



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

September 19, 2023

MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

ATTENTION: The Chief, Survey and Mapping Division

FROM : The OIC-PENRO

SUBJECT : **REQUEST FOR ISSUANCE OF SURVEY ORDER RE:
AGRICULTURAL AND RESIDENTIAL LOT SURVEY**

Forwarded is the Memorandum dated September 13, 2023 from CENRO Roxas requesting for the issuance of Survey Order for the following lots:

Lot No. / Survey No.	Claimant	Area (has.)	Location	Remarks
1033, Pls 138	Dalmacio O. Castromero, et.al	7.0696	Bansud	With supporting documents
2003, Cad 506	Casimero G. Villones, Jr.	0.7540	Roxas	With supporting documents
638-B, Csd-4A- 000698-D	Heirs of Maura Panong	3.0349	Mansalay	With supporting documents

Lot No. 557, Cad 177, Bongabong Cadastre was already included in the previous request for issuance of survey order dated September 6, 2023.

Further, this Office concurs to the request for issuance of Survey Order to Engr. Elizabeth D. Moreno-Mesina for the above-mentioned lots to accomplish the PLS survey targets for residential and agricultural lot survey of the province.

For consideration.


ALAN L. VALLE

Tracking Nos.: 2309000624

TSD/RPS

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



Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro
Contact No.: 0917 876 9985 / 0917 169 0232
VOIP: (043) 289-7118
Email: cenroroxasormindoro@denr.gov.ph

September 13, 2023

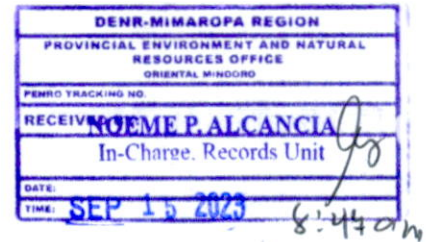
MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

THRU : The OIC- PENR Officer
DENR PENRO-Oriental Mindoro

FROM : The CENR Officer
CENRO-Roxas, Oriental Mindoro

SUBJECT : **REQUEST FOR ISSUANCE OF SURVEY ORDER RE:
AGRICULTURAL AND RESIDENTIAL LOT SURVEY**



We would like to request for issuance of Survey Order for the following lots:

Lot and Survey Number	Claimant	Area (hectares)	Attached Documents
BANSUD			
1033, Pls-138, Bongabong Public Land Subdivision	Dalmacio O. Castromero, et.al.	7.0696	<ul style="list-style-type: none">Form V-37Investigation Report dated September 12, 2023Geotagged PicturesA&D Certification dated July 28, 2023Certification dated November 18, 2021 from Land Registration Authority
BONGABONG			
557 (portion), Cad-177, Bongabong Cadastre	Heirs of Dionisio Consumo, et.al.	7.3847	<ul style="list-style-type: none">Investigation Report dated September 11, 2023Geotagged PicturesA&D Certification dated September 11, 2023Katunayan dated September 6, 2023 from Barangay Malitbog, Bongabong, Oriental MindoroCertification dated August 8, 2023 from Land Registration AuthorityApproved Survey Sgs-3306
ROXAS			
2003, Cad-506, Roxas Cadastre	Casimero G. Villones Jr.	0.7540	<ul style="list-style-type: none">Form V-37Investigation Report dated May 31, 2023Geotagged PicturesA&D Certification dated May 8, 2023Order dated May 5, 2023Certification dated April 24, 2023 from Land Registration AuthorityDeed of Waiver of Rights dated February 25, 2023Deed of Waiver of Rights dated February 16,



Community Environment and Natural Resources Office

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Contact No.: 0917 876 9985 / 0917 169 0232

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Email: cenroroxasormindoro@denr.gov.ph

			2023 <ul style="list-style-type: none">• Order dated February 15, 2019• Tax Declaration of Real Property
2606, Cad-506, Roxas Cadastre	San Vicente National High School	1.4936	<ul style="list-style-type: none">• Form V-37• Ocular Inspection Report for School Site Special Patent dated January 9, 2023• Geotagged Pictures• GIS Map• A&D Certification dated December 16, 2022• Certification dated August 25, 2022 from the Regional Trial Court• Kapasiyahan Bilang 7, taong 2022 dated May 4, 2022 of the Tanggapan ng Sangguniang Barangay of San Vicente, Roxas, Oriental Mindoro
MANSALAY			
638-B, Csd-4A-000698-D equivalent to Lot No. 1016, Pls-416-D, Mansalay Public Land Subdivision	Heirs of Maura Panong	3.0349	<ul style="list-style-type: none">• Investigation Report dated January 25, 2023• Geotagged Pictures• Pagpapatunay dated December 8, 2022 from Barangay Teresita, Mansalay, Oriental Mindoro• A&D Certification dated September 27, 2022• Certification dated July 11, 2022 from Land Registration Authority• Kasunduan sa Ganap na Pagpayag dated August 1, 2019• Approved Survey Csd-4A-000698-D

Immediate issuance of the Survey Order is requested for us to commence the activity considering that it will affect our potentials for survey and patent processing.

For information and favorable action.

ENGR. CAESAR E. QUEBEC

Tracking No. 2309000624

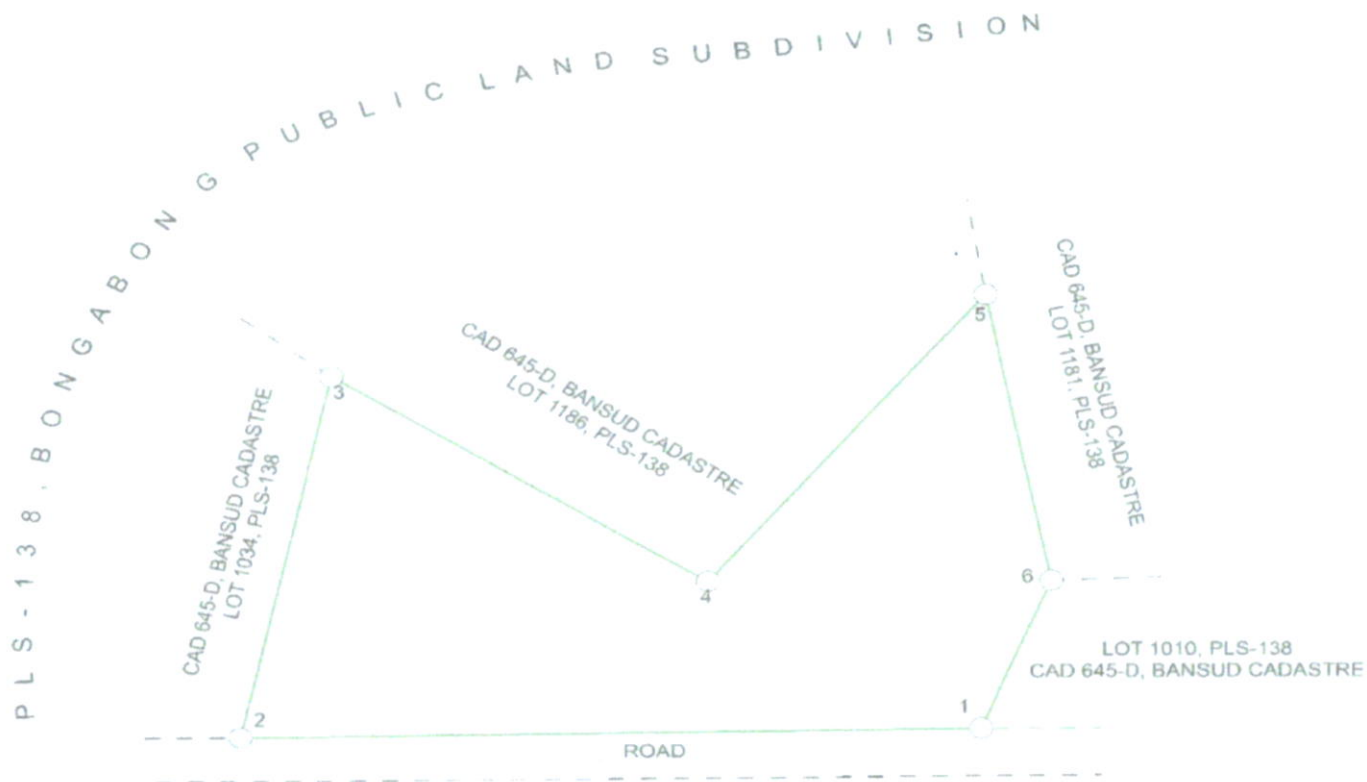
RFPA No.:	_____	Survey No.:	<u>PLS 138, Bongabong Public Land Sub.</u>
Applicant :	<u>Dalmacio O. Castromero et.al</u>	Lot No.:	<u>1033</u>
Surveyed for :	<u>Dalmacio O. Castromero et.al</u>	Cadastral Map:	_____
Surveyed by :	<u>Francisco Garcia Jr.</u>	Location :	<u>Pag-asa, Bansud Oriental Mindoro</u>
Date of Survey :	<u>April 1, 1940-October 31, 1940</u>	Approved On :	<u>August 10, 1953</u>

TECHNICAL DESCRIPTION

Tie Line: S 33 - 34 E, 2834.33 M. from MBM 9, CAD 645-D, BANSUD CADASTRE

Area : **70,696** Sq.M.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 89 - 44 W	402.90 M.	5-6	S 11 - 53 E	181.28 M.
2-3	N 12 - 54 E	228.54 M.	6-1	S 24 - 14 W	102.01 M.
3-4	S 58 - 13 E	241.18 M.			
4-5	N 40 - 37 E	232.58 M.			

SKETCHT.D. Researched by: Ferny M. Galindez IIIT.D. Verified by: Simplicio O. Calinog

T.D. Checked by: _____

Date : _____

Date : _____

Date : _____



Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxas_orientalmin@yahoo.com

September 12, 2023

SUBJECT:

Lot No. 1033, Pls-138, Bongabong Public Land Subdivision
Brgy. Pag-asa, Bansud, Oriental Mindoro

The CENR Officer
Engr. Caesar E. Quebec
Thru : The In-Charge, RPS
San Mariano, Roxas, Or. Mindoro

Sir :

This is in connection to the above-subject lot with information that based on our records Lot No. 1033, Pls-138, Bongabong Public Land Subdivision is not covered with any public land application.

In an investigation conducted on the premises of the subject lot it was found out that this lot was first occupied and cultivated by RUFINO CASTROMERO in the year 1950s. However, no application was filed by him until his death. This lot is now fully cultivated by his heirs represented by DALMACIO O. CASTROMERO, who continued possession of the same after the death of their father.

This lot is really a public land very much suitable for agricultural purposes, it is outside any civil or military reservation, not needed by the government for public or quasi-public purposes and free from claims and conflict during the time of inspection. It falls within the Alienable and Disposable (A&D) Area as per Project No. 6 L. C. Map No. 216 certified on March 13, 1924 by the then Director of Forestry.

Viewed from the foregoing, and in order to accelerate issuance of patents to qualified public land applicants and for this Office to accomplish targets under Public Land Surveys and Patents Issuance it is strongly recommended that Survey Order be issued to the herein petitioners authorizing Engr. Elizabeth D. Moreno-Mesina to execute the subdivision survey of Lot No. 1033, Pls-138, Bongabong Public Land Subdivision located at Pag-asa, Bansud, Oriental Mindoro.

Very truly yours,

RODELL M. MONTEALEGRE
Land Management Officer II/DPLI



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

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

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Geo-tagged photos of Mr. Dalmacio Castromero in his agricultural land being applied for. Photos also show the kind of improvements introduced.



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Email: cenroroxas_orientalmin@yahoo.com

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that Lot No. 1033, Pls-138, Bongabong Public Land Subdivision, located at Barangay Pag-asa, Bansud, Oriental Mindoro, Philippines in the name of DALMACIO O. CASTROMERO was verified to be within the Alienable and Disposable Area/Zone under Block No. _____; Project No. 6, L.C. Map No. 216 certified on March 13, 1924 by the then Director of Forestry.

28 JUL 2023

San Mariano, Roxas, Oriental Mindoro, Philippines.

VERIFIED BY:

CHUCKLEE B. NGABIT
Forester II

REVIEWED & ATTESTED BY:

REY G. FIRMANES
Forester II

SUBSCRIBED AND SWORN to before me on the date and place stated above.

ENGR. CAESAR E. QUEBEC
CENR Officer



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue corner N.I.A. Road

Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our Record Book of Cadastral Lots, it was found that no final decree of registration has as yet been issued for Lot No. 1033, of the Cadastral Survey of Bongabon, Province of Oriental Mindoro, Cadastral Case No. 5, LRC Cadastral Record No. N-126, either because no decision has been rendered thereon or if there had been any no copy of the same was furnished to this Authority.

This certification is issued upon the request of Dalmacio Castromero of Marikina City. FOR REFERENCE PURPOSES ONLY.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 18th day of November, 2021.

Verified by:


RUBY R. PADUA
Examiner

FOR THE ADMINISTRATOR


HEIDI B. ARCE
Assistant Chief
Cadastral Decree Section



Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxas_orientalmin@yahoo.com

SUBJECT:

Lot No. 557, Cad-177, Bongabong Cadastre
located at So. Cinco, Brgy. Malitbog, Bongabong, Or. Mindoro

11 SEP 2023

The CENR Officer

Thru : The In-Charge, RPS
San Mariano, Roxas, Or. Mindoro

Mam :

In connection to the above-subject lot, please be informed that the undersigned conducted ocular inspection and verification of records on file in this Office and the following facts were found and ascertained, to wit:

That, records of this Office disclosed that portion of Lot No. 557, Cad-177, Bongabong Cadastre was already subdivided into three (3) lots under approve plan Sgs-3306 in the names of JUAN RATONEL, GREGORIO BORBON and LEOCADIO BORBON and are all patented;

That, remaining portion of this lot which remains untitled contains an area of seventy three thousand eight hundred forty seven (73,847) square meters more or less;

That, during the ocular inspection it was found out that the said remaining portion is actually occupied and in possessions of Heirs of DIONISIO CONSUMO et.al;

That, this portion is very much suitable for residential purposes as evidenced in geo-tagged photos showing the applicants/actual occupants in their respective lots assigned to each of them;

That, this portion when subdivided will have a total number of sixty (60) lots more or less,

That, a Certification was issued by the Land Registration Authority certifying to the effect that Lot No. 557, of the Cadastral Survey of Bongabong, Oriental Mindoro, Case No. 7, GLRO Record No. 588 was declared "Public Land" pursuant to the Decision rendered thereon;

That, this lot was verified to be within the Alienable and Disposable Area/Zone under Project No. 2 L.C. Map No. 2, Sheet 1 certified on July 31, 1920

That, this lot is very much suitable for residential purposes, not needed by the government for public or quasi-public purposes and absolutely free from any claims and conflict during the time of inspection;

Viewed from the foregoing, it is strongly recommended that a Survey Order be issued to the herein petitioners who are long time been occupying the said land and for this Office to accomplish targets on Public Land Surveys and issuance of patents.

RODEL M. MONTEALEGRE
Land Management Officer II/DPLI



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

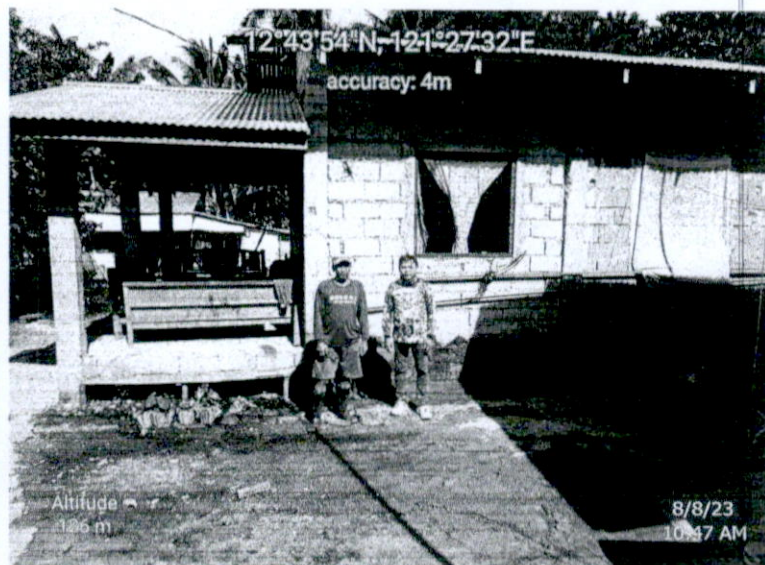
Community Environment and Natural Resources Office

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Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxasormindoro@denr.gov.ph



Geo-tagged photos of some of the applicants/actual occupants on their respective lots actually occupied and their houses built inside.



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

Community Environment and Natural Resources Office

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Department of Environment and Natural Resources
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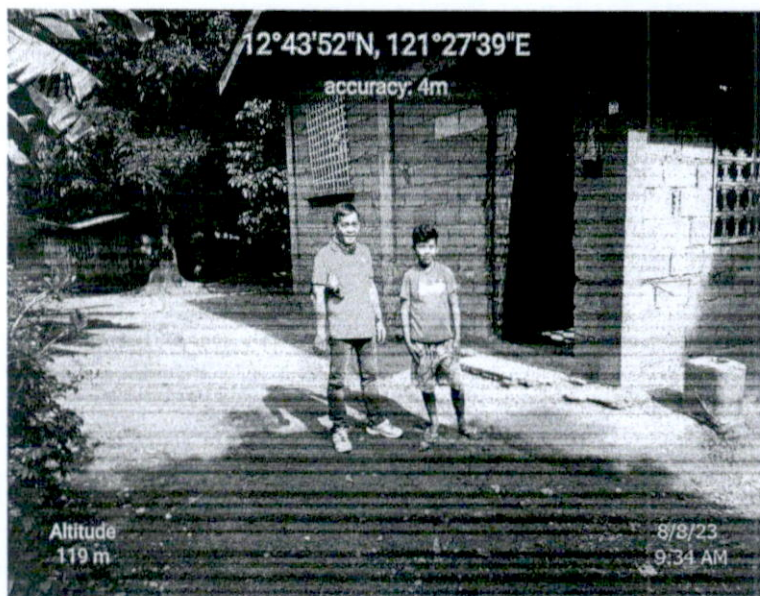
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Geo-tagged photos of the applicants/actual occupants on their respective lots actually occupied and their houses built inside.



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Geo-tagged photos of the applicants/actual occupants on their respective lots actually occupied and their houses built inside.



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Geo-tagged photos of some of the applicants/actual occupants on their respective lots actually occupied and their houses built inside.



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Department of Environment and Natural Resources
MIMAROPA Region

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxas_orientalmin@yahoo.com

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that Lot No. 557, Cad-177, Bongabong Cadastre located at Sitio Cinco, Barangay Malitbog, Bongabong, Oriental Mindoro, Philippines was verified to be within the Alienable and Disposable Area/Zone under Block No. ____; Project No. 2, L.C. Map No. 2, Sheet 1 certified on July 31, 1920 by the then Director of Forestry.

11 SEP 2023

San Mariano, Roxas, Oriental Mindoro, Philippines.

VERIFIED BY:

CHUCKLEE B. NGABIT
Forester II

REVIEWED & ATTESTED BY:

REY G. FIRMANES
Forester II

APPROVED BY:

ENGR. CAESAR E. QUEBEC
CENR Officer



REPUBLIKA NG PILIPINAS
LALAWIGAN NG SILANGANG MINDORO
BAYAN NG BONGABONG
BARANGAY MALITBOG



KATUNAYAN

ADOLFO ARCO AMPARO

Barangay Captain

LEONORA BRIONES AMPARO

Committee on Urban Poor Affairs, Social Services and Tourism.

DARWIN VARGAS ALMAREZ

Committee on Sport, Infrastructure and Public Works and Highways.

GINA RAMIREZ CORDERO

Committee on BDRMC, Livelihood, Cooperative and Transportation.

CARINA DIAZ FINCA

Committee on Children, Woman, Disable Person, Senior Citizen and Inspection.

ALBERTO GARCIA YLAGAN

Committee on Peace & Order, Agriculture and Environment.

NELLY HACHAZO ADOYO

Committee on Finance Budget and Appropriation, Trade and Industry.

DOLORES SAMARITA GARCIA

Committee on Cleanliness, Beautification, Education, Health and Sanitation.

GERALD JAVIER MANDIGMA

*SJ Chairman
Committee on Sport and Youth Development.*

NEMARK CAMO SONIEL

Secretary

CONELYN VELASQUEZ ATIENZA

Treasurer

Sa Kinauukulan;

Ito ay isang pagpapatunay na si Gng. **LUZVIMINDA CONSUMO ATIENZA**, kasal may sapat na taong gulang, lehitimong naninirahan sa Sitio KM 5, Barangay Malitbog, Bongabong, Silangang Mindoro.

Pinapatunayan din ng Tanggapang ito, na siya ay may lupang pagmamay-ari at kanilang sinasaka mula pa noong taong 1945 na matatagpuan sa Sitio Km 5. At ang lupang ito ay may **PORTION 557**.

Bilang pagpapatunay sa katunayan, ito ay nilagdaan ngayong ika-6 ng **September 2023**. Sa Pamahalaan ng Punong Barangay Malitbog Bongabong Silangang Mindoro.


ADOLFO A. AMPARO
Barangay Captain



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our Record Book of Cadastral Lots, it was found that Lot No.557, of the Cadastral Survey of Bongabon, Province of Mindoro, Cadastral Case No. 7, GLRO Cadastral Record No. 588, was declared "Public Land" pursuant to the decision rendered thereon.


This certification is issued upon the request of John Mark Atienza Magnaye of Bongabong, Oriental Mindoro. FOR REFERENCE PURPOSES ONLY.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 8th day of August, 2023.

Verified by:

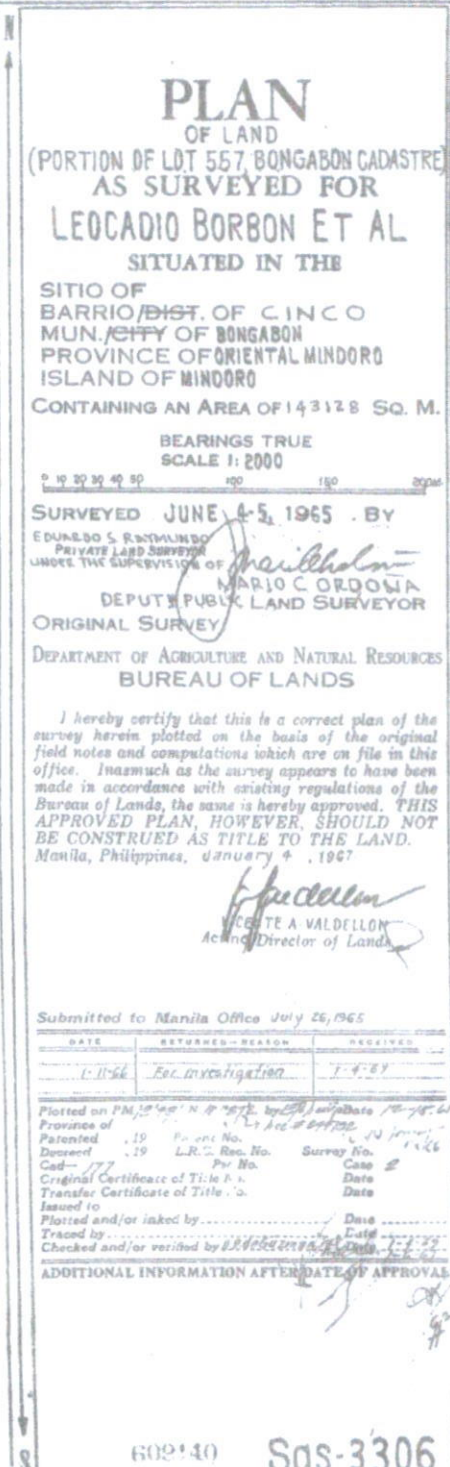

RUBY R. PADUA
Examiner

FOR THE ADMINISTRATOR


ANGELITO E. DELGADO
Examiner
Cadastral Decree Section

EPEB No.: E-CCV-2023-038947
Fees Paid: PHP 190.97
OR No: 1031387559
Date: Aug 07, 2023





All corners marked Rs. are Cyl. Conc. Mono-15x60cm.
 All corners not otherwise described are old Bl. Cyl. Conc. Mono-15x60cm.
 Lat 1. Lat 1140 } are portions of 657
 " 2. " 1141 }
 " 3. " 1142 } Bengang Cadastre
 " 4. " 1143 }
 Surveyed under Lands circular No 75, dated Dec 17, 1959.

TIE LINES		
From BLIM 58, Bongabon Cadastre to Corner 1.		
LOT	BEARING	DISTANCE
1	N 34° 38' W	1941.30M
2	N 34° 26' W	1742.58M
3	N 35° 15' W	1759.60M
4	N 39.34 W	2380.60M

032323-15

FPA No.: 045212-896

Applicant: CASIMERO G. VILLONES JR.

Surveyed for: PUBLIC LAND

Surveyed by: ENGR. ELPIDIO E. ATIENZA

Date of Survey: OCT. 13-30, 1994

Survey No.: CAD-506

Lot No.: 2003

Cadastral Map: 12° 38' N. 121° 28' E. C.13

Location: MABUHAY, ROXAS, OR. MINDORO

Approved On: JUNE 2, 1995

TECHNICAL DESCRIPTION

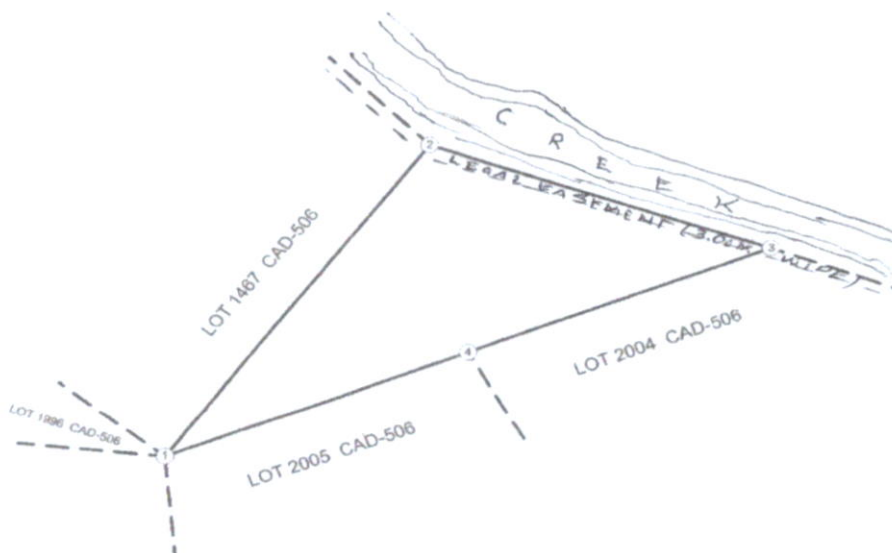
TIE LINE: N 43-04' W, 6,446.64 M. From BLLM No. 1

AREA: 7,540 Sq. M.

CAD-506, ROXAS CADASTRE to corner 1

[illegible]

SKETCH



T.D. Researched by: ELMER A. RELOS

T.D. Verified by: SIMPLICIO C. CALINOG

T.D. Checked by:

Date:

Date:

Date:



Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxasormindoro@denr.gov.ph

MEMORANDUM

FOR : The CENR Officer

FROM : The Land Management Officer II/DPLI

**SUBJECT : INVESTIGATION REPORT ON THE AGRICULTURAL FREE
PATENT APPLICATION NO. 045212-896 OF CASIMERO G.
VILLONES.**

DATE : May 31, 2023

In connection with the above-mentioned application, respectfully submitted is the investigation report with the following details:

1. That on 30 May 2023 (dd/mm/yyyy), I examined the land applied for by Casimero G. Villones, married to Marianita P. Villones under Agricultural Free Patent Application No. 045212-896 situated in Barangay Mabuhay Municipality of Roxas Province of Oriental Mindoro.
2. That the area applied for corresponds to Lot No. 2003, Cad-506-D containing an area of .7540 hectares.
3. That I was able to ascertain that the applicant has occupied and cultivated the land applied for since 13-02-2019 up to the present and by his predecessor-in-interest since the year 1960.
4. That the said land was first occupied and cultivated by RODRIGO T. GUANIO in the year 1960 and the occupation and cultivation were continued by the applicant who acquired his/her rights thereto through "Affidavit of Relinquishment of Rights" and "Deed of Waiver of Rights" (sale, donation, waiver, inheritance) from Rodrigo T. Guanio
(If rights are claimed through inheritance and there are two or more heirs of the immediate predecessors of the applicant, the names of all heirs and their addresses should be mentioned. If any of the heirs have relinquished whatever rights he or she may have, sworn affidavit to that effect should be secured and attached to the report).
5. That the land is claimed by the applicant whose post office address is Libtong, Roxas, Oriental Mindoro.
6. That the land applied for is dominantly used for agricultural purposes.
7. That improvements on the land consist of the following:
bananas and assorted fruit-bearing trees
8. That the land applied for is Alienable and Disposable agricultural land pursuant to Project No. 8 LC Map No. 209 as certified by the Then Director of Forestry on March 6, 1924.

9. That the applicant is not the owner of more than 12 hectares.
10. That the Notice of Application has been posted for fifteen (15) consecutive days in the municipal building and barangay hall. A geo-tagged photograph of the posted Notice of Application is hereto attached.
11. Remarks:

The land applied for is really a public agricultural land, outside any civil or military reservation, not needed by the government for public or quasi-public purposes and free from claims and conflict during the time of inspection.

Attached is the V-37 noting the dimensions of the area and the improvements thereon.

IN VIEW OF THE FOREGOING, it is respectfully recommended that the application be given due course.

I declare under pain of administrative sanctions that the statements indicated in this report are true and based on facts gathered in the course of the investigation, and on the documents presented by the applicant.

FOR YOUR INFORMATION.



RODEL M. MONTEALEGRE



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

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxas_orientalmin@yahoo.com



Geo-tagged photos of CASIMERO VILLONES in the agricultural land being applied for and the kind of improvements introduced.



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

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

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VOIP: (043) 289-7118

Email: cenroroxas_orientalmin@yahoo.com

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that Lot No. 2003, Cad-506, Roxas Cadastre situated at Brgy. Mabuhay, Roxas, Oriental Mindoro, Philippines which is covered by Agricultural Free Patent Application No. 045212-896 in the name of CASIMERO G. VILLONES, JR. to be within the Alienable and Disposable Area/Zone under Block No. _____; Project No. 8, L.C. Map No. 209; Certified on March 6, 1924 by the then Director of Forestry.

08 MAY 2023

San Mariano, Roxas, Oriental Mindoro, Philippines.

VERIFIED BY:

REVIEWED & ATTESTED BY:


CHUCKLEE B. NGABIT
Forester II


REY G. PIRMANES
Forester II

APPROVED BY:


ENGR. CAESAR E. QUEBEC
CENR Officer



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
Community Environment and Natural Resources Office

SUBJECT:

F.P.A. No. 045212-873	:	Lot 2003, Cad-506, Roxas Cadastre
	:	Barangay Mabuhay, Roxas, Oriental
<u>CASIMERO G. VILLONES, JR.</u>	:	Mindoro
(Applicant)	:	Area : 7,540 square meters
X-----X		

ORDER

Considering the non-compliance of applicant, CASIMERO G. VILLONES, JR. to submit the required documents that will support the processing of his Free Patent Application No. 045212-873 covering Lot No. 2003, Cad-506, Roxas Cadastre with an area of Seven Thousand Five Hundred Forty (7,540) square meters located at Brgy. Mabuhay, Roxas, Oriental Mindoro, it is hereby ordered rejected, forfeiting in favor of the government whatever amount has been paid on account hereof without prejudice to re-filing another public land application over the same subject lot upon submission of the required documents.

SO ORDERED. MAY 05 2023 . San Mariano, Roxas, Oriental Mindoro


ENGR. CAESAR E. QUEBEC
CENR Officer



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our available records, it was found that Lot 2003, Cad. 506 Roxas Cadastre, BL Case No. 13, situated in Brgy. Mabuhay, Municipality of Roxas, Province of Oriental Mindoro, has no record under Cadastral proceedings.

When the technical description was plotted, thru its tie line, by the Land Projection Section, this Authority, it does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section.

This certification is issued upon request of Casimero Villones, Jr., Roxas, Oriental Mindoro. For reference purposes only.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 24th day of April, 2023

Verified by:

JONATHAN L. LIMPIADA
Examiner

FOR THE ADMINISTRATOR

RICARDO R. NILO
Chief
Cadastral Decree Section

Republic of the Philippines)
Province of Oriental Mindoro)S.S.
Municipality of Roxas)
X-----X

DEED OF WAIVER OF RIGHTS

I, **RODRIGO T. GUANIO**, of legal age, single, Filipino citizen and a resident of Sto Niño St., Brgy. Paclasan, Roxas, Oriental Mindoro, Philippines, after having been duly sworn in accordance with law hereby depose and state:

- 1. That I am the present owner of a parcel of land covered by Tax Declaration No. 2015-120008-00116 and with Free Patent No. 04-52-12-42 covering Lot No. 2003, Cad-506, Roxas Cadastre, with an area of Eight Thousand (8, 000) Square meters, more or less situated in Brgy. Mabuhay, Roxas, Oriental Mindoro.
- 2. That I hereby waive, transfer and convey my rights, shares and participation over the parcel of land described above containing an area of Eight Thousand (8, 000) Square meters, more or less situated in Brgy. Mabuhay, Roxas, Oriental Mindoro in favor of **CASIMERO G. VILLONES JR.**, of legal age, Filipino, married to Marianita P. Villiones and a resident of Libtong, Roxas, Oriental Mindoro;
- 3. That I declare that I have read this document and have fully understood its contents. I further declare that I voluntarily and willingly executed this Waiver with full knowledge of my rights under the law;
- 4. That I executed this affidavit to attest to the truth of the foregoing and for whatever purpose these statements may legally serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of February 2023 in Roxas, Oriental Mindoro, Oriental Mindoro.

RODRIGO T. GUANIO
Affiant
Driver's License No. N02-94-249308

Sign in the presence of:

Rieche P. Inocencio
RIECHE P. INOCENCIO

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S.
MUNICIPALITY OF ROXAS)
X-----X

BEFORE ME, personally came and appeared above named persons who presented to me their identification cards indicated below their name, known to me and to me known to be the same persons who executed the foregoing instrument and their acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL this 25th day of February 2023 in Roxas, Oriental Mindoro.

Doc. No. 281
Page No. 57
Book No. 96
Series of 2023.

Arnel T. Calderon
Atty. ARNEL T. CALDERON
Notary Public; Until December 31, 2024
PTR No. 3024303A; 01-03-23
IBP OR No. 181035; 12-27-22
Roll No. 58510/MCLE COC No. VII-0018870/04-14-25
Roxas, Oriental Mindoro

DEED OF WAIVER OF RIGHT

I, CATHERINE TUGAB GUANIO, of legal age, single, Filipino citizen and a native of Mabuhay, Roxas, Oriental Mindoro, but now residing at Consolatrix Monastery, Brgy. Angin, Naguilian, La Union, Philippines, after having been duly sworn in accordance with law hereby depose and state:

1. That I am the owner of a parcel of land embraced by Tax Declaration No. 2015-120008-00116 identified as Lot No. 2003 containing an area of Eight Thousand (8,000) square meters, more or less located at Mabuhay, Roxas, Oriental, Mindoro;
2. That I hereby waive, transfer and convey all my rights, shares and participation over the above described parcel of land in favor of RODRIGO GUANIO, of legal age, single and resident of Sitio Bagumbayan, Roxas, Oriental Mindoro;
3. That I declare that I have read this document and have fully understood its contents. I further declare that I voluntarily and willingly executed this Waiver with full knowledge of my rights under the law;
4. That I executed this affidavit to attest to the truth of the foregoing and for whatever purpose these statements may legally serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of February 2023, at Naguilian, La Union, Philippines.

Signed in the presence of:

1. PERLA O. TUMAPANG

2. SR. MARY AUGUSTE C. DACAPIAS

Catherine Tugab guanio
CATHERINE TUGAB GUANIO

Affiant

ID NO. Senior Citizen No. 19879

Issued on Feb. 13, 2021

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF LA UNION) S.S. ACKNOWLEDGMENT
MUNICIPALITY OF NAGUILIAN)

BEFORE ME, a Notary Public, for and in the Province of La Union this 16th day of February 2023, personally appeared the above-named party who prove to me on the basis of her competent evidence and other documents proving her identity, known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that same is her free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and place first above written.

JOVEN F. COSTALES
ATTY. JOVEN F. COSTALES

Notary Public

Until December 31, 2024

Naguilian, La Union

ROLL NO. 20675

PTR:7740210, 1-3-23

TIN: 137-349-183

Lifetime Member, IBP NO. 876686, 12-12-12

Doc. No. 470
Page No. 94
Book No. XVI
Series of 2023



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
Community Environment and Natural Resources Office

SUBJECT:

FPA No. : 045212-42

RODRIGO GUANIO

(Applicant)

X-----X

: Lot No.: 2003, Cad 506
: Mabuhay, Roxas, Or. Mindoro
: Area: 8,031 Square Meters

ORDER

In an investigation conducted by a representative of this Office, it was found out that Lot No. 2003, Cad 506 with an area of 8,031 square meters and situated at Mabuhay, Roxas, Oriental Mindoro was covered by F.P.A. No.: 045212-42 of Rodrigo Guanio who executed a "Relinquishment of Rights Over a Parcel of Land" in favor of CASIMERO VILLONES JR..

WHEREFORE, it is ORDERED that the F.P.A. No. 045212-42 of RODRIGO GUANIO covering Lot 2003, Cad 506 is hereby rejected and dropped from the records, forfeiting in favor of the government whatever amount had been paid on account thereof and allow CASIMERO VILLONES JR. to apply for a new residential free patent.

SO ORDERED. 15th day of February, 2019.


ALMA E. GIBE
OIC - CENRO

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-120008-00116**Cancelled: ☐ Property Identification No.: **029-12-0008-003-06**Owner: **GUANIO, CATHERINE**

TIN: _____

Address: **MABUHAY, ROXAS, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____
(Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: _____

CCT: _____ Lot No.: _____ Blk. No.: _____

Dated: _____ Cadastral Lot no: **2003**

Boundaries:

North: **LOT 1467** South: **LOT 2005 AND 2004**East: **LIBTONG TUGAS CREEK** West: **MARAYAG CREEK**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**☐ **MACHINERY:**☐ **BUILDING:**☐ **OTHERS:**

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	8,000	62,084.40	MULTI-CROP LAND	40%	24,830.00
TOTAL :	8,000	Php 62,084.40		Php	24,830.00

Total Assessed Value **TWENTY FOUR THOUSAND EIGHT HUNDRED THIRTY PESOS ONLY**
(Amount in words)Taxable ☒ Exempt ☐Effectivity of Assessment/Reassessment: **1** **2015**
Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

(SGD) RICARTE P. LIMQUE, REA

01/01/2015

(SGD) ONISIMO S. NALING, REA

01/01/2015

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: 2012-120008-00113

Previous AV. Php **12,310.00**Previous Owner: **GUANIO, CATHERINE**Memoranda: **General Revision.**

Annotation: _____

CERTIFIED TRUE COPY:**ROSELYN F. COPADA, REA**
Municipal Assessor**GO.R NO.: 3313087 A**Date: **05/03/2023****Roxas, Or. Mindoro**

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the **Sangguniang Panlalawigan** under Ordinance No. 35-2014 dated 25/06/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

EPA No.:

Survey No: CAD-506

Applicant: SAN VICENTE NATIONAL HIGH SCHOOL

Lot No.: 2606

Surveyed for: SCHOOL SITE

Cadastral Map

Surveyed by: ANDRES L. VALENCIA

Location: SAN VICENTE, ROXAS, OR. MINDORO

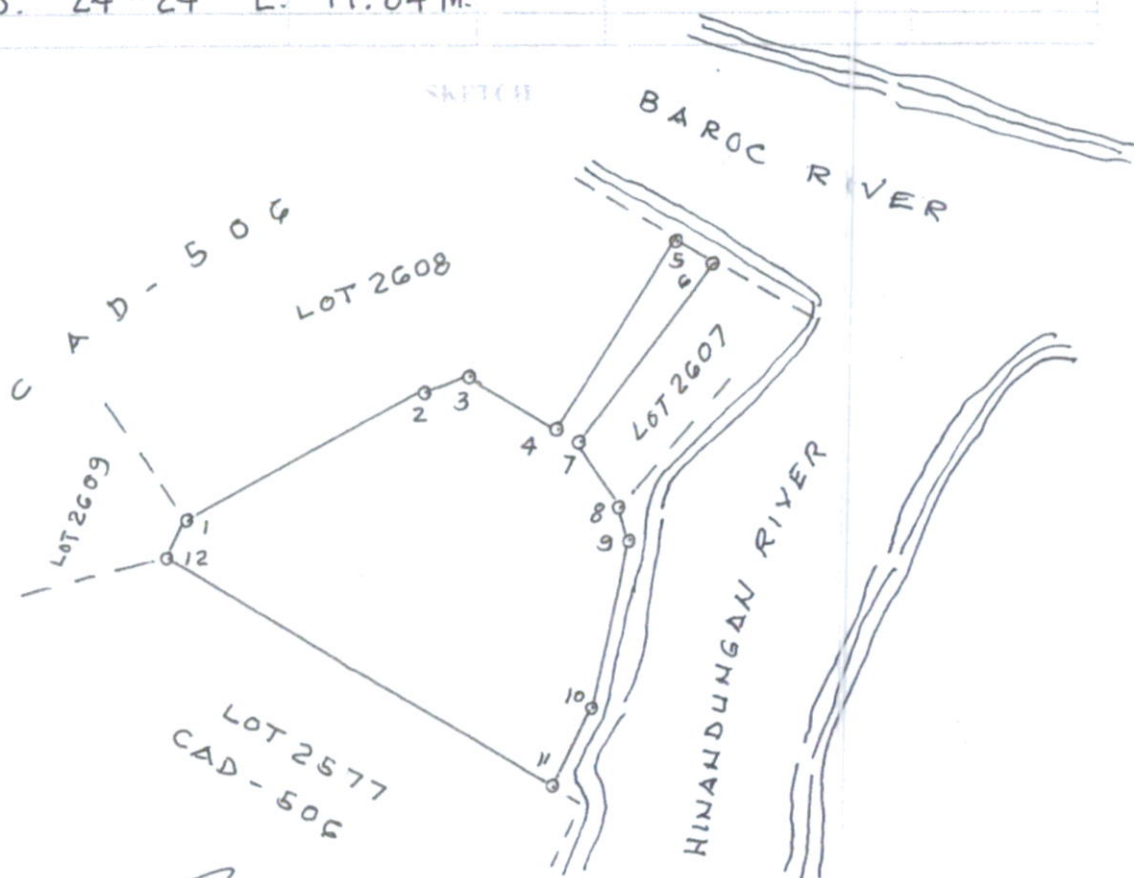
Date of Survey:

Approved On: DECEMBER 5, 1983

TECHNICAL DESCRIPTION

TIE LINE: N. 77-39 W. 13,553.30 m. From BLLM No. 1 AREA 14,936 sq. m.
CAD-506, ROXAS CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N. 63-00 E.	112.78 M.	9-10	S. 12-06 W.	68.45 M.
2-3	N. 70-52 E.	19.16 M.	10-11	S. 28-54 W.	35.03 M.
3-4	S. 60-57 E.	42.62 M.	11-12	N. 62-15 W.	185.99 M.
4-5	N. 33-44 E.	87.66 M.	12-1	N. 29-37 E.	16.53 M.
5-6	S. 65-12 E.	18.33 M.			
6-7	S. 38-53 W.	89.64 M.			
7-8	S. 35-47 E.	30.61 M.			
8-9	S. 24-24 E.	11.84 M.			



T.B. Researched by: S. CALINIG

T.D. Verified by:

T.D. Checked by:

Date:

Date:

Date:



**OCULAR INSPECTION REPORT FOR
SCHOOL SITE SPECIAL PATENT**

January 9, 2023
Date

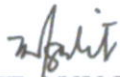
This is to certify that on January 6, 2023 I was on and examined the school site requested for issuance of a Special Patent for SAN VICENTE NATIONAL HIGH SCHOOL pursuant to the provisions of R.A. 10023, situated at San Vicente, Roxas, Oriental Mindoro.

Findings:

1. The requesting School District Superintendent / Authorized Official is Susana M. Bautista (Schools Division Superintendent).
2. The site requested for is within an alienable and disposable area.
3. That the School is in possession or actually occupying the entire land area being requested.
4. A copy of the Cadastral Map or Survey Plan of the land duly approved by the concerned DENR Regional Office is hereto attached.
5. A copy of Technical Description of the parcel of land is also attached hereto.
6. That Notice of the request was duly posted.
7. The land being requested is suitable for the issuance of a school site special patent.
8. Other findings:

That the Authorized Officer has complied with all the requirements of the Special Patent Law leading to issuance of School Site Special Patent in favor of San Vicente National High School.

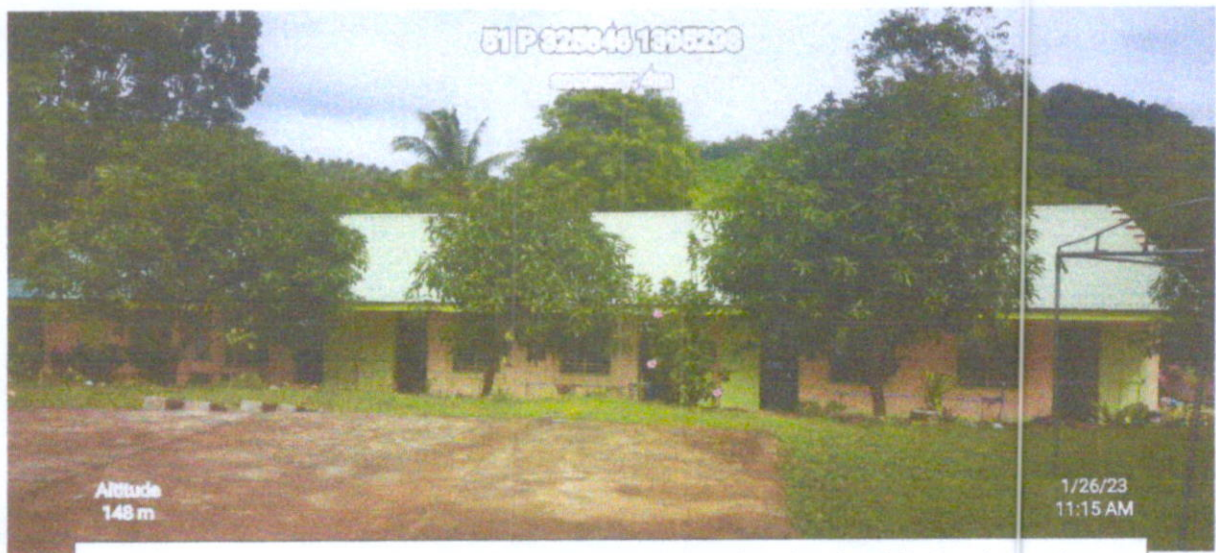
In view of the following findings, it has been satisfactorily proven by the requesting party that the land being requested is suitable for issuance of a school site special patent under R.A. 10023. It is my recommendation that the request be granted and a Special Patent be issued.


MARIE ANN F. GALIT
Special Investigator I/LIO/ADRO



Geotagged photo of Mrs. Abigail N. Garcia (Principal of San Vicente National High School together with one of her teacher and representatives of this office, Special Investigator I, Marie Ann F. Galit and Cartographer I, Elmer Relos.





Classroom and school ground of San Vicente National High School during the ocular

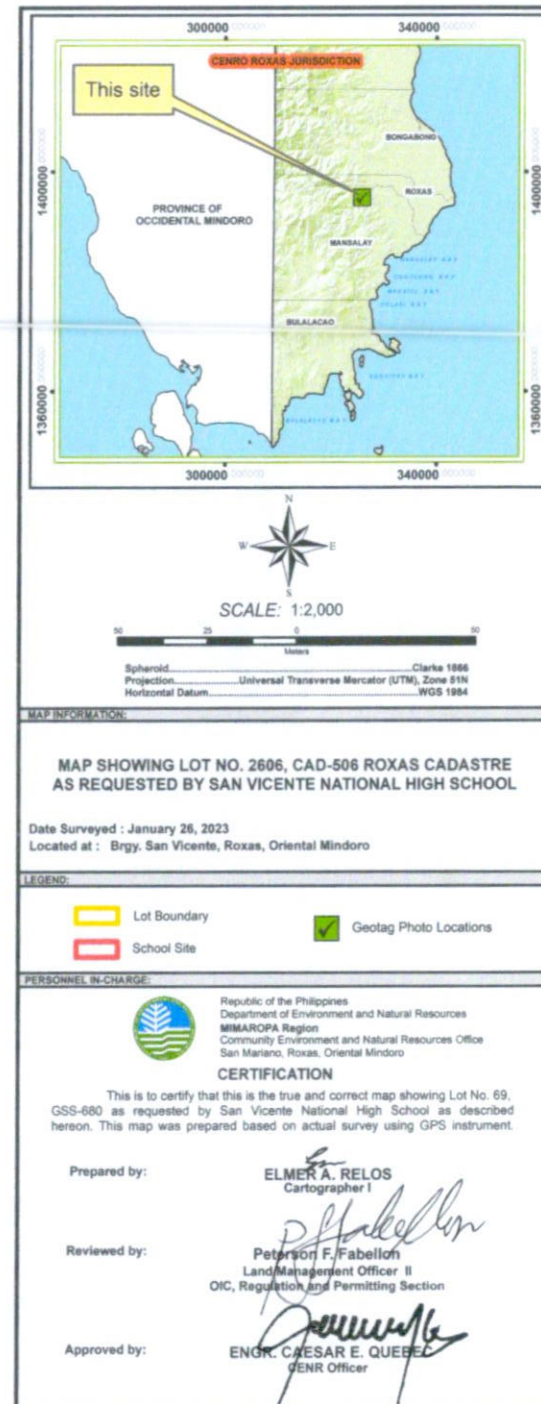




GPS Surveyed by:

Marie Ann F. Galit
MARIE ANN F. GALIT
Special Investigator I/ADRO

Elmer A. Relos
ELMER A. RELOS
Cartographer I





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

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro
Contact No.: 0917 876 9985 / 0917 169 0232
VOIP: (043) 289-7118
Email: cenroroxasormindoro@denr.gov.ph

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that SAN VICENTE NATIONAL HIGH SCHOOL represented by SUSANA M. BAUTISTA (Schools Division Superintendent) situated at San Vicente, Roxas, Oriental Mindoro, Philippines which is covered by Special Patent Application No. SP-SCH-175207-0001, is verified to be within the Alienable and Disposable area/zone under Block No. ____; Project No. 8, L.C. Map No. 209; Certified on March 6, 1924 by the then Director of Forestry.

December 16, 2022 San Mariano, Roxas, Oriental Mindoro, Philippines.

VERIFIED BY:

REVIEWED & ATTESTED BY:


CHUCKLEE B. NGABIT
Forester II


REY G. FIRMANES
Forester II

SUBSCRIBED AND SWORN to before me on the date and place stated above.


ENGR. CAESAR E. QUEBEC
CENR Officer

Republic of the Philippines
Regional Trial Court
Fourth Judicial Region
Branch 43
Roxas, Mindoro Oriental
e-mail address: rtc2rxm043@judiciary.gov.ph
contact number: 043 7383 820

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Lot No. 2606, Cad-506, Roxas Cadastre, located at Brgy. San Vicente, Roxas, Oriental Mindoro with an area of 14,926 Sq.m., being applied for Special Patent for School Site by San Vicente National High School represented by SUSANA M. Bautista, School Division Superintendent), has **NO** pending administrative and/or judicial proceedings filed before this Court.

This certification is being issued for whatever legal purpose it may serve.

Roxas, Oriental Mindoro, August 25, 2022.


ATTY. CINDEE V. GUNO
Clerk of Court VI



Republika ng Pilipinas
Lalawigan ng Silangang Mindoro
Bayan ng Roxas
Barangay San Vicente

TANGGAPAN NG SANGGUNIANG BARANGAY

SINIPI MULA SA KATITIKAN NG GINAWANG REGULAR NA PAGPUPULONG NG SANGGUNIANG BARANGAY NG SAN VICENTE, ROXAS, SILANGANG MINDORO NA GINANAP NOONG IKA-4 NG MAYO, 2022 SA GANAP NA IKA 9:00 NG UMAGA SA BULWAGANG PULUNGAN NG BARANGAY.

MGA DUMALO:

KGG. RIGOR R. SADIWA	Punong Barangay/Tagapangulo
KGG. JOSEPH F. ORENCIO SR.	Barangay Kagawad
KGG. DOLORES E. BURIEL	Barangay Kagawad
KGG. BAYANI B. LAYHIP	Barangay Kagawad
KGG. RODEL S. SESCOAR	Barangay Kagawad
KGG. RONNIE I. FADEROG	Barangay Kagawad
KGD. ROGER D. SISON	Barangay Kagawad
KGD. CRISENCIANO G. MAGARSO	Barangay Kagawad
KGG. KEZIA G. ARIETA	SK Chairperson

HINDI DUMALO:

Wala

KAPASIYAHAN BILANG 17
Taong 2022

KAPASIYAHANG MAGALANG NA PAGBIBIGAY NG BUONG PUSONG PAG SUPORTA NG SANGGUNIANG BARANGAY NG SAN VICENTE SA SAN VICENTE NATIONAL HIGH SCHOOL PARA SA KANILANG PAG SASAAYOS NG MGA DOKUMENTO UPANG MAGKAROON NG SARILING TITULO ANG KINATATAYUAN NG PAARALAN.

SAPAGKA'T, ang Buong Sangguniang Barangay ay labis na nagpapahalaga sa sektor ng Edukasyon sa nasasakupan ng Barangay San Vicente;

SAPAGKA'T, ang nasabing Lupain ay kusang loob na donate o bigay ng San Vicente Elementay School na nagmula kay Vicente Magarso na orihinal na may-ari ng Lupa;

SAPAGKA'T, ang San Vicente National High School ay matagal nang nagbibigay ng kanilang serbisyo sa bawat kabataang nais magkaroon ng magandang edukasyon;

SAPAGKA'T, marapat lamang na magkaroon ng Titulo ang paaralan upang mas mapaganda pa nila ang pasilidad ng bawat silid aralan at nang buong paaralan;

DAHIL DITO, samunkahini Barangay Kagawad ROGER D. SISON at pinangalawahan ni Barangay Kagawad DOLORES E. BURIEL na may pagsang-ayon ang lahat ng kasapi ng Sangguniang Barangay ng Barangay San Vicente, Roxas, Silangang Mindoro ay- -

IPINASIYA GAYA NG GINAWANG PAGPAPASIYA NA PAGBIBIGAY NG BUONG PUSONG PAG SUPORTA NG SANGGUNIANG BARANGAY NG SAN VICENTE SA SAN VICENTE NATIONAL HIGH SCHOOL PARA SA KANILANG PAG SASAAYOS NG MGA DOKUMENTO UPANG MAGKAROON NG SARILING TITULO ANG KINATATAYUAN NG PAARALAN.

IPINASIYA PA RIN napaldahan ng sipi ng kapasiyahang ito ang Paaralan ng SAN VICENTE NATIONAL HIGH SCHOOL para sa kanilang kaalaman.

IPINASIYA AT PINAGTIBAY NG LAHAT: Ika-4 ng Mayo, 2022

PINATUTUNAYAN KO ang kawastuan ng kapasiyahang ito.

PATOTOO:


RIGOR R. SADIWA
Punong Barangay


CATHERINE R. CASIDSID
Kalihim ng Barangay