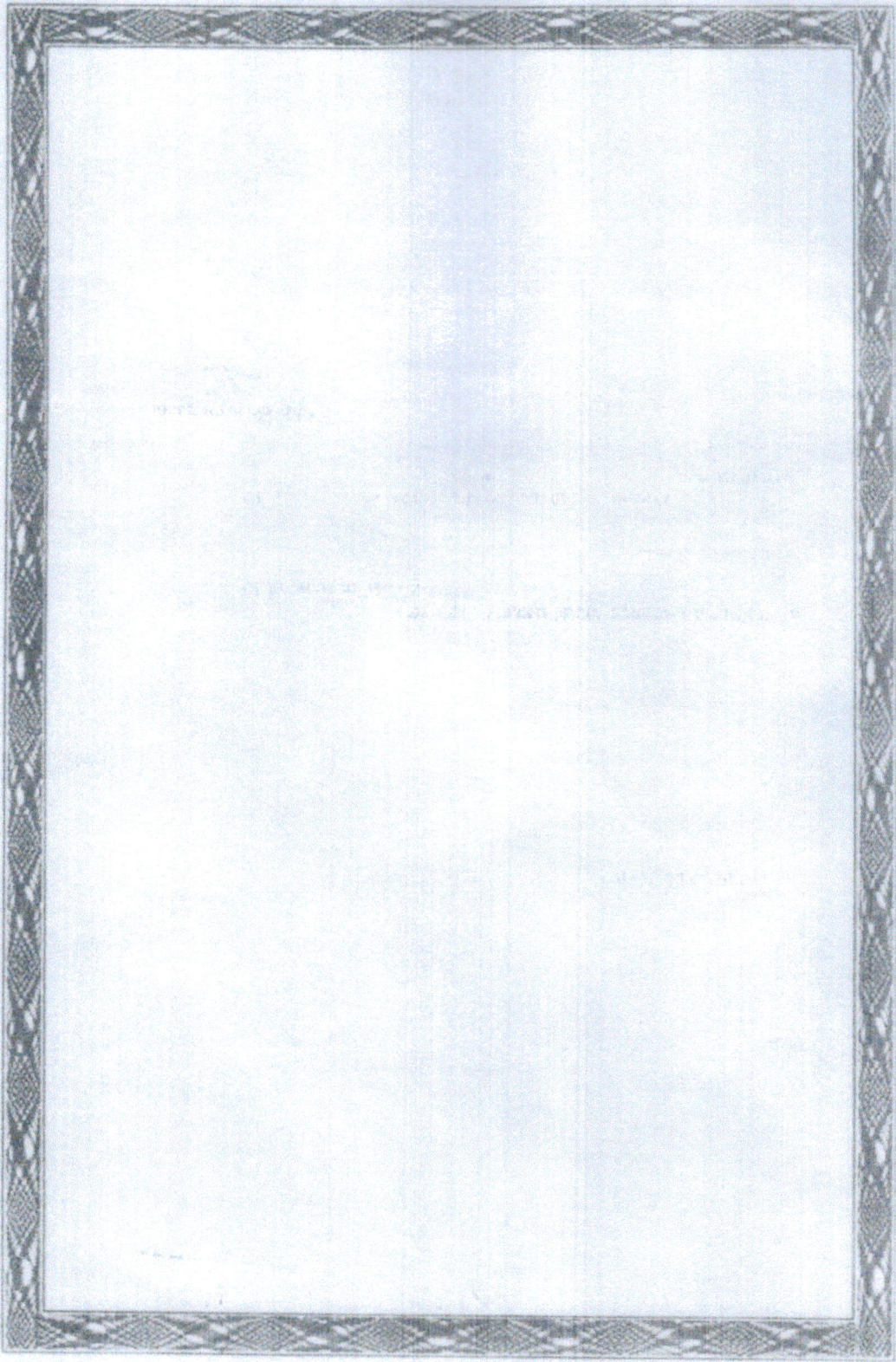
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CLOA FORM NO. 3
(Additional Sheet)

Page

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MEMORANDUM OF ENCUMBRANCES

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

- 15 Angelo U. Ignacio, Filipino of legal age, mrd. to Anna Liza L. de Torres and resident of Alcate, Victoria, Or. Mindoro
- 16 Angelyn Cleofe De Roxas, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 17 Anabelle A. Valdez, Filipino of legal age, mrd. to Francisco O. Valdez and resident of Alcate, Victoria, Or. Mindoro
- 18 Apolonio Marlon L. Datario, Filipino of legal age, mrd. to Cristina A. Datario and resident of Alcate, Victoria, Or. Mindoro
- 19 Ariel V. Sansano, Filipino of legal age, mrd. to Rosella F. Sansano and resident of Alcate, Victoria, Or. Mindoro
- 20 Ariel R. Matutina, Filipino of legal age, mrd. to Emmalyn M. Ananayo and resident of Alcate, Victoria, Or. Mindoro
- 21 Arturo U. Ignacio, Filipino of legal age, mrd. to Abegail V. Ignacio and resident of Alcate, Victoria, Or. Mindoro
- 22 Aurelio B. Verganio, Filipino of legal age, mrd. to Rosita B. Verganio and resident of Alcate, Victoria, Or. Mindoro
- 23 Avelino U. Ignacio, Filipino of legal age, mrd. to Eloisa S. Ignacio and resident of Alcate, Victoria, Or. Mindoro
- 24 Benjamin B. Pagaduan Jr., Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 25 Benjamin G. Patingga, Filipino of legal age, mrd. to Josephine R. Patingga and resident of Alcate, Victoria, Or. Mindoro
- 26 Berly D. Paut, Filipino of legal age, mrd. to Analyn C. Paut and resident of Alcate, Victoria, Or. Mindoro
- 27 Bernardo U. Ignacio, Filipino of legal age, mrd. to Marita Crisostomo and resident of Alcate, Victoria, Or. Mindoro
- 28 Bienvenido A. de Torres, Filipino of legal age, mrd. to Leah B. de Torres and resident of Alcate, Victoria, Or. Mindoro
- 29 Bienvenido Gasmin, Sr., Filipino of legal age, mrd. to Erlinda G. Gasmin and resident of Alcate, Victoria, Or. Mindoro
- 30 Bienvenido T. Gasmin, Filipino of legal age, mrd. to Babyllinda G. Gasmin and resident of Alcate, Victoria, Or. Mindoro
- 31 Brigido G. Paut, Filipino of legal age, mrd. to Liza D. Paut and resident of Alcate, Victoria, Or. Mindoro
- 32 Cecilia H. Maglalang, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 33 Christopher T. Talusig, Filipino of legal age, mrd. to Nhovy S. Talusig and resident of Alcate, Victoria, Or. Mindoro
- 34 Cindy B. Concepcion, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 35 Constantino B. Bose, Filipino of legal age, widower and resident of Alcate, Victoria, Or. Mindoro
- 36 Darlina M. Cabuhal, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)

(Technical Description continued on Page _____)

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MEMORANDUM OF ENCUMBRANCES

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

- 37 Dave V. Madriaga, Filipino of legal age, single and resident of Bagong Buhay, Victoria, Or. Mindoro
- 38 Decena S. Sapungan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 39 Delia B. Cutzon, Filipino of legal age, mrd. to Owin Cuizon and resident of Alcate, Victoria, Or. Mindoro
- 40 Demetrio T. Amparo, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 41 Dewey W. Agabas, Filipino of legal age, widower and resident of Alcate, Victoria, Or. Mindoro
- 42 Dhanna Rose Z. Banciyeg, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 43 Dominador C. Rubion, Filipino of legal age, mrd. to Emelda Y. Omiles and resident of Alcate, Victoria, Or. Mindoro
- 44 Dominique Jan Wyller B. Concepcion, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 45 Eddie G. Gasmin, Filipino of legal age, widower and resident of Alcate, Victoria, Or. Mindoro
- 46 Editha A. Legaspi, Filipino of legal age, mrd. to Benjie Legaspi and resident of Alcate, Victoria, Or. Mindoro
- 47 Edmar C. Tolentino, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 48 Edna Beligan, Filipino of legal age, mrd. to Billy Beligan and resident of Alcate, Victoria, Or. Mindoro
- 49 Eduardo C. Baduyen, Filipino of legal age, mrd. to Adorasion M. Baduyen and resident of Alcate, Victoria, Or. Mindoro
- 50 Eduardo T. Manzano, Filipino of legal age, mrd. to Marissa A. Manzano and resident of Alcate, Victoria, Or. Mindoro
- 51 Edwin C. Anyayahan, Filipino of legal age, mrd. to Gina Anyayahan and resident of Alcate, Victoria, Or. Mindoro
- 52 Elizabeth T. Manzano, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 53 Elmo R. Muyo, Filipino of legal age, mrd. to Aileen Muyo and resident of Alcate, Victoria, Or. Mindoro
- 54 Emelda B. Mayeng, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 55 Emelinda C. Marayan, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 56 Emilia M. Ananayo, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 57 Emilio T. Paut, Filipino of legal age, mrd. to Annie P. Paut and resident of Alcate, Victoria, Or. Mindoro
- 58 Erwin J. Cayaos, Filipino of legal age, widower and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

Register of Deeds

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CLOA FORM NO. 3
(Additional Sheet)

Page

MEMORANDUM OF ENCUMBRANCES

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

- 59 Esther Faith B. Pimentero, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 60 Eugenio S. Cabas, Filipino of legal age, mrd. to Trinidad L. Cabas and resident of Alcate, Victoria, Or. Mindoro
- 61 Fiode G. Agabas, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 62 Francisco A. Aranda, Filipino of legal age, mrd. to Lina L. Aranda and resident of Alcate, Victoria, Or. Mindoro
- 63 Garry C. Culapo, Filipino of legal age, mrd. to Analyn Lordan and resident of Alcate, Victoria, Or. Mindoro
- 64 George B. Beligan, Filipino of legal age, mrd. to Jacqueline J. Beligan and resident of Alcate, Victoria, Or. Mindoro
- 65 Gerry C. Nazarro, Filipino of legal age, mrd. to Janet M. Nazarro and resident of Alcate, Victoria, Or. Mindoro
- 66 Gilbert C. Fabro, Filipino of legal age, mrd. to Melody C. Fabro and resident of Alcate, Victoria, Or. Mindoro
- 67 Girlie G. Nabur, Filipino of legal age, mrd. to Alan Nabur and resident of Alcate, Victoria, Or. Mindoro
- 68 Guillerma S. Lait, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 69 Ian Riel D. Sapungan, Filipino of legal age, mrd. to Jayceil C. Sapungan and resident of Alcate, Victoria, Or. Mindoro
- 70 Jan Tyrone B. Ramirez, Filipino of legal age, single and resident of Villa Cerveza, Victoria, Or. Mindoro
- 71 Jane M. Paras, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 72 Jayson O. Ilustre, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 73 Jayvin D. Sapungan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 74 Jemira A. Bagon, Filipino of legal age, mrd. to Isabelo Bagon and resident of Alcate, Victoria, Or. Mindoro
- 75 Jhon Edrick D. Gasmin, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 76 Jie Anne M. Villacrusis, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 77 Jimmy R. Paras, Filipino of legal age, mrd. to Clara Morillos and resident of Alcate, Victoria, Or. Mindoro
- 78 Joebert D. Cabuhal, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 79 Joel C. Ancheta, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 80 Joel C. Cabuhal, Filipino of legal age, mrd. to Lorely Caguete and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)
(Technical Description continued on Page _____)

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Register of Deeds



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MEMORANDUM OF ENCUMBRANCES

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

- 81 John Cedrick M. Basilio, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 82 Johnly D. Paut, Filipino of legal age, mrd. to Jenefer G. Paut and resident of Alcate, Victoria, Or. Mindoro
- 83 Jomel R. Sagun, Filipino of legal age, mrd. to Sherry Ann F. Ampil and resident of Alcate, Victoria, Or. Mindoro
- 84 Jose B. Belgian Jr., Filipino of legal age, mrd. to Lorena Limbaoen and resident of Alcate, Victoria, Or. Mindoro
- 85 Jose G. Baldera, Filipino of legal age, mrd. to Marcela J. Baldera and resident of Alcate, Victoria, Or. Mindoro
- 86 Jose M. Duran, Filipino of legal age, mrd. to Josielyn Culipos Duran and resident of Alcate, Victoria, Or. Mindoro
- 87 Joseph B. Verganio, Filipino of legal age, mrd. to Ofelia V. Verganio and resident of Alcate, Victoria, Or. Mindoro
- 88 Joven G. Baduyen, Filipino of legal age, mrd. to Florencia G. Baduyen and resident of Alcate, Victoria, Or. Mindoro
- 89 Juanito T. Manzano, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 90 Julieta D. Sapungan, Filipino of legal age, mrd. to Joseph Z. Sapungan and resident of Alcate, Victoria, Or. Mindoro
- 91 Kathreen Joy R. Roda, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 92 Kenneth V. Sapungan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 93 Ladie Darlene B. Pantaleon, Filipino of legal age, single and resident of Morangan, Victoria, Or. Mindoro
- 94 Leah M. Mayuga, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 95 Lenie B. Delan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 96 Leo P. Viernes, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 97 Leomino P. Viernes, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 98 Lerma A. Almanzor, Filipino of legal age, mrd. to Noel A. Almanzor and resident of Alcate, Victoria, Or. Mindoro
- 99 Lester D. Sapungan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 100 Lindwey Ralf C. Agabas, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 101 Lito Jay Phillipe F. Bua-ay, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 102 Loreto T. Amparo Jr., Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)
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Register of Deeds

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MEMORANDUM OF ENCUMBRANCES

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

- 103 Louelle Jim Brylle F. Bua-ay, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 104 Louie Lito Jon Reeve F. Bua-ay, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 105 Luis J. Cayaos, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 106 Luzviminda V. Palpallatoc, Filipino of legal age, mrd. to Melchor Palpallatoc and resident of Alcate, Victoria, Or. Mindoro
- 107 Mar P. Viernes, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 108 Marcelo C. Jose, Filipino of legal age, mrd. to Gloria B. Jose and resident of Alcate, Victoria, Or. Mindoro
- 109 Marciano B. de Roxas, Filipino of legal age, mrd. to Emily de Roxas and resident of Alcate, Victoria, Or. Mindoro
- 110 Marife G. Gonzales, Filipino of legal age, mrd. to Larry Gonzales and resident of Alcate, Victoria, Or. Mindoro
- 111 Mario R. Cabuhal, Filipino of legal age, mrd. to Nonicia L. Cabuhal and resident of Alcate, Victoria, Or. Mindoro
- 112 Mario T. Amparo, Filipino of legal age, mrd. to Ma. Katherina Paz and resident of Alcate, Victoria, Or. Mindoro
- 113 Marilyn E. Verganio, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 114 Marvin Marcelo C. Ancheta, Filipino of legal age, mrd. to Airen D. Ancheta and resident of Alcate, Victoria, Or. Mindoro
- 115 Mary Grace D. Gawat, Filipino of legal age, mrd. to Percibal Gawat and resident of Alcate, Victoria, Or. Mindoro
- 116 Mary Jane L. Edradan, Filipino of legal age, mrd. to Hernan L. Edradan and resident of Alcate, Victoria, Or. Mindoro
- 117 Maximino E. Viernes, Filipino of legal age, mrd. to Leonora P. Viernes and resident of Alcate, Victoria, Or. Mindoro
- 118 Merryneel Grace A. Gusi, Filipino of legal age, mrd. to Jhudy C. Gusi and resident of Alcate, Victoria, Or. Mindoro
- 119 Milo S. Banciyeg, Filipino of legal age, mrd. to Rosenda Banciyeg and resident of Alcate, Victoria, Or. Mindoro
- 120 Minda C. Ancheta, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 121 Mirasol B. Emperador, Filipino of legal age, mrd. to Raffy G. Emperador and resident of Canaan, Victoria, Or. Mindoro
- 122 Nally B. Beligan, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 123 Nenita C. Medina, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 124 Noble G. Agabas, Filipino of legal age, mrd. to Eden B. Agabas and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)
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MEMORANDUM OF ENCUMBRANCES

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

- 125 Normin P. Viernes, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 126 Pablo A. Bua-ay, Filipino of legal age, mrd. to Soledad Villanueva and resident of Alcate, Victoria, Or. Mindoro
- 127 Paul A. Escalante III, Filipino of legal age, mrd. to Janet S. Latorre and resident of Alcate, Victoria, Or. Mindoro
- 128 Perla B. Tugade, Filipino of legal age, mrd. to Emmanuel Salvador Tugade and resident of Alcate, Victoria, Or. Mindoro
- 129 Rafael B. Dilan, Filipino of legal age, mrd. to Paulina Dilan and resident of Alcate, Victoria, Or. Mindoro
- 130 Randy M. Aguilar, Filipino of legal age, mrd. to Melody Melgar and resident of Alcate, Victoria, Or. Mindoro
- 131 Raymond B. Concepcion, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 132 Raymunda D. Tumacole, Filipino of legal age, mrd. to Jingle Tumacole and resident of Alcate, Victoria, Or. Mindoro
- 133 Renato G. Cayaos, Filipino of legal age, widower and resident of Alcate, Victoria, Or. Mindoro
- 134 Renato N. Tolentino, Filipino of legal age, mrd. to Noemi Tolentino and resident of Alcate, Victoria, Or. Mindoro
- 135 Reniel D. Sapungan, Filipino of legal age, mrd. to Carla Q. Sapungan and resident of Alcate, Victoria, Or. Mindoro
- 136 Richard B. Verganio, Filipino of legal age, mrd. to Clarissa L. Verganio and resident of Alcate, Victoria, Or. Mindoro
- 137 Risea O. Rubion, Filipino of legal age, mrd. to Marlon F. Matore and resident of Alcate, Victoria, Or. Mindoro
- 138 Riza Lynne B. Duran, Filipino of legal age, mrd. to Celso M. Duran Sr. and resident of Alcate, Victoria, Or. Mindoro
- 139 RJ Ronilo II G. De Villa, Filipino of legal age, mrd. to Joshwa Marie Lozano and resident of Alcate, Victoria, Or. Mindoro
- 140 Rogelyn P. Baduyen, Filipino of legal age, mrd. to Ryan G. Baduyen and resident of Alcate, Victoria, Or. Mindoro
- 141 Romualdo G. Paut, Filipino of legal age, mrd. to Bhelena O. Paut and resident of Alcate, Victoria, Or. Mindoro
- 142 Rosalie B. Pimentero, Filipino of legal age, mrd. to Nestor G. Pimentero and resident of Alcate, Victoria, Or. Mindoro
- 143 Rowena De Villa, Filipino of legal age, mrd. to Ronnie de Villa and resident of Alcate, Victoria, Or. Mindoro
- 144 Royson B. Apostol, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 145 Ruderick P. Paut, Filipino of legal age, mrd. to Raquel D. Paut and resident of Alcate, Victoria, Or. Mindoro
- 146 Rudy G. Badoyin, Filipino of legal age, mrd. to Ma. Bella M. Badoyin and resident of Alcate, Victoria, Or. Mindoro

(Memorandum of Encumbrances continued on Page _____)

(Technical Description continued on Page _____)

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CLOA FORM NO. 3
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MEMORANDUM OF ENCUMBRANCES

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

- 147 Santiago B. Cadalig, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 148 Sevilla C. Anyayahan, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 149 Simplicio U. Ignacio, Filipino of legal age, mrd. to Myla Ayap and resident of Alcate, Victoria, Or. Mindoro
- 150 Solido G. Agabas, Filipino of legal age, mrd. to Analisa C. Agabas and resident of Alcate, Victoria, Or. Mindoro
- 151 Sps. Ariene C. Beligan and Randy B. Beligan, Filipino of legal age and resident of Alcate, Victoria, Or. Mindoro
- 152 Sps. Maritess S. Beligan and Billy B. Beligan Jr., Filipino of legal age and resident of Alcate, Victoria, Or. Mindoro
- 153 Susana D. Nilo, Filipino of legal age, mrd. to Noel S. Nilo and resident of Bagong-buhay, Victoria, Or. Mindoro
- 154 Valentin T. Amparo, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 155 Violeta P. Ramirez, Filipino of legal age, widow and resident of Villa Cerveza, Victoria, Or. Mindoro
- 156 Virginia P. Bagon, Filipino of legal age, mrd. to Teodoro Bagon and resident of Alcate, Victoria, Or. Mindoro
- 157 Wilson M. Ananayo, Filipino of legal age, single and resident of Alcate, Victoria, Or. Mindoro
- 158 Zenaida T. Talucig, Filipino of legal age, widow and resident of Alcate, Victoria, Or. Mindoro
- 159 Zinema B. Sapungan, Filipino of legal age, mrd. to Max A. Sapungan and resident of Alcate, Victoria, Or. Mindoro
160. Orlas M. Lergado, Filipino of legal age, married to Eswatina Lergado and a resident of Alcate, Victoria, Or. Mindoro

NOTHING FOLLOWS

All subsequent annotation shall be stored in Electronic form in the Philaris

Date 2/23/2022

(Memorandum of Encumbrances continued on Page _____)
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LOT DESCRIPTION

 Republic of the Philippines
 Department of Environment and Natural Resources
 Bureau of Land Management
 MIMAROPA Region


063021-01

ARANGAY OF VILLA CERVEZA

MUN. OF VICTORIA

PROV. OF OR MINDORO

ISLAND OF MINDORO

BEARINGS AND DISTANCES

LOT NO.	CLAIMANT	MON. TO CORNER 1	BEARINGS AND DISTANCES						AREA IN SQ. METERS	LAND USE
			LINE 1-2	LINE 2-3	LINE 3-4	LINE 4-5	LINE 5-6	LINE 6-7		
570	PROYL ROAD	S27-56E 3593.59	S87-43E 20.59	S42-31W 21.75	NG3-34W 358.88	NG3-35W 227.94	NG3-08W 306.41	NG2-15W 417.49		
			NG6-01W 258.21	N81-58W 119.94	N03-49W 20.00	S79-51E 124.13	S66-09E 262.33	S62-15E 218.47		
		S62-15E 200.00	S63-08E 306.70	S63-35E 227.30	S63-09E 346.13					
571	MCAT (REM. PORT)	S27-56E 3593.59	NG3-09W 346.13	NG3-35W 227.30	NG3-08W 306.70	N62-15W 200.00	N62-15W 218.47	N66-09W 262.33	N79-51W 124.13	
		N3-49W 200.00	N03-49W 219.09	N02-22E 160.62	N36-07E 430.43	N06-57W 252.18	N18-25E 472.24	N28-28W 283.10		
			N34-43E 195.21	S80-00E 420.50	S65-12E 348.79	S79-11E 253.88	S77-38E 280.15	S77-24E 71.88		
		S2-50W 400.00	S02-50W 400.00	S2-50W 296.35	S2-28W 400.00	S2-27W 310.27	S2-55W 321.29	S2-55W 321.29		322699.18
572	ALCATE RIVER	S35-23E 4279.12	S73-21E 89.47	S44-21E 19.17	N77-48W 101.02	NG4-34W 18.37	NG4-34W 18.37	NG9-57W 27.21		
			S16-09W 58.28	NG5-43W 7.10	N16-10E 58.08	N76-28W 38.24	S85-30W 61.18	N75-03W 128.09		
			NG3-32W 250.23	NG3-35W 310.57	N42-31E 21.75	S63-44E 15.00	S63-44E 15.00	S63-41E 15.00		
			S63-44E 15.00	S63-49E 1.99	S63-41E 3.00	S63-43E 10.00	S63-44E 15.00	S63-43E 14.99		
			S63-41E 15.00	S63-44E 15.00	S63-44E 15.00	S63-44E 15.00	S63-43E 10.00	S63-41E 10.00		
			S63-43E 10.00	S63-44E 15.00	S63-44E 15.00	S63-44E 15.00	S63-41E 15.00	S42-19E 10.74		
			S64-46E 16.49	S65-29E 36.36	S64-18E 12.77	S59-18E 1.92	S64-48E 83.13	S64-45E 7.41		
			S64-47E 7.42	S64-45E 7.41	S64-49E 7.40	S64-47E 7.42	S64-45E 7.41	S64-51E 7.41		
			S64-45E 7.41	S64-45E 7.41	S64-47E 8.38	S64-47E 46.01	S64-05E 98.04	S70-36E 43.96		
			S89-23E 23.33	N75-52E 37.57	S74-56E 106.74					16393
573	AGALOOS IGNACIA P.	S45-19E 2514.03	S04-58W 40.00	N86-38W 19.94	N04-59E 40.00	S86-38E 19.93				797

CERTIFIED PROTOCOL

Reference Monument:

Geographic Position:

VIRGINIA M. NEGODON

Chief, Land Records Section

Date Surveyed: 3-3, 4-27, 1992

Date Approved:

NOTE: ALL THE LINES ARE FROM BOOK 20, GRID 200 EXT. NAUJAN CADASTRE

Prepared by:

Checked by:

Verified by:

ESTEFANIA L. BORJA

Geodetic Engineer

Sheet No. 43 of 46 Sheets

LMB OFFICE

Checked by: N. CURSAY 8-31, 19 92.

Verified by: E. ATIENZA 8-31, 19 92.

CERTIFIED CORRECT:

ROBERT C. PANGYARIHAN

Chief, Survey Division, Region IV

Proclamation No. 686, s. 1970

Signed on April 21, 1970 (<https://www.officialgazette.gov.ph/1970/04/21/proclamation-no-686-s-1970/>).

MALACAÑANG
RESIDENCE OF THE PRESIDENT
OF THE PHILIPPINES
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 686

EXCLUDING FROM THE OPERATION OF PROCLAMATION NO. 260 DATED JUNE 22, 1951, WHICH ESTABLISHED THE MINDORO AGRICULTURAL SCHOOL RESERVATION SITUATED IN THE MUNICIPALITY OF VICTORIA, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, A CERTAIN PORTION OF THE LAND EMBRACED THEREIN AND RESERVING THE SAME FOR HORTICULTURAL RESEARCH CENTER SITE PURPOSES OF THE BUREAU OF PLANT INDUSTRY.

Upon recommendation of the Secretary of Agriculture and Natural Resources and pursuant to the authority vested in me by law, I, FERDINAND E. MARCOS, President of the Philippines, do hereby exclude from the operation of Proclamation No. 260, dated June 22, 1951, which established the Mindoro Agricultural School site reservation situated in the Municipality of Victoria, Province of Oriental Mindoro, Island of Mindoro, a certain portion of the land embraced therein and reserve the same for horticultural research center site purposes under the administration of the Director of Plant Industry, subject to private rights, if any there be, and to future survey, which portion is more particularly described as follows:

Portion of Lot 1, Nr-113-D

(Proposed reservation for horticultural research center site of the Bureau of Plant Industry.)

A parcel of land (the Proposed Reservation for HORTICULTURAL RESEARCH CENTER SITE OF THE BUREAU OF PLANT INDUSTRY, being a portion of Lot 1 of plan Nr-113-D), situated in the Barrio of Alcate, Municipality of Victoria, Province of Oriental Mindoro.

Bounded on the SW. and W., along lines 1-2-3-4-5-6-7, by Mag-asawang Tubig River; and on the N., SE. and S., along lines 7-8-9-1, by remaining portion of Lot 1 of plan Nr-113-D.

Beginning at a point marked "1" on plan, being identical to Corner 36 of Lot 1 of plan NR-113-D,

thence N. 36 deg. 48 min. W., 89.92 meters to point 2;
thence N. 10 deg. 54 min. W., 406.67 meters to point 3;
thence N. 22 deg. 13 min. W., 409.90 meters to point 4;
thence N. 5 deg. 30 min. E., 258.77 meters to point 5;
thence N. 0 deg. 25 min. W., 421.29 meters to point 6;
thence N. 23 deg. 31 min. E., 416.39 meters to point 7;
thence S. 77 deg. 50 min. E., 2,557.26 meters to point 8;
thence S. 50 deg. 54 min. W., 2,332.22 meters to point 9;
thence N. 80 deg. 33 min. W., 600.00 meters to the point of

beginning; containing an approximate area of Three million one hundred sixty-one thousand four hundred and seventy-eight (3,161,478) square meters.

