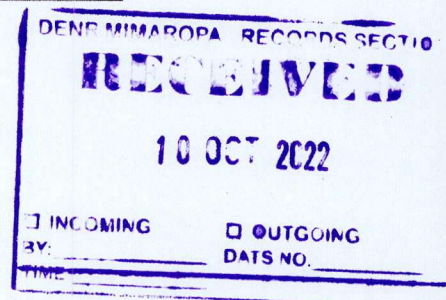




Republic of the Philippines;  
Department of Environment and Natural Resources  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
MIMAROPA Region

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-045108-001 OF  
BLUEMAX TRADELINK, INC. REPRESENTED BY  
MR. CLARO S. ZAPATA, LOCATED AT BRGY.  
MALAWAAN, RIZAL, OCC. MINDORO

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 activities including an ocular inspection on the subject area and reveals the following:

- Bluemax Tradelink, Inc. represented by Mr. Claro S. Zapata has not complied with regards to the lacking requirements as contained in the Memorandum dated July 19, 2020 from LMB Director Atty. Emelyne V. Talabis, CESO IV.
- A stockpiling of various aggregates, e.g. sand gravel and rocks, and other materials for the on-going construction of a jetty port had been found in the area, however no other improvement is introduced in the foreshore area.

Moreover, the proponent is also advised to submit the lacking requirements as contained in the Memorandum dated July 10, 2020 from acting LMB 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-045108-001 OF BLUEMAX TRADELINK INC.,  
REPRESENTED BY MR. CLARO S. ZAPATA LOCATED AT  
BRGY. MALAWAAN, RIZAL, OCCIDENTAL MINDORO.

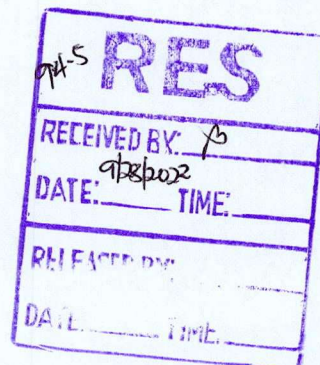
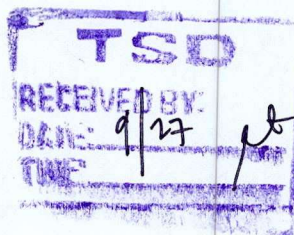
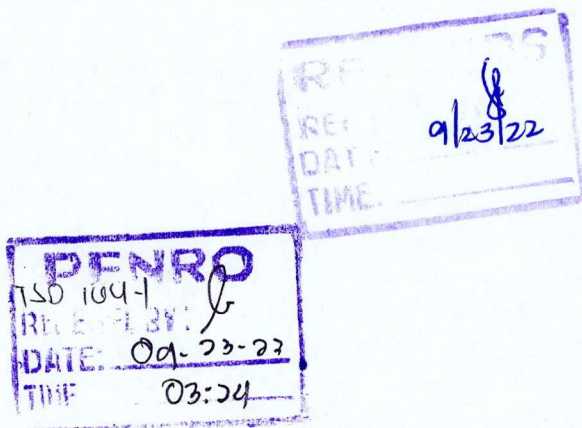
In connection with the Program/Activity/Project target of this Office pertaining to the compliance monitoring of Lease/Deeds/Permits issued, respectfully forwarded is the Completed Staff Work (CSW) Report of Land Management Officer I John Senry B. Fulgar regarding the above-mentioned subject.

Please be informed that based on the monitoring report, no development/structure has been introduced in the 4.9999 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 *Jog/rdw*  
THRU : The Chief, RPS  
FROM : Land Management Officer I  
SUBJECT : COMPLETED STAFF WORK (CSW) REPORT IN RELATION  
TO THE FORESHORE LEASE APPLICATION OF  
BLUEMAX TRADELINK INC., REPRESENTED BY  
MR. CLARO S. ZAPATA

**I. REFERENCE**

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

**II. BACKGROUND**

Bluemax Tradelink Inc., represented by Mr. Claro S. Zapata, has a foreshore area covering 49,999 square meters situated at Barangay Malawaan, Rizal, Occidental Mindoro which is intended for the proposed jetty port.

The said area was surveyed by Geodetic Engineer, Ma. Izzabelle F. Cuntapay on October 6, 2016, and approved by Assistant Regional Director for Technical Services, Vicente B. Tuddao Jr., Ph.D, CESO IV on October 3, 2017 with Approved Survey Plan No. Flc-045108-001-D. (*see Annex "A"*)

The proponent applied for Foreshore Lease Application to this Office with FLA No. 045108-001 dated October 6, 2016. (*see Annex "B"*)

The said application together with the necessary requirements was submitted by this Office per Memorandum dated June 11, 2019, and forwarded by the PENR Office per Memorandum dated June 18, 2019. (*see Annex "C" and Annex "D"*)

**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. Comment and Recommendation of the DPWH District Engineer
6. Comment and Recommendation of the Philippine Port Authority
7. Comment and Recommendation of the Department of Tourism
8. Comment and Recommendation of the Municipal Mayor's Office
9. Copy of Zonal Valuation from BIR
10. Copy of Market Value from the Municipal Assessor's Office



This Office received a Memorandum dated September 3, 2019 from the Regional Executive Director, Henry A. Adornado, Ph.D. regarding the lacking requirements in relation to the above-cited application (*see Annex "E"*), to wit:

<b>LACKING REQUIREMENTS</b>
1. Preliminary Report of Investigation in Completed Staff Work (CSW) format
2. Appraisal Report of the Committee on Appraisal
3. Development Plan
4. Cost Estimate of the proposed and existing improvements

Chief, Regulation and Permitting Section (RPS), Engr. Nilo P. Salvador conducted an Ocular Inspection in the premises on August 29, 2019, and prepared a Preliminary Report of Investigation dated October 29, 2019. (*see Annex "F" and Annex "G"*)

The said lacking requirements were submitted by this Office thru Memorandum dated October 29, 2019. (*see Annex "H"*)

<b>SUBMITTED DOCUMENTS</b>
1. Preliminary Report of Investigation in Completed Staff Work (CSW) format
2. Appraisal Report of the Committee on Appraisal
3. Development Plan
4. Cost Estimate of the proposed and existing improvements

This Office received a Memorandum dated July 1, 2020 from the Acting Director of Land Management Bureau (LMB), Atty. Emelyne V. Talabis, CESE, together with the Memoranda dated May 28, 2021 and June 14, 2021 from the Regional Executive Director, Maria Lourdes G. Ferrer, CESO III and the OIC, PENR Officer, Ernesto E. Tañada, respectively, regarding the comments and observations in relation to the above-cited application (*see Annex "I"*), to wit:

A. The Appraisal Committee computed the appraisal of the land pursuant to General Administrative Order No. 2-6 dated June 12, 1976 and used the formula of DAO 98-20 (Appraised Value =  $AV + ZV/2$ ) which was already amended by DAO 2010-26 (Zonal Value or Market Value whichever is higher x Area).

B. There was no basis or attached documents that would support the values adopted by the Appraisal Committee amounting to Php20.00 of the zonal value and assessed value amounting to Php140.00 and whether they are for industrial purposes. 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 other than commercial and industrial cannot be used in computing the appraised value of the foreshore area being applied.

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

<b>LACKING REQUIREMENTS</b>	<b>PERSONS RESPONSIBLE</b>
1. Recomputed Appraisal Report	CENRO Appraisal Committee Concerned CENR Office Applicant
2. Completed Staff Work (CSW)	
3. Concurrence of the Regional Director of DPWH	



LACKING REQUIREMENTS	PERSONS RESPONSIBLE
4. Feasibility Study (for industrial purposes)	Applicant Concerned CENR Office
5. Updated Market Value of industrial land within the vicinity 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. Updated Zonal Valuation from BIR for industrial land within the vicinity or if not available, in the adjacent barangay/municipality/city which is of similar character	Concerned CENR Office

**III. ACTION TAKEN**

On June 25, 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”)*

On June 25, 2021, this Office informed Mr. Claro S. Zapata thru Official Letter regarding the comments and observations of Land Management Bureau (LMB) in relation to the application, and advised him to submit the lacking requirement(s) to this Office. *(see Annex “K”)*

On August 18, 2022, this Office prepared and sent a letter requesting 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 “L”)*

**IV. COMMENTS**

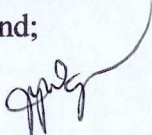
On September 1, 2022, the undersigned conducted an Ocular Inspection in the premises *(see Annex “M”)*, and found out the following:

- 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;



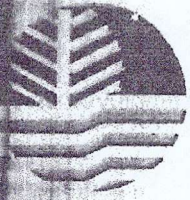


- the applicant, Bluemax Tradelink Inc., represented by Mr. Claro S