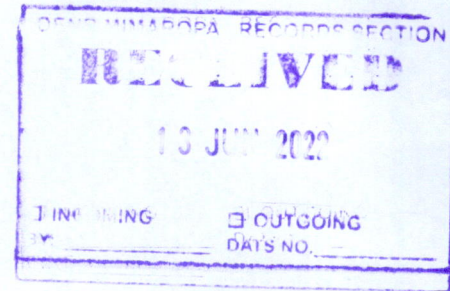




May 30, 2022



MEMORANDUM

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

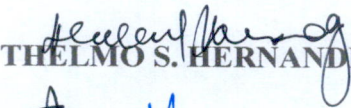
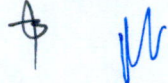
FROM : In-Charge, PENRO Romblon

SUBJECT : **LETTER REQUEST FROM ATTY. ROLLY ROLDAN, JR. DATED MAY 11, 2022 IN BEHALF OF HEIRS OF MACARIO M. MARQUEZ REPRESENTED BY EDILBERTO S. MARQUEZ TO DISAPPROVE THE SURVEY COMMISSIONED BY A CERTAIN EDGAR MARQUEZ COVERING LOT 4216 CAD 323-D SAN AGUSTIN CADASTRE LOCATED AT BRGY. CAWAYAN, SAN AGUSTIN, ROMBLON**

Referred herein is the letter request from Atty. Rolly F. Roldan, Jr re: the above-subject matter.

As per the above-mentioned letter, a survey was commissioned by a certain Edgar Marquez covering Lot 4216 located at Brgy. Cawayan, San Agustin, Romblon. The said survey has been the cause of concern that the share of the Hrs. of Macario M. Marquez may have been affected and application for transfer of title. With that concern, they are requesting that the survey plan be disapprove until the issues of boundary and areas that should belong among the Hrs. of Macario M. Marquez is settled.

For your consideration and record.


THELMO S. HERNANDEZ


C.c.: Atty. Rolly F. Roldan, Jr
Roldan Law Office



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

Document Routing Slip

Document Number: 2022-86822

Date Endocded: 11-May-2022

Sender: Atty. Rolly F. Roldan, Jr.

Address: Odiongan, Romblon

Subject: Letter dated May 11, 2022 re: Request that the survey or the subdivision survey or plan at the instance of Edgar Marquez or any person be not approved.

Addressee: Maximo C. Landrito, PENR Officer

Attachment(s): Letter; Xerox Copy of Title, Tax Declaration

Urgent: No; received by Lei-Ane

Date Received: 11-May-2022

ROUTING AND ACTION INFORMATION

FROM	DATE RECEIVED	FOR/TO	DATE RELEASED	ACCEPTANCE REMARKS/ACTION REQUIRED/TAKEN REMARKS/STATUS
OP	2022-05-11	In-Charge of Office, Thelmo S. Hernandez - Chief, MSD	2022-05-11	Date: 2022-05-11 Status: OUT From: leianegracemgan Message: Forwarded to In-Charge of Office, Thelmo S. Hernandez - Chief, MSD for his info. and instruction
	MAY 11 2022 96 12 MAY 2022 MAY 12 2022 06/06/22	Chief PPS/ WILL ALAN WILL POWER	MAY 11 2022 12 MAY 2022 5-17-2022 11:15 AM 06/06/22	Forwarded to MSD for your appropriate action pls. forwarded to Chief PPS from OIC for referral /action/af. kindly acknowledge in form the party the status of Lot 4216, CAN. 3230 and Also draft memo for the PPS ATTN. SMD section and indorse this Received & Forwarded to MSD Chief, T. Hernandez In-Charge, PENRO Romblon, for review & sig. 06/06

ROLDAN LAW OFFICE

No. 088 M.L. Quezon St. Odiongan, Romblon, 5505
Landline-5676133, Cellular Phone 09392520068

May 11, 2022

HON. MAXIMO C. LANDRITO
OIC, PENRO

HON. ALLAN SENDIONG
OIC Land Investigator

HON. JOEVIR J. CABARON
Admin Officer I/Records Officer I

Community Environment and Natural
Resources Office (CENRO) Odiongan, Romblon

Siras,

I am writing for and in behalf of Heirs of Macario M. Marquez represented by Edilberto S. Marquez and Gerrardo S. Marquez, one of the children and heirs to a land designated as Lot No. 4216 located at Cawayan, San Agustin, Romblon covered by Original Certificate of Title No. O-843 in the name of Carmen Mores.

