



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

OCT 04 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA Region
L & S. Bldg., Roxas Blvd.,
Ermita, Manila

FROM : The OIC, PENR Officer

SUBJECT : COMPLETED STAFF WORK (CSW) REPORT IN
RELATION TO THE FORESHORE LEASE APPLICATION
NO. FLA-045108-002 OF WEST ISLAND RESOURCES
AGGREGATES, INC. REPRESENTED BY MR. MARK
JOSEPH MORALES LOCATED AT BRGY. ADELA,
RIZAL, OCC. MINDORO

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
10 OCT 2022	
<input checked="" type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY _____	DATE NO. _____

Respectfully forwarded is the Memorandum dated September 21, 2022 from CENR Officer Efren L. delos Reyes, regarding the above-mentioned subject.

In this regard, please be informed that based on the CSW report, a representative from CENRO San Jose, Occidental Mindoro conducted a monitoring thru ocular inspection on the subject area and found the following:

- No development/structures has been introduced by the proponents in the 5.0 hectares foreshore area.
- A stockpiling of various aggregates, e. g. sand gravel and rocks, for the construction of a jetty port has been found in the area.

Likewise, the proponents are also advised to submit the lacking requirements as contained in the Memorandum dated July 10, 2020 from LMB Acting Director Atty. Emelyne V. Talabis, *CESE*.

For information and further evaluation.


ERNESTO E. TAÑADA



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

September 21, 2022

MEMORANDUM

FOR : The OIC, PENR Officer
Mamburao, Occidental Mindoro

THRU : The Chief, Technical Services Division

FROM : The CENR Officer

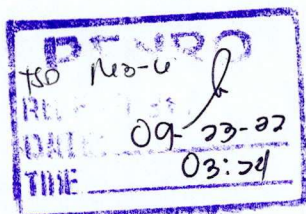
SUBJECT : COMPLETED STAFF WORK (CSW) REPORT
IN RELATION TO THE FORESHORE LEASE
APPLICATION NO. FLA-045108-002 OF WEST ISLAND
RESOURCES AGGREGATES INC., REPRESENTED BY
MR. MARK JOSEPH MORALES LOCATED AT
BRGY. ADELA, RIZAL, OCCIDENTAL MINDORO

In connection with the Program/Activity/Project target of this Office pertaining to the compliance monitoring of Lease/Deeds/Permits issued, respectfully forwarded is the Completed Staff Work (CSW) Report of Land Management Officer I John Senry B. Fulgar regarding the above-mentioned subject.

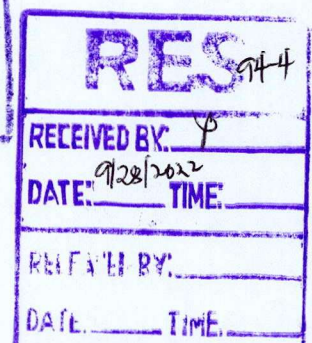
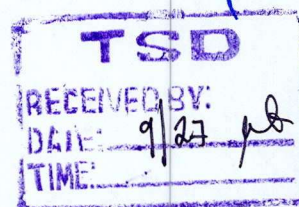
Please be informed that based on the monitoring report, no development/structure has been introduced in the 5.0 hectares area and the applicant continuously informed/advised to submit the lacking requirements as contained in the Memorandum dated July 10, 2020 from the Acting Director of Land Management Bureau (LMB), Atty. Emelyne V. Talabis, CESE.

Be informed further that based on records, no Foreshore Lease Application (FLA) has been approved within the jurisdiction of this Office, hence, monitoring of said FLA is being undertaken and to facilitate submission of the requirements for the processing and approval of the same.

For his information, evaluation and record.




EFREN L. DELOS REYES





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

September 5, 2022

MEMORANDUM

FOR : The CENR Officer
THRU : The Chief, RPS
FROM : Land Management Officer I
SUBJECT : COMPLETED STAFF WORK (CSW) REPORT
IN RELATION TO THE FORESHORE LEASE APPLICATION
OF WEST ISLAND RESOURCES AGGREGATES INC.,
REPRESENTED BY MR. MARK JOSEPH MORALES

I. REFERENCE

In compliance with your directive, respectfully submitted herewith is the Completed Staff Work (CSW) Report regarding the above-mentioned subject.

II. BACKGROUND

West Island Resources Aggregates Inc., represented by Mr. Mark Joseph Morales, has a foreshore area covering 50,000 square meters situated at Barangay Adela, Rizal, Occidental Mindoro which is intended for the proposed jetty port.

The said area was surveyed by Geodetic Engineer, Jared Carl Colin G. Gacita on January 9, 2015, and approved by Assistant Regional Director for Technical Services, Vicente B. Tuddao Jr., Ph.D, CESO IV on May 24, 2019 with Approved Survey Plan No. Flc-045106-002-D. (*see Annex "A"*)

The proponent applied for Foreshore Lease Application to this Office with FLA No. 045108-002 dated May 30, 2019. (*see Annex "B"*)

Chief, Regulation and Permitting Section (RPS), Engr. Nilo P. Salvador conducted an Ocular Inspection in the premises on June 4, 2019. (*see Annex "C"*)

This Office prepared and sent letters dated June 6, 2019 signed by Chief, RPS, Engr. Nilo P. Salvador requesting for the issuance of Certification from the heads of the following agencies/offices that the land applied for is not needed for public use (*see Annex "D"*), to wit:

1. Philippine Ports Authority (PPA)
2. Department of Public Works and Highways
3. Department of Tourism
4. Municipal Mayor's Office, Rizal, Occ. Mindoro
5. Municipal Assessor's Office, Rizal Occ. Mindoro
6. Bureau of Internal Revenue (BIR) Office, San Jose

The said application together with the necessary requirements was submitted by this Office per Memorandum dated October 9, 2019, and forwarded by the PENR Office per Memorandum dated October 15, 2019. (*see Annex "E" and Annex "F"*)

SUBMITTED DOCUMENTS
1. Approved Survey Plan
2. Foreshore Lease Application
3. Board Resolution (Representative of the Company/Corporation)
4. Articles of Incorporation from the SEC
5. Preliminary Report of Investigation
6. Appraisal Report
7. Comment and Recommendation of the DPWH District Engineer
8. Comment and Recommendation of the Philippine Port Authority
9. Comment and Recommendation of the Department of Tourism
10. Comment and Recommendation of the Municipal Mayor's Office
11. Cost estimate of the proposed and existing improvements
12. Copy of Zonal Valuation from BIR
13. Copy of Market Value from the Municipal Assessor's Office

This Office received a Memorandum dated July 10, 2020 from the Acting Director of Land Management Bureau (LMB), Atty. Emelyne V. Talabis, CESE, together with the Memoranda dated October 29, 2020 and November 18, 2020 from the Regional Executive Director, Maria Lourdes G. Ferrer, CESO IV and the OIC, PENR Officer, Ernesto E. Tañada, respectively, regarding the comments and observations in relation to the above-cited application (*see Annex "G"*), to wit:

A. The BIR Zonal Value adopted by the Appraisal Committee amounting to Php20.00 is for Swamp (A7) and Cogon (A10), and Market Value amounting to Php140.00 is the market value for Residential site which was used as basis in determining the appraisal value of the area being applied. DENR Administrative Order No. 2010-26 provides that "If the property is classified as commercial or industrial, the appraised or re-appraised value shall not be less than the zonal value or market value thereof whichever is higher". Clearly, it states that the value for land classified as swamp, cogon and residential cannot be used in computing the appraised value of the foreshore area being applied.

B. The Appraisal Committee computed the appraisal of the land using DAO 98-20 ($\text{Appraised Value} = \text{AV} + \text{ZV}/2$) instead of DAO 2010-26 ($\text{Zonal Value or Market Value whichever is higher} \times \text{Area}$).

C. In Memorandum dated November 14, 2019 and other documents by this Office, it was stated that the application number of the applicant is FLA No. 045106-002. However, in the attached Foreshore Application, it is FLA No. 045108-002.

D. Since the use of the area being applied for is jetty port, they recommended to change the application from Foreshore Lease Application (FLA) to Miscellaneous Lease Application (MLA) as well as the survey symbol from FLC to MLA.



E. Further, they requested for the submission of the following documents:

LACKING REQUIREMENTS	PERSONS RESPONSIBLE
1. Recomputed Appraisal Report	CENRO Appraisal Committee
2. Completed Staff Work (CSW)	Concerned CENR Office
3. Concurrence of the Regional Director of DPWH	Applicant
4. Feasibility Study (for industrial purposes)	Applicant
5. Certification of Market Value of Industrial Land within the vicinity of the area applied for or if not available, in the adjacent barangay/municipality/city which is of similar character from the Municipal Assessor's Office indicating the date of effectivity (to determine whether or not the value is higher than the BIR zonal value)	Concerned CENR Office
6. Copy of the Zonal Valuation from BIR for Industrial Land in the adjacent barangay/municipality/city of similar character as per DAO 2010-26 (to determine whether or not the value is higher than the market value)	Concerned CENR Office

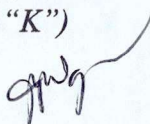
III. ACTION TAKEN:

On December 22, 2020, this Office prepared a letter signed by In-Charge, Office of the CENRO, DMO IV Wilfredo A. Aben, and sent to the BIR Office requesting for a Copy of the Zonal Valuation for industrial land in the adjacent barangay/municipality/city of similar character as per DAO 2010-26 (to determine whether or not the value is higher than the market value) as basis for recomputation of appraisal. (see Annex "H")

On January 5, 2021, this Office prepared a letter signed by In-Charge, Office of the CENRO, DMO IV Wilfredo A. Aben, and sent to the Municipal Assessor's Office requesting for a Certification of Market Value of industrial land within the vicinity of the area applied for or if not available, in the adjacent barangay/municipality/city which is of similar character indicating the date of effectivity (to determine whether or not the value is higher than the BIR zonal value) as basis for recomputation of appraisal. (see Annex "I")

On January 12, 2021, this Office prepared a letter signed by In-Charge, Office of the CENRO, DMO IV Wilfredo A. Aben, and sent to the DPWH, MIMAROPA Region reiterating the request for the issuance of Certification that the land applied for is not covered by the priority areas for infrastructure development under the Regional Provincial Development Plan for the Province of Occidental Mindoro. (see Annex "J")

- DPWH Regional Office IV-B furnished this Office a copy of Memorandum dated January 25, 2021 from Officer-In-Charge, Office of the DPWH Regional Director, Yolanda L. Tangco, CESO IV instructing District Engineer, DPWH, Mamburao, Occidental Mindoro, Napoleon S. Famadico to assess and validate if the said foreshore area is not covered by the priority areas for infrastructure development. (see Annex "K")



On April 22, 2021, this Office informed Mr. Mark Joseph Morales thru Official Letter regarding the comments and observations of Land Management Bureau (LMB) in relation to the application, and advised him to coordinate with the DPWH, MIMAROPA Region for the issuance of the said Certification/Clearance per Letter dated January 12, 2021 from this Office. (see Annex "L")

On August 18, 2022, this Office prepared and sent a letter reiterating the request for a Copy of the Zonal Valuation for industrial land from the BIR Office and a Certification of Market Value of industrial land from the Municipal Assessor's Office as basis for recomputation of appraisal. (see Annex "M")

IV. COMMENTS

On September 1, 2022, the undersigned conducted an Ocular Inspection in the premises (see Annex "N"), and found out the following:

- The stockpiling of sand, gravel and rocks, and other materials that will be used for the on-going jetty port construction.
- No continuous improvements have been made in the said area.

V. RECOMMENDATIONS

In view hereof, it is respectfully recommended that:

- the comments and observations of Land Management Bureau (LMB) must be considered;
- the Foreshore Lease Application (FLA) must be *changed* to Miscellaneous Lease Application (MLA) as well as the supporting documents, and the survey symbol from *FLC* to *MLA* for the reason that the use/purpose of the area being applied for is jetty port, and;
- the applicant, West Island Resources Aggregates Inc., represented by Mr. Mark Joseph Morales shall be advised to comply the lacking requirement(s) in relation to the application, and to coordinate with the DPWH, Mamburao, Occidental Mindoro for the issuance of the Certification/Clearance per Memorandum dated January 25, 2021 from Officer-In-Charge, Office of the DPWH Regional Director, Yolanda L. Tangco, CESO IV.

For his information, evaluation and record.


JOHN SENRY B. FULGAR



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Labangan, San Jose, Occidental Mindoro
Email Address denrcenro_sanjose@yahoo.com

NOTE: This application must be submitted in duplicate, otherwise it will be rejected.

DEPT - GENRO SAN JOSE
REGION
TRD19-13762
05-30-19

AGRICULTURAL, FORESHORE, RECLAIMED LAND OR
MISCELLANEOUS LEASE APPLICATION

BUREAU OF LANDS No. FLA-045108-000

ENTRY No. _____

1. The undersigned hereby makes application under the provisions of Chapters VI and IX of Commonwealth Act No. 141 as amended, to lease for a period of 25 years the tract of land described as follows:

situated in the Barrio of Adela Municipality of Rizal Province of Occidental Mindoro, Island of Mindoro, Philippines, containing an area of 5.0 hectares, the shape and dimensions of said being indicated in the sketch drawn on the back of the application.

2. My name is Mark Joseph Morales, my age is 23 years; the place of my birth is PPC, Palawan, I am a citizen of Philippines and my post office address is Purok 6-A, Lagong Silang, San Jose, Occ. Mindoro, I am married/single, and the name of my wife/husband is n/a who is a citizen of n/a, I am not employed in the government service. I possess funds and personal property as follows; with which I expect to put in beneficial use the land applied for within the period fixed by law;

(If the applicant is a corporation or association, attach a certified copy of the articles of incorporation or co-partnership and evidence of its having been authorized to transact business in the Philippines.)

3. I have been upon and examined the land applied for, and it contains no improvement or indications and settlement, except as follows:

and to the best of my knowledge and belief, it is either timber nor mineral land and contains no guano or any deposit of salt or coal. The following improvements are proposed to be made on the land applied for the same to be used solely for Jetty Port purpose. (State the kind and appropriate value of proposed improvements such as house, warehouse, factories, wharves, docks, piers, etc.) (If the land will be devoted for agricultural purpose, state the crop to be raised.)

4. This application is made in good faith for the exclusive benefit of the applicant and not either directly or indirectly, for the benefit of any other person, corporation, association or partnership, and for the actual purposes of using the land for the object specified in this application and for no other purpose. I will not sell, assign, transfer, sublet or in any manner, encumber the land or rights and that I may acquire, without the approval of the Department of Environment and Natural Resources first had and obtained, as provided in Section 40 of Commonwealth Act 141, as amended.

5. The land for is not mortgaged with the n/a; a copy of the Deed of Mortgage of which is hereto attached.

6. I agree to defray all the expenses that might be incurred in the survey of the land applied for, in the advertisement of this application, and other legal and necessary expenses and to deposit on account thereof, such amount as to the Regional Executive Director may require and to conform to delimitation, classification, survey or resurvey of the land herein applied for.

7. That I agree that a strip of forty meters wide starting from the bank on each side of any river or stream that may be found on the land that I applied for, shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after a contract of lease shall have been executed in my favor.

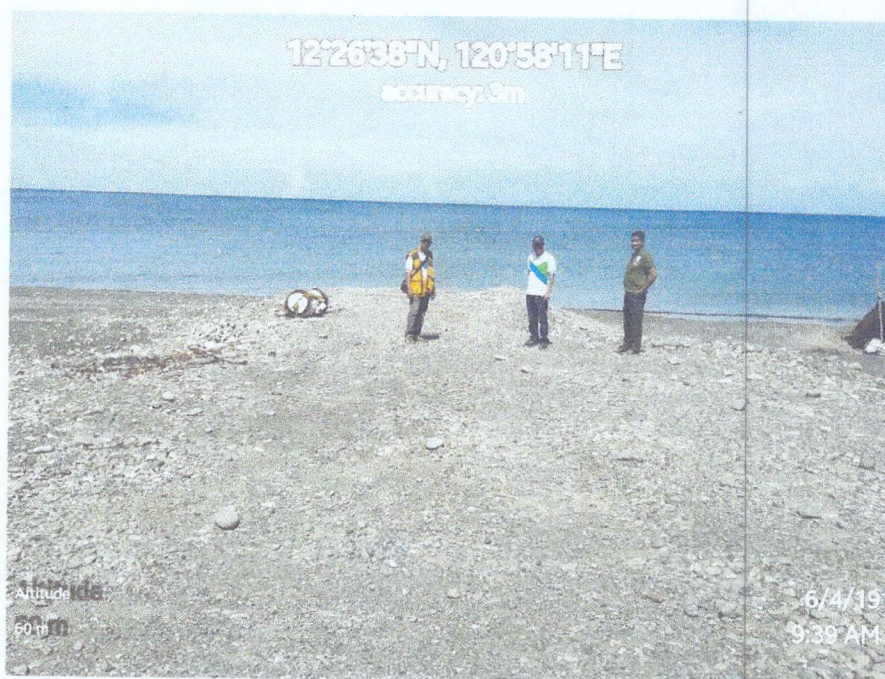
8. I am Operations Mgr. a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporations, associations or partnerships which are engaged in agriculture and are holders of agricultural public land in the Philippines.

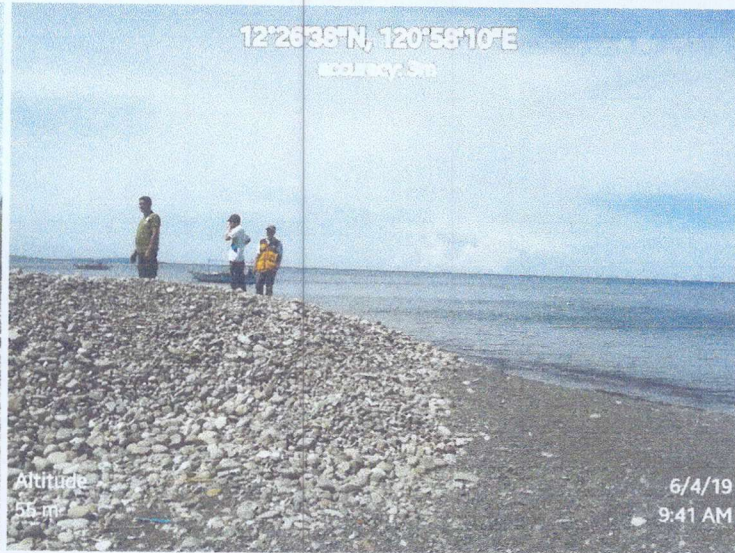
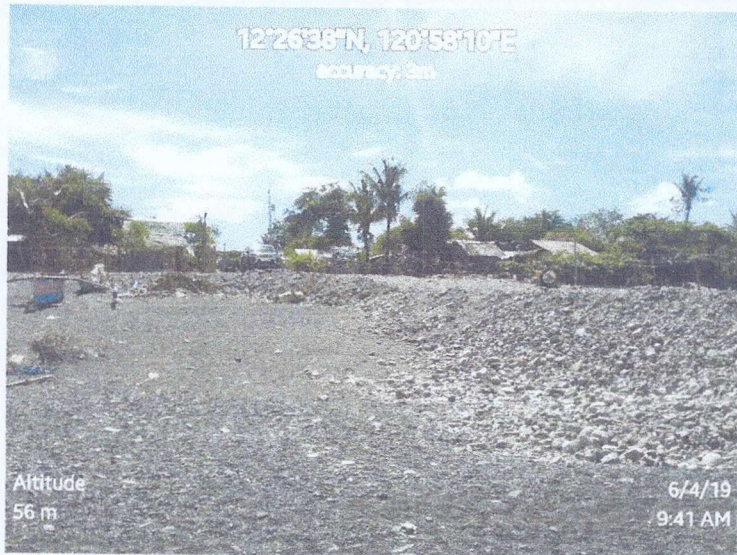
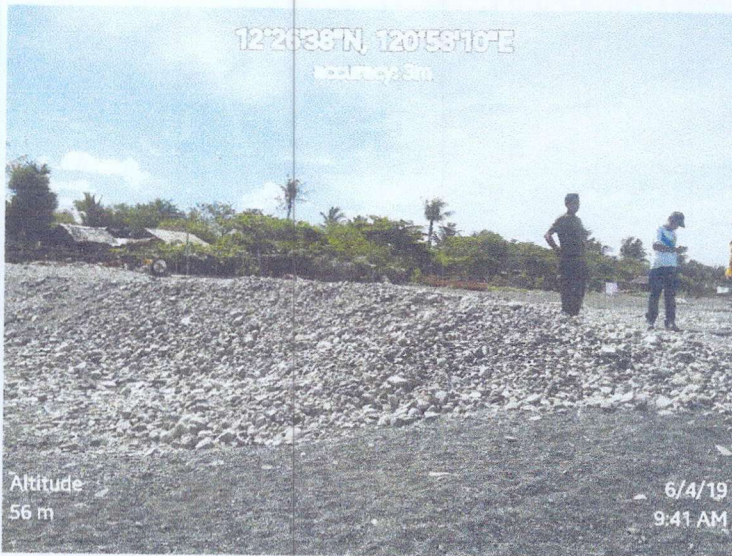
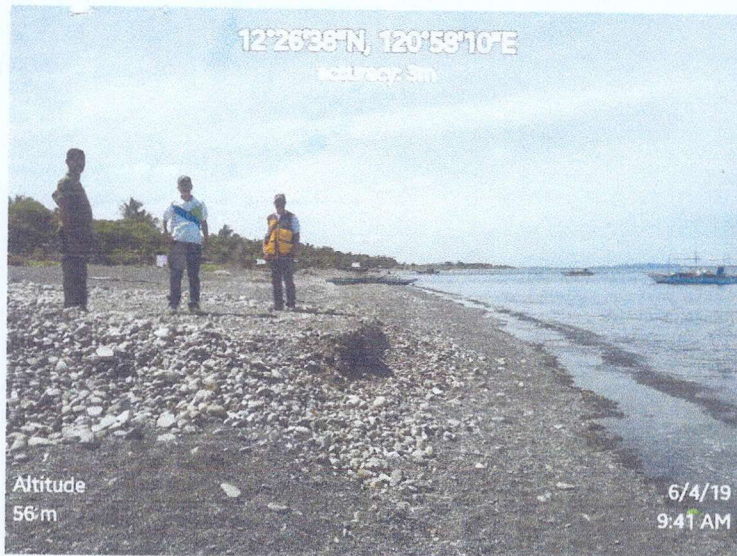
AnnEX "C"



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Labangan, San Jose, Occidental Mindoro
Email Address denrcenro_sanjose@yahoo.com

GEOTAG PHOTOS
OF WEST ISLAND RESOURCES AGGREGATES INC.
Rep. by Mark Joseph Morales
Brgy. Adela, Rizal, Occidental Mindoro







Annex 0

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

June 6, 2019

OFFICE OF THE MANAGER

Philippine Ports Authority
San Antonio, Calapan City,
Oriental Mindoro

SIR/MADAM:


I have the honour to inform you the receipt of the following Land Application:

Kind of Application	:	Foreshore Lease Application No. 045106-002
Name of Applicant	:	West Island Resources Aggregates Inc. Rep. by Mark Joseph Morales, Applicant
Date of Filing	:	June 6, 2019
Purpose of Application	:	Jetty Port
Location of Land	:	
Barangay	:	Adela
Municipality of	:	Rizal
Province of	:	Occidental Mindoro
Area	:	50,000 square meters
Description and Boundaries	:	N - Foreshore Area E - Salvage Zone (25.00 m. wide) S - Foreshore Area W - Mindoro Strait

Before taking action on this application, we would like to be informed whether the land applied for will be needed by the Government for any future public improvements, whether its use and/or occupation by the applicant will obstruct any Flood Control Project of the government, and whether, for some other reason, the said land should not be disposed of. And, If needed for future public improvements, whether corresponding funds have been appropriated for the purpose.

Early attention hereto will be highly appreciated. Thank you very much.

Very truly yours,


ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section

Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457-0236
Email: denrcenro_sanjose@yahoo.com



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

June 6, 2019

SUBJECT:

WEST ISLAND RESOURCES AGGREGATES INC.

Rep. by Mark Joseph Morales, Applicant

Foreshore Lease Application No. 045106-002

Area=50,000 square meters

Barangay Adela, Rizal, Occidental Mindoro

THE PORT MANAGER

Caminawit Port, San Jose,

Occidental Mindoro

SIR/MADAM:

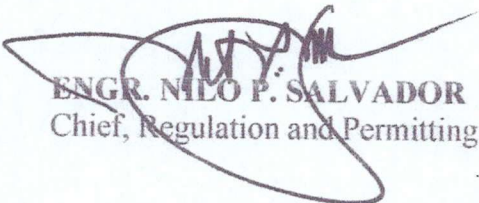
This is in connection with the Foreshore Lease Application (FLA No. 045106-002) applied by the West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Adela, Rizal, Occidental Mindoro.

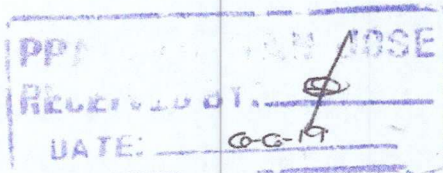
Relative thereto, it is requested from your good Office a certification/clearance that the said foreshore area is not covered by the priority areas for infrastructure development under the Municipal Development Master Plan for the Municipality of Rizal, Occidental Mindoro, once it is leased for Twenty Five (25) years in favour of the above-mentioned applicant under Chapter IX, C.A. 141 as amended.

Copy of the approved survey plan is herein attached for your reference.

Hoping for you favourable action. Thank you.

Very truly yours,


ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section



Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457-0236
Email: denrcenro_sanjose@yahoo.com



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

June 6, 2019

SUBJECT:

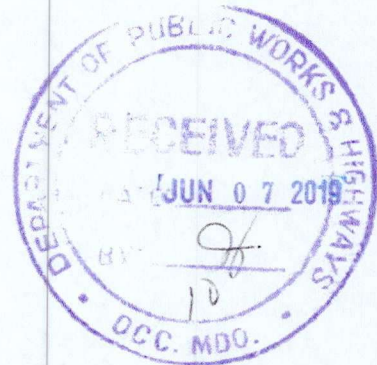
WEST ISLAND RESOURCES AGGREGATES INC.

Rep. by Mark Joseph Morales, Applicant

Foreshore Lease Application No. 045106-002

Area=50,000 square meters

Barangay Adela, Rizal, Occidental Mindoro



THE DISTRICT ENGINEER

DPWH, Mamburao,
Occidental Mindoro

SIR/MADAM:

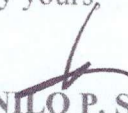
This is in connection with the Foreshore Lease Application (FLA No. 045106-002) applied by the West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Adela, Rizal, Occidental Mindoro.

Relative thereto, it is earnestly requested from your good Office a certification/clearance that the said foreshore area is not covered by the priority areas for infrastructure development under the regional Provincial Development Master Plan for the Province of Occidental Mindoro, once it is leased for Twenty Five (25) years in favour of the above-mentioned applicant under Chapter IX, C.A. 141 as amended.

Copy of the approved survey plan is herein attached for your reference.

Hoping for you favourable action. Thank you.

Very truly yours,

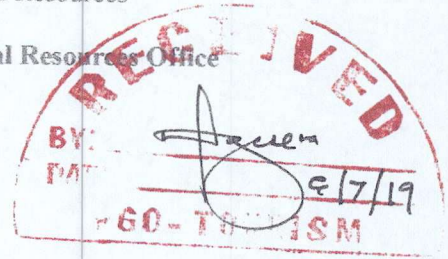

ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section

Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457-0236
Email: denrcenro_sanjose@yahoo.com



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



June 6, 2019

SUBJECT:

WEST ISLAND RESOURCES AGGREGATES INC.

Rep. by Mark Joseph Morales, Applicant

Foreshore Lease Application No. 045106-002

Area=50,000 square meters

Barangay Adela, Rizal, Occidental Mindoro

THE PROVINCIAL TOURISM OFFICER

Department of Tourism,

Provincial Tourism Office,

Mamburao, Occidental Mindoro

SIR/MADAM:

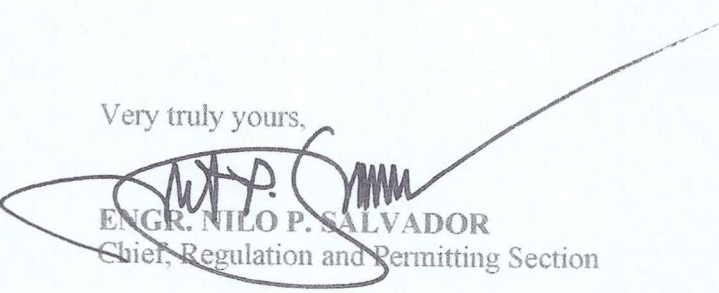
This is in connection with the Foreshore Lease Application (FLA No. 045106-002) applied by the West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Adela, Rizal, Occidental Mindoro.

Relative thereto, it is earnestly requested from your good Office a certification/clearance that the said foreshore area is not covered by the priority areas for tourism development under the Provincial Tourism Master Plan for the Province of Occidental Mindoro, once it is leased for Twenty Five (25) years in favour of the above-mentioned applicant under Chapter IX, C.A. 141 as amended.

Copy of the approved survey plan is herein attached for your reference.

Hoping for you favourable action. Thank you.

Very truly yours,


ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section

Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro



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

June 6, 2019

SUBJECT:
WEST ISLAND RESOURCES AGGREGATES INC.
Rep. by Mark Joseph Morales, Applicant
Foreshore Lease Application No. 045106-002
Area=50,000 square meters
Barangay Adela, Rizal, Occidental Mindoro

HON. JESUS VALDEZ
Municipal Mayor
Rizal, Occidental Mindoro

SIR:

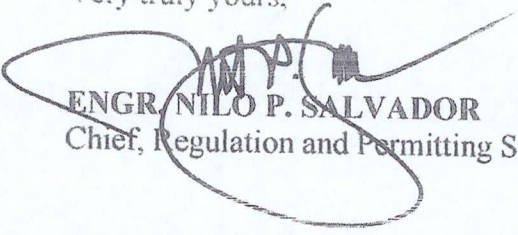
This is in connection with the Foreshore Lease Application (FLA No. 045106-002) applied by the West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Adela, Rizal, Occidental Mindoro.

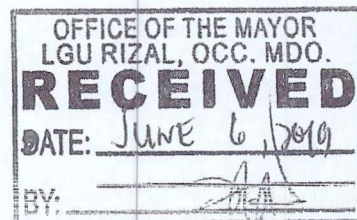
Relative thereto, it is requested from your good Office a certification/clearance that the said foreshore area is not covered by the priority areas for infrastructure development under the Municipal Tourism Master Plan for the Municipality of Rizal, Occidental Mindoro, once it is leased for Twenty Five (25) years in favour of the above-mentioned applicant under Chapter IX, C.A. 141 as amended.

Copy of the approved survey plan is herein attached for your reference.

Hoping for you favourable action. Thank you.

Very truly yours,


ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section



Regulation and Permitting Section



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

June 6, 2019

THE MUNICIPAL ASSESSOR
San Jose, Occidental Mindoro

SIR/MADAM:

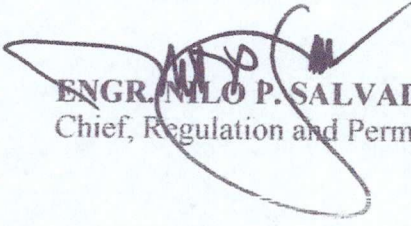
This is in connection with the Foreshore Lease Application of the West Island Resources Aggregates Inc. Rep. by Mark Joseph Morales located at Brgy. Adela, Rizal, Occidental Mindoro.

In this regard, we would like to request a certification from your good Office as to the late BIR zonal valuation of the property including foreshore land which contains an area of 50,000 square meters. The information is needed in determining the appraisals' leasable value of the land to be administered by the CENRO Level Appraisal Committee.

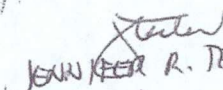
Attached is copy of approved survey plan for your reference. Looking forward on your usual cooperation.

Thank you very much.

Very truly yours,


ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section

RECEIVED BY:


JEAN R. TESTON
6/6/19

Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457-0236
Email: denrcenro_sanjose@yahoo.com



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

June 6, 2019

THE REVENUE DISTRICT OFFICER
San Jose, Occidental Mindoro

SIR/MADAM:

This is in connection with the Foreshore Lease Application of the West Island Resources Aggregates Inc. Rep. by Mark Joseph Morales located at Brgy. Adela, Rizal, Occidental Mindoro.

In this regard, we would like to request a certification from you good Office as to the late BIR zonal valuation of the property including foreshore land which contains an area of 50,000 square meters. The information is needed in determining the appraisals' leasable value of the land to be administered by the CENRO Level Appraisal Committee.

Attached is copy of approved survey plan for your reference. Looking forward on your usual cooperation.

Thank you very much.

Very truly yours,

ENGR. NILO P. SALVADOR
Chief, Regulation and Permitting Section



Regulation and Permitting Section

Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457-0236
Email: denrcenro_sanjose@yahoo.com

Annex "E"



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

09 OCT 2019

MEMORANDUM

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

THRU : The OIC, PENR Officer
DENR-PENR Office
Mamburao, Occidental Mindoro

FROM : The Officer In-Charge

SUBJECT : **SUBMISSION OF FORESHORE LEASE APPLICATION MADE FOR WEST ISLAND RESOURCES AGGREGATES, INC. REP. BY MARK JOSEPH MORALES OVER LOT NO. FLC-045106-002-D LOCATED AT BRGY. ADELA, RIZAL, OCCIDENTAL MINDORO**

Forwarded herewith the foreshore lease application together with necessary requirements made for West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales over Lot No. Flc-045106-002-D located at Brgy. Adela, Rizal, Occidental Mindoro.

For his information and records.


EFREN L. DELOS REYES

131-1	RES
RECEIVED BY:	P
DATE:	10/11/19
TIME:	
RELEASED BY:	
DATE:	
TIME:	

PENR	
218-1	
RECEIVED BY:	J
DATE:	10/11/19
TIME:	

TSD	
RECEIVED BY:	326-2
DATE:	10/11/19
TIME:	

Amex "F"



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

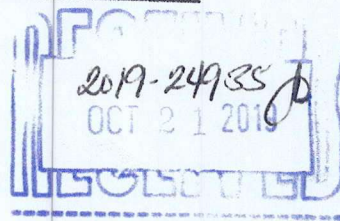
OCT 15 2019

MEMORANDUM

FOR : The Regional Executive Director
DENR- MIMAROPA Region
1515 L&S Bldg., Roxas Blvd.,
Ermita, Manila

FROM : The OIC- PENR Officer

SUBJECT : SUBMISSION OF FORESHORE LEASE APPLICATION
MADE FOR WEST ISLAND RESOURCES
AGGREGATES, INC. REP. BY MARK JOSEPH
MORALES OVER LOT NO. FLC-045106-002-D
LOCATED AT BRGY. ADELA, RIZAL, OCC.
MINDORO



Respectfully forwarded is the Memorandum dated October 9, 2019 of OIC-CENR Officer, Efren L. Delos Reyes, together with the pertinent documents regarding the above-mentioned subject.

For information and record.

For the PENR Officer:

HILARIA M. VILLAFLORES
Chief, TSD 10/15/19

TSD-RPS

DENR - R - IV - B OFFICE OF THE REGIONAL EXECUTIVE DIRECTOR	
DOC. NO.	P-2019-24935
RECEIVED	RELEASED
DATE: OCT 22 2019	DATE:
BY: [Signature]	BY:

DENR Region IV-B Licenses, Permits and Deeds Division	
RECEIVED	
Date	10-23-19
Doc. No.	1919-10-1029246

Annex "G"



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANA GEMENT BUREAU

880 Estuar Building, Quezon Avenue, Brgy. Paligsahan, Quezon City
Direct Line: (02) 255-4362 Records and Knowledge Management Division
Email: denrlmb@yahoo.com Website: lmb.gov.ph



RM
RECEIVED
DATE 7/10/20
TIME 10:15
Chen

MEMORANDUM

FOR : The Regional Executive Director
DENR, MIMAROPA Region
1515 L&S Building, Roxas Boulevard
Ermita, Manila

FROM : The Acting Director

SUBJECT : APPROVAL OF APPRAISAL
FORESHORE LEASE APPLICATION NO. 045106-002
WEST ISLAND RESOURCES AGGREGATES INC.
REPRESENTED BY MARK JOSEPH MORALES
BRGY. ADELA, RIZAL, OCCIDENTAL MINDORO
AREA: 50,000 SQUARE METERS

10 JUL 2020
#35238
DENR MEMAROPA
RECORDS SECTION
RECEIVED
BY: [Signature]
DATE: 7/10/2020
TIME: [Signature]

This refers to the appraisal relative to the Foreshore Lease Application No. 045106-002 of West Island Resources Aggregate Inc. represented by Mark Joseph Morales covering a parcel of foreshore land located in Brgy. Adela, Rizal, Occidental Mindoro for jetty port purposes with the following comments and observations.

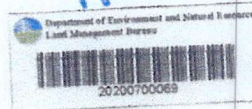
- a. The BIR Zonal value adopted by the Appraisal Committee amounting to **Php20.00** is for **Swamp (A7)** and **Cogon (A10)** and Market value amounting to **Php140.00** is the market value for **Residential** site which was used as basis in determining the appraisal value of the area being applied. DENR Administrative Order No. 2010-26 provides that "If the property is classified as **commercial or industrial**, the appraised or re-appraised value shall not be less than the zonal value or market value thereof whichever is higher". Clearly, it states that the value for land classified as swamp, cogon and residential cannot be used in computing the appraised value of the foreshore area being applied.
- b. The Appraisal Committee computed the appraisal of the land using DAO 98-20 (Appraised Value = $AV + ZV/2$) instead of DAO 2010-26 (Zonal value or Market value whichever is higher x Area).
- c. In your Memorandum dated November 14, 2019 and other documents it was stated that the application number of the applicant is **FLA No. 045106-002**. However, in the attached foreshore application it is **FLA No. 045108-002**. Please clarify this.
- d. Since the use of the area being applied for is jetty port, we recommend to change the application from Foreshore Lease Application (FLA) to Miscellaneous Lease Application (MLA) as well as the survey symbol from FLC to MLA.

In view of the foregoing observations, it is requested that a recomputation of the appraisal be made in accordance with DAO 2010-26 using the zonal and market values of industrial land whichever is higher since the area will be used for jetty port purposes. Further, may we request for the submission of the following documents:

1. Recomputed Appraisal Report;
2. Complete Staff Work (CSW);
3. Concurrence of the Regional Director of DPWH
4. Feasibility Study;
5. Certification of Market Value of **industrial** within the vicinity of the area applied for or if not available, in the adjacent barangay/municipality/city which is of similar character from the Municipal Assessor's Office indicating the date of effectivity (to determine whether or not the value is higher than the BIR zonal value);
6. Copy of the Zonal Valuation from BIR for **industrial** in the **adjacent barangay/municipality/city of similar character** as per DAO 2010-26 (to determine whether or not the value is higher than the market value).

The folder containing the records is returned for your appropriate action.

ATTY. EMELYNE V. TALABIS, CESE



cc:

West Island Resources Aggregates Inc.
Rep. by Mark Joseph Morales
Brgy. Adela, Rizal, Occidental Mindoro

Memo-RED 4B-West Island Resources Aggregates Inc., Occidental Mindoro (LA No. 045106-002) (Appraisal)
DTN 20191101103 (PALS 362-4)

CHECKLIST OF REQUIREMENTS
ON FORESHORE LEASE APPLICATION (FLA) OR MISCELLANEOUS LEASE APPLICATION (MLA)
(UNDER THE PROVISIONS OF CHAPTER IX, CA, 141, AS AMENDED)

Name of Applicant: <u>West Island Resources Aggregates Inc.</u>	
Application No: <u>FLA - 045106 - 002</u>	Location: <u>Argay, Adella, Rizal, Occidental Mindoro</u>
Survey No.: <u>FLC - 045106 - 002 - D</u>	Area: <u>5 Hectares</u>
	Use/Purpose: <u>Getty Port</u>

CHECK	DOCUMENTARY REQUIREMENTS	PAGE	KIND OF DOC (O,X,A)	REMARKS
✓	1. Approved Survey Plan		X	
✓	2. Foreshore Lease Application or Miscellaneous Lease Application,		O	
	3. If applied for by a Corporation,			
	<input type="checkbox"/> a) a Board Resolution or Special Power of Attorney endorsing who among the Incorporators will represent the company/corporation, is needed.			
	<input checked="" type="checkbox"/> b) Articles of Incorporation from the Securities and Exchange Commission		X	
✓	4. Preliminary report of investigation		O	
✓	5. Appraisal Report		O	
	6. Comment and recommendation of the <input checked="" type="checkbox"/> District/City Engineer, DPWH with the concurrence of the <input type="checkbox"/> Regional Director of DPWH			
✓	7. Comment and recommendation of the Local Port Authority concerned and/or concurrence of the General Manager of PPA		X	
✓	8. Comment and recommendation of the Department of Tourism (if for Beach Resort purpose)		X	
	9. Environmental Compliance Certificate (ECC)			
	10. <input type="checkbox"/> Feasibility Study and <input type="checkbox"/> Development Plan			
✓	11. Cost estimate of the proposed and existing improvements.		X	
	12. Endorsement from CENRO, <u>SAN JOSE for RD, THM, PENRO</u>			<u>10-09-19</u>
	13. Endorsement from PENRO, <u>MANTAYOG, SEC. MINDORO to RD</u>			<u>10-15-19</u>
	14. Recommendation of approval of appraisal and request for authority of the right to lease the land thru public auction to official concerned.			
	15. Approval of appraisal and grant of authority to lease the land.			
	16. Proof of payment of publication expenses if appraised value of land is more than P240.00			
	17. Notice of right to lease the land.			
	18. <input type="checkbox"/> Proofs of posting and <input type="checkbox"/> publication of the Notice of the right to Lease the land, Official Gazette, Newspaper of general circulation, CENRO, Prov/Mun/City Hall.			
	19. Report of Bidding			
	20. Proof of payment of 10% of one year rental			
	21. Order : Award			
	22. Proof of payment of one year rental			
	23. Lease Contract			
	24. Letter to applicant enclosing prepared Lease Contract for his signature and two (2) credible witnesses duly authorized.			
	25. Letter forwarding the same Lease Contract to official concerned for his approval and signature duly notarized.			
	26. Letter to the officials concerned and applicant transmitting a copy of the approved Lease contract.			
	27. Others:			
	<input type="checkbox"/> a) Competent Evidence of Identity			
	<input checked="" type="checkbox"/> b) Certified true copy of Zonal Valuation from BIR for commercial/industrial		X	
	<input checked="" type="checkbox"/> c) Certified true copy of Market Value from the Municipal Assessors Office for commercial/industrial		X	
	<input checked="" type="checkbox"/> d) Geo-tagged Photographs		O	
	<input type="checkbox"/> e) Vicinity Map			

Legend:

Amex G

74 10/30/20 LPD



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region P347-528

MEMORANDUM

OCT 29 2020

TO : THE PENR OFFICER
Mamburao, Occidental Mindoro

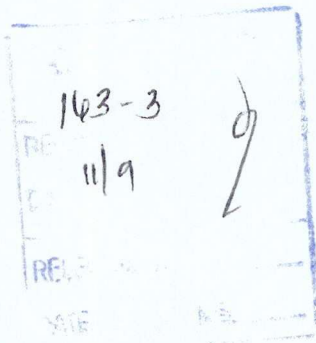
FROM : THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT : REQUEST FOR APPROVAL OF APPRAISAL: FORESHORE LEASE APPLICATION NO. 045106-002 OF WEST ISLAND RESOURCES AGGREGATES INC. REPRESENTED BY MARK JOSEPH MORALES SITUATED IN BRGY. ADELA, RIZAL, OCCIDENTAL MINDORO

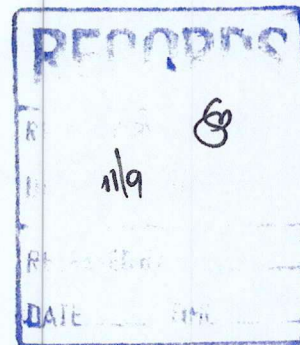
Returned herewith is the folder containing the Foreshore Lease Application No. 045106-002 of West Island Resources Aggregates, Inc. represented by Mark Joseph Morales covering a parcel of land situated in Brgy. Adela, Rizal, Occidental Mindoro with the attached self-explanatory Memorandum dated July 10, 2020 of the Acting Director, Land Management Bureau, Quezon City.

Relative thereto, please take note on the observations of the LMB Director regarding the above-cited application as well as the computation of appraisal as stated in the attached memorandum.

For information, guidance and compliance.



Maria Lourdes G. Ferrer
MARIA LOURDES G. FERRER, CESO IV



Encl. stated:

Copy Furnished:

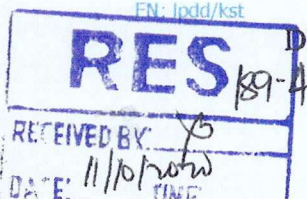
The Acting Director
Land Management Bureau
880 Estuar Building, Quezon Avenue
Brgy. Paligsahan, Quezon City



Department of Environment and Natural Resources
MIMAROPA Region



Doc ID: 35238

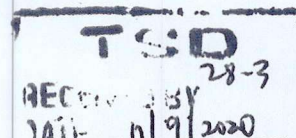


DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila 1000

DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701

Website: <http://mimaropa.denr.gov.ph>

Email: mimaroparegion@denr.gov.ph





Department of Environment and Natural Resources
CENRO Occidental Mindoro

by:ADMIN-
RONA
56867

20

CENRO DOCUMENT ACTION TRACKING SLIP

Provincial Doc. Number	P-2020-2312		
Originating Office	PENRO	Date Received	01-Dec-2020
Sender	ERNESTO E. TAÑADA		
Address	MAMBURAO, OCC. MDO.		
Subject	APPROVAL OF FORESHORE LEASE AOOLICATION NO. 045106-002 OF WEST ISLAND RESOURCES AGGREGATES INC. REPRESENTED BY MARK JOSEPH MORALES SITUATED IN BARANGAY ADELA, RIZAL, OCCIDENTAL MINDORO		
Addressee	CENRO		
Document Type	MEMORANDUM		
Attachment(s)			

Route to/Date/Time Received	Released to/Date/Time Released	Action Required/Taken Remarks/Status
2020-12-01 / 11:08 AM by ADMIN-RONA	CENRO / 2020-12-01 /	IN //
	Chief, RPS	As received & compliance of the comments in coordination of the applicant particularly item # 3 & 4. 12/01 REFERENCED BY SENDING LETTER ADDRESS TO APPLICANT & RIA. 12-22-2020



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

November 18, 2020

MEMORANDUM

TO : The OIC, CENR Officer
San Jose, Occ. Mindoro

FROM : The OIC, PENR Officer

SUBJECT : **APPROVAL OF FORESHORE LEASE APPLICATION NO. 045106-002 OF WEST ISLAND RESOURCES AGGREGATES, INC. REPRESENTED BY MARK JOSEPH MORALES SITUATED IN BARANGAY ADELA, RIZAL, OCCIDENTAL MINDORO**

Returned is the folder of Foreshore Lease Application No. 045106-002 of **West Island Resources Aggregates, Inc.** covering a parcel of foreshore land situated in Brgy. Adela, Rizal, Occidental Mindoro. Transmitted herewith, please see copy of the Memorandum dated July 10, 2020 of Atty. Emelyne V. Talabis, *CESE*, Acting Director, Land Management Bureau, relative to the appraisal of the above said foreshore land.

In this regard, please take note of the comments and observations of the LMB Director. Therefore, it is requested that computation of appraisal be made in accordance with DAO-2010-26 using the **Zonal Value** or **Market Value** whichever is higher times the total **Area** (in square meters) under the classification of industrial lands for jetty port purposes. Moreover, please submit the following documents:

1. Recomputed Appraisal Report ✓
2. Complete Staff Work (CSW)
3. Concurrence of the Regional Director of DPWH
- ✓ 4. Feasibility study
5. Certification of **Market Value of Industrial land**, within the vicinity of the area applied for or if not available, in the adjacent barangay/municipality/city which is of similar character, from the Municipal Assessor's Office indicating the date of effectivity (to determine whether or not value is higher than the BIR zonal value);
- ✓ 6. Copy of **Zonal Valuation from BIR of Industrial land** in the adjacent barangay/municipality/city of similar character as per DAO 2020-26 (to determine whether or not the value is higher than the market value).

For information and compliance.

ERNESTO E. TAÑADA



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457- 0236 / (043) 742-6627
Email: cenrosanjose@denr.gov.ph

December 22, 2020

ROSALINDA D. CABIDOG
Revenue District Officer
San Jose, Occidental Mindoro

REFERRED TO: _____

Maam,

ROSALINDA D. CABIDOG
Revenue District Officer

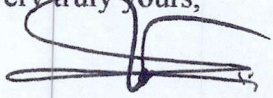
Isang maka-**KALIKASANG** pagbati po sa inyo!

This pertains to the Foreshore Lease Application of West Island Resources Aggregates Inc. represented by Mark Joseph Morales located at Barangay Adela, Rizal, Occidental Mindoro.

Pleased find attached memorandum of Land Management Bureau together with findings and recommendations on the said application. It is requested that copy of Zonal Valuation from Bureau of Internal Revenue (BIR) for industrial in the adjacent Barangay/Municipality/City of similar character be provided as our basis for re computation of appraisal report.

Anticipating your immediate response.

Very truly yours,


WILFREDO A. ABEN
DMO IV, In-Charge
Officer of the CENRO



Annex "I"



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457- 0236 / (043) 742-6627
Email: cenrosanjose@denr.gov.ph

January 5, 2021

EMILINDA F. LABINDAO

OIC- Municipal Assessor
Municipal Hall
Barangay Rumbang, Rizal,
Occidental Mindoro

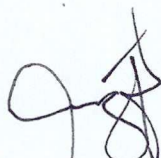
Ma'am,

Isang maka-**KALIKASANG** pagbati po sa inyo!

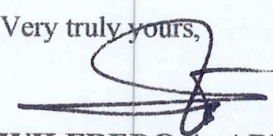
This pertains to the approval of Foreshore Lease Application of West Island Resources Aggregates, Incorporation, represented by Mark Joseph Morales located at Barangay Adela, Rizal, Occidental Mindoro.

Please find attached memorandum from Land Management Bureau together with findings and recommendation on the said application. It is requested that certification of market value of industrial with in the vicinity of the area be provided as our basis in re-computation of appraisal report. (Attached is the certificate of Zonal Value of properties issued by BIR San Jose in Adela, Rizal, Occidental Mindoro for your reference).

Thank you.


01 08-21

Very truly yours,


WILFREDO A. ABEN
DMO IV, In-Charge
Officer of the CENRO



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

January 12, 2021

SUBJECT:

WEST ISLAND RESOURCES AGGREGATES INC.

Rep. by Mark Joseph Morales, Applicant
Foreshore Lease Application No. 045106-002
Area=50,000 square meters
Barangay Adela, Rizal, Occidental Mindoro

YOLANDA L. TANGCO

OIC, Regional Director
Department of Public Works and Highways
MIMAROPA Region
EDSA, Quezon City

MADAM:

This is in connection with the Foreshore Lease Application (FLA No. 045106-002) applied by the West Island Resources Aggregates, Inc. Rep. by Mark Joseph Morales, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Adela, Rizal, Occidental Mindoro.

Relative thereto, it is earnestly requested from your good Office a certification/clearance that the said foreshore area is not covered by the priority areas for infrastructure development under the regional Provincial Development Master Plan for the Province of Occidental Mindoro, once it is leased for Twenty Five (25) years in favour of the above-mentioned applicant under Chapter IX, C.A. 141 as amended.

Copy of the approved survey plan and certification of District Engineer Office Mamburao, Occidental Mindoro are herein attached for your reference.

Hoping for you favourable action. Thank you.

Very truly yours,

WILFREDO A. ABEN

Development Management Officer IV
In-Charge, Office of the CENRO

Regulation and Permitting Section



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
REGIONAL OFFICE IV-B
EDSA, Quezon City

A66 24

DPWH PMS-40
DATE 01-26-2021
FILE NO. 403

January 25, 2021

MEMORANDUM**TO****: NAPOLEON S. FAMADICO**

District Engineer

Mindoro Occidental District Engineering Office

Mamburao, Occidental Mindoro

JENR - CENRO SAN JOSE
MIMAROPA REGION

RECEIVED BY: # 2021-199
DATE: 02-02-2021

Furnished is the letter of Mr. Wilfredo A. Aben, Development Management Officer IV, In-Charge, Office of the Community Environment and Natural Resources Office (CENRO) relative to their request for certification/clearance that the proposed foreshore area at Barangay Adela, Rizal, Occidental Mindoro is not covered by the priority areas for infrastructure development under the regional Provincial Development Master Plan.

In this regard, please assess and validate if the said location does not encroach to our projects as enumerated below:

PROJECT NAME	AMOUNT (P'000)	FUNDING SOURCE
1. Busuanga River Control (Adela Section), Rizal, Mindoro Occidental Lone District	40,000.00	GAA 2016
2. Construction of Busuanga River Flood Control Structures (Adela Section), Rizal, Occidental Mindoro	56,550.00	GAA 2018
3. Construction of Busuanga River Control Structure (Adela Section-Phase 2), Rizal, Occidental Mindoro	40,000.00	GAA 2018
4. Construction of Flood Control Structures along Busuanga River, (Adela Section), Rizal, Occidental Mindoro	35,000.00	GAA 2019
5. Construction of Flood Control Project, Busuanga River (Adela Section), Rizal, Occidental Mindoro	50,000.00	GAA 2020
6. Construction of Local Road at Brgy. Adela, Rizal, Occidental Mindoro	1,500.00	GAA 2021

Further, coordinate with the provincial government of Occidental Mindoro for future projects since former District Engineer Josefino M. Melgar certified that the said Foreshore Area will not be needed in any infrastructure development.

For your appropriate action.

YOLANDA L. TANGCO, CESO IV

Officer-In-Charge

Office of the Regional Director

CC: **WILFREDO A. ABEN**, Regulation and Permitting Section, Community Environment and Natural Resources Office (CENRO) MIMAROPA Region, Brgy. Labangan, San Jose, Occidental Mindoro

R4B.1\RL\OKVG



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
MINDORO OCCIDENTAL
DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Mamburao, Occidental Mindoro

CERTIFICATION

THIS IS TO CERTIFY THAT the Foreshore Area situated at Barangay Adela, Rizal, Occidental Mindoro, this province, as shown in the approved Plan of Land (Foreshore Lease) as surveyed for West Island Resources Aggregates Inc. (Rep. by Mark Joseph Morales), will not be needed by this office in any infrastructure development.

This Certification was issued based on the said approved Plan of Land (copy attached), which shows that there is no existing road network of national roads in the said Foreshore Area as requested by Engr. Nilo P. Salvador, Chief, Regulation and Permitting Section, Community Environment and Natural Resources Office, Brgy. Labangan, San Jose, Occidental Mindoro.

Issued this 10th day of June 2019 at Mamburao, Occidental Mindoro, for whatever legal purpose it may serve.

JOSEFINO M. MELGAR, JR.
District Engineer

Amex "L"



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457- 0236 / (043) 742-6627
Email: cenrosanjose@denr.gov.ph

APR 22 2021

MARK JOSEPH MORALES
WEST ISLAND RESOURCES AGGREGATES INC.
So. Sapang Palay, Central,
San Jose, Occidental Mindoro

Sir,

Isang maka-KALIKASANG pagbati po sa inyo.

This is in connection with your Foreshore Lease Application covered by FLA-No. 045106-002 located at Brgy. Adela, Rizal, Occ. Mindoro.

Please be informed that based on the evaluation and observation by the Land Management Bureau on your application, there are some lacking requirements that is necessary to be submitted particularly the concurrence of the Regional Director of DPWH. Based on the records, this office sent letter addressed to OIC-Regional Director of DPWH, MIMAROPA Region on January 12, 2021, requesting for Certification/Clearance that the foreshore area applied for is not covered by the priority areas for infrastructure development. As a result, on January 25, 2021, Yolanda L. Tangco Officer-In-Charge, Office of the Regional Director already advised Mr. Napoleon S. Famadico, District Engineer of Mindoro Occidental District Engineering Office to assess and validate those projects covered by Provincial Development Master Plan (see attached letter).

In this regard may we request that your office/company do coordinate with the DPWH for the issuance of said Certification/Clearance.

Thank you.

Very truly yours,

EFREN L. DELOS REYES
Officer-In-Charge

Handwritten signature of Mark Joseph Morales
MR. JOSEPH MORALES
23-21



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

August 18, 2022

SUBJECT:

WEST ISLAND RESOURCE AGGREGATES INC.

Rep. by Mr. Mark Joseph Morales, Applicant

Foreshore/Miscellaneous Lease Application

Area = 50,000 square meters

Brgy. Adela, Rizal, Occidental Mindoro



THE MUNICIPAL ASSESSOR

Rizal, Occidental Mindoro

Sir/Madam:

Isang maka-KALIKASANG pagbati po sa inyo!

This is in connection with the Foreshore/Miscellaneous Lease Application of West Island Resource Aggregates Inc., represented by Mr. Mark Joseph Morales covering 50,000 square meters foreshore area situated at Brgy. Adela, Rizal, Occidental Mindoro.

In this regard, we would like to request a certification from your good Office of the present Assessed Valuation of the property including foreshore land in the said locality. The information is needed in determining the appraisals' leasable value of the land to be administered by the CENRO Level Appraisal Committee.

Attached is copy of approved survey plan for your reference.

Thank you very much and anticipating your usual support and favorable action.

Very truly yours,

EFREN L. DELOS REYES

CENRO Officer



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

August 18, 2022

SUBJECT:

WEST ISLAND RESOURCE AGGREGATES INC.

Rep. by Mr. Mark Joseph Morales, Applicant

Foreshore/Miscellaneous Lease Application

Area = 50,000 square meters

Brgy. Adela, Rizal, Occidental Mindoro

THE REVENUE DISTRICT OFFICER

Rizal, Occidental Mindoro

Sir/Madam:

Isang maka-KALIKASANG pagbati po sa inyo!

This is in connection with the Foreshore/Miscellaneous Lease Application of West Island Resource Aggregates Inc., represented by Mr. Mark Joseph Morales covering 50,000 square meters foreshore area situated at Brgy. Adela, Rizal, Occidental Mindoro.

In this regard, may we respectfully request for a Certification of the present BIR Zonal and Assessment Value of the Land per square meters for Commercial purposes on the area for our reference and guidance in processing said application as per DENR Administrative Order No. 2010-26, series of 2010.

Attached is copy of approved survey plan for your reference.

Thank you very much and anticipating your usual support and favorable action.

Very truly yours,

EFREN L. DELOS REYES
CENR Officer

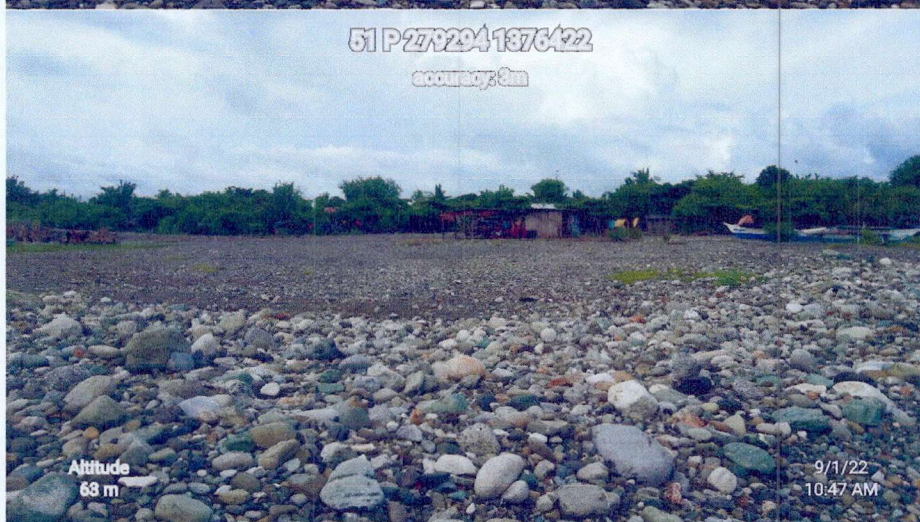
Brgy. Labangan, San Jose, Occidental Mindoro

Annex N



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

**GEO-TAGGED PHOTOS OF OCULAR INSPECTION ON LOT AT BRGY. ADELA, RIZAL,
OCC. MINDORO IN RELATION TO FORESHORE LEASE APPLICATION (FLA) OF
WEST ISLAND RESOURCES AGGREGATES INC., REPRESENTED BY MR. MARK JOSEPH MORALES**



Brgy. Labangan, San Jose, Occidental Mindoro
Tel. Number (043) 457- 0236 / (043) 742-6627
Email: cenrosan jose@denr.gov.ph



On September 1, 2022, the undersigned conducted an Ocular Inspection in the premises, and found out the following:

The stockpiling of sand, gravel and rocks, and other materials that will be used for the on-going jetty port construction. No continuous improvements have been made in the said premises.

A handwritten signature in black ink, appearing to be "J. J. J."