NOTE: All data are approximate and subject to change based on future surveys.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

Done in the City of Manila, this 21st day of April, in the year of Our Lord, nineteen hundred and seventy.

(Sgd.) FERDINAND E. MARCOS
President of the Philippines

By the President:

(Sgd.) ALEJANDRO MELCHOR
Acting Executive Secretary

Source: University of the Philippines, College of Law Library (<http://lawlib.upd.edu.ph/>)

RESOURCES

Proclamation No. 1831, s. 1979

Signed on March 19, 1979 (<https://www.officialgazette.gov.ph/1979/03/19/proclamation-no-1831-s-1979/>)

MALACAÑANG

Manila

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 1831

EXCLUDING FROM THE OPERATION OF PROCLAMATION NO. 260 DATED JUNE 22, 1951 WHICH ESTABLISHED THE MINDORO AGRICULTURAL SCHOOL SITE RESERVATION SITUATED IN THE MUNICIPALITY OF NAUJAN, PROVINCE OF ORIENTAL MINDORO, ISLAND OF MINDORO, CERTAIN PORTION OF THE LAND EMBRACED THEREIN AND DECLARING THE SAME OPEN TO DISPOSITION UNDER THE PROVISIONS OF THE PUBLIC LAND ACT.

Upon the recommendation of the Minister of Natural Resources and pursuant to the authority vested in me by law, I, FERDINAND E. MARCOS, President of the Philippines, do hereby exclude from the operation of Proclamation No. 260 dated June 22, 1951, which established the Mindoro Agricultural School site reservation, now Mindoro College of Agriculture and Technology, situated in the municipality of Naujan, province of Oriental Mindoro, island of Mindoro, certain portion of the land embraced therein and declare the same open to disposition under the provisions of the Public Land Act, which parcel of land is more particularly described as follows:

BLOCK II

A PARCEL OF LAND (Block II of Mindoro Agricultural School Reservation), situated in the Barrio of Magasawang-Tubig, Municipality of Naujan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the N., by Public Land; on the E., by Magasawang-Tubig River; on the S., by Ibolo River; and on the W., by Public and Bocayao-Grande River. Beginning at a point marked "1",

thence S. 86 deg. E.,	1540.00 m. to point 2;
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thence following Magasawang-Tubig and Ibolo River upstream in a southwesterly direction about 9640.00 m. to point 3;

thence N. 7 deg. W.,	4660.00 m. to point 4;
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thence following Bocayao-Grande River downstream in a northeasterly direction about 2700.00 m. to the point of beginning; Containing an area of ONE THOUSAND ONE HUNDRED TWENTY (1,120) HECTARES.

All points referred to are indicated and are marked on the ground as follows: point 3, by Old Corner; and the rest by Trees.

Bearings true.

Bona fide occupants of other portions of the school reservation shall be relocated to the vacant portions of the area released herein as far as they can be accommodated.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

Done in the City of Manila, this 19th day of March, in the year of Our Lord, nineteen hundred and seventy-nine.

(SGD.) FERDINAND E. MARCOS
President of the Philippines

By the President:

(SGD.) JACOBO C. CLAVE
Presidential Executive Assistant

Source: **CDAsia** (<http://www.cdasia.com/>)

RESOURCES

- [PDF] Proclamation No. 1831, March 19, 1979
(<http://www.officialgazette.gov.ph/downloads/1979/03mar/19790319-PROC-1831-FM.pdf>).



MALACAÑAN PALACE
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

EXECUTIVE ORDER NO. 75

DIRECTING ALL DEPARTMENTS, BUREAUS, OFFICES AND INSTRUMENTALITIES OF THE GOVERNMENT TO IDENTIFY LANDS OWNED BY THE GOVERNMENT DEVOTED TO OR SUITABLE FOR AGRICULTURE FOR DISTRIBUTION TO QUALIFIED BENEFICIARIES

WHEREAS, Section 1, Article XIII of the 1987 Constitution advances the duty of the State to enact measures that protect and enhance the right of all people to human dignity, reduce social, economic and political inequalities, and remove cultural inequities by equitably diffusing wealth and political power for the common good;

WHEREAS, Section 4, Article XIII of the 1987 Constitution declares it a policy of the State to undertake the just distribution of all agricultural lands, subject to such priorities and reasonable retention limits as the Congress may prescribe, taking into account ecological, developmental, or equity considerations, and subject to the payment of just compensation;

WHEREAS, Republic Act (RA) No. 3844 institutes policies in order to provide a vigorous and systematic land acquisition, resettlement and distribution program, and Presidential Decree No. 27 (s. 1972) orders the emancipation of all tenant farmers of private agricultural lands primarily devoted to rice and corn under a system of sharecrop or lease-tenancy;

WHEREAS, RA No. 6657, or the "Comprehensive Agrarian Reform Law of 1988," as amended, which was enacted on 10 June 1988, implemented the agrarian reform provisions of the Constitution by instituting the Comprehensive Agrarian Reform Program (CARP) and providing mechanisms for its implementation;

WHEREAS, pursuant to Sections 4 and 7 of RA No. 6657, as amended, lands owned by the Government devoted to or suitable for agriculture are covered under the CARP and are to be planned and programmed for acquisition and distribution by the Department of Agrarian Reform (DAR), in coordination with the Presidential Agrarian Reform Council (PARC), to the qualified beneficiaries thereunder;

WHEREAS, Executive Order (EO) No. 292, or the "Administrative Code of 1987," vests in the DAR the following mandates:

- (i) Provide central direction and coordination to the national agrarian reform program, extended to transform farm lessees and farm tenants into owner-cultivators of economic family-size farms to improve their living conditions;

THE PRESIDENT OF THE PHILIPPINES

- (ii) Formulate and implement policies, plans and programs for the distribution and cultivation of all agricultural lands, including sugar and coconut lands, with the participation of farmers, farmworkers, landowners, cooperatives, and other independent farmers' organizations; and
- (iii) Provide leadership in developing support services to tenant-owners, farm managers, and other cultivators and render adequate assistance in finance, marketing, production and other aspects of farm management;

WHEREAS, EO No. 129-A (s. 1987) or the "Reorganization Act of the Department of Agrarian Reform," further vests in the DAR the power to acquire, administer, distribute, and develop agricultural lands for agrarian reform purposes;

WHEREAS, EO No. 292 vests in the Department of Justice (DOJ) the mandate to act as the principal agency to administratively settle and adjudicate all disputes, claims and controversies solely between or among the agencies of the National Government, including government-owned or -controlled corporations;

WHEREAS, EO No. 292 mandates the Department of Environment and Natural Resources (DENR) to carry out the State's constitutional mandate to control and supervise the judicious disposition, utilization, management and conservation of the country's natural resources;

WHEREAS, EO No. 292 mandates the Department of Agriculture (DA), through its Bureau of Soils and Water Management, to render assistance on matters relative to the utilization and management of soil as vital agricultural resources and formulate measures and guidelines for effective soil, land, and water resource utilization, as well as soil conservation in croplands and other agricultural areas;

WHEREAS, Section 17, Article VII of the 1987 Constitution provides that the President shall have control of all executive departments, bureaus and offices and shall ensure the faithful execution of laws;

NOW, THEREFORE, I, RODRIGO ROA DUTERTE, President of the Republic of the Philippines, by virtue of the powers vested in me by the Constitution and existing laws, do hereby order:

Section 1. Acquisition of Government-Owned Agricultural Lands. Subject to the limitations and conditions provided under applicable laws, rules and issuances, the DAR shall acquire all lands devoted to or suitable for agriculture, which are owned by the departments, bureaus, offices and instrumentalities of the Government, and which are no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired, for the purpose of eventual distribution to qualified beneficiaries.

Section 2. Identification of Government-Owned Agricultural Lands. Within thirty (30) days from the effectivity of this Order, all departments, bureaus, offices and instrumentalities of the Government shall identify their lands devoted to or suitable for agriculture and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired, and

thereafter submit a list thereof to the DAR, indicating the location and area of the said lands, actual use and legal basis of ownership.

The submission shall include certified true copies of all pertinent documents in their custody relative to the identified lands, including certificates of title or other proofs of authority to utilize the same. In case of lands which are subject of actions pending before judicial or quasi-judicial tribunals, the submission must include a report on the status of the pending action.

The DAR, in coordination with the DENR, shall cause the preparation of an inventory of government-owned lands devoted to or suitable for agriculture and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired. Agencies whose lands are covered by such inventory shall be furnished a copy thereof.

The foregoing notwithstanding, the lands owned by the agencies as indicated in their submitted lists and those included in the inventory prepared by the DAR shall be subjected to validation under the succeeding Section.

Section 3. Validation and Segregation. The DAR, in coordination with the DA and the DENR, shall undertake the validation of lands identified pursuant to Section 2 hereof, taking into consideration their suitability for agricultural use, limitations on their use under existing laws and issuances, their respective metes and bounds, and such other relevant criteria that may be provided under the implementing rules and regulations of this Order.

Section 4. Transfer and Distribution. Subject to restrictions under applicable laws, rules and issuances, the DAR shall acquire the identified lands of concerned agencies for eventual distribution thereof to qualified beneficiaries, for cultivation or agricultural use.

Section 5. Implementing Rules and Regulations (IRR). Within sixty (60) days from the effectivity of this Order, the DAR and the DOJ shall jointly formulate the IRR regarding the validation, segregation, transfer and distribution of government-owned lands identified pursuant to Section 2 hereof, including the criteria for the validation of such lands, identification of qualified beneficiaries, and mechanisms and procedures in case of related protests or appeals.

For this purpose, the DAR and DOJ shall require the participation of the following agencies: DENR, DA, Department of National Defense, Department of Budget and Management, Department of the Interior and Local Government, Department of Public Works and Highways, Department of Trade and Industry, Department of Finance, Department of Labor and Employment, National Economic and Development Authority, National Irrigation Administration, Land Bank of the Philippines, Commission on Higher Education and the National Commission on Indigenous Peoples.

The DAR and the DOJ shall provide for an expeditious procedure for the resolution of protests involving the validation and segregation of government-owned lands identified pursuant to Section 2 hereof.

Section 6. Agency Support. All other government offices and agencies are directed to render such prompt and necessary assistance, subject to applicable laws, rules and regulations, to fully implement the provisions of this Order.

Section 7. Funding. The amount necessary for the initial implementation of this Order shall be charged against sources to be identified by Department of Budget and Management. Thereafter, the funding requirements for the implementation of this Order shall be included in the annual budget of the concerned agencies.

Section 8. Repeal. In the event that any provision of this Order or any part hereof is declared invalid, illegal, or unconstitutional, the provisions not thereby affected shall remain in full force and effect.


Section 9. Separability. All other issuances or parts thereof that are inconsistent with the provisions of this Order are hereby repealed or modified accordingly.

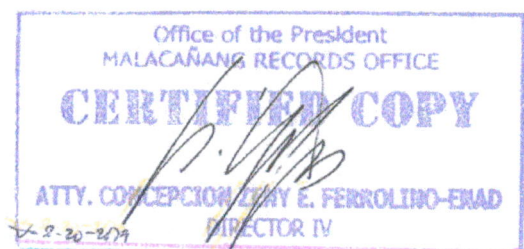
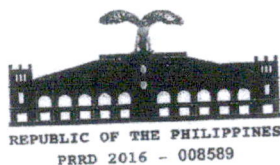
Section 10. Effectivity. This Order shall take effect fifteen (15) days after its publication in the Official Gazette or a newspaper of general circulation.

DONE in the City of Manila this 15th day of February in the year of Our Lord, Two Thousand and Nineteen.




By the President:


SALVADOR C. MEDIALDEA
Executive Secretary



Republic of the Philippines



Department of Agrarian Reform



Department of Justice

JOINT DAR-DOJ ADMINISTRATIVE ORDER NO. 07, Series of 2019

SUBJECT : **IMPLEMENTING RULES AND REGULATIONS OF
EXECUTIVE ORDER NO. 75, SERIES OF 2019**

**"DIRECTING ALL DEPARTMENTS, BUREAUS, OFFICES
AND INSTRUMENTALITIES OF THE GOVERNMENT TO
IDENTIFY LANDS OWNED BY THE GOVERNMENT
DEVOTED TO OR SUITABLE FOR AGRICULTURE FOR
DISTRIBUTION TO QUALIFIED BENEFICIARIES"**

Pursuant to the authority granted under Section 5 of Executive Order (E.O.) No. 75, Series of 2019 dated February 15, 2019, the following Implementing Rules and Regulations (IRR) are hereby prescribed, promulgated and adopted:

RULE I GENERAL PROVISIONS

Section 1. Coverage. These rules and regulations shall govern the identification, validation, segregation, transfer and distribution of all government-owned lands (GOLs), devoted to or suitable for agriculture and which are no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired for the purpose of eventual distribution to qualified beneficiaries in accordance with E.O. No. 75, s. 2019, and such other pertinent laws.

Section 2. Role of DAR as Lead Agency – The Department of Agrarian Reform (DAR) shall provide central direction and coordination to the agrarian reform program to ensure the effective implementation of E.O. No. 75, s. 2019.

RULE II DEFINITION OF TERMS

Section 3. Definition of Terms. For purposes of this IRR, the following terms shall be defined as follows:

3.1 Government-Owned Land (GOL) – refers to a parcel of land owned by a department, bureau, office and/or of the government and its instrumentalities, which have been acquired by purchase or grant, or which have been reserved in their favor by virtue of a presidential proclamation, executive fiat or legislative grant, or otherwise acquired through other modes of transferring ownership.

3.2 Coverable GOL - refers to a GOL devoted to or suitable for agricultural purposes and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired as indicated in the DAR inventory and/or list submitted by the different departments, bureaus, offices, and instrumentalities of the government, and subject to validation by DAR, in coordination with the Department of Agriculture (DA) and Department of Environment and Natural Resources (DENR).

3.2.1 Actually, directly and exclusively used – refers to land that is directly and immediately occupied, utilized and applied for the purposes for which it was reserved or acquired.

3.2.2 Necessary for the purpose for which the coverable GOL has been reserved or acquired – The land is indispensable for the attainment of the mandate or primary purpose of the concerned departments, bureaus, offices and instrumentalities of the government, which have been acquired by purchase or grant, or which have been reserved in their favor by virtue of a presidential proclamation, executive fiat or legislative grant, or otherwise acquired through other modes of transferring ownership.

3.3 Deed of Transfer (DOT) – refers to the document executed by the concerned departments, bureaus, offices and instrumentalities of the government in favor of the DAR transferring ownership and control over a validated and segregated coverable GOL.

3.4 Request for Execution of Deed of Transfer (DOT) - refers to the document issued by the DAR requesting the concerned departments, bureaus, offices and instrumentalities of the government to execute a DOT with respect to the validated and segregated coverable GOL.

3.5 Notice to Proceed Acquisition (NTPA)– refers to the document issued by the DAR expressly notifying the concerned departments, bureaus, offices and instrumentalities of the government that it shall proceed with the acquisition of the coverable GOLs in case of refusal or failure to execute the DOT, in accordance with Section 1 of E.O. No. 75, s. 2019, Republic Act (RA) No. 6657, as amended and E.O. No. 129-A, s. 1987.

3.6 Qualified Beneficiaries – are farmers, tillers or farmworkers who are landless or who own less than three (3) hectares of agricultural lands; Filipino citizens; residents of the barangay (or the municipality if there are not enough qualified beneficiaries in the barangay) where the landholding is located; at least fifteen (15) years of age at the time of identification, screening and selection of the farmer beneficiaries; and with willingness, aptitude, and ability to cultivate and make the land as productive as possible as provided under Section 22 of RA No. 6657, as amended.

RULE III
IDENTIFICATION, VALIDATION, SEGREGATION, TRANSFER AND
DISTRIBUTION

Section 4. *Identification and Inventory*

- 4.1 All departments, bureaus, offices and instrumentalities of the Government shall identify their coverable GOLs, and thereafter submit a list thereof to the DAR, indicating the location and area of the said lands, actual use and legal basis of ownership.
- 4.2 The DAR, in coordination with the DENR, shall cause the preparation of the total inventory of the coverable GOLs, which includes the list of lands submitted by the concerned departments, agencies and instrumentalities, and those identified by the DAR.

Section 5. *Validation*

- 5.1 The DAR, in coordination with the DENR and the DA, shall undertake the validation of the lands listed in the inventory, taking into consideration their suitability for agricultural use, limitations on their use under existing laws and issuances, their respective metes and bounds, and such other relevant criteria provided herein.
- 5.2 The responsibilities of the agencies concerned in the conduct of validation shall be as follows:

5.2.1 *Department of Agrarian Reform shall:*

- A. Confirm whether the coverable GOLs in the inventory comply with the criteria for validation as follows:
1. Suitability of such area for agricultural purposes;
 2. The area is no longer actually, directly, and exclusively used for the purpose for which the same has been reserved or acquired;
 3. The area is no longer necessary for the purpose for which it has been reserved or acquired; that is:
 - a. there is no approved development plan for the land specifying a period of implementation; or
 - b. should there be an agency-approved development plan, the following requirements must be present upon the effectivity of these rules:

i. if the project is funded by the government, the corresponding proposal for funding must have been submitted to the DBM or the appropriate agency; or

ii. if the project is privately funded, there must be a firm funding commitment from the grantor;

4. Inclusion of the GOL does not violate any limitations and conditions provided under applicable laws, rules and issuances.

B. Conduct a segregation survey to delineate the validated coverable GOL from the non-coverable portion by a licensed geodetic engineer.

C. Create a Validation Committee to conduct validation of coverable GOLs in accordance with its rules and regulations.

5.2.2 Department of Agriculture shall:

Provide technical assistance to ascertain the suitability to agriculture of the GOL in accordance with the applicable laws and issuances, upon request by DAR.

5.2.3 Department of Environment and Natural Resources shall:

A. Provide maps and other tools and reference materials that shall provide technical data such as location, land classification, land use/cover, etc., that are relevant and useful in the validation of coverable GOLs; and

B. Provide technical assistance to ascertain the coverability of the GOLs in terms of land classification and slope, in accordance with existing laws and issuances, upon request by DAR.

Section 6. Transfer of GOLs

6.1 The DAR shall issue a Request for Execution of DOT for validated coverable GOL to the department, bureau, office or instrumentality concerned.

6.2 In case the department, bureau, office or instrumentality concerned refuses or fails to execute a DOT within fifteen (15) days from receipt of the request, the DAR shall issue an NTPA.

6.3 Upon receipt of the duly executed DOT from the DAR or upon the issuance of NTPA, the DAR shall proceed with the process of land acquisition and distribution of the subject landholding in accordance with R.A. No. 6657, as amended, other pertinent policies, rules and issuances of the DAR.

Section 7. Distribution of GOLs - The distribution of validated and segregated coverable GOLs shall be in accordance with RA No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.

7.1 Identification of Qualified Beneficiaries – The identification, screening, selection and installation of qualified agrarian reform beneficiaries (ARBs) under this IRR shall be in accordance with RA No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.

7.2 Conduct of Subdivision Survey – The DAR shall conduct a subdivision survey to subdivide the validated coverable GOL into sub-lots for distribution to qualified beneficiaries in accordance with R.A. No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.

RULE IV PROTEST AND JURISDICTION

Section 8. Exclusive Jurisdiction of the Secretary of Agrarian Reform - The Secretary of Agrarian Reform shall exercise exclusive jurisdiction over all disputes, claims, and controversies involving the coverability of GOLs in accordance with Section 50 of R.A. 6657, as amended.

Section 9. Pre-condition to the filing of Protest Action - No protest action involving the coverability of any GOL under these rules shall be filed or instituted before the Secretary of Agrarian Reform unless there have been conciliation proceedings between the parties before the Dispute Resolution Committee and that no settlement has been reached as certified by the DRC.

Section 10. Creation of a Dispute Resolution Committee – A Dispute Resolution Committee (DRC) shall be created to act as the conciliation body.

The DRC shall be composed of three (3) members from the DOJ to be designated by the Secretary of Justice.

Section 11. Request for Conciliation - Any department, bureau, office or instrumentality of the government who disputes the NTPA may file a request for conciliation before the DRC within fifteen (15) days upon receipt of such NTPA.

Section 12. Conciliation Proceedings - The following procedures shall be adopted for the settlement of disputes, claims and controversies concerning the coverability of GOLs:

12.1 Upon receipt of the request for conciliation, the DRC shall conduct mandatory conciliation conferences to discuss the possibility of entering into an amicable settlement or compromise agreement.

12.2 The representative of the parties shall be equipped with the necessary written authority to bind their principal in entering into such settlement agreement.

12.3 The DRC shall conduct a maximum of three (3) conciliation conferences within the period of thirty (30) days from the filing of the request. The DRC together with the parties shall endeavor to arrive at a settlement agreement at the soonest possible time. The settlement agreement shall be signed by the members of the DRC and the duly authorized representatives of the department, bureau, office or instrumentality of the government in accordance with Section 12 (b). The settlement agreement shall be implemented immediately by DAR.

12.4 Upon the lapse of the thirty (30) day period, without a settlement agreement being reached, the DRC shall issue a certificate of no settlement of the parties.

Section 13. *Filing of Protest* – Any department, bureau, office or instrumentality of the government may file a verified petition with the Secretary of Agrarian Reform within fifteen (15) calendar days from the receipt by the party concerned of the certification of no settlement from the DRC. The certificate of no settlement shall be attached to the petition protesting coverage of the GOL.

Section 14. *Application of Agrarian Law Implementation (ALI) Rules* – Pertinent rules and regulations of the DAR governing Agrarian Law Implementation (ALI) cases shall apply with respect to the resolution of protests of coverability of GOLs.

Section 15. *Period to Decide* – The Secretary of Agrarian shall resolve all disputes, claims and controversies arising from the implementation of E.O. No. 75, s. 2019 within thirty (30) days from the time the same are submitted for resolution.

Section 16. *Appeal* - Appeals from the decision of the Secretary of Agrarian Reform may be taken to the OP within fifteen (15) days from receipt thereof.

Section 17. *Continuing Character of Proceedings* - The identification, validation, segregation, transfer and distribution of coverable GOLs shall proceed despite the filing of a protest.

RULE V MISCELLANEOUS PROVISIONS

Section 18. *Compensability of GOLs* – All transferred GOLs which were acquired by a department, bureau, office or instrumentality of the government through purchase shall be subject to payment of compensation or reimbursement in accordance with the rules and guidelines to be formulated by the Department of Budget and Management, Department of Finance and the Land Bank of the Philippines.

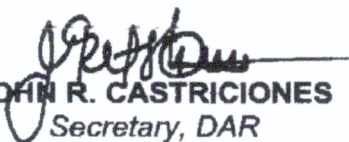
Section 20. Monitoring and Reporting. The DAR shall submit a report regarding the implementation of EO No. 75, series of 2019 to the Office of the President (OP) within ninety (90) days after the effectivity of this IRR and every quarter thereafter or as often as may be required by the OP.

Section 21. Repealing Clause. - All other issuances or parts thereof that are inconsistent with the provisions of this IRR are hereby repealed or modified accordingly.

Section 22. Separability Clause. Any provision of this IRR or any part hereof which may be declared invalid, illegal, or unconstitutional, shall not affect the validity of the remaining provisions of these guidelines.

Section 23. Effectivity. - This IRR shall take effect ten (10) days from its publication in two (2) newspapers of general circulation.

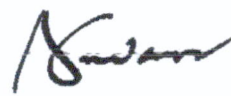
Diliman, Quezon City, MAY 31, 2019.


JOHN R. CASTRICIONES
Secretary, DAR

Department of Agrarian Reform

Office of the Secretary

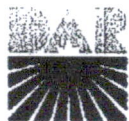

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MENARDO I. GUEVARRA
Secretary, DOJ

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REPUBLIC OF THE PHILIPPINES


DEPARTMENT OF AGRARIAN REFORM

Tunay na Pagbabago sa Repormang Agraryo

CERTIFICATION

This is to certify that Joint DAR-DOJ Administrative Order No. 07, Series of 2019 entitled **IMPLEMENTING RULES AND REGULATIONS OF EXECUTIVE ORDER NO. 75, SERIES OF 2019 "DIRECTING ALL DEPARTMENTS, BUREAUS, OFFICES AND INSTRUMENTALITIES OF THE GOVERNMENT TO IDENTIFY LANDS OWNED BY THE GOVERNMENT DEVOTED TO OR SUITABLE FOR AGRICULTURE FOR DISTRIBUTION TO QUALIFIED BENEFICIARIES"** was published yesterday, 05 June 2019 in the Manila Times and Business World newspapers.

Issued this 6th day of June 2019 for whatever purpose it may serve.


CLEON LESTER G. CHAVEZ
Director, Public Assistance and
Media Relations Service



Republic of the Philippines



Department of Agrarian Reform

Department of Justice

JOINT DAR-DOJ ADMINISTRATIVE ORDER NO. 07, Series of 2019

SUBJECT : **IMPLEMENTING RULES AND REGULATIONS OF EXECUTIVE ORDER NO. 75, SERIES OF 2019**

"DIRECTING ALL DEPARTMENTS, BUREAUS, OFFICES AND INSTRUMENTALITIES OF THE GOVERNMENT TO IDENTIFY LANDS OWNED BY THE GOVERNMENT DEVOTED TO OR SUITABLE FOR AGRICULTURE FOR DISTRIBUTION TO QUALIFIED BENEFICIARIES"

Pursuant to the authority granted under Section 5 of Executive Order (E.O.) No. 75, Series of 2019 dated February 15, 2019, the following Implementing Rules and Regulations (IRR) are hereby prescribed, promulgated and adopted:

RULE I

GENERAL PROVISIONS

Section 1. Coverage. These rules and regulations shall govern the identification, validation, segregation, transfer and distribution of all government-owned lands (GOLs), devoted to or suitable for agriculture and which are no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired for the purpose of eventual distribution to qualified beneficiaries in accordance with E.O. No. 75, s. 2019, and such other pertinent laws.

Section 2. Role of DAR as Lead Agency. The Department of Agrarian Reform (DAR) shall provide central direction and coordination to the agrarian reform program to ensure the effective implementation of E.O. No. 75, s. 2019.

RULE II

DEFINITION OF TERMS

Section 3. Definition of Terms. For purposes of this IRR, the following terms shall be defined as follows:

3.1 Government-Owned Land (GOL) – refers to a parcel of land owned by a department, bureau, office and/or of the government and its instrumentalities, which have been acquired by purchase or grant, or which have been reserved in their favor by virtue of a presidential proclamation, executive fiat or legislative grant, or otherwise acquired through other modes of transferring ownership.

3.2 Coverable GOL - refers to a GOL devoted to or suitable for agricultural purposes and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired as indicated in the DAR inventory and/or list submitted by the different departments, bureaus, offices, and instrumentalities of the government, and subject to validation by DAR, in coordination with the Department of Agriculture (DA) and Department of Environment and Natural Resources (DENR).

3.2.1 Actually, directly and exclusively used – refers to land that is directly and immediately occupied, utilized and applied for the purposes for which it was reserved or acquired.

3.2.2 Necessary for the purpose for which the coverable GOL has been reserved or acquired – The land is indispensable for the attainment of the mandate or primary purpose of the concerned departments, bureaus, offices and instrumentalities of the government, which have been acquired by purchase or grant, or which have been reserved in their favor by virtue of a presidential proclamation, executive fiat or legislative grant, or otherwise acquired through other modes of transferring ownership.

3.3 Deed of Transfer (DOT) – refers to the document executed by the concerned departments, bureaus, offices and instrumentalities of the government in favor of the DAR transferring ownership and control over a validated and segregated coverable GOL.

3.4 Request for Execution of Deed of Transfer (DOT) – refers to the document issued by the DAR requesting the concerned departments, bureaus, offices and instrumentalities of the government to execute a DOT with respect to the validated and segregated coverable GOL.

3.5 Notice to Proceed Acquisition (NTPA) – refers to the document issued by the DAR expressly notifying the concerned departments, bureaus, offices and instrumentalities of the government that it shall proceed with the acquisition of the coverable GOLs in case of refusal or failure to execute the DOT, in accordance with Section 1 of E.O. No. 75, s. 2019, Republic Act (RA) No. 6657, as amended and E.O. No. 129-A, s. 1987.

3.6 Qualified Beneficiaries – are farmers, tillers or farmworkers who are landless or who own less than three (3) hectares of agricultural lands; Filipino citizens; residents of the barangay (or the municipality if there are not enough qualified beneficiaries in the barangay) where the landholding is located; at least fifteen (15) years of age at the time of identification, screening and selection of the farmer beneficiaries; and with willingness, aptitude, and ability to cultivate and make the land as productive as possible as provided under Section 22 of RA No. 6657, as amended.

RULE III

IDENTIFICATION, VALIDATION, SEGREGATION, TRANSFER AND DISTRIBUTION

Section 4. Identification and Inventory

4.1 All departments, bureaus, offices and instrumentalities of the Government shall identify their coverable GOLs, and thereafter submit a list thereof to the DAR, indicating the location and area of the said lands, actual use and legal basis of ownership.

4.2 The DAR, in coordination with the DENR, shall cause the preparation of the total inventory of the coverable GOLs, which includes the list of lands submitted by the concerned departments, agencies and instrumentalities, and those identified by the DAR.

Section 5. Validation

5.1 The DAR, in coordination with the DENR and the DA, shall undertake the validation of the lands listed in the inventory, taking into consideration their suitability for agricultural use, limitations on their use under existing laws and issuances, their respective metes and bounds, and such other relevant criteria provided herein.

5.2 The responsibilities of the agencies concerned in the conduct of validation shall be as follows:

5.2.1 Department of Agrarian Reform shall:

A. Confirm whether the coverable GOLs in the inventory comply with the criteria for validation as follows:

1. Suitability of such area for agricultural purposes;

2. The area is no longer actually, directly, and exclusively used for the purpose for which the same has been reserved or acquired;

3. The area is no longer necessary for the purpose for which it has been reserved or acquired; that is:

a. there is no approved development plan for the land specifying a period of implementation; or

b. should there be an agency-approved development plan, the following requirements must be present upon the effectivity of these rules:

i. if the project is funded by the government, the corresponding proposal for funding must have been submitted to the DBM or the appropriate agency; or

ii. if the project is privately funded, there must be a firm funding commitment from the grantor;

4. Inclusion of the GOL does not violate any limitations and conditions provided under applicable laws, rules and issuances.



Republic of the Philippines



Department of Agrarian Reform

Department of Justice

JOINT DAR-DOJ ADMINISTRATIVE ORDER NO. 07, Series of 2019

SUBJECT : IMPLEMENTING RULES AND REGULATIONS OF
EXECUTIVE ORDER NO. 75, SERIES OF 2019

"DIRECTING ALL DEPARTMENTS, BUREAUS, OFFICES
AND INSTRUMENTALITIES OF THE GOVERNMENT
TO IDENTIFY LANDS OWNED BY THE GOVERNMENT
DEVOTED TO OR SUITABLE FOR AGRICULTURE FOR
DISTRIBUTION TO QUALIFIED BENEFICIARIES"

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Section 2. Role of DAR as Lead Agency – The Department of Agrarian Reform (DAR) shall provide central direction and coordination to the agrarian reform program to ensure the effective implementation of E.O. No. 75, s. 2019.

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Section 3. Definition of Terms. For purposes of this IRR, the following terms shall be defined as follows:

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- 3.2 **Coverable GOL** - refers to a GOL devoted to or suitable for agricultural purposes and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired as indicated in the DAR inventory and/ or list submitted by the different departments, bureaus, offices, and instrumentalities of the government, and subject to validation by DAR, in coordination with the Department of Agriculture (DA) and Department of Environment and Natural Resources (DENR).
 - 3.2.1 **Actually, directly and exclusively used** – refers to land that is directly and immediately occupied, utilized and applied for the purposes for which it was reserved or acquired.
 - 3.2.2 **Necessary for the purpose for which the coverable GOL has been reserved or acquired** – The land is indispensable for the attainment of the mandate or primary purpose of the concerned departments, bureaus, offices and instrumentalities of the government, which have been acquired by purchase or grant, or which have been reserved in their favor by virtue of a presidential proclamation, executive fiat or legislative grant, or otherwise acquired through other modes of transferring ownership.
- 3.3 **Deed of Transfer (DOT)** – refers to the document executed by the concerned departments, bureaus, offices and instrumentalities of the government in favor of the DAR transferring ownership and control over a validated and segregated coverable GOL.

- 3.4 **Request for Execution of Deed of Transfer (DOT)** – refers to the document issued by the DAR requesting the concerned departments, bureaus, offices and instrumentalities of the government to execute a DOT with respect to the validated and segregated coverable GOL.
- 3.5 **Notice to Proceed Acquisition (NTPA)** – refers to the document issued by the DAR expressly notifying the concerned departments, bureaus, offices and instrumentalities of the government that it shall proceed with the acquisition of the coverable GOLs in case of refusal or failure to execute the DOT, in accordance with Section 1 of E.O. No. 75, s. 2019, Republic Act (RA) No. 6657, as amended and E.O. No. 129-A, s. 1987.
- 3.6 **Qualified Beneficiaries** – are farmers, tillers or farmworkers who are landless or who own less than three (3) hectares of agricultural lands; Filipino citizens; residents of the barangay (or the municipality if there are not enough qualified beneficiaries in the barangay) where the landholding is located; at least fifteen (15) years of age at the time of identification, screening and selection of the farmer beneficiaries; and with willingness, aptitude, and ability to cultivate and make the land as productive as possible as provided under Section 22 of RA No. 6657, as amended.

RULE III

IDENTIFICATION, VALIDATION, SEGREGATION, TRANSFER AND DISTRIBUTION

Section 4. Identification and Inventory

- 4.1 All departments, bureaus, offices and instrumentalities of the Government shall identify their coverable GOLs, and thereafter submit a list thereof to the DAR, indicating the location and area of the said lands, actual use and legal basis of ownership.
- 4.2 The DAR, in coordination with the DENR, shall cause the preparation of the total inventory of the coverable GOLs, which includes the list of lands submitted by the concerned departments, agencies and instrumentalities, and those identified by the DAR.

Section 5. Validation

- 5.1 The DAR, in coordination with the DENR and the DA, shall undertake the validation of the lands listed in the inventory, taking into consideration their suitability for agricultural use, limitations on their use under existing laws and issuances, their respective metes and bounds, and such other relevant criteria provided herein.
- 5.2 The responsibilities of the agencies concerned in the conduct of validation shall be as follows:
 - 5.2.1 **Department of Agrarian Reform** shall:
 - A. Confirm whether the coverable GOLs in the inventory comply with the criteria for validation as follows:
 1. Suitability of such area for agricultural purposes;
 2. The area is no longer actually, directly, and exclusively used for the purpose for which the same has been reserved or acquired;
 3. The area is no longer necessary for the purpose for which it has been reserved or acquired; that is:
 - a. there is no approved development plan for the land specifying a period of implementation; or
 - b. should there be an agency-approved development plan, the following requirements must be present upon the effectivity of these rules:
 - i. if the project is funded by the government, the corresponding proposal for funding must have been submitted to the DBM or the appropriate agency; or
 - ii. if the project is privately funded, there must be a firm funding commitment from the grantor;
 4. Inclusion of the GOL does not violate any limitations and conditions provided under applicable laws, rules and issuances.

- B. Conduct a segregation survey to delineate the validated coverable GOL from the non-coverable portion by a licensed geodetic engineer.
- C. Create a Validation Committee to conduct validation of coverable GOLs in accordance with its rules and regulations.

5.2.2 Department of Agriculture shall:

Provide technical assistance to ascertain the suitability to agriculture of the GOL in accordance with the applicable laws and issuances, upon request by DAR.

5.2.3 Department of Environment and Natural Resources shall:

- A. Provide maps and other tools and reference materials that shall provide technical data such as location, land classification, land use/cover, etc., that are relevant and useful in the validation of coverable GOLs; and
- B. Provide technical assistance to ascertain the coverability of the GOLs in terms of land classification and slope, in accordance with existing laws and issuances, upon request by DAR.

Section 6. Transfer of GOLs

- 6.1 The DAR shall issue a Request for Execution of DOT for validated coverable GOL to the department, bureau, office or instrumentality concerned.
- 6.2 In case the department, bureau, office or instrumentality concerned refuses or fails to execute a DOT within fifteen (15) days from receipt of the request, the DAR shall issue an NTPA.
- 6.3 Upon receipt of the duly executed DOT from the DAR or upon the issuance of NTPA, the DAR shall proceed with the process of land acquisition and distribution of the subject landholding in accordance with R.A. No. 6657, as amended, other pertinent policies, rules and issuances of the DAR.

Section 7. Distribution of GOLs - The distribution of validated and segregated coverable GOLs shall be in accordance with R.A. No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.

- 7.1 **Identification of Qualified Beneficiaries** - The identification, screening, selection and installation of qualified agrarian reform beneficiaries (ARBs) under this IRR shall be in accordance with R.A. No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.
- 7.2 **Conduct of Subdivision Survey** - The DAR shall conduct a subdivision survey to subdivide the validated coverable GOL into sub-lots for distribution to qualified beneficiaries in accordance with R.A. No. 6657, as amended, and other pertinent policies, rules and issuances of the DAR.

RULE IV

PROTEST AND JURISDICTION

Section 8. Exclusive Jurisdiction of the Secretary of Agrarian Reform - The Secretary of Agrarian Reform shall exercise exclusive jurisdiction over all disputes, claims, and controversies involving the coverability of GOLs in accordance with Section 50 of R.A. 6657, as amended.

Section 9. Pre-condition to the filing of Protest Action - No protest action involving the coverability of any GOL under these rules shall be filed or instituted before the Secretary of Agrarian Reform unless there have been conciliation proceedings between the parties before the Dispute Resolution Committee and that no settlement has been reached as certified by the DRC.

Section 10. Creation of a Dispute Resolution Committee - A Dispute Resolution Committee (DRC) shall be created to act as the conciliation body.

The DRC shall be composed of three (3) members from the DOJ to be designated by the Secretary of Justice.

Section 11. Request for Conciliation - Any department, bureau, office or instrumentality of the government who disputes the NTPA may file a request for conciliation before the DRC within fifteen (15) days upon receipt of such NTPA.

Section 12. Conciliation Proceedings - The following procedures shall be adopted for the settlement of disputes, claims and controversies concerning the coverability of GOLs:

12.1 Upon receipt of the request for conciliation, the DRC shall conduct mandatory conciliation conferences to discuss the possibility of entering into an amicable settlement or compromise agreement.

12.2 The representative of the parties shall be equipped with the necessary written authority to bind their principal in entering into such settlement agreement.

12.3 The DRC shall conduct a maximum of three (3) conciliation conferences within the period of thirty (30) days from the filing of the request. The DRC together with the parties shall endeavor to arrive at a settlement agreement at the soonest possible time. The settlement agreement shall be signed by the members of the DRC and the duly authorized representatives of the department, bureau, office or instrumentality of the government in accordance with Section 12 (b). The settlement agreement shall be implemented immediately by DAR.

12.4 Upon the lapse of the thirty (30) day period, without a settlement agreement being reached, the DRC shall issue a certificate of no settlement of the parties.

Section 13. Filing of Protest - Any department, bureau, office or instrumentality of the government may file a verified petition with the Secretary of Agrarian Reform within fifteen (15) calendar days from the receipt by the party concerned of the certification of no settlement from the DRC. The certificate of no settlement shall be attached to the petition protesting coverage of the GOL.

Section 14. Application of Agrarian Law Implementation (ALI) Rules - Pertinent rules and regulations of the DAR governing Agrarian Law Implementation (ALI) cases shall apply with respect to the resolution of protests of coverability of GOLs.

Section 15. Period to Decide - The Secretary of Agrarian shall resolve all disputes, claims and controversies arising from the implementation of E.O. No. 75, s. 2019 within thirty (30) days from the time the same are submitted for resolution.

Section 16. Appeal - Appeals from the decision of the Secretary of Agrarian Reform may be taken to the OP within fifteen (15) days from receipt thereof.

Section 17. Continuing Character of Proceedings - The identification, validation, segregation, transfer and distribution of coverable GOLs shall proceed despite the filing of a protest.

RULE V

MISCELLANEOUS PROVISIONS

Section 18. Compensability of GOLs - All transferred GOLs which were acquired by a department, bureau, office or instrumentality of the government through purchase shall be subject to payment of compensation or reimbursement in accordance with the rules and guidelines to be formulated by the Department of Budget and Management, Department of Finance and the Land Bank of the Philippines.

Section 20. Monitoring and Reporting - The DAR shall submit a report regarding the implementation of EO No. 75, series of 2019 to the Office of the President (OP) within ninety (90) days after the effectivity of this IRR and every quarter thereafter or as often as may be required by the OP.

Section 21. Repealing Clause - All other issuances or parts thereof that are inconsistent with the provisions of this IRR are hereby repealed or modified accordingly.

Section 22. Separability Clause - Any provision of this IRR or any part hereof which may be declared invalid, illegal, or unconstitutional, shall not affect the validity of the remaining provisions of these guidelines.

Section 23. Effectivity - This IRR shall take effect ten (10) days from its publication in two (2) newspapers of general circulation.

Diliman, Quezon City, May 31, 2019.


JOHN R. GASTRICIONES
Secretary, DAR


MENARDO I. GUEVARRA
Secretary, DOJ

Department of Agrarian Reform
Office of the Secretary
25U-19-07064



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

Tunay na Pagbabago sa Repormang Agraryo

MEMORANDUM CIRCULAR NO. 06

Series of 2019

**TO : ALL DAR REGIONAL DIRECTORS,
PROVINCIAL AGRARIAN REFORM PROGRAM OFFICERS,
MUNICIPAL AGRARIAN REFORM PROGRAM OFFICERS,
AND ALL OTHER OFFICIALS AND EMPLOYEES
CONCERNED**

**SUBJECT : OPERATING PROCEDURES ON THE IMPLEMENTATION
OF RELEVANT PROVISIONS OF JOINT DAR-DOJ
ADMINISTRATIVE ORDER NO. 7, S. 2019 PURSUANT
TO EXECUTIVE ORDER NO. 75, S. 2019**

PREFATORY STATEMENT

Pursuant to E.O. No. 75, s. 2019, Joint DAR-DOJ Administrative Order (A.O.) No. 07, s. 2019, Subject: Implementing Rules and Regulations of Executive Order No. 75, Series of 2019 "Directing All Departments, Bureaus, Offices And Instrumentalities Of The Government To Identify Land Owned By The Government Devoted To Or Suitable For Agriculture For Distribution To Qualified Beneficiaries" was issued.

In order to operationalize the relevant provisions of the aforestated Joint AO, with regard to identification, validation, segregation, transfer and distribution of all coverable government-owned lands (GOLs), this Memorandum Circular (MC) is issued for the guidance and reference of all concerned.

OPERATING PROCEDURES

Section 1. Identification of GOLs

- 1.1.** The DAR Office of the Undersecretary for Field Operations, through the DAR Regional Directors (RDs), shall direct the Provincial Agrarian Reform Program Officers II (PARPOs) to prepare the initial inventory of coverable GOLs in their respective jurisdictions.
- 1.2.** The DAR Provincial Office (DARPO) shall consolidate DAR's initial inventory of coverable GOLs with the list submitted by the departments, bureaus, offices, and other instrumentalities of the government.

1.3. The DAR Regional Office (DARRO) and DARPO shall coordinate with the DENR-Regional Office and Provincial Environment and Natural Resources Office (PENRO) to:

- a.** Review the DARPO's initial inventory and identify additional GOLs from the records of the DENR which were not included in the list submitted by the departments, bureaus, offices and other instrumentalities of the government;
- b.** Gather technical data relative to the GOLs such as land classification, technical description, location, land use/ cover and survey plan; and
- c.** Gather pertinent ownership documents such as titles, proclamation and tax declaration in the records of the DENR.

1.4. The DARRO and DARPO shall gather lacking documents, if any, from other sources.

1.5. In case a particular land in the DAR inventory is not among those submitted by the departments, bureaus, offices and other instrumentalities of the government, the DARPO shall request the agency concerned to submit pertinent documents on the subject land.

1.6. The DARPO shall submit its inventory of coverable GOLs to the DARRO for approval. The DARRO shall consolidate and submit the approved inventory of coverable GOLs to DARCO Undersecretary, Field Operations Office (UFOO), copy furnished the Office of the Secretary (OSEC).

1.7. The UFOO shall notify by providing copies of the approved inventory to the concerned departments, bureaus, offices, and other instrumentalities of the government.

Section 2. Validation of GOLs

2.1 Creation of Validation Groups

The following shall be created to conduct validation of the GOLs in the inventory to determine their coverability under CARP:

2.1.1 DAR Validation Committee – A DAR Validation Committee (DVC) shall be created, composed of the following:

- Chairperson : Undersecretary, Field Operations Office (FOO)
- Vice Chairpersons : Undersecretary, Legal Affairs Office (LAO)
Undersecretary, Policy, Planning and Research Office (PPRO)
Undersecretary, Support Services Office (SSO)
- Members : Assistant Secretary, FOO
Assistant Secretary, LAO
Director, Bureau of Land Tenure Improvement (BLTI)
Director, Bureau of Agrarian Legal Assistance (BALA)

The DVC shall have the following functions:

- a. Review the findings and recommendations of the Field Validation Team (FVT) created under Section 2.1.2 hereof, as indorsed by the DAR Regional Director;
- b. For GOLs validated as coverable, the Chairperson of the DVC shall immediately request (GOL Form No. 3) the concerned departments, bureaus, offices or other instrumentalities of the government to execute the DOT; and
- c. Resolve issues and concerns related to the validation of coverable GOLs in the inventory.

The DVC shall be assisted by a Secretariat to be composed of the following:

Head : Assistant Director, BLTI

Members : Chief, LTI Documentation and
Coordination Division (LTIDCD)-BLTI
Chief, Claims & Conflicts Division
(CCD)-BALA
A member each from ULAO, UPPRO,
USSO, AFMAO and ALAO
Legal Staff, BALA
Technical Staff, BLTI (2)
Support Staff, BLTI (3)

The Secretariat shall perform the following functions:

- a. Receive and record the Field Validation Reports (FVR) submitted to DVC;
- b. Conduct initial evaluation of the FVR including the attached documents as to completeness thereof;
- c. Coordinate with field offices and concerned agencies;
- d. Schedule DVC meetings and prepare/send Notice of Meeting;
- e. Prepare agenda folder for deliberation of DVC;
- f. Prepare minutes/ agreements of the DVC meeting; and
- g. Prepare the following documents, whichever is applicable:
 - i. Memorandum on Disapproval of GOL;
 - ii. Request for Execution of Deed of Transfer (DOT);
 - iii. Draft Deed of Transfer;
 - iv. Notice to Proceed Acquisition (NTPA);
 - v. Request for the Issuance of the Certificate of No Filing of Request for Conciliation/No Settlement; and

vi. Directive to Proceed Acquisition & Distribution Process.

h. Maintain the records of the proceedings of the deliberation of the DVC including the database on the Inventory of coverable GOLs.

2.1.2 Field Validation Team (FVT) – A Field Validation Team shall be created to be composed of the following:

Team Leader : Provincial Agrarian Reform Program Officer (PARPO) II

Asst. Team Leader : Chief, Land Tenure Improvement Division (LTID)
Chief, Field Operations Division (FOD)

Members : Chief, Legal Division-DAR Provincial Office (DARPO)
Chief, Program Beneficiaries Development Division (PBDD)
Regional/Provincial Geodetic Engineers
Municipal Agrarian Reform Program Officer (MARPO) concerned

The FVT shall perform the following functions:

- a. Conduct validation of the coverable GOL in accordance with pertinent rules and regulations;
- b. Submit validation report with findings, recommendations and complete supporting documents to the DVC, thru the Regional Director;
- c. Present the validation report for the deliberation of the DVC;
- d. Request technical assistance from DA and DENR, if necessary; and

- e. Perform other functions as may be directed by the DVC.

Section 3. Validation and Segregation Survey

- 3.1.** The UFOO, through the DARRO, shall direct the DARPO to conduct field validation to determine the coverability of the GOLs listed in the inventory.
- 3.2.** The FVT shall make an initial projection of the coverable GOL in the DENR Land Classification Maps to determine whether the areas are alienable and disposable (A&D).
- 3.3.** The PARPO, as head of the FVT, shall notify the concerned departments/ bureaus/ offices/instrumentalities, claimants and actual occupants within five (5) days prior to the conduct of the field validation using GOL Form No. 1 (Notice of Field Validation).
- 3.4.** The FVT shall undertake field validation, inspection and gathering of necessary data to determine the possible acquisition of the coverable GOLs, such as but not limited to the following:
 - i. Suitability of such area for agricultural purposes and land classification;
 - ii. The area is no longer actually, directly, and exclusively used for the purpose for which the same has been reserved or acquired;
 - iii. The area is no longer necessary for the purpose it has been reserved or acquired as evidenced by the absence of agency approved development plan, funding proposal submitted to the DBM or the appropriate agency, or proof of firm funding commitment from the grantor;
 - iv. Agricultural activity in the area; and
 - v. Presence of occupants, farmer-tillers, lessees, or private claimants/ owners within the property, if any.
- 3.5.** After the findings of the FVT that only a portion of coverable GOL is acquirable under CARP, segregation survey shall be conducted to delineate the metes and bounds of such area.
- 3.6.** The FVT shall prepare field validation report (FVR) of its findings and recommendations including the technical description of the

acquirable area and submit the same to the DVC, through the DAR Regional Director.

- 3.7. The DVC shall deliberate on the FVR, whether to approve or disapprove the acquisition of validated coverable GOL under CARP. If approved, the DVC shall request for the execution of the DOT. Otherwise, the DVC shall inform the PARPO on the disapproval of acquisition of coverable GOL (GOL Form No. 2) to be signed by the Chairperson of DVC, copy furnished the concerned departments, bureaus, offices or other instrumentalities of the government.

Section 4. Transfer of GOLs

After the DVC has requested for the execution of the DOT, the following activities shall be undertaken:

- 4.1. The DVC, upon receipt of the duly executed DOT from the departments, bureaus, offices, and other instrumentalities of the government concerned, shall inform the UFOO who shall immediately direct the PARPO concerned, to proceed with the process of land acquisition and distribution of the subject landholding (GOL Form No. 7), in accordance with RA 6657, as amended, other pertinent policies, rules and regulations as contemplated under Section 5, hereof.
- 4.2. In case of refusal or failure to execute a DOT (GOL Form No. 4) within fifteen (15) days from receipt of the Request (GOL Form No. 3), the DVC shall inform the UFOO who shall immediately issue NTPA (GOL Form No. 5) to the concerned agency/instrumentality, copy furnished DARPO, ULAO and OSEC.
- 4.3. After fifteen (15) days from the receipt of the NTPA by the concerned agency/ instrumentality, the UFOO shall request a Certification of No Request for Conciliation (GOL Form No. 6) from Department of Justice- Dispute Resolution Committee (DOJ-DRC).
- 4.4. In case there is a duly-filed Request for Conciliation by the concerned departments, bureaus, offices, and other instrumentalities of the government resulting to settlement, the DAR UFOO shall immediately issue a directive to the DARPO to proceed with the LAD process based on the settlement agreement.

- 4.5.** In case there is No Settlement within thirty (30) days from receipt of Request for Conciliation by the DOJ-DRC, the UFOO shall request a Certification of No Settlement. Upon receipt thereof, the UFOO shall immediately issue a directive to the DARPO to proceed with the LAD Process (GOL Form No. 7).

Section 5. Process on Land Distribution

The DAR shall undertake the following activities in accordance with RA No. 6657, as amended, DAR A.O. No. 07, Series of 2011, as amended, and other pertinent rules and regulations:

- 5.1** The identification, screening and selection of qualified agrarian reform beneficiaries (ARBs);
- 5.2** Conduct of subdivision survey to subdivide the validated coverable GOL into sub-lots for distribution to qualified beneficiaries;
- 5.3** Generation, registration and distribution of Certificate of Land Ownership Award (CLOA) to ARBs. The land awarded to an ARB shall be under an individual CLOA covering one contiguous lot or several parcels of land cumulated up to a maximum of three (3) hectares.
- 5.4** Installation of ARB CLOA - Title holders to the awarded land shall be installed and orientation/briefing on their rights and responsibilities shall be conducted.
- 5.5** Undertake capacity building preparatory activities in the provision of the necessary support services and onward activities to sustain development of the newly CLOA awarded beneficiaries.

Section 6. Monitoring – The status of the implementation of EO 75, s. 2019, with regard to identification, validation, transfer and distribution of all validated coverable GOLs, shall be monitored by the Planning Service (PS) - Policy, Planning & Research Office (PPRO).

Section 7. Reporting – A quarterly report on the status of implementation of E.O. 75, s. 2019 (i.e. approved coverable GOLs, validated, transferred and distributed GOLs) shall be submitted by the PARPO, through the RD, to the UFOO and UPPRO-PS.

This Memorandum Circular shall take effect immediately.

Diliman, Quezon City, JUL 30 2019.


ATTY. JOHN R. CASTRICIONES
Secretary

Department of Agrarian Reform
Office of the Secretary



Attached Forms :

- GOL Form No. 1 - Notice of Field Validation
- GOL Form No. 1-A - Field Validation Report
- GOL Form No. 2 - Memorandum for disapproval of validated non-coverable GOL
- GOL Form No. 3 - Request for Execution of Deed of Transfer (DOT)
- GOL Form No. 4 - Deed of Transfer
- GOL Form No. 5 - Notice To Proceed Acquisition (NTPA)
- GOL Form No. 6 - Request for the Certification of No Filing of Request for Conciliation
- GOL Form No. 6-A - Request for Certification of No Settlement
- GOL Form No. 7 - Directive to Proceed Acquisition and Distribution Process

Republic of the Philippines
Department of Agrarian Reform
 Province of _____

NOTICE OF FIELD VALIDATION

 Date

 (Name of Head of Departments, Bureaus, Offices, and Instrumentalities of the Government)

 (Address)

Dear _____:

Pursuant to Section 5 of Joint DAR-DOJ Administrative Order No. 07, Series of 2019 (Implementing Rules and Regulations of Executive Order No. 75, Series of 2019 "Directing all Departments, Bureaus, Offices, and Instrumentalities of the Government to Identify Lands Owned by the Government Devoted to or Suitable for Agriculture for Distribution to Qualified Beneficiaries"), the DAR Field Validation Team (FVT), shall undertake the validation of the coverable government owned lands (GOLs), taking into consideration their suitability for agricultural use, limitations on their use under existing laws and issuances, their respective metes and bounds, and such other relevant criteria provided in the aforementioned Joint A.O.

May we inform you that the coverable GOL as particularly described below shall be subject for validation on _____, to wit:

OCT/TCT/ Proc No.	:	_____
Tax Declaration No.	:	_____
Approved Survey Plan No.	:	_____
Lot No/s.	:	_____
Total Area (Hectares)	:	_____
Location (Municipality/ Barangay)	:	_____

In this regard, may we request a representative from your office to be present as observer during the said validation activities.

Should you need any clarification on this matter, you may contact Mr. /Ms.
_____ of the DAR Provincial Office of
_____ at _____ with
phone number/s _____.

We look forward to your full cooperation in this endeavor in support of the
Comprehensive Agrarian Reform Program (CARP) of the government.

Thank you.

Very truly yours,

PRINTED NAME AND SIGNATURE
PARPO II

Copy Distribution:

Original	--	Agency/Instrumentality Concerned
Duplicate	--	DARPO
Triplicate	--	DARRO
Quadruplicate	-	DVC Secretariat

Department of Agrarian Reform

Region No. _____

Province of _____

Municipality of _____

FIELD VALIDATION REPORT**A. NAME OF DEPARTMENT/BUREAU/OFFICE/INSTRUMENTALITY :****B. DESCRIPTION OF THE GOL**

OCT/TCT Proc. No. : _____
 Tax Dec. No. : _____
 Lot Number/s : _____
 Approved Survey Plan No. : _____
 Total Area (Hectares.) : _____
 Location (Municipality, Barangay) : _____

Purpose for which Proclaimed or Acquired :

- ☐ Military Reservation
☐ State Colleges/Universities
☐ Penal Farm/Colony
☐ Settlement Area
☐ Stock Farm
- ☐ Others (Specify) _____

C. LAND CLASSIFICATION : ☐ A& D ☐ Forest/Timberland
☐ Mixed A&D/ Forest

D. STATUS OF UTILIZATION

1. Area presently used for the purpose it has been reserved or acquired, specify:

Uses	Approx Area (has)	Location	Remarks

2. Area not utilized for the purpose

Present/ Actual Status	Approx Area (Has)	Location	Remarks
1. Cultivated and suitable for agriculture (specify e.g. crops planted)			
2. Idle or vacant and suitable for agriculture (specify land use e.g. cogonal)			
3. Not suitable for agriculture (specify e.g. residential, commercial, industrial, institutional, above 18% slope, open space, eroded, etc.)			

3. With Approved Development Plan

☐ Yes☐ period of implementation _____☐ with funding proposal submitted to the DBM and appropriate agencies☐ proof of firm funding commitment from the grantor☐ None**E. FARMER/S/WORKERS IN THE LAND**☐ WITH FARMERS/ FARMWORKERS

1. Number of Tenant/s or Lessee/s: _____

2. Number of Regular Farmworker/s: _____

3. Number of Seasonal Farmworker/s: _____

4. Number of Other Farmworkers/ Occupants: _____

5. Cooperatives/Associations of Potential Beneficiaries

(Name/s)

6. Number of Other Workers/Occupants/Tillers Directly Working on the Land: _____

☐ WITHOUT FARMER/S

☐ WITH CLAIMANT/S / OCCUPANTS

F. DISCUSSION AND RECOMMENDATIONS:

Statement of issues, factual findings and recommendations

G. ANNEXES

- a. Copies of gathered documents
- b. Minutes with attendance sheet of the person/s present during the field validation activities
- c. Pictures or videos
- d. Other pertinent documents

Date : _____

Prepared by:

Approved by:

PRINTED NAME AND SIGNATURE

CHIEF, LTID/ FOD

PRINTED NAME AND SIGNATURE

PARPO II

Members/Witnesses:

PRINTED NAME AND SIGNATURE

PRINTED NAME AND SIGNATURE

PRINTED NAME AND SIGNATURE

PRINTED NAME AND SIGNATURE

PRINTED NAME AND SIGNATURE

PRINTED NAME AND SIGNATURE

Republic of the Philippines
Department of Agrarian Reform
 Elliptical, Road, Diliman, Quezon City

MEMORANDUM

TO : Provincial Agrarian Reform Officer II
DARPO _____

FROM : Chairperson, DAR Validation Committee

SUBJECT : **Disapproval of Government-Owned Land (GOL) as**
Coverable under CARP

Based on the review and findings of the DAR Validation Committee (DVC) on the Field Validation Report (FVR), per Joint DAR-DOJ A.O. 07, S. 2019 pursuant to E. O. 75, S. 2019 involving the GOL of the

(Department/ Bureau/ Office/ Instrumentality), particularly described below is not covered under CARP, to wit:

OCT/TCT/ Proc. No.	:	_____
Tax Declaration No.	:	_____
Approved Survey Plan No.	:	_____
Lot No/s.	:	_____
Area (Hectares)	:	_____
Location (Municipality/ Barangay)	:	_____

Please be advised that the above-said GOL will be delisted as coverable in the inventory list.

Chairperson, DVC

DATE

Copy distribution:

Original	-	DARPO
Duplicate	-	Department/ Bureau/ Office/ Instrumentality concerned
Triplicate	-	UFOO
Quadruplicate	-	File Copy (DVC Secretariat)

Republic of the Philippines
Department of Agrarian Reform
 Elliptical Road, Diliman, Quezon City

REQUEST FOR EXECUTION OF DEED OF TRANSFER
 (Per Landholding)

 (Date)

 (Name of Head/Authorized Official)

 (Name of Department/ Bureau/ Office/ Instrumentality)

 (Address)

Sir/Madam:

Based on the review and findings of the DAR Validation Committee (DVC) on the Field Validation Report (FVR), per Joint DAR-DOJ A.O. 07, S. 2019 pursuant to E. O. 75, S. 2019, involving the GOL of the

_____(Department/ Bureau/ Office/ Instrumentality), particularly described below is covered under CARP, to wit:

OCT/TCT/ Proc No.	:	_____
Tax Declaration No.	:	_____
Approved Survey Plan	:	_____
Lot No/s.	:	_____
Area (Hectares)	:	_____
Location (Municipality/ Barangay)	:	_____

In this regard, may we request your office to execute Deed of Transfer (DOT) in favor of the DAR over the () whole / () portion of the aforementioned GOL for acquisition and distribution to qualified beneficiaries particularly bounded and described as follows:

-Technical Description-

As specifically provided in the above-mentioned A.O., please be advised to execute the DOT within fifteen (15) days from receipt of this request.

Failure on your part to execute DOT within the prescribed period, the DAR Undersecretary, Field Operations Office (FOO) shall issue a Notice to Proceed Acquisition (NTPA: GOL Form No. 4) to the agency concerned.

Thank you very much.

Very truly yours,

Chairperson, DAR Validation Committee

Copy distribution:

Original	-	Department/ Bureau/ Office/ Instrumentality concerned
Duplicate	-	OSEC
Triplicate	-	UFOO
Quadruplicate	-	DARRO
Quintuplicate	-	DARPO
Sextuplicate	-	File Copy (DVC Secretariat)

DEED OF TRANSFER**KNOW ALL MEN BY THESE PRESENTS**

This Deed of Transfer made and entered into by and between:

The _____, a Department/
Bureau/ office/ instrumentality of the government with principal office address at
_____ herein represented by its Head,
_____, hereinafter referred to as
TRANSFEROR;

-and-

The **REPUBLIC OF THE PHILIPPINES**, represented by the **DEPARTMENT OF AGRARIAN REFORM (DAR)**, with principal office address at Elliptical Road, Diliman, Quezon City, herein represented by its Secretary, _____ hereinafter referred to as the **TRANSFeree**.

-WITNESSETH-

WHEREAS, Section 4 of Republic Act (RA) No. 6657, as amended by RA No. 9700, mandates, among others, regardless of tenurial arrangement and commodity produced, all public and private agricultural lands, including all other lands owned by the government devoted to or suitable for agriculture shall be covered under the Comprehensive Agrarian Reform Program (CARP);

Whereas, the President of the Philippines issued E.O. No. 75, S. 2019, directing all departments, bureaus, offices and instrumentalities of the Government to identify lands owned by the government devoted to or suitable for agriculture and no longer actually, directly and exclusively used or necessary for the purpose for which they have been reserved or acquired, for distribution to qualified beneficiaries;

WHEREAS, Joint DAR-DOJ A.O. No. 07, S. 2019 entitled, "Implementing Rules and Regulations of E.O. No. 75, S. 2019", provides that upon the validation of particular government owned land (GOL) as coverable under CARP, the department/ bureau/ office /instrumentality of the government concerned shall execute DOT in favor of the DAR, within fifteen (15) days from receipt of DAR's request;

WHEREAS, based on the review and findings of the DAR Validation Committee (DVC) on the Field Validation Report (FVR), involving the GOL of the _____ (Department/ Bureau/ Office/ Instrumentality), particularly described below, is covered under CARP, to wit:

OCT/TCT/ Proc No.	:	_____
Tax Declaration No.	:	_____
Approved Survey Plan	:	_____
Lot No/s.	:	_____
Area (Hectares)	:	_____
Location (Municipality/ Barangay)	:	_____

Now, THEREFORE, for and in consideration of the foregoing as well as the condition set forth in E.O. 75, S. 2019, and per _____ (DOF-LBP Valuation Policy), insofar as it may be applicable, the TRANSFEROR hereby transfers, conveys, and assigns to TRANSFEREE the () whole / () portion of the GOL found to be coverable under CARP and more particularly described as follows:

"Technical Description"

The TRANSFEREE shall take physical possession of the parcel/s of land described above immediately upon execution of this Deed of Transfer.

The TRANSFEROR shall immediately surrender to the TRANSFEREE all documents pertinent to the ownership of the land in its custody such as the Owner's Duplicate Copy of the certificate of title, tax declaration, survey plan and other documents necessary to effect the transfer of ownership.

IN WITNESS WHEREOF, the parties hereto affixed their signatures
this _____ at _____.

**Name of Department/ Bureau/ Office/
Instrumentality**

DEPARTMENT OF AGRARIAN REFORM

By: _____
Signature over Printed Name

By: _____
Signature over Printed Name

SIGNED IN THE PRESENCE OF:

Signature over Printed Name

Signature over Printed Name

REPUBLIC OF THE PHILIPPINES)
_____ S.S.

BEFORE ME, a Notary Public for and in the City of _____ this _____
day of _____, personally appeared

NAME	I.D. No. / Date of Issue	/ Place of Issue
------	--------------------------	------------------

Head, Dept./ Bureau/ Office/ Instrumentality

Secretary, DAR

Known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is the product of their own free and voluntary act and deed.

This instrument consists of _____ () pages, including this page, refers to a Deed of Transfer, duly signed by the parties and their witnesses.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date and at the place first above-written.

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

Republic of the Philippines
Department of Agrarian Reform
Elliptical, Road, Diliman, Quezon City

**NOTICE TO PROCEED ACQUISITION
(NTPA)**

(Date)

(Name of Head/Authorized Official)

(Name of Department/ Bureau/ Office/ Instrumentality)

(Address)

Sir/ Madam:

Section 6 of Joint DAR- DOJ Administrative Order (A.O) No. 7, Series of 2019 provides that the Undersecretary for Field Operations Office (FOO) shall issue Notice to Proceed Acquisition (NTPA) of GOL in case of failure to execute Deed of Transfer (DOT) in favor of DAR by the department/ bureau/ office/ instrumentality of the concerned government, within fifteen (15) days from receipt of the Request on the matter (GOL Form No. 2).

In view of the failure of your office to execute DOT per our request dated _____ received by your office on _____, you are hereby notified that DAR shall proceed with the process of land acquisition and distribution under CARP of your land subject of the said request.

Thank you.

Very truly yours,

Undersecretary, Field Operations Office

Copy distribution:

Original	- Department/ Bureau/ Office/ Instrumentality
Duplicate	- OSEC
TriPLICATE	- DARRO
Quadruplicate	- DARPO
Quintuplicate	- DVC Secretariat

Republic of the Philippines
Department of Agrarian Reform
Elliptical, Road, Diliman, Quezon City

**REQUEST FOR CERTIFICATION
NO REQUEST FOR CONCILIATION**

Date

Head

Dispute Resolution Committee
Department of Justice

Sir/ Madam:

This refers to the Notice to Proceed Acquisition (NTPA) issued by the DAR dated _____ and received on _____ by the concerned department/ bureau/ office/ instrumentality of the government, a copy of which is attached hereto for your reference.

Pursuant to Section II of Joint DAR-DOJ Administrative Order No. 7, s. 2019, the concerned department/ bureau/ office/ instrumentality may file Request for Conciliation before the Dispute Resolution Committee (DRC).

In this regard, we are requesting herewith a certification of **No Request for Conciliation** filed by the aforementioned government entity within fifteen (15) days from receipt of the NTPA.

Thank you.

Very truly yours,

Undersecretary, Field Operations Office

Copy distribution:

Original	- DOJ-DRC
Duplicate	- Department/ Bureau/ Office/ Instrumentality
Triplicate	- OSEC
Quadruplicate	- DARRO
Quintuplicate	- DARPO
Sextuplicate	- DVC Secretariat

Republic of the Philippines
Department of Agrarian Reform
 Elliptical, Road, Diliman, Quezon City

**REQUEST FOR CERTIFICATION OF
 NO SETTLEMENT**

 Date

Head

Dispute Resolution Committee
 Department of Justice

Sir/ Madam:

This refers to the Request for Conciliation dated _____ and filed by the concerned department/ bureau/ office/ instrumentality of the government, a copy of which is attached hereto for your reference.

Pursuant to Sections 11 and 12 of Joint DAR-DOJ Administrative Order No. 7, s. 2019, may we request for a ☐ copy of Settlement Agreement ☐ Certificate of No Settlement involving government-owned land (GOL) shall be issued to the DAR

particularly described as follows:

OCT/TCT / Proc. No.	:	_____
Tax Declaration No.	:	_____
Approved Survey Plan No.	:	_____
Lot No/s.	:	_____
Area (Hectares)	:	_____
Location (Municipality/Barangay)	:	_____

The said GOL was issued with Notice to Proceed Acquisition (NTPA) on _____ to Department/ Bureau/ Office/ Instrumentality _____.

The abovesaid certification shall be the DAR's basis to proceed with the land acquisition and distribution process despite the filing of protest of the concerned department/ bureau/ office/ instrumentality.

Thank you.

Very truly yours,

Chairperson, DAR Validation Committee

Republic of the Philippines
Department of Agrarian Reform
 Elliptical, Road, Diliman, Quezon City

DIRECTIVE TO PROCEED LAD PROCESS

MEMORANDUM

TO : _____
Regional Director
 DAR Region _____

THRU : _____
Provincial Agrarian Reform Officer II
 DAR Provincial Office
 Province of _____

FROM : **The Undersecretary**
 Field Operations Office

Pursuant to Executive Order No. 75, s. 2019 and Joint DAR-DOJ No. 07, s. 2019, you are hereby directed to immediately proceed with the land acquisition and distribution process of the government-owned land (GOL) of the Department/ Bureau/ Office / Instrumentality _____ particularly described as follows:

OCT/ TCT/ Proc No. : _____
 Tax Declaration No. : _____
 Approved Survey Plan : _____
 Lot No/s. : _____
 Area (Hectares) : _____
 Location (Municipality/ Barangay) : _____

In accordance with: (check appropriate box/s)

- ☐ Deed of Transfer (DOT)
 Notice to Proceed (NTPA) with:
☐ Certification of No Request
 for Conciliation
☐ Certification of No Settlement
☐ Settlement Agreement

Dated : _____

Dated : _____

Dated : _____

Dated : _____

For immediate compliance.

Undersecretary, Field Operations Office

Date

Copy distribution:

Original	- DARPO
Duplicate	- OSEC
Triplicate	- UFOO
Quadruplicate	- DARRO
Quintuplicate	- File (DVC Secretariat)

NOTE: All corners marked old PS are old POINTS.
All corners not otherwise described are AFR cyl. conc. m. org. 15 X 40 cms



Mr. H. C. Gentry, who is Acting and assistant warden at Leitch, Nevada, is being transferred to the Department of Agrarian Reform at Alcala, and Villa Cereales, Victoria Oriental, Mindoro, covering an Area of 145,000 hectares.

We further certify that the above individual is covered by Cash under RA 657 and Executive Order the 407 and also that this form /remedy is not actually filed / accepted by this Income / Remedy beneficiaries.

Dated this 28th day of May, 1978 at Victoria, O. C. S. Mindoro.

MARCELO S. BUGAWAN
M.A.R.O.
Old PD

ESTEFANIA L. BORJA
(GE- Contractor)

FOR REFERENCE ONLY

ALPHABETICALLY BY REFERENCE
 Chief T. and Rosemary SANCHEZ
 DEPT. OF ALIEN REGISTRY
 004 3329702-11 CH. 7/11/2011
 located on main/cable
 file. (info missing 7/20/2011)

With only conformity

Downloaded from <http://ajphaphysiol.physiology.org/> by guest on September 11, 2012

VERIFICATION FEE

O R. No. _____
Date _____

ORIGINAL
Cod / PLY 088 Nr-115-D Amend
Lot No. V2
Decred.
DCT No.
TCT No.

Issued By
Served
Issued To
Served

Date Received 4 May 96

**SUBDIVISION
PLAN**

OF LOT 32, Nr-113-D, And
AS SURVEYED FOR
DEPT. OF AGRARIAN REFORM

SITUATED IN THE
RUBBAN CODE
BARANGAY OF ALCATE
MUN /CITY OF VICTORIA
PROVINCE OF ORIENTAL MINDORO
ISLAND OF MINDORO
CONTAINING AN AREA OF SEE

PPCS ZONE NO
BEARINGS TRUE
SCALE 1 10000

1. The purpose of this study is to determine the effect of the use of the Internet on the use of the Internet by the general public. The study will be conducted in the form of a survey of the general public. The survey will be conducted in the form of a survey of the general public. The survey will be conducted in the form of a survey of the general public.

Department of Environmental and Natural Resources
Lands Management Sector
Region IV

Manila

ROBERT C. PANGYARIHAN

APPENDIX

[illegible]

SYDICIUS F. PANOY
TECHNICAL

M. B. A. S. C. M.

PM 13/28 N-121°10'E

SHEET 10
19 SHEETS

SWO-D45215-003231 (AR

Computation of Area Covered by Proclamation No. 260

Block I	2,208	
Block II	1,120	
Block III	352	
Sub Total		3,680
<i>less 686</i>		
Proc. 626-BPI (MHC)	316	
Public Land Act	350	
Proc. 1631 Public Land Act	1,120	
<i>/83/</i>		
Sub Total		1,786
TOTAL		1,894
Note:		
	1,894	estimated area per proclamation
	1,783	area as per approved plan
	111	variance (Proc. Vs. ASP)

Computation of Area with Approved Survey Plan

	ASP NO	Area
P-275	SWO-045215-3231 (AR)	965
P-269	SWO-045215-3232 (AR)	253
P-277	SWO-045215-3233 (AR)	399
P-276	SWO-045215-3234 (AR)	85
Proc. 260 new Lands	SWO-045215-3235 (AR)	81
	TOTAL	1,783

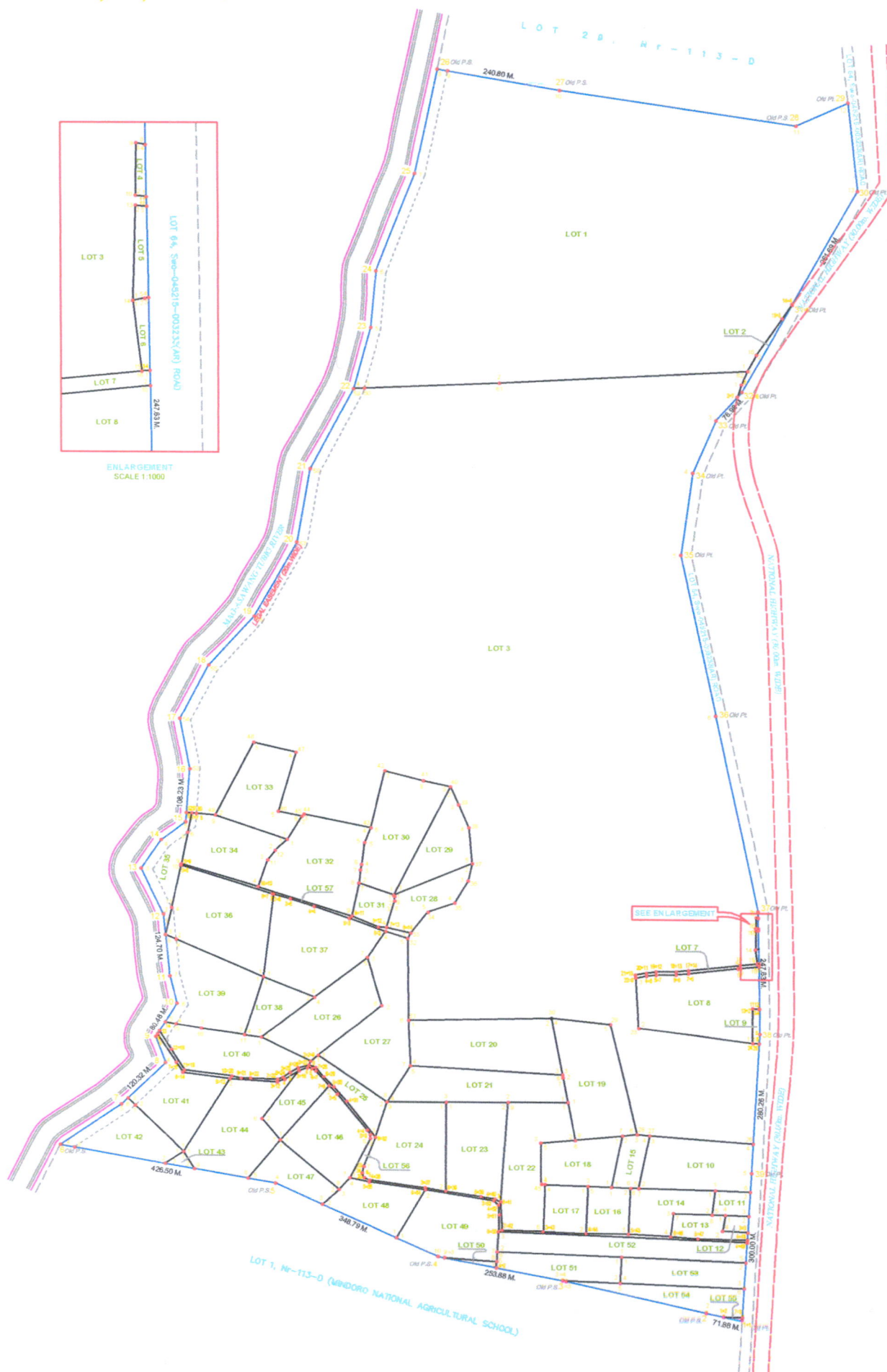
Computation of Area Excluding the Previously Covered Portions

Total Area Per ASP		1,783
<i>Less</i>		
Covered by CARP		
Collective CLOA	926	
Individual CLOA	32	
Non CARPABLE	125	
Total Deductions		1,083
Remaining Area (Retention)		700

LOT 571
A= 3,269,918 SQ.M.



LOT 66
A= 2,253,122 SQ.M.



**SUBDIVISION
PLAN**
OF LOT 1, NR - 113 - D
AS SURVEYED FOR
REPUBLIC OF THE PHILIPPINES

SITUATED IN THE

~~SITIO OF~~
~~BARRIO OF~~ ALCATE
MUN. CITY OF VICTORIA
PROVINCE OF OR. MINDORO
ISLAND OF MINDORO

CONTAINING AN AREA OF 12,507.892 SQ. M

BEARINGS: TRUE
SCALE 1:20,000

I certify that this is a correct plan of the land survey herein planned in accordance with the original field notes and computations herewith submitted to the Bureau of Lands; that the data of said field notes were obtained from actual measurements and observations of the property whose boundaries were indicated to me by the claimant or his authorized agent; that adjoining owners or claimants were duly notified of the survey; and that the survey was executed by me in conformity with pertinent laws of the Republic of the Philippines and regulations of the Bureau of Lands.

Date of Survey: August 10-21, 1956

CRESENTE M. MENDOZA
GEODETIC ENGINEER

Reg. Cert. No. 2753 Date: 4-29-65
License No. Date:

ORIGINAL SURVEY: May 21-July 25, 1956

**DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS**

Manila
Region - IV - A

I certify that the complete survey returns of the herein described survey, which are on file in this Office, were verified and found to conform with pertinent laws of the Philippines and with applicable regulations of the Bureau of Lands. In view thereof, approval of this plan is hereby recommended.

ELEUTERIO R. PABLO
CHIEF, SURVEY DIVISION

APPROVED:

This approved plan, however, should not be construed as title to the land.

Manila, Philippines. Date: December 15, 1977

For the Director of Lands:

FLOR U. PELAYO
Officer-in-Charge

Submitted to Manila Office: Dec. 8, 1977

DATE RETURNED

REASON

RECEIVED BY

Continuation of LOT 1 - B

81	82	N	5° 50' E	178.87	M
82	88	N	5° 42' E	365.12	-
83	84	N	5° 43' E	210.01	-
84	85	N	5° 44' W	432.65	-
85	86	N	5° 45' W	150.25	-
86	87	N	5° 46' W	180.37	-
87	88	N	5° 47' W	158.88	-
88	89	N	5° 48' W	107.98	-
89	90	N	5° 49' W	106.42	-
90	91	N	5° 50' W	417.49	-
91	92	N	5° 51' W	158.21	-
92	93	N	5° 52' W	119.89	-
93	94	N	5° 53' E	200.59	-
94	95	N	5° 54' E	140.62	-
95	96	N	5° 55' E	428.64	-

SUBDIVISION PLAN OF LOT 1, NK - 113 - D AS SURVEYED FOR REPUBLIC OF THE PHILIPPINES

SITUATED IN THE
BARRIO ~~ALCATE~~ ALCATE
MUN. CITY OF VICTORIA
PROVINCE OF OR. MINDORO
ISLAND OF MINDORO

CONTAINING AN AREA OF 12,507.892 SQ. M

BEARINGS: TRUE
SCALE: 1:50,000

I certify that this is a correct plan of the land survey hereby obtained in accordance with the original and true map and map-portion already submitted to the Bureau of Lands, that the data of said plan were taken from actual measurements and observations of the property whose boundaries are indicated in me by the plan, and that the same are correct and true, and that the survey was conducted by me in accordance with the laws and regulations of the Philippines and regulations of the Bureau of Lands.

Date of Survey August 10-11-1977

CRESENTE W. MENDOZA
CRESCENTE W. MENDOZA

Reg. Cert. No. 1763 Date: 4-29-65
License No. Date:

ORIGINAL SURVEY: May 21-July 25, 1955

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

Region - IV - A
Mindoro

I certify that the boundaries of the herein described survey, which are on file in this Office, were verified and found to conform with pertinent laws of the Philippines and with applicable regulations of the Bureau of Lands. In view thereof, approval of this plan is hereby recommended.

ELEUTERIO R. PATA
ELEUTERIO R. PATA
CHIEF, SURVEY DIVISION

APPROVED:
This approved plan, however, should not be construed as title in itself.
Mindoro, Philippines. Date: December 15, 1977
For the Director of Lands:

FLOR U. PELAYO
FLOR U. PELAYO
Officer-in-Charge

Submitted to Manila Office Dec. 8, 1977
JULIO BUSTAMANTE
NCRAM

Station	Lot	Area	Perimeter
1	1	12,507.892	1,788.87
2	2	12,507.892	1,788.87
3	3	12,507.892	1,788.87
4	4	12,507.892	1,788.87
5	5	12,507.892	1,788.87
6	6	12,507.892	1,788.87
7	7	12,507.892	1,788.87
8	8	12,507.892	1,788.87
9	9	12,507.892	1,788.87
10	10	12,507.892	1,788.87
11	11	12,507.892	1,788.87
12	12	12,507.892	1,788.87
13	13	12,507.892	1,788.87
14	14	12,507.892	1,788.87
15	15	12,507.892	1,788.87
16	16	12,507.892	1,788.87
17	17	12,507.892	1,788.87
18	18	12,507.892	1,788.87
19	19	12,507.892	1,788.87
20	20	12,507.892	1,788.87
21	21	12,507.892	1,788.87
22	22	12,507.892	1,788.87
23	23	12,507.892	1,788.87
24	24	12,507.892	1,788.87
25	25	12,507.892	1,788.87
26	26	12,507.892	1,788.87
27	27	12,507.892	1,788.87
28	28	12,507.892	1,788.87
29	29	12,507.892	1,788.87
30	30	12,507.892	1,788.87
31	31	12,507.892	1,788.87
32	32	12,507.892	1,788.87
33	33	12,507.892	1,788.87
34	34	12,507.892	1,788.87
35	35	12,507.892	1,788.87
36	36	12,507.892	1,788.87
37	37	12,507.892	1,788.87
38	38	12,507.892	1,788.87
39	39	12,507.892	1,788.87
40	40	12,507.892	1,788.87
41	41	12,507.892	1,788.87
42	42	12,507.892	1,788.87
43	43	12,507.892	1,788.87
44	44	12,507.892	1,788.87
45	45	12,507.892	1,788.87
46	46	12,507.892	1,788.87
47	47	12,507.892	1,788.87
48	48	12,507.892	1,788.87
49	49	12,507.892	1,788.87
50	50	12,507.892	1,788.87