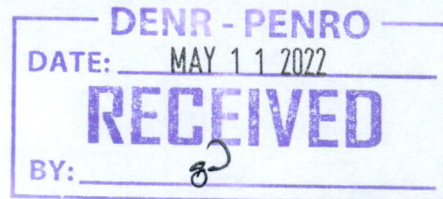
My clients have discovered that a portion of the said land was surveyed at the instance of certain EDGAR MARQUEZ, son of Felimon Marquez, also one of the children and heirs to the said land. However, the said survey was done without the participation, consent and conformity of Heirs of Macario M. Marquez not only as co-heirs but also as boundary owners and is now applying for transfer of title.

It is their concern and fear that the share of Heirs of Macario M. Marquez may have been affected by the said survey and application for transfer of title.

In view of the foregoing, may I request that the said survey or the subdivision survey or plan at the instance of EDGAR MARQUEZ, son of Felimon Marquez, also one of the children and heirs to the said land or any person be not approved until the issues of boundary and areas that should belong among the Heirs of Macario M. Marquez is settled.

Thank you.


ATTY. ROLLY F. ROLDAN, JR.



Original Certificate of Title

BN-C-235976

No. 0-843

sha

ENTERED PURSUANT TO THE FOLLOWING DECREE:

"REPUBLIC OF THE PHILIPPINES

COURT OF FIRST INSTANCE, PROVINCE OF ROMBLON

Cadastral Case No. H-3

LRC Cadastral Record No. H-440

DECREE No. H-165191

The judgment in the above-numbered case having become final and executory in accordance with law, it is hereby decreed that Carmen Nores, married to Apolenio Marquez, resident of Cawayan, San Agustin, Province of Romblon, Philippines, is

the owner.... in fee simple of certain land situated in said Province of Romblon
more particularly bounded and described on the back hereof.

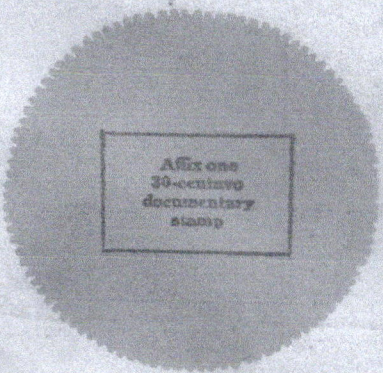
Therefore, it is ordered by the Court that said land be registered in accordance with the provisions of the Land Registration Act, as amended, in the name of said Carmen Nores,

subject, however, to such of the incumbrances mentioned in Section 39 of said Act as may be subsisting, and to a first lien in favor of the National Government to guarantee the payment of the special taxes assessed pursuant to the provisions of Section 18 of Act No. 2259, as amended.

Witness the Hon. Cesar L. Macalioang, Municipal Judge of San Agustin, acting by
virtue of the Judiciary Act of 1948, as amended by Republic Act No. 163, 1944,
the 10th day of September, 1976

Issued at Quezon City, on this 19th day of April, in the year of
Our Lord, nineteen hundred and seventy-seven at 8:26 a. m.

GREGORIO BILAO, JR.
COMMISSIONER OF LAND REGISTRATION



Transcribed in the "Registration Book" for the
provisions of section 41 of Act No. 496, on the
10th day of April, 1976, at 9:35 a. m.

CESAR L. MACALIOANG

Register of Deeds

(Owner's Postal Address)

(TECHNICAL DESCRIPTION)

A parcel of land (Lot No. 4216 of the Cadastral Survey of San Agustín, Cadastral Case No. N-3, L.R.C. Cadastral Record No. N-468), with the improvements thereon, situated in the Barrio of Cawayan, Municipality of San Agustín, Province of Zamboanga. Bounded on the NE., points 1-2, by Lot No. 4215; on the SE., points 2-3, by Lot No. 4219; on the SW., points 3-4, by Lot No. 4217; and on the NW., points 4-1, by Lot No. 4212. Beginning at a point marked "1" on plan, being N. 22 deg. 33'E., 12680.78 m. from BLIN No. 1; t

S. 12 deg. 15'E., 72.42 m. to point 2;

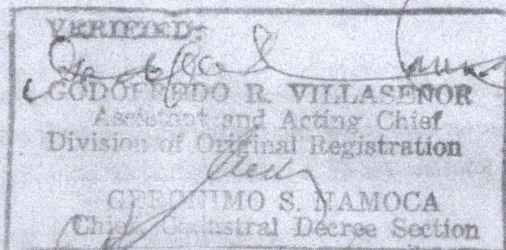
S. 68 deg. 11'W., 151.09 m. to point 3;

N. 57 deg. 34'W., 84.67 m. to point 4;

N. 67 deg. 23'E., 192.61 m. to the point of beginning;

containing an area of ELEVEN THOUSAND THREE HUNDRED SIXTY FOUR SQUARE METERS AND TWO SQUARE DECIMETERS (11,364). All points referred to are indicated on the plan and are marked on the ground; bearings true; date of the Cadastral Survey, May 21, 1959.

----- Register of Deeds -----



IMPORTANT: Issued for taxation purposes only and should not be considered as title to the property

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
Taxes paid under O.R. No. 13655 dated 4-28-56						P
Transfer tax paid under O.R. No. 13655						P
Total						P

2 ASSESSOR'S FINDINGS

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
This is to certify that transfer is made by agreement of parties executed by the parties before the Tax Assessor's Office, dated 4-28-56, Page 28, Book 13655, Transfer of 1955.						P
Total						P

III(b) MACHINERY

OWNER'S DECLARATION

Description	Date of Operation	Original Cost	Depreciation	Market Value
				P
Total				P

2 ASSESSOR'S FINDINGS

Description	Date of Operation	Replacement Cost	Depreciation	Market Value
Total				

SWORN STATEMENT OF OWNER

Under the provisions of Presidential Decree No. 464, I HEREBY CERTIFY that the current and fair market value (N) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land ----- P 5,000.00
 Improvements ----- P 3,300.00
TOTAL VALUE ----- P 8,300.00

13345

Subscribed and sworn to before me this 28th day of April, 1956, at Manila, Philippines.
 Notary Public for the Philippines
 Issued on April 28, 1956

(2) State in nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004.

(CITY/PROVINCIAL ASSESSOR ASSESSMENT BY (BOARD OF ASSEMENT APPEALS (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Goodland	Agri.	P 540.00	40 %	P 230.00
Imp.	Imp.	710.00	40 %	P 280.00
Total		P 1,250.00	Total %	P 510.00

TOTAL ASSESSED VALUE P 510.00
 (Amount in Words)

APPROVED: _____
 Principal/City Assessor

By _____
 Deputy Assessor
 Date 4-29-56

This declaration cancels Tax No. 13655-Part-2-1955 in cancelled by Tax No. _____
 Tax under this declaration begins with the year 1956; ceases with the year _____
 Entered in the Real Property Assessment Roll for 19 _____ by _____
 Previous owner ... Previous assessed value: Land P _____ Improvement P _____

MEMORANDA:

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
Taxes paid under O.R. No. 1958895 dated 4-28-86						P
Transfer tax paid under O.R. No. 19761004						P
Total						P

2 ASSESSOR'S FINDINGS

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
NOTE: This is to certify that transfer is made by virtue of Agreement of Partition executed by the Mrs. of Silvino Reyes, before Notary Public Lorenzo J. Lora, entered under book # 243, Page # III(b) MACHINERY 28, Book # I, Series of 1987.						
Total						P

OWNER'S DECLARATION

Description	Date of Operation	Original Cost	Depreciation	Market Value
Total				

2. ASSESSOR'S FINDINGS

Description	Date of Operation	Replacement Cost	Depreciation	Market Value
Total				

SWORN STATEMENT OF OWNER

Under the provisions of Presidential Decree No. 464, I HEREBY CERTIFY that the current and fair market value (V) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land ----- P 5,000.00
 Improvements ----- P 360.00
 TOTAL VALUE ----- P 5,360.00

13344

Subscribed and sworn to before me this 28th day of April 1986, the person
 12647993 Issued on 12-27-1985, in the presence of Notary Public, Romblon.

(a) State in nearest multiple of 10 as P930 instead of P948; P1,000 instead of P1,004.

(CITY/PROVINCIAL ASSESSOR ASSESSMENT BY (BOARD OF ASSEMENT APPEALS (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Residential	Agri.	P 540.00	40 %	P 220.00
Imp.	-do-	1650.00	40 %	P 660.00
Total			Total %	P 880.00

TOTAL ASSESSED VALUE

EIGHT HUNDRED EIGHTY EIGHT PESOS ONLY

(Amount in Words)

APPROVED:

Provincial/City Assessor

Provincial/City Assessor

Deputy Assessor

Date 4-29-86

This declaration cancels Tax No. 12667-Part-8-1985 as cancelled by Tax No.

Tax under this declaration begins with the year 1987; ceases with the year

Entered in the Real Property Assessment Roll for 19 by

Previous owner: Previous assessed value: Land P 900.00 Improvement P 2800.00

MEMORANDA:

DECLARATION OF REAL PROPERTY
(FILED UNDER PRESIDENTIAL DECREE NO. 464)Owner MARQUEZ, Macario Address Cawayan, San Agustin, Romblon
Administrator _____ Address _____

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property Cawayan San Agustin Romblon
(Number & Street) (Barangay/District) (Municipality/City/Province)Certificate of Title No. _____ Cadastral Lot No. 4216-Part Assessor's Lot No. _____
Boundaries: (Block No. _____)North Lot 4212 South Lot 4216-Part-Felimon Marquez
East Lot 4215 West Lot 4217
(State streets, lots, or streams by which bounded, or names of owners of adjoining lands)

I (a) LAND (AGRICULTURAL / MINERAL)

I. OWNER'S DECLARATION				ASSESSOR'S FINDING			
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
Coconut	.3788	P. 5,000	Coconut	.3788	2nd	1520.00	P. 580.00
Total	.3788	P. 5,000	Total	.3788			P. 540.00

I (b) PLANTS & TREES

OWNER'S DECLARATION				ASSESSOR'S FINDING			
Kind	No./Area	Value		Kind	No./Area	Unit Value	Market Value
70 coconos b.	60 nuzas	600.00	Market Value Adjustments 100%	70 coconos b.		P. 25.00	P. 1750.00
			(a) Along or no road frontage 0 %				
			(b) 0 kms. to all-weather rd 0 %				
			(c) 0 kms. to market (pob) 6 %				
			Total adjustments 6 %				
			Adjusted Market Value 94				
			Total				P
			Total for land, plant and trees				P
		600.00	Adjusted value for land, plant and trees				P. 1850.00

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION				ASSESSOR'S FINDING			
Kind	Area	Value	Kind	Area	Unit Value	Adjustment	Market Value
						P	P
			Total				

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
Taxes paid under O.R. No. 1950895 dated 4/28/86						P
Transfer tax paid under O.R. No. 9701604						P
Total						P

2. ASSESSOR'S FINDINGS

Description	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
NOTES:						
This is to certify that transfer is made by virtue of Agreement of Partition executed by the Mrs. of Silvino Mores before Notary Public Lorenzo J. Morada entered under Doc. # 247, III(b) MACHINERY Page # 28, Book # 1, Series of 1985.						
Total						

OWNER'S DECLARATION

Description	Date of Operation	Original Cost	Depreciation	Market Value
Total				P

2. ASSESSOR'S FINDINGS

Description	Date of Operation	Replacement Cost	Depreciation	Market Value
Total				

SWORN STATEMENT OF OWNER

Under the provisions of Presidential Decree No. 464, I HEREBY CERTIFY that the current and fair market value (V) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land ----- P 5,000.00
 Improvements ----- P 600.00
TOTAL VALUE ----- P 5,600.00

13343

Subscribed and sworn to before me this 28th day of April, 1986 at Manila, the person taking oath presenting Residence Certificate No. 1267990, issued on April 28, 1986 at Manila, Rosblon.

(N) State in nearest multiple of 10 as P930 instead of P948: P1,000 instead of P1,004.

(CITY/PROVINCIAL ASSESSOR ASSESSMENT BY (BOARD OF ASSEMENT APPEALS (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Coccoland	Agri.	P 540.00	40 %	P 220.00
Imp.	-do-	1650.00	40 %	P 660.00
Total		P	Total %	P 880.00

TOTAL ASSESSED VALUE

(Amount In Words)

APPROVED:

Provincial/City Assessor

By: Deputy
 Date: 4-29-86

This declaration cancels Tax No. 12663-Part-B-1985 is cancelled by Tax No. 1989
 Tax under this declaration begins with the year 1986; ceases with the year 1989
 Entered in the Real Property Assessment Roll for 1986 by Mr. of Silvino
 Previous owner Mr. of Silvino Previous assessed value: Land P 900.00 Improvement P 2800.00

MEMORANDA: