

JJJABAL LAW OFFICE
2/F Hong Kong Restaurant Building, Mabini St.,
Zone I, Pinamalayan, Or. Mindoro
09177705233/joel_review@yahoo.com

October 6, 2023

ATTY. MARVIN V. BERNAL
REGIONAL DIRECTOR
DAR MIMAROPA
DAR CENTRAL OFFICE
ELLIPTICAL ROAD, DILIMAN
QUEZON CITY

THRU: FERDINAND DE GALA
REGIONAL CARPO FOR OPERATIONS

RE: FM SALCEDO & SONS, INC. REMAINING
LOTS (LOT 5-J WITH AN AREA OF 52.3431
AND LOT 9-I WITH AN AREA OF 13. 9769)
OF TCT No. 9976 LOCATED IN SALCEDO
BANSUD, OR. MINDORO

Dear RD Bernal,

Greetings of Peace!

I am writing in behalf of my client, FM SALCEDO & SONS, INC..

Re the above-subject, may we ask for your personal intervention to finally resolve the “technical issues” of the two lots.

During our previous meetings, the DAR Provincial Office of Oriental Mindoro has stated that these two lots lack the “narrative technical description”. Please refer to the memorandum of the PARO of Oriental Mindoro dated June 7, 2023.

This matter has prevented the Land Bank of the Philippines (LBP) from releasing the payment of just compensation in favor of my client, FM SALCEDO & SONS, INC.. Please refer to the letter of LBP to PARO of Oriental Mindoro dated January 25, 2023.

These lots have been the subject of previous communication between DARPO and DARRO/DARCO.

My client agreed to withdraw its protest on the CARP coverage of its properties in the expectation of a quick payment of just compensation. The protest was filed in February 2014 and dragged on for many years before it was ruled that the protest was barred by laches.



The client really wanted to pursue its protest but the expectation of a quick payment of the meager just compensation persuaded it to withdraw. It is becoming evident that its expectation is unfounded.

However, we believe that with your personal intervention, this matter of lack of “narrative technical description” could be resolved with utmost dispatch.

We are hoping for your prompt action on this matter.

Very sincerely yours,



ATTY. JOEL J. JABAL
Counsel for FM Salcedo & Sons, Inc.

Copy Furnished:

THE PARPO OF OR. MINDORO
DAR ORIENTAL MINDORO
16 Enterprises Building
Masipit, City of Calapan

THE REGIONAL DIRECTOR
DENR MIMAROPA
Roxas Boulevard, Malate
Manila



MEMORANDUM

FOR : **ATTY. MARVIN V. BERNAL**
Regional Director
Region IV-B (MIMAROPA)
DAR Central Office Compound
Elliptical Road, Diliman,
Quezon City

FROM : **The PARPO II**
DAR Provincial Office
Oriental Mindoro

SUBJECT : **UPDATES ON THE PROPERTIES OF F.M. SALCEDO, INC. LOCATED AT VICTORIA AND BANSUD, ORIENTAL MINDORO**

DATE : **7 JUNE 2023**

We respectfully submit an update and inventories conducted by the F.M. Salcedo, Inc. Task Force for the following properties. to wit:

Please be informed also that the narrative technical descriptions of untransferred lots of T-9975 under OLT was forwarded by DARPO to BLTI on April 26, 2022 as directed.

However, we have not received yet the narrative technical descriptions for the seventy-nine (79) hectare-portion of T-9976 from DENR. Hence, we requested for your assistance in securing the said NTDs in our memorandum dated March 22, 2023.

With respect to the property embraced by Title No. RT-103 T-93 with an area of 18.7589 hectares located at Leido, Victoria, Oriental Mindoro based on the CSW submitted by MARPO Ophelia L. Radovan dated March 24, 2023, the coverage of said property under OLT did not pursue due to its swampy condition being proximate to Naujan Lake. Likewise, the subject landholding was not recommended for CARP coverage and not issued with NOC because it is largely unproductive due to same condition of the area.

For your information.


ENGR. ROGELIO D. MADARCOS, CESE



Agrarian Operations Center IV
3rd Floor, LANDBANK Bldg.
UP Los Baños, College, Laguna

SERVING
THE NATION

25 January 2023

MRL. ROGELIO D. MADARCOS
Provincial Agrarian Reform Program Officer II
Department of Agrarian Reform Provincial Office
Calapan City, Oriental Mindoro


Subject: Land Transfer Claim of F.M. SALCEDO AND SONS, INC.
Title No. T-8976
Located at Salcedo, Bansud, Oriental Mindoro
Claim No. 04-CA-90-0038

Dear PARPO Madarcos:

This is to reiterate our letter request to your office dated November 24, 2022 regarding submission of electronic copies of titles for us to undertake the payment processing for the subject claim. We have been coordinating with your Unit on the matter, but have yet to receive favorable feedback or action on same. Kindly submit electronic copies of RP Titles issued by the Registry of Deeds for Lot Nos. 5-J and 9-I with area of 52.3431 hectares and 13.9769 hectares, respectively.

Thank you.

Very truly yours,


MARIA MAGDALENA G. ESPIRITU
Acting Head

cc: Dra. Priscilla Susanna R. Suntay
<psuntaymd@gmail.com>

Atty. Joel Jabal
<joel_review@yahoo.com>



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

Tunay na Pagbabago sa Repormang Agraryo

July 8, 2020

ATTY. RICARTE P. REY

Assistant Vice President
Land Bank of the Philippines
Agrarian Operations Center IV
UPLB College, Manila

Dear Atty. Rey:

This pertains to the landholding of the Heirs of the F.M. Salcedo located at Barangay Salcedo, Bansud, Oriental Mindoro embraced by TCT T-9976 with an area of 186 hectares which is being covered by Comprehensive Agrarian Reform Program (CARP) under Compulsory Acquisition (CA).

Per our inventory, below are the New Survey Plans for the area being covered:

LOT NO.	OLD SURVEY PLAN	NEW ASP	AREA
8	PCS-4A-000061	BSD-4B-000142(AR)	11.6299
5	PCS-4A-000063	BSD-04-001085 (OLT)	10.8761
2	PCS-4A-000065	BSD-4B-000141 (AR)	4.5828
4	PCS-4A-000065	BSD- 04-001023 (OLT)	0.5130
5	PCS-4A-000065	BSD-4B-000081 (OLT)	54.8859
2	PCS-4A-000068	BSD-4B-000143 (AR)	12.6988
1	PCS-4A-000066	BSD-4B-000078 (AR)	49.3617
2	PCS-4A-000067	BSD-4B-000079 (AR)	20.6078
9	PCS-4A-000070	BSD-4B-000138 (AR)	21.1548

186.3108

On June 30 - July 3, 2020, DAR conducted field validation of the area. Per validation the Non Carpable area of the property resulted to 15.5625 hectares as what is reflected in the survey plans which is bigger than the 7.1779 hectares indicated in the Field Validation Report dated May 31-June 1, 2017.

Below are the identified Non - Carpable Areas:

OLD SURVEY PLAN	LOT NO.	NEW ASP	NEW LOT NO.	AREA	NAME OF ARB
PCS-4A-000061	8	BSD-4B-000142(AR)	8-T	0.5235	RIVER
PCS-4A-000061	8	BSD-4B-000142(AR)	8-V	0.2520	ROAD
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-N	0.0786	CANAL
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-U	0.2643	CANAL
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-V	0.0222	CANAL
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-R	0.0193	CHURCH

DAR PROVINCIAL OFFICE
16 Enterprise Bldg., Brgy. Masipit, Calapan City, Oriental Mindoro

TELEFAX: (043) 288-2162
WEBSITE: www.dar.gov.ph

PCS-4A-000065	2	BSD-4B-000141 (AR)	2-P	0.0078	WAITING SHED
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-EE	0.1272	ERODED PORTION
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-CC	0.2876	ROAD
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-DD	0.0514	ROAD
PCS-4A-000065	2	BSD-4B-000141 (AR)	2-F	0.0643	CANAL
PCS-4A-000065	5	BSD-4B-000081 (OLT)	5-J-38	0.2116	ROAD
PCS-4A-000065	5	BSD-4B-000081 (OLT)	5-J-44	0.3539	ROAD
PCS-4A-000065	5	BSD-4B-000081 (OLT)	5-J-56	1.9773	SWAMPY
PCS-4A-000066	1	BSD-4B-000078 (AR)	12	1.1851	SWAMPY
PCS-4A-000066	1	BSD-4B-000078 (AR)	57	0.1817	SWAMPY
PCS-4A-000066	1	BSD-4B-000078 (AR)	64	1.9958	SWAMPY
PCS-4A-000068	2	BSD-4B-000143 (AR)	2-J	0.6897	SWAMPY
PCS-4A-000068	2	BSD-4B-000143 (AR)	2-S	0.0991	SWAMPY
PCS-4A-000070	9	BSD-4B-000138 (AR)	9-I-9	2.0700	SWAMPY
PCS-4A-000070	9	BSD-4B-000138 (AR)	9-I-10	1.1254	SWAMPY
PCS-4A-000070	9	BSD-4B-000138 (AR)	9-I-11	2.7103	SWAMPY
PCS-4A-000070	9	BSD-4B-000138 (AR)	9-I-12	1.2722	SWAMPY
TOTAL				15.5703	

In this regard, we would like to request for another joint field investigation for the subject lots to determine the actual land-use/status and actual valuation of the property.

Hoping for your favorable consideration on the matter.

Thank you.

Sincerely,


ENGR. ISAGANI G. PLACIDO
PARPO II

CC: ALEX A. LORAYES
Vice President
Land Bank of the Philippines
LBP Head Office
Malate, Manila

RAMILITO R. BASBACIO
Assistant Vice President
LBP Main Office
Malate, Manila

FM SALCEDO & SONS, INC
c/o ATTY. JOEL J. JABAL
2nd Floor Hong Kong Restaurant Building, Mabini Blvd.,
Zone I, Pinamalayan, Oriental Mindoro

Attached: Photocopy of New ASPs
Sketch Plan of the 186 hectares
Sketch Plan of 15 hectares Non-CARP Areas
Picture of the Non-CARP Areas