



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

August 22, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION: The Chief
Licenses, Patents and Deeds Division

FROM : The In-Charge
PENRO, Oriental Mindoro

SUBJECT : **WATER PERMIT APPLICATION OF SEALAND BY: BST PETROLEUM - ROXAS COMPANY REPRESENTED BY RHEA P. SALINAS LOCATED AT BARANGAY LIBERTAD, ROXAS, ORIENTAL MINDORO**



Forwarded is the Water Permit Application of Sealand by: BST Petroleum - Roxas Company represented by Rhea P. Salinas located at Barangay Libertad, Roxas, Oriental Mindoro duly endorsed by CENRO Roxas as per Memorandum dated June 29, 2022 together with the following requirements necessary for the issuance of water permit.

1. Duly accomplished Water Permit Application and Notice of Sealand by: BST Petroleum – Roxas Company represented by Rhea P. Salinas;
2. Contract of Lease dated February 4, 2021;
3. Location Map and Vicinity Map of the station and water source;
4. Site Development Plan;
5. Articles of Partnership of Sealand by: BST Petroleum – Roxas Company;
6. Certificate Non-Coverage (CNC-OL-R4B-2021-03-00541) for SEALAND FUEL;
7. Test Report of Microbiological Analysis for Drinking Water;
8. Brief Description of the Project;
9. Well drilling data certification; and
10. Geotagged pictures of water source.

For consideration.


ALMA E. GIBE

Tracking No.: 2208000579

TSD/RPS/Dhal

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



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

June 29, 2022

MEMORANDUM

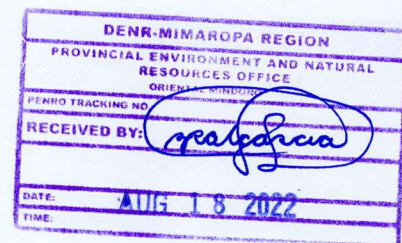
FOR : National Water Resources Board
8th Floor, NIA Building, EDSA, Diliman, Quezon City

THRU : The Regional Executive Director
1515 L&S Bldg., Roxas Blvd., Ermita, Manila

: The PENR Officer
Suqui, Calapan City, Or. Mindoro

FROM : The CENR Officer
Roxas, Oriental Mindoro

SUBJECT : **WATER PERMIT APPLICATION OF SEALAND BY: BST PETROLEUM ROXAS COMPANY REPRESENTED BY RHEA P. SALINAS LOCATED AT BRGY. LIBERTAD, ROXAS, ORIENTAL MINDORO**



Submitted is the application of Sealand by: BST Petroleum Roxas Company represented by Rhea P. Salinas for water permit located at Brgy. Libertad, Roxas, Oriental Mindoro.

To improve the quality in terms of filtration and distribution of water, the establishment is eager to apply for water permit. Hence, we are forwarding the application for water permit and recommending for approval of National Water Resources Board.

Attached also are the supported documents, to wit; Tax Declaration of Real Property and Contract of Lease in support to **Right to Use** requirement, Site Development Plan, SEC Registration (Articles of Partnership), Test Report of Microbiological Analysis for Drinking Water, Certificate of Non-Coverage from Environment Management Bureau, Brief Description of the establishment, and Certification for Well-Drilling Data, Geo-Tagged photos and GIS generated map.

For information and record

ENGR. CAESAR E. QUEBEC
CENR Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
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VOIP: (043) 289-7118
Email: cenroroxas_orientalmin@yahoo.com

June 29, 2022

MEMORANDUM

FOR : The CENR Officer

THRU : The Chief, Regulation and Permitting Section

FROM : Soil Conservation and Watershed Management Unit

SUBJECT : **WATER PERMIT APPLICATION OF SEALAND BY: BST PETROLEUM ROXAS COMPANY REPRESENTED BY RHEA P. SALINAS LOCATED AT BRGY. LIBERTAD, ROXAS, ORIENTAL MINDORO**

Respectfully submitted is the application of Sealand by: BST Petroleum Roxas Company represented by Rhea P. Salinas for water permit located at Brgy. Libertad, Roxas, Oriental Mindoro.

A ground water (deep well) supports the establishment that caters a number of customers. The said source of water helps in maintaining the operation thru sanitary use and watering plants. Upon inspection, it was noted that wastewater generated from the sanitation flows directly to the septic tank located at the right side of the establishment.

To improve the quality in terms of filtration and distribution of water, the establishment is eager to apply for water permit. Hence, we are forwarding the application for water permit and recommending for approval of National Water Resources Board.

Attached also are the supported documents, to wit; Tax Declaration of Real Property and Contract of Lease in support to **Right to Use** requirement, Site Development Plan, SEC Registration (Articles of Partnership), Test Report of Microbiological Analysis for Drinking Water, Certificate of Non-Coverage from Environment Management Bureau, Brief Description of the establishment, and Certification for Well-Drilling Data, Geo-Tagged photos and GIS generated map.

For his information and record

IRENEO HAMIL J. EUSTAQUIO

LINGIN U. LITAW

MARCING U. FUGAS



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



Ocular inspection of the method of diversion of water source of Sealand by: BST Petroleum-Roxas Company



Survey and Inspected by:

MARCIN T. TOGAS
Forest Officer
In-Charge, Soil Conservation and Watershed Management

IRENEO RAMIL E. EUSTACIO
Forest Technician I

LINGIN U. DRAK
Forest Ranger

MAP OF WATER PERMIT APPLICATION
BY:

SEALAND GASOLINE STATION
Located at: Brgy. Libertad, Roxas, Oriental Mindoro

SOURCES OF INFORMATION:

Scale: 1:13,003
0 15,000 30,000 60,000 90,000 120,000
Meters

Projection: UTM
Horizontal Datum: Universal Transverse Mercator (UTM)
CRS: 1982

LEGEND:

- SEALAND GASOLINE STATION
- Municipal Boundary

LOCATION MAP:

PERSONNEL IN CHARGE:

Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
San Mariano, Roxas, Oriental Mindoro

CERTIFICATION


This is to certify that this is the true and correct map of Water User represented by Rhea Salinas as describe herein. This map was prepared based on aerial survey using GPS instrument.

Prepared by:
MARCELO T. TOGAS
Forest Officer I

Recommending approval:
JOSE T. MONTECALVO
SEMSCHIEF, CDS

Approved by:
ENGR. CESAR E. QUEBEC
FENR Officer

DENR - CENRO
SALIMARIANO ROXAS
ORIENTAL MINDORO
RECEIVED

 <p>Republic of the Philippines NATIONAL WATER RESOURCES BOARD 8th Floor, NIA Building, EDSA, Diliman, Quezon City</p>		WATER PERMIT APPLICATION		B No. <u>1512</u>	
		Filed in the Office of		DATE <u>10/20/22</u>	
BEFORE ACCOMPLISHING THIS FORM IN QUADRUPLICATE, READ THE ACCOMPANYING INSTRUCTIONS					
1. Name of Applicant <u>Sealand By: PST Petroleum - Roxas Company</u> <u>represented by: Rhea P. Salinas</u>			5. Filing & Legal Research fee Payable to National Water Resources Board		
2. Mailing Address <u>Libertad, Roxas, Oriental Mindoro</u>			a. Phil. Postal Money Order Nos.		
2a. Telephone No. <u>09189919297 / 09661793227</u>			b. NWRB Official Receipt No. _____		
3. Tax Account No. _____		4. Citizenship <u>Filipino</u>		Date _____	
		Email Address		<u>sealandbybst@gmail.com</u>	
6. Name of Water Source <u>Groundwater (deep well)</u>		7. Location of Diversion Point <u>Libertad, Roxas Or. Mndo.</u>		8. Method of Diversion <u>deep well (electric water pump)</u>	
9. Months of Low-Flow <u>April to June</u>		10. Water Needed in Liters/Second <u>0.03 cum/day</u>		11. Purpose <u>Sanitary Use</u>	
12. If for Agriculture, Area of Land and Crops Raised <u>N/A</u>			13. If for Domestic Water Supply, Population Served <u>N/A</u>		
14. If for Industry, Brief Description on how Water will be Used <u>N/A</u>		15. If for Power, Rated Capacity in Kilowatts <u>N/A</u>		16. Other Uses <u>N/A</u>	
17. Name of Person/s Holding or Claiming Rights to the Use of Water including the Amount and Nature of Use Downstream and Upstream of Proposed Point of Diversion					
I hereby certify that the information given above and in documents submitted are true and correct to the best of my knowledge and belief. <u>[Signature]</u> Signature of Applicant			Subscribed and sworn to before me on this date Doc. No. <u>47</u> Page No. <u>96</u> Book No. <u>2022</u> ATTY. ARNEL T. CALDERON Notary Public Until June 30, 2022 Notary Public/Administering Officer MCLE Compliance No. VI-0028279; 01-14-22		
TO BE FILLED BY NWRB AGENT					
18. CHECKLIST on General Information and Description					
a. <input type="checkbox"/> Ownership/right to land established					
b. <input type="checkbox"/> Citizenship as a Filipino established					
c. <input type="checkbox"/> Brief description of proposed project/development					
d. <input type="checkbox"/> Location plan of water source and point of diversion using a scale of 1:50,000					
e. <input type="checkbox"/> Location plan of areas to be developed indicating the layout of proposed works					
f. <input type="checkbox"/> Certification of Incorporation if applicant is an association or corporation					
g. <input type="checkbox"/> Other information as specified under Sect. 4 Rules and Regulations implementing the Water Code					
19. Diversion Point Latitude : _____ Longitude : _____			20. Possible adverse effect to public and/or private interest:		
Prepared by: _____ Date: _____			Submitted by: _____ Date: _____		
21. Water Discharge (To be filled by NWRB Hydrologist/Staff)					
a. 80% of time equalled or exceeded		b. Mean of monthly discharge L/S		c. Amount of Water recommended for approval	
22. Other comments and recommendations:					
Prepared by: _____ Date: _____			Submitted by: _____ Date: _____		

Name and Address of NWRB Agent	NOTICE OF WATER PERMIT APPLICATION No. Date: By:	
This is to certify that an application of WATER PERMIT with pertinent information included herewith, has been filed with this Office.		
Any person who may be adversely affected by the proposed appropriation may file with this Office, a written and subscribed protest stating the reasons for his objection.		
1. Name of Applicant Sealand by: BST Petroleum - Roxas Company represented by: Rhea P. Salinas	2. Mailing Address Libertad, Roxas, Oriental Mindoro	
3. Name of water source Ground water (Deep well)	4. Method of Diversion electric water-pump	
5. Location of Diversion Point Libertad, Roxas, Oriental Mindoro	6. Water Needed in Liters per Second 0.03 cubic meter / day	
7. Period of Water Use Daily Use	8. Purpose Sanitary Use	

REQUIREMENTS IN FILING PERMIT APPLICATION

A. Duly accomplished Water Permit Application and Notices
B. Proof of ownership of, legal title to , or right to use , the property on which the water source is situated,
C. List of beneficiaries with corresponding hectarage and tax declaration certified by Municipal/ Provincial Assessor
D. Location Plan and vicinity map showing: <ol style="list-style-type: none"> 1. point of diversion of source of water (scale 1: 10,000 or 1: 50,000 NAMRIA map) 2. delineation of service area indicating hectarage for which water will be used 3. nature of diversion works whether temporary or permanent 4. in case of groundwater, location and spacing of proposed drilling sites
E. Certificate of registration from relevant agencies : <p>CORPORATION/PARTNERSHIP - SEC Registration with articles of Incorporation & By-Laws and certificate of latest Corporate Financial Structure issued by the Corporate Secretary;</p> <p>SINGLE PROPRIETORSHIP - Certificate of Registration from DTI;</p> <p>COOPERATIVE - Certificate of registration from CDA;</p> <p>WATER DISTRICT - Certificate of conformance from LWUA;</p> <p>BARANGAY WATERWORKS ASSOCIATION - Certificate of Registration</p>
F. Environmental Compliance Certificate or Certificate of Exemption/ Certificate of Non- Coverage (DENR)
G. Bacteriological Test/ Physical and Chemical Water Analysis (if found negative, attached duly notarized manifestation letter stating water treatment process)
H. Clearance from BFAD or any agency accredited from BFAD (for Bottled Water)
I. Subdivision Plan
J. Brief Description of project which includes: <ol style="list-style-type: none"> 1. how water will be used 2. amount of water needed 3. power expected to be generated 4. amount of water to be discharge back to the source 5. measures to be taken to avoid water pollution 6. population and area to be served 7. area of water surface needed to be served 8. scheme of development
K. Well drilling data (Pumping Test, Well Log Data, Water Analysis) <i>in case of of existing groundwater source.</i> NOTE : WELL DRILLERS MUST HAVE A VALID NWRB CERTIFICATE OF REGISTRATION
L. Certificate of registration from DOE
M. Indorsement of the Project from DOE
N. Other requirements: (as deemed necessary by the board)

MUNICIPAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, G, I, K, N

IRRIGATION/AGRICULTURAL USE: submit documents listed on letters A, B, C, D1-4, E, F, K, N

POWER GEN. USE: submit documents listed on letters A, B, D1, D3, E, F, J1-5, J8, L, M, N

FISHERIES USE: submit documents listed on letters A, B, D1, D3, D4, E, F, L, J1-2, N

INDUSTRIAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, J1, J2, J4, J5, J8, K, N

LIVESTOCK USE: submit documents listed on letters A, B, D1, D3, D4, E, F, K, N

RECREATIONAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, G, J1, J2, J5, J7, K, N

OTHER USE: submit documents listed on letters A, B, D1, D4, E, F, G, H, J1, J2, J5, K, N

***For Bulk water suppliers** - Bulk Water Supply Agreement/Memorandum of Agreement / Joint Venture Agreement

- submit documents listed on letters A, B, D, E, F, G, J, K, N

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-120005-00005**

Cancelled: ☐

Property Identification No.: **029-12-0005-001-05**

Owner: **SIOCO, PRIMO**

TIN: _____

Address: **LIBERTAD, ROXAS, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

LIBERTAD

ROXAS, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: _____

Survey No.: **(LRC) PSD-11717-P**

CCT: _____

Lot No.: **LOT 4**

Blk. No.: _____

Dated: _____

Cadastral Lot no: **2092-PT.**

Boundaries:

North: **LOT NO. 2090-PT**

South: **NATIONAL ROAD**

East: **BO. ROAD LOT 2914**

West: **LOT NO. 2090 PT**

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	20,000	104,462.00	COCONUT LAND	40%	41,780.00
AGRICULTURAL	14,200	50,735.89	BANANA LAND	40%	20,290.00
RESIDENTIAL	400	79,600.00	RESIDENTIAL (RURAL)	20%	15,920.00
AGRICULTURAL		51,414.00	PLANTS AND TREES	40%	20,570.00
TOTAL :	34,600	Php 286,211.89			Php 98,560.00

Total Assessed Value

NINETY EIGHT THOUSAND FIVE HUNDRED SIXTY 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.: **2012-120005-00005**

Previous AV. Php

51,690.00

Previous Owner: **SIOCO, PRIMO**

Memoranda: **General Revision.**

CERTIFIED TRUE COPY:

Annotation: _____

ROSELYN F. COPADA, REA
Municipal Assessor
O.R. No.: **1726350A**
Date: **02/04/2021**

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 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No.: 2015-120005-00005

Cancelled: ☐ Property Identification No.: 029-12-0005-001-05

Owner: SIOCO, PRIMO

TIN: _____

Address: LIBERTAD, ROXAS, ORIENTAL MINDORO

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

LIBERTAD

ROXAS, ORIENTAL MINDORO

(Number and Street)

(Barangay/District)

(Municipality&Province/City)

OCT/TCT/CLOA No.: _____

Survey No.: (LRC) PSD-11717-P

CCT: _____

Lot No.: LOT 4

Blk. No.: _____

Dated: _____

Cadastral Lot no: 2092-PT.

Boundaries:

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East: BO. ROAD LOT 2914

West: LOT NO. 2090 PT

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	20,000	104,462.00	COCONUT LAND	40%	41,780.00
AGRICULTURAL	14,200	50,735.89	BANANA LAND	40%	20,290.00
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TOTAL :	34,600	Php 286,211.89			Php 98,560.00

Total Assessed Value

NINETY EIGHT THOUSAND FIVE HUNDRED SIXTY 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.: 2012-120005-00005

Previous AV. Php

51,690.00

Previous Owner: SIOCO, PRIMO

Memoranda: General Revision.

CERTIFIED TRUE COPY:

Annotation: _____

ROSELYN F. COPADA, REA
Municipal Assessor
O.R. No.: 1726350A
Date: 02/04/2021

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 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This **Contract of Lease** entered into by and between **ADELFO F. SIOCO**, Filipino, of legal age, married to **Cherrylyn Magbanaua Sioco** and with residence and postal address at Libertad, Roxas, Oriental Mindoro, Philippines, hereinafter called the **LESSOR**; and **FLOR DE ROXAS ATIENZA**, Filipino, of legal age, married to **Neo Hans C. Atienza**, and a resident of B. Del Mundo, Mansalay, Oriental Mindoro, hereinafter called the **LESSEE**,

WITNESSETH:

WHEREAS the LESSOR is the lawful owner of a residential lot situated in Barangay Libertad, Roxas, Oriental Mindoro, with an approximate area of TWO HUNDRED (200) SQUARE METERS, and is still part of a titled property of his deceased father Primo Sioco and declared for taxation purposes in decedent's name under Tax Declaration No. 22015-120005-00005; that when properly segregated, the approximately 200-square-meter lot will be identifiable through the following boundaries:

North	:	By the property of the Lessor (Lot 2090-PT) ;
East	:	By the property of the Lessor (Bo. Rd Lot) ;
South	:	By the provincial road ;
West	:	By the national road

WHEREAS, the LESSOR offered to lease unto the LESSEE the above-described property, and the latter agreed to lease the approximately 200-square-meter lot, which property she thinks is suitable for the kind of business she has in mind;

NOW, THEREFORE, in consideration of the foregoing premise, the LESSOR and the LESSEE agreed to enter into a contract of lease whereby the former will lease unto the latter the above-described property under the following terms and conditions:

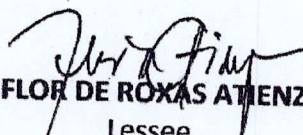
1. The period of the lease shall be twenty (20) years, commencing upon the signing and execution of this instrument by the parties.
2. The lease rental for the first five (5) years shall be **SIXTEEN THOUSAND SIX HUNDRED SIXTY-SEVEN PESOS (Php 16,667.00)** per month, and at the beginning of the sixth (6th) year, up to the end of the term of twenty (20) years, the monthly rental shall be **TWENTY THOUSAND (Php 20,000.00) PESOS** per month.
3. All the improvements introduced by the LESSEE to the leased premises shall become the property of the LESSOR at the end of the lease period, except those improvements that can be removed without causing damage to the property of the LESSOR, such as gas and diesel pumps, and their accessories.
4. At the expiration of the term of the lease, parties may agree to extend the same under the same terms and conditions, or an entirely different lease contract provided that at the end of the twenty (20) years term under this contract, the building and other structures constructed by the LESSEE shall become the property of the LESSOR, with the exception of those which are specified in the immediately preceding paragraph.
5. Parties also stipulate that should the Local Government of Roxas disallow the construction of gasoline stations in the area where the leased property is located under the Municipal Zoning Ordinance, this contract shall be automatically rescinded and each party shall restore unto the other party what was paid, except the notarial fees they paid for the preparation of this instrument.

X-----X

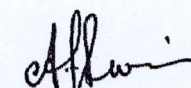
6. The parties expressly agree that should the LESSOR decide to sell the leased premises, the LESSEE shall have the right of first refusal, or even redemption, if a sale has already been made in favor of a third part.

7. It is also understood that the utilities such as water, electricity, internet, and other similar utilities shall be for the account of the LESSEE.

IN WITNESS WHEREOF, parties have hereunto affixed their signatures this 4th day of February 2021 in Roxas, Oriental Mindoro, Philippines.


FLOR DE ROXAS ATIENZA
Lessee

Prof. D/L # D05-05-044775/Exp.11-24-2021


ADELFO F. SIOCO
Lessor


SC ID # 05-4987/OSCA-07-01-2018

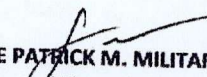
WITH OUR MARITAL CONSENT:

NEO HANS C. ATIENZA
Lessor's Spouse


CHERRYLYN M. SIOCO
Lessee's Spouse

SIGNED IN THE PRESENCE OF:


JULIE F. RAVAGO
Witness


ACE PATRICK M. MILITAR
Witness

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public in the above jurisdiction this 4th day of February 2021 in Roxas, Oriental Mindoro personally appeared Adelfo Sioco and Flor De Roxas Atienza, whose identities are confirmed by their competent documents of identities the nature and details of which are indicated below their respective names, who are both known to me to be the same persons who executed the foregoing instrument and they acknowledged the same to be their own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL on the day, year and place first above-written.

Doc. No. 409 ;
Page No. 82 ;
Book No. XXXIII ;
Series of 2021

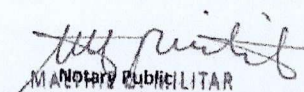

Notary Public MILITAR
Notary Public; Until December 31, 2021
PTR No. 1599373A; Roxas, Or. Mdo.; Jan. 04, 2021
IBP No. 134233 / 12-10-2020
Roll No. 38000 / MCLE COC VI 0016778/04-14-2022
Address: Bagumbayan, Roxas, Or. Mindoro

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DISTRICT / MUNICIPALITY

LAND USED & ZONING

LINE & GRADE

ARCHITECTURAL

STRUCTURAL

SANITARY

ELECTRICAL

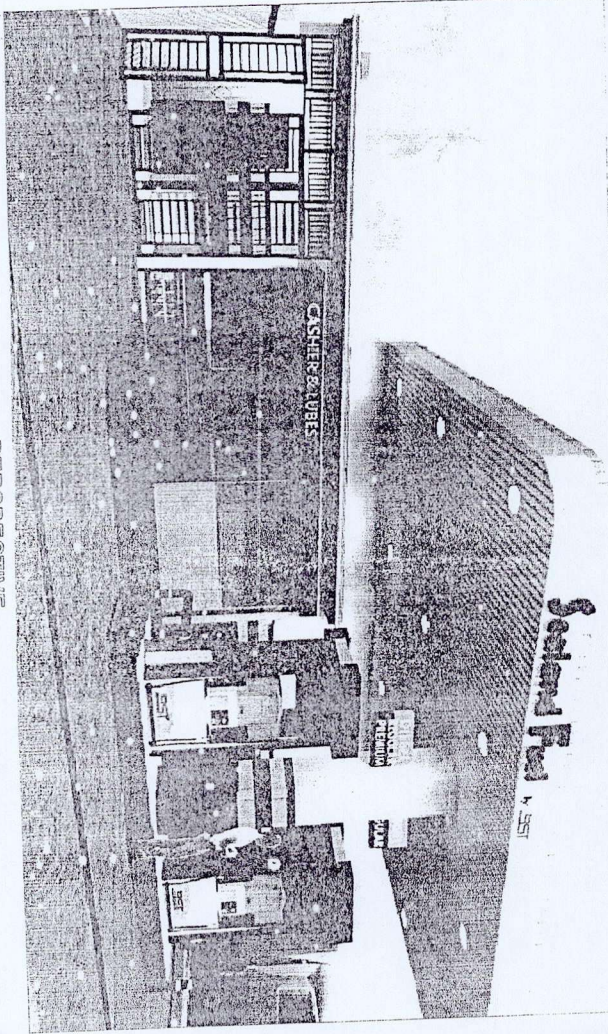
MECHANICAL

AS SHOWN

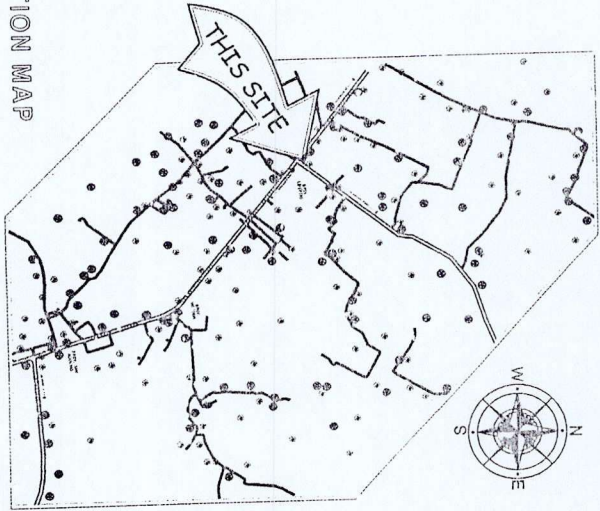
SHEET NO:

A-1

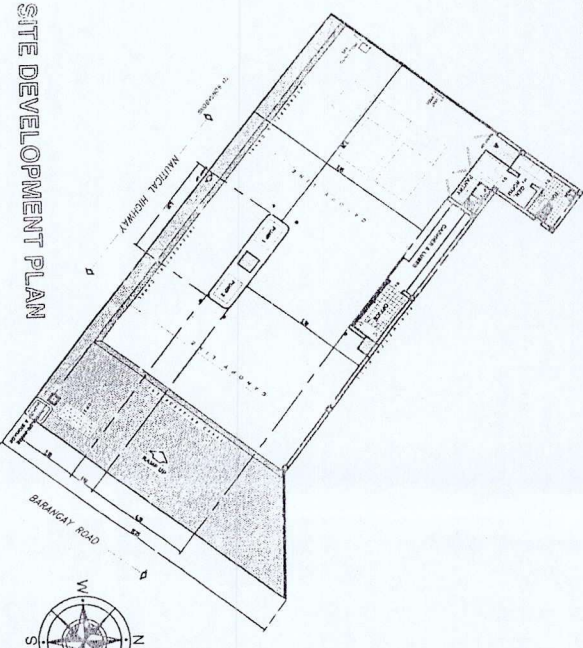
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PERSPECTIVE

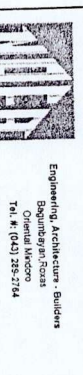


LOCATION MAP



SITE DEVELOPMENT PLAN

NOFA CONSTRUCTION & TRADING



Engineering, Architecture, Builders
Residential, Commercial
Toll # (043) 285-7154

ENGINEER:

NOEL F. FAMILIALA
CIVIL ENGINEER

PRC NO. 057951
PTR NO. 1723502
DATE ISS. JANUARY 21, 2021
PLACE. ROXAS OR. MDC
TIN NO. 106-562-562

SEC. 26 R. A. 545 & P. D. 45

As designs, drawings, specifications & all copies
submitted for approval, and in connection with
construction & trading in connection with
service, as instrument of service, they are the
property of NOFA CONSTRUCTION & TRADING. They are
not to be used for any other projects
except by written agreement with NOFA.

PROJECT TITLE:

CONSTRUCTION OF GASOLINE STATION,
AGRICULTURAL ROAD, BARANGAY

OWNER:

MA. HANDEL A. ESTROBOS
FLOOR D. ATTEND

SHEET CONTENT: SHEET NO:

AS SHOWN

A-1
5



REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
Ground Floor, Secretariat Building, PICC Complex,
Pasay City, Metro Manila



COMPANY REG. NO.: 2022020042353-17

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the annexed

Articles of Partnership of:

SEALAND By: BST PETROLEUM - ROXAS COMPANY

executed under and in accordance with the Civil Code of the Philippines (R.A. 386), has been presented for filing to the Commission at 08:35 o'clock in the morning of the 17th day of February, 2022 according to Entry No. 86817 of Volume XVIII, of the Day Book and duly recorded in Folio 84 Leaf No. 126817 Inscription No. (1) Volume No. 2507 of the Book of Partnership of the Securities and Exchange Commission, and a copy of said Articles is hereto attached;

This Certificate **DOES NOT AUTHORIZE INVESTMENT SOLICITATION AND INVESTMENT-TAKING WITHOUT A SECONDARY LICENSE FROM THIS COMMISSION.**

NOW, THEREFORE, by virtue of the powers and duties vested in me by law, I do hereby certify that the said Articles of Partnership, after due examination to determine whether they are in accordance with law, duly registered and recorded in this Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed to this Certificate at Ground Floor, Secretariat Building, PICC Complex, Pasay City, Metro Manila, Philippines, this day of 17 February Two Thousand Twenty Two.

GERARDO F. DEL ROSARIO
Director

Company Registration and Monitoring Department

For SEC use only
D352 (PSIC as reserved)
Partnership
General Partnership

DOCUMENTARY STAMP TAX PAID

**TEST REPORT OF MICROBIOLOGICAL ANALYSIS
For Drinking Water**

Requesting Party/Client: BST, GASOLINE STATION
Address: LIBERTAD, ROXAS
Contact No. : 09661793227
Sample Source: DEEP WELL

Accession Number: LGMC-22-WM-173
Date of Collection and Analysis: 7-25-2022
Release Date: Jul-31-2022

RESULT OF BACTERIOLOGICAL ANALYSIS OF WATER

Laboratory Number	Sampling Point	Time		HPC CFU/ml	Result of Analysis*		Remark (s)
		Collection	Examination		Total Coliforms MPN/100ml	Thermotolerant (Fecal Coliforms) MPN/100 ml	
LGMC-22-WM-173	FAUCET	8:00 AM	1:00 PM	90	<1.1	<1.1	PASSED
Values for Microbiological Quality of Drinking Water(PNSDW 2017, DOH AO 2017-0010)				<500	<1.1	<1.1	

Department of Health Accreditation No. 04B-376-18-30-H1-2

Legend: *Test method used: Multiple Tube fermentation Technique, SMEW 22nd Edition

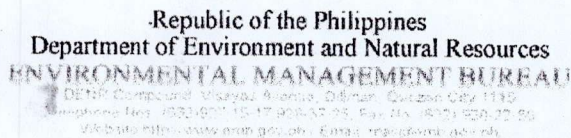
Note: Results of examination are specifically related to samples as received

STEPHANIE FAITH G. BITONG, RMT, PRC 082397

Analyst

Maria Lourdes Luna Goco, MD, FPSP PRC 0105730

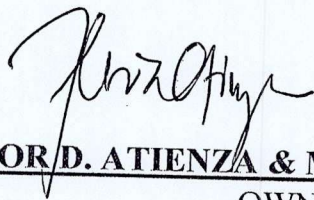
Pathologist



DESCRIPTION

Sealand By: BST Petroleum-Roxas Company is located at Brgy. Libertad, Roxas, Oriental Mindoro. It is situated in a 200 square meter lot . The project contains one building which has one comfort room.

The source of water came from the deep well (groundwater). The use of water is limited only for sanitary use and watering plants. The project only consumes approximately 0.03 cubic meter of water per day. All wastewater generated from the station directly flows to the septic tank located at the right side of the project.



FLOR D. ATIENZA & MA. HANSIELA A. ESTOROSOS
OWNER

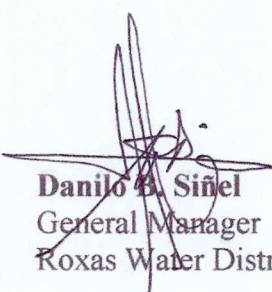
CERTIFICATION

To whom it may concern:

This is to certify that **SEALAND BY: BST PETROLUEM ROXAS – COMPANY** located at Corner Uyao, Libertad, Roxas, Oriental Mindoro is using deep well in their service station.

Hereunder is the specification and information of deep well constructed;

Size of pipe casing	: 50mm
Depth	: 12 meters
Motor	: 1.5 hp
How to be obtained	: Jet pump
Date Constructed	: August 2021
Actual Discharge	: 150 liters per hour



Danilo B. Sinfel
General Manager
Roxas Water District



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

June 29, 2022

MEMORANDUM

FOR : National Water Resources Board
8th Floor, NIA Building, EDSA, Diliman, Quezon City

THRU : The Regional Executive Director
1515 L&S Bldg., Roxas Blvd., Ermita, Manila

: The PENR Officer
Suqui, Calapan City, Or. Mindoro

FROM : The CENR Officer
Roxas, Oriental Mindoro

SUBJECT : **WATER PERMIT APPLICATION OF SEALAND BY: BST
PETROLEUM ROXAS COMPANY REPRESENTED BY RHEA
P. SALINAS LOCATED AT BRGY. LIBERTAD, ROXAS,
ORIENTAL MINDORO**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	AUG 18 2022
TIME:	

Submitted is the application of Sealand by: BST Petroleum Roxas Company represented by Rhea P. Salinas for water permit located at Brgy. Libertad, Roxas, Oriental Mindoro.

To improve the quality in terms of filtration and distribution of water, the establishment is eager to apply for water permit. Hence, we are forwarding the application for water permit and recommending for approval of National Water Resources Board.

Attached also are the supported documents, to wit; Tax Declaration of Real Property and Contract of Lease in support to **Right to Use** requirement, Site Development Plan, SEC Registration (Articles of Partnership), Test Report of Microbiological Analysis for Drinking Water, Certificate of Non-Coverage from Environment Management Bureau, Brief Description of the establishment, and Certification for Well-Drilling Data, Geo-Tagged photos and GIS generated map.

For information and record

ENGR. CAESAR E. QUEBEC
CENR Officer



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

June 29, 2022

MEMORANDUM

FOR : The CENR Officer

THRU : The Chief, Regulation and Permitting Section

FROM : Soil Conservation and Watershed Management Unit

SUBJECT : **WATER PERMIT APPLICATION OF SEALAND BY: BST PETROLEUM ROXAS COMPANY REPRESENTED BY RHEA P. SALINAS LOCATED AT BRGY. LIBERTAD, ROXAS, ORIENTAL MINDORO**

Respectfully submitted is the application of Sealand by: BST Petroleum Roxas Company represented by Rhea P. Salinas for water permit located at Brgy. Libertad, Roxas, Oriental Mindoro.

A ground water (deep well) supports the establishment that caters a number of customers. The said source of water helps in maintaining the operation thru sanitary use and watering plants. Upon inspection, it was noted that wastewater generated from the sanitation flows directly to the septic tank located at the right side of the establishment.

To improve the quality in terms of filtration and distribution of water, the establishment is eager to apply for water permit. Hence, we are forwarding the application for water permit and recommending for approval of National Water Resources Board.

Attached also are the supported documents, to wit; Tax Declaration of Real Property and Contract of Lease in support to **Right to Use** requirement, Site Development Plan, SEC Registration (Articles of Partnership), Test Report of Microbiological Analysis for Drinking Water, Certificate of Non-Coverage from Environment Management Bureau, Brief Description of the establishment, and Certification for Well-Drilling Data, Geo-Tagged photos and GIS generated map.

For his information and record

IRENEO H.  LET J. EUSTAQUIO


LINGIN U. LITAW


MARcing U. TUGAS



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



Ocular inspection of the method of diversion of water source of Sealand by: BST Petroleum-Roxas Company

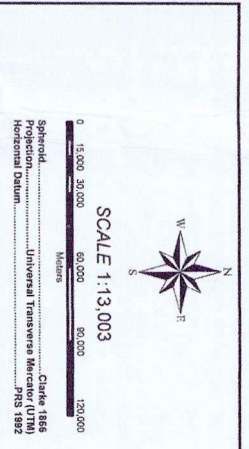


Survey and Inspected by:

MARCOS T. DEAS
In-Charge, Soil Conservation and Watershed Management

IRENEO RAMLEY EUSTACIO
Forest Technician I

LINGIN LITAW
Forest Ranger



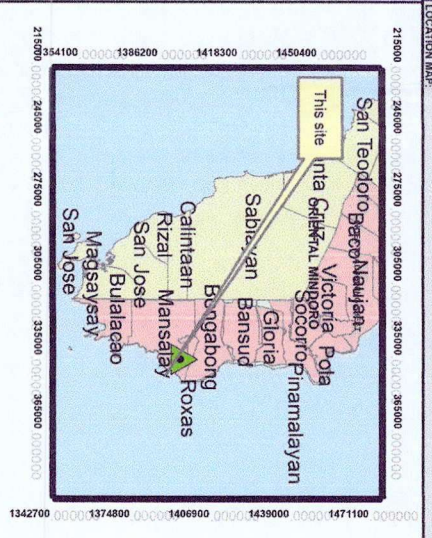
MAP OF WATER PERMIT APPLICATION

BY:

SEALAND GASOLINE STATION

Located at: Brgy. Libertad, Roxas, Oriental Mindoro

- LEGEND:
- SEALAND GASOLINE STATION
 - Municipal Boundary



Republic of the Philippines
Department of Environment and Natural Resources
MINDANAO REGIONAL OFFICE
Community Environment and Natural Resources Office
San Mariano, Roxas, Oriental Mindoro

CERTIFICATION

This is to certify that this is true and correct map of Water User represented by Rivas Salinas as describe herein. This map was prepared based on actual survey using GPS instrument.

Prepared by:

MARCOS T. DEAS
Forest Technician I

Recommending approval:

JOSE Y. MONTECALVO
SEWSICHEL, CDS

Approved by:

ENGR. CESAR E. QUEBEC
DENR Officer

DENR - CENRO
SAN MARIANO ROXAS
ORIENTAL MINDORO
RECEIVED

BK No.
DATE

Republic of the Philippines NATIONAL WATER RESOURCES BOARD 8th Floor, NIA Building, EDSA, Diliman, Quezon City		WATER PERMIT APPLICATION	
		B No. <u>1512</u> Filed in the Office of <u>DATE</u> <u>6/20/22</u>	
BEFORE ACCOMPLISHING THIS FORM IN QUADRUPLICATE, READ THE ACCOMPANYING INSTRUCTIONS			
1. Name of Applicant <u>Sealand By: BST Petroleum - Roxas Company</u> <u>represented by: Rhea P. Salinas</u>		5. Filing & Legal Research fee Payable to National Water Resources Board	
2. Mailing Address <u>Libertad, Roxas, Oriental Mindoro</u>		a. Phil. Postal Money Order Nos.	
2a. Telephone No. <u>09184919297 / 09661793227</u>		b. NWRB Official Receipt No. _____ Date _____	
3. Tax Account No.		4. Citizenship <u>Filipino</u>	
6. Name of Water Source <u>Groundwater (deep well)</u>		7. Location of Diversion Point <u>Libertad, Roxas Or. Mdo.</u>	
9. Months of Low-Flow <u>April to June</u>		10. Water Needed in Liters/Second <u>0.03 cum/day</u>	
12. If for Agriculture, Area of Land and Crops Raised <u>N/A</u>		13. If for Domestic Water Supply, Population Served <u>N/A</u>	
14. If for Industry, Brief Description on how Water will be Used <u>N/A</u>		16. Other Uses <u>N/A</u>	
17. Name of Person/s Holding or Claiming Rights to the Use of Water including the Amount and Nature of Use Downstream and Upstream of Proposed Point of Diversion			
I hereby certify that the information given above and in documents submitted are true and correct to the best of my knowledge and belief. <u>[Signature]</u> Signature of Applicant		Subscribed and sworn to before me on this date Doc. No. <u>47</u> Page No. <u>96</u> Book No. <u>75</u> Notary Public/Administering Officer <u>ATTY. ARNEL T. CALDERON</u> Notary Public Until June 30, 2022 JRCB No. 2318; 01-06-22 RTB No. 231562A; 01-04-22 Mand. No. 231562A; 01-04-22 MCLE Compliance No. VI-0028279; 01-14-22	
TO BE FILLED BY NWRB AGENT			
18. CHECKLIST on General Information and Description		e. Series of location plan of areas to be developed indicating the layout of proposed works	
a. <input type="checkbox"/> Ownership/right to land established		f. <input type="checkbox"/> Certification of Incorporation of applicant as an association or corporation	
b. <input type="checkbox"/> Citizenship as a Filipino established		g. <input type="checkbox"/> Other information as specified under Sect. 4 Rules and Regulations implementing the Water Code	
c. <input type="checkbox"/> Brief description of proposed project/development			
d. <input type="checkbox"/> Location plan of water source and point of diversion using a scale of 1:50,000			
19. Diversion Point Latitude : _____ Longitude : _____		20. Possible adverse effect to public and/or private interest:	
Prepared by: _____ Date: _____		Submitted by: _____ Date: _____	
21. Water Discharge (To be filled by NWRB Hydrologist/Staff)			
a. 80% of time equalled or exceeded		c. Amount of Water recommended for approval	
b. Mean of monthly discharge L/S			
22. Other comments and recommendations:			
Prepared by: _____ Date: _____		Submitted by: _____ Date: _____	

Name and Address of NWRB Agent	NOTICE OF WATER PERMIT APPLICATION No. _____ Date: _____ By: _____	
<p>This is to certify that an application of WATER PERMIT with pertinent information included herewith, has been filed with this Office.</p> <p>Any person who may be adversely affected by the proposed appropriation may file with this Office, a written and subscribed protest stating the reasons for his objection.</p>		
1. Name of Applicant Sealand by: BST Petroleum-Roxas Company represented by: Rhea P. Salinas	2. Mailing Address Libertad, Roxas, Oriental Mindoro	
3. Name of water source Ground water (Deep well)	4. Method of Diversion electric water-pump	
5. Location of Diversion Point Libertad, Roxas, Oriental Mindoro	6. Water Needed in Liters per Second 0.03 cubic meter/day	
7. Period of Water Use Daily Use	8. Purpose Sanitary Use	

REQUIREMENTS IN FILING PERMIT APPLICATION

- | |
|--|
| A. <input checked="" type="checkbox"/> Duly accomplished Water Permit Application and Notices |
| B. <input checked="" type="checkbox"/> Proof of ownership of, legal title to , or right to use , the property on which the water source is situated, |
| C. List of beneficiaries with corresponding hectarage and tax declaration certified by
Municipal/ Provincial Assessor |
| D. Location Plan and vicinity map showing: <ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/>point of diversion of source of water (scale 1: 10,000 or 1: 50,000 NAMRIA map) 2. delineation of service area indicating hectarage for which water will be used 3. <input checked="" type="checkbox"/>nature of diversion works whether temporary or permanent 4. <input checked="" type="checkbox"/>in case of groundwater, location and spacing of proposed drilling sites |
| E. Certificate of registration from relevant agencies : <ul style="list-style-type: none"> <input checked="" type="checkbox"/>CORPORATION/PARTNERSHIP - SEC Registration with articles of Incorporation & By-Laws and certificate of latest Corporate Financial Structure issued by the Corporate Secretary; SINGLE PROPRIETORSHIP - Certificate of Registration from DTI; COOPERATIVE - Certificate of registration from CDA; <input checked="" type="checkbox"/>WATER DISTRICT - Certificate of conformance from LWUA; BARANGAY WATERWORKS ASSOCIATION - Certificate of Registration |
| F. <input checked="" type="checkbox"/> Environmental Compliance Certificate or Certificate of Exemption/ Certificate of Non- Coverage (DENR) |
| G. <input checked="" type="checkbox"/> Bacteriological Test/ Physical and Chemical Water Analysis (if found negative, attached duly notarized
manifestation letter stating water treatment process) |
| H. Clearance from BFAD or any agency accredited from BFAD (for Bottled Water) |
| I. Subdivision Plan |
| J. <input checked="" type="checkbox"/> Brief Description of project which includes: <ol style="list-style-type: none"> 1. <input checked="" type="checkbox"/>how water will be used 2. amount of water needed 3. power expected to be generated 4. <input checked="" type="checkbox"/>amount of water to be discharge back to the source 5. <input checked="" type="checkbox"/>measures to be taken to avoid water pollution 6. population and area to be served 7. area of water surface needed to be served 8. <input checked="" type="checkbox"/>scheme of development |
| K. <input checked="" type="checkbox"/> Well drilling data (Pumping Test, Well Log Data, Water Analysis) <i>in case of existing groundwater source.</i>
NOTE : WELL DRILLERS MUST HAVE A VALID NWRB CERTIFICATE OF REGISTRATION |
| L. Certificate of registration from DOE |
| M. Indorsement of the Project from DOE |
| N. Other requirements: (as deemed necessary by the board) |

MUNICIPAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, G, I, K, N

IRRIGATION/AGRICULTURAL USE: submit documents listed on letters A, B, C, D1-4, E, F, K, N

POWER GEN. USE: submit documents listed on letters A, B, D1, D3, E, F, J1-5, J8, L, M, N

FISHERIES USE: submit documents listed on letters A, B, D1, D3, D4, E, F, L, J1-2, N

INDUSTRIAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, J1, J2, J4, J5, J8, K, N

LIVESTOCK USE: submit documents listed on letters A, B, D1, D3, D4, E, F, K, N

RECREATIONAL USE: submit documents listed on letters A, B, D1, D3, D4, E, F, G, J1, J2, J5, J7, K, N

OTHER USE: submit documents listed on letters A, B, D1, D4, E, F, G, H, J1, J2, J5, K, N

***For Bulk water suppliers** - Bulk Water Supply Agreement/Memorandum of Agreement / Joint Venture Agreement
- submit documents listed on letters A, B, D, E, F, G, J, K, N

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-120005-00005** Cancelled: ☐ Property Identification No.: **029-12-0005-001-05**
 Owner: **SIOCO, PRIMO** TIN: _____

Address: **LIBERTAD, ROXAS, ORIENTAL MINDORO** Telephone No.: _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No.: _____

Location of Property: _____ **LIBERTAD** **ROXAS, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: **(LRC) PSD-11717-P**

CCT: _____ Lot No.: **LOT 4** Blk. No.: _____

Dated: _____ Cadastral Lot no: **2092-PT.**

Boundaries:
 North: **LOT NO. 2090-PT** South: **NATIONAL ROAD**
 East: **BO. ROAD LOT 2914** West: **LOT NO. 2090 PT**

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	20,000	104,462.00	COCONUT LAND	40%	41,780.00
AGRICULTURAL	14,200	50,735.89	BANANA LAND	40%	20,290.00
RESIDENTIAL	400	79,600.00	RESIDENTIAL (RURAL)	20%	15,920.00
AGRICULTURAL		51,414.00	PLANTS AND TREES	40%	20,570.00
TOTAL :	34,600	Php 286,211.89			Php 98,560.00

Total Assessed Value **NINETY EIGHT THOUSAND FIVE HUNDRED SIXTY 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.: **2012-120005-00005** Previous AV. Php **51,698.00**

Previous Owner: **SIOCO, PRIMO**

Memoranda: **General Revision.**

CERTIFIED TRUE COPY:

Annotation: _____

ROSELYN F. COPADA, REA
 Municipal Assessor
 O.R. No.: **1726350A**
 Date: **02/04/2021**

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 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No.: 2015-120005-00005 Cancelled: ☐ Property Identification No.: 029-12-0005-001-05
 Owner: SIOCO, PRIMO TIN: _____

Address: LIBERTAD, ROXAS, ORIENTAL MINDORO Telephone No.: _____
 Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No.: _____

Location of Property: _____ LIBERTAD ROXAS, ORIENTAL MINDORO
 (Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: (LRC) PSD-11717-P

OCT: _____ Lot No.: LOT 4 Blk. No.: _____

Dated: _____ Cadastral Lot no: 2092-PT.

Boundaries:
 North: LOT NO. 2090-PT South: NATIONAL ROAD
 East: BO. ROAD LOT 2914 West: LOT NO. 2090 PT

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	20,000	104,462.00	COCONUT LAND	40%	41,780.00
AGRICULTURAL	14,200	50,735.89	BANANA LAND	40%	20,290.00
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TOTAL :	34,600	Php 286,211.89			Php 98,560.00

Total Assessed Value _____ NINETY EIGHT THOUSAND FIVE HUNDRED SIXTY 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.: 2012-120005-00005 Previous AV. Php 51,690.00

Previous Owner: SIOCO, PRIMO

Memoranda: General Revision.

CERTIFIED TRUE COPY:

Annotation: _____

ROSELYN F. COPADA, REA
 Municipal Assessor
 O.R. No.: 1726350A
 Date: 02/04/2021

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 6/25/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This **Contract of Lease** entered into by and between **ADELFO F. SIOCO**, Filipino, of legal age, married to **Cherrylyn Magbanaua Sioco** and with residence and postal address at Libertad, Roxas, Oriental Mindoro, Philippines, hereinafter called the **LESSOR**; and **FLOR DE ROXAS ATIENZA**, Filipino, of legal age, married to **Neo Hans C. Atienza**, and a resident of B. Del Mundo, Mansalay, Oriental Mindoro, hereinafter called the **LESSEE**,

WITNESSETH:

WHEREAS the LESSOR is the lawful owner of a residential lot situated in Barangay Libertad, Roxas, Oriental Mindoro, with an approximate area of TWO HUNDRED (200) SQUARE METERS, and is still part of a titled property of his deceased father Primo Sioco and declared for taxation purposes in decedent's name under Tax Declaration No. 22015-120005-00005; that when properly segregated, the approximately 200-square-meter lot will be identifiable through the following boundaries:

North	:	By the property of the Lessor (Lot 2090-PT);
East	:	By the property of the Lessor (Bo. Rd Lot);
South	:	By the provincial road;
West	:	By the national road

WHEREAS, the LESSOR offered to lease unto the LESSEE the above-described property, and the latter agreed to lease the approximately 200-square-meter lot, which property she thinks is suitable for the kind of business she has in mind;

NOW, THEREFORE, in consideration of the foregoing premise, the LESSOR and the LESSEE agreed to enter into a contract of lease whereby the former will lease unto the latter the above-described property under the following terms and conditions:

1. The period of the lease shall be twenty (20) years, commencing upon the signing and execution of this instrument by the parties.
2. The lease rental for the first five (5) years shall be **SIXTEEN THOUSAND SIX HUNDRED SIXTY-SEVEN PESOS (Php 16,667.00)** per month, and at the beginning of the sixth (6th) year, up to the end of the term of twenty (20) years, the monthly rental shall be **TWENTY THOUSAND (Php 20,000.00) PESOS** per month.
3. All the improvements introduced by the LESSEE to the leased premises shall become the property of the LESSOR at the end of the lease period, except those improvements that can be removed without causing damage to the property of the LESSOR, such as gas and diesel pumps, and their accessories.
4. At the expiration of the term of the lease, parties may agree to extend the same under the same terms and conditions, or an entirely different lease contract provided that at the end of the twenty (20) years term under this contract, the building and other structures constructed by the LESSEE shall become the property of the LESSOR, with the exception of those which are specified in the immediately preceding paragraph.
5. Parties also stipulate that should the Local Government of Roxas disallow the construction of gasoline stations in the area where the leased property is located under the Municipal Zoning Ordinance, this contract shall be automatically rescinded and each party shall restore unto the other party what was paid, except the notarial fees they paid for the preparation of this instrument.

X-----X

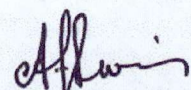
6. The parties expressly agree that should the LESSOR decide to sell the leased premises, the LESSEE shall have the right of first refusal, or even redemption, if a sale has already been made in favor of a third part.

7. It is also understood that the utilities such as water, electricity, internet, and other similar utilities shall be for the account of the LESSEE.

IN WITNESS WHEREOF, parties have hereunto affixed their signatures this 4th day of February 2021 in Roxas, Oriental Mindoro, Philippines.


FLOR DE ROXAS ATIENZA
Lessee

Prof. D/L # D05-05-044775/Exp.11-24-2021


ADELFO F. SIOCO
Lessor


SC ID # 05-4987/OSCA-07-01-2018

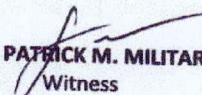
WITH OUR MARITAL CONSENT:

NEO HANS C. ATIENZA
Lessor's Spouse


CHERRYLYN M. SIOCO
Lessee's Spouse

SIGNED IN THE PRESENCE OF:


JULIE F. RAVAGO
Witness


ACE PATRICK M. MILITAR
Witness

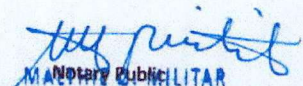
ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public in the above jurisdiction this 4th day of February 2021 in Roxas, Oriental Mindoro personally appeared Adelfo Sioco and Flor De Roxas Atienza, whose identities are confirmed by their competent documents of identities the nature and details of which are indicated below their respective names, who are both known to me to be the same persons who executed the foregoing instrument and they acknowledged the same to be their own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL on the day, year and place first above-written.

Doc. No. 409 ;
Page No. 82 ;
Book No. XXXXII ;
Series of 2021


Notary Public MILITAR
Notary Public: Until December 31, 2021
PTR No. 1599373A; Roxas, Or. Mdo.; Jan. 04, 2021
IBP No. 134233 / 12-10-2020
Roll No. 38000 / MCLE COC VI 0016778/04-14-2022
Address: Bagumbayan, Roxas, Or. Mindoro



REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
Ground Floor, Secretariat Building, PICC Complex,
Pasay City, Metro Manila



COMPANY REG. NO.: 2022020042353-17

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the annexed

Articles of Partnership of:

SEALAND By: BST PETROLEUM - ROXAS COMPANY

executed under and in accordance with the Civil Code of the Philippines (R.A. 386), has been presented for filing to the Commission at 08:35 o'clock in the morning of the 17th day of February, 2022 according to Entry No. 86817 of Volume XVIII, of the Day Book and duly recorded in Folio 84 Leaf No. 126817 Inscription No. (1) Volume No. 2507 of the Book of Partnership of the Securities and Exchange Commission, and a copy of said Articles is hereto attached;

This Certificate **DOES NOT AUTHORIZE INVESTMENT SOLICITATION AND INVESTMENT-TAKING WITHOUT A SECONDARY LICENSE FROM THIS COMMISSION.**

NOW, THEREFORE, by virtue of the powers and duties vested in me by law, I do hereby certify that the said Articles of Partnership, after due examination to determine whether they are in accordance with law, duly registered and recorded in this Commission.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed to this Certificate at Ground Floor, Secretariat Building, PICC Complex, Pasay City, Metro Manila, Philippines, this day of 17 February Two Thousand Twenty Two.

GERARDO F. DEL ROSARIO

Director

Company Registration and Monitoring Department

For SEC use only
D352 (PSIC as reserved)
Partnership
General Partnership

DOCUMENTARY STAMP TAX PAID



LunaGoco

Medical Center

Calapan City, Oriental Mindoro, Philippines

**TEST REPORT OF MICROBIOLOGICAL ANALYSIS
For Drinking Water**

Requesting Party/Client: BST, GASOLINE STATION

Address: LIBERTAD, ROXAS

Contact No. : 09661793227

Sample Source: DEEP WELL

Accession Number: LGMC-22-WM-173

Date of Collection and Analysis: 7-25-2022

Release Date: Jul-31-2022

RESULT OF BACTERIOLOGICAL ANALYSIS OF WATER

Laboratory Number	Sampling Point	Time		HPC CFU/ml	Result of Analysis*		Remark (s)
		Collection	Examination		Total Coliforms MPN/100ml	Thermotolerant (Fecal Coliforms) MPN/100 ml	
LGMC-22-WM-173	FAUCET	8:00 AM	1:00 PM	90	<1.1	<1.1	PASSED
Values for Microbiological Quality of Drinking Water(PNSDW 2017, DOH AO 2017-0010)				<500	<1.1	<1.1	

Department of Health Accreditation No. 04B-376-18-30-H1-2

Legend: *Test method used: Multiple Tube fermentation Technique, SMEW 22nd Edition

Note: Results of examination are specifically related to samples as received

STEPHANIE FAITH G. BITONG, RMT, PRC 082397

Analyst

Maria Lourdes Luna Goco, MD, FPSP PRC 0105730

Pathologist

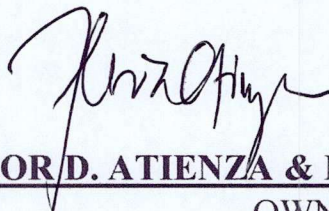
This result is best interpreted in correlation with clinical data, imaging and other laboratory results. Date/Time Printed: 8/2/2022 8:07:34 AM

Lalud, Calapan City, Oriental Mindoro, Philippines/Telephone No. (043) 288-2473 / (043)288-7728

DESCRIPTION

Sealand By: BST Petroleum-Roxas Company is located at Brgy. Libertad, Roxas, Oriental Mindoro. It is situated in a 200 square meter lot . The project contains one building which has one comfort room.

The source of water came from the deep well (groundwater). The use of water is limited only for sanitary use and watering plants. The project only consumes approximately 0.03 cubic meter of water per day. All wastewater generated from the station directly flows to the septic tank located at the right side of the project.



FLOR D. ATIENZA & MA. HANSIELA A. ESTOROSOS
OWNER

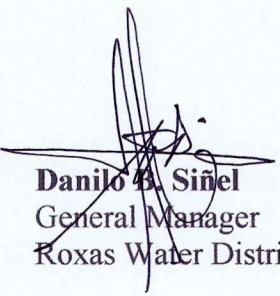
CERTIFICATION

To whom it may concern:

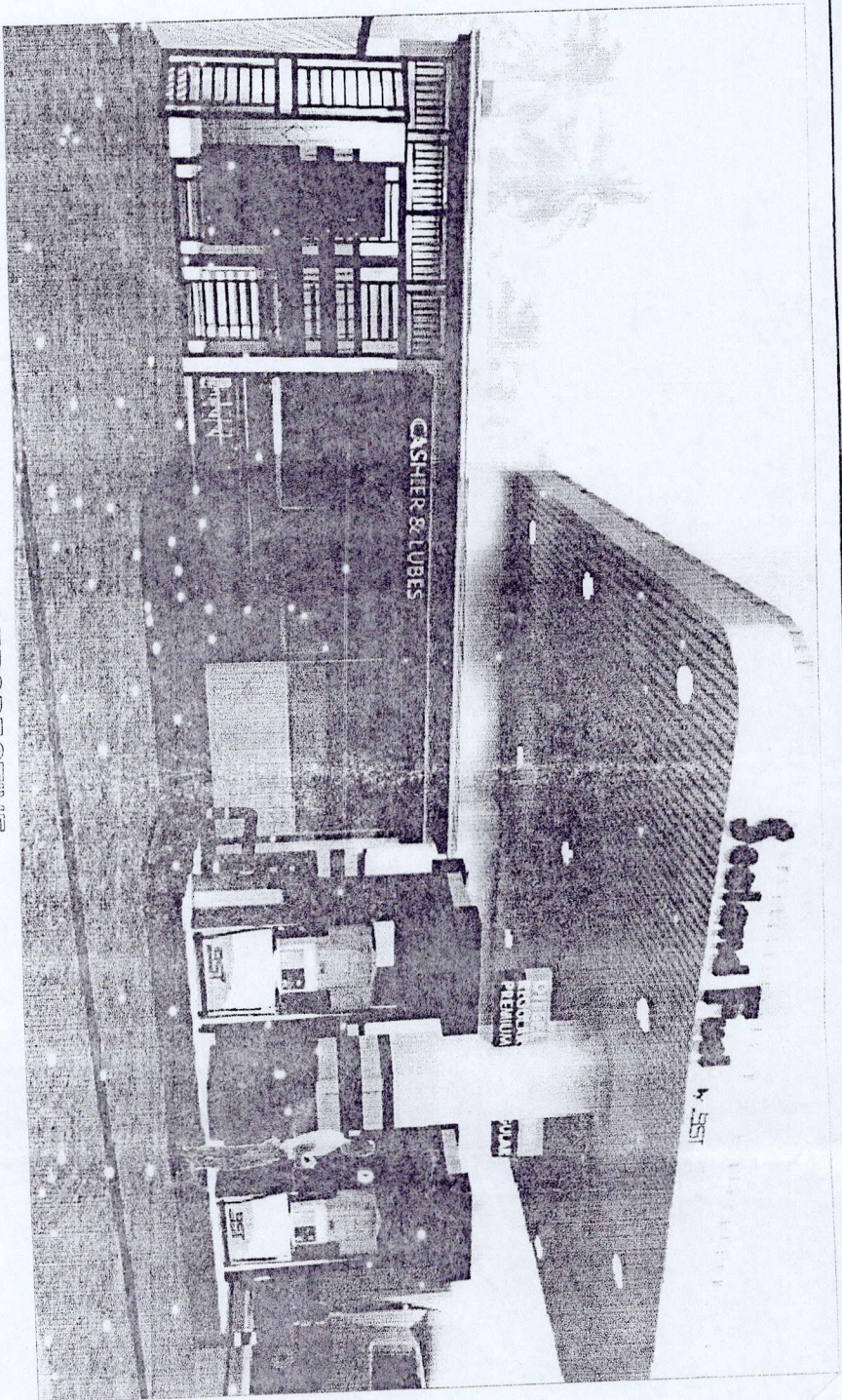
This is to certify that **SEALAND BY: BST PETROLUEM ROXAS – COMPANY** located at Corner Uyao, Libertad, Roxas, Oriental Mindoro is using deep well in their service station.

Hereunder is the specification and information of deep well constructed;

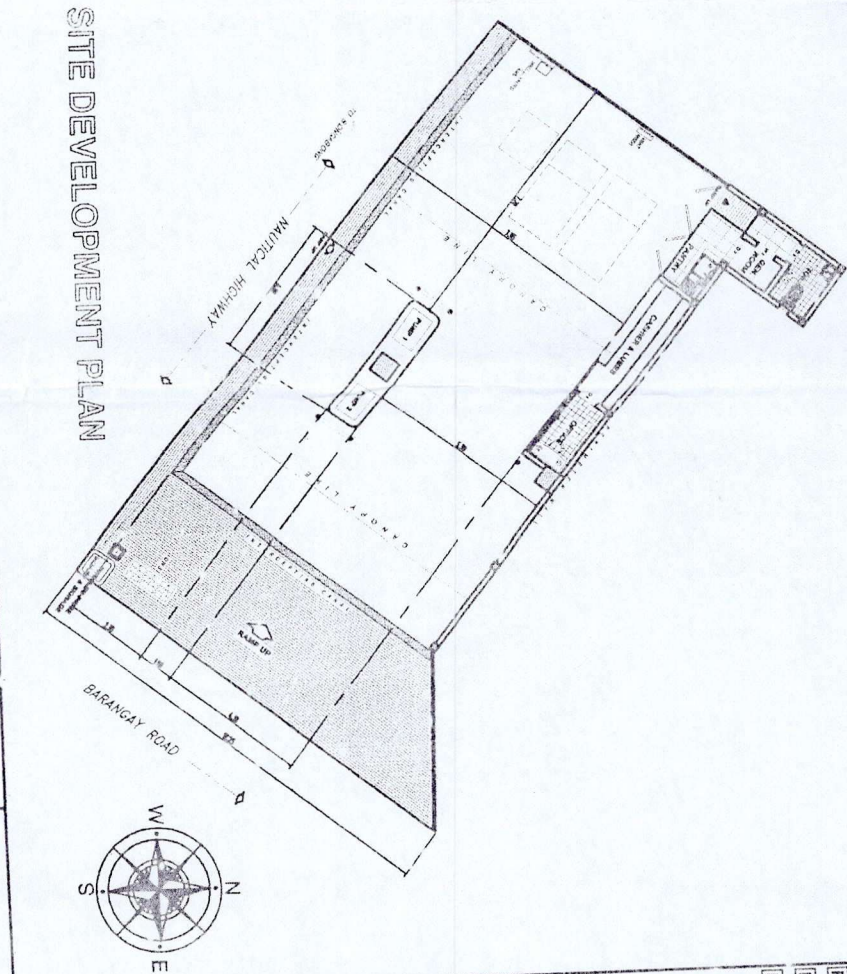
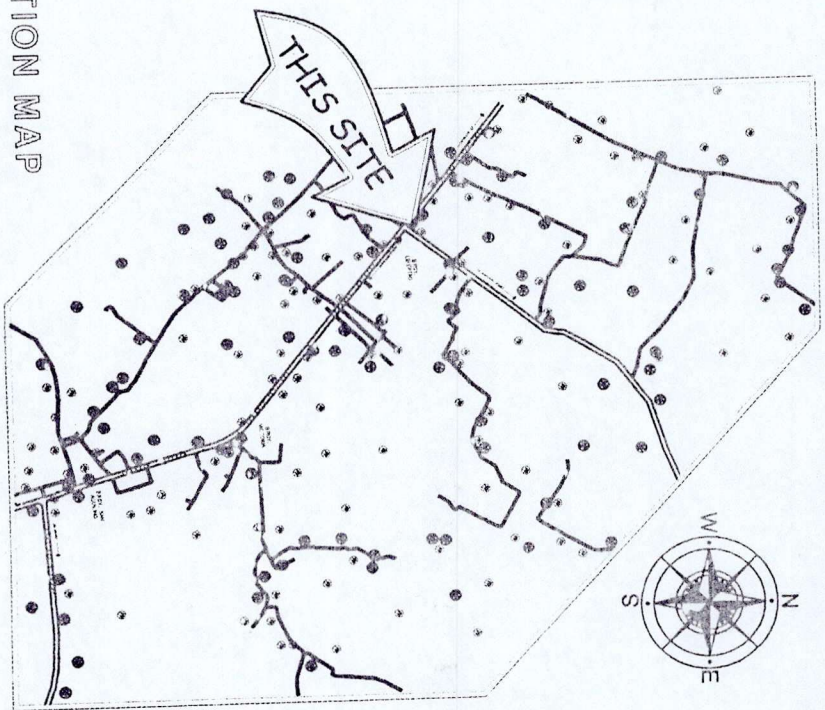
Size of pipe casing	: 50mm
Depth	: 12 meters
Motor	: 1.5 hp
How to be obtained	: Jet pump
Date Constructed	: August 2021
Actual Discharge	: 150 liters per hour



Danilo B. Sinel
General Manager
Roxas Water District



PERSPECTIVE



SITE DEVELOPMENT PLAN

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NOFA CONSTRUCTION & TRADING

Engineering, Architecture - Builders

Bagumbayan Road
Oriental Mindoro
Tel. #: (043) 285-2764

ENGINEER:

NOEL F. FAMILIALA
CIVIL ENGINEER

PRC NO. 059991
PTR NO. 1723502

DATE ISS. JANUARY 21, 2021

PLACE. ROXAS OR. MDC
TIN NO. 106-962-562

PROJECT TITLE:

CONSTRUCTION OF GASOLINE STATION

OWNER:

FLOR D. ATIENZA
MA. HANSIELA A. ESTOROSOS

SHEET CONTENT: SHEET NO:

AS SHOWN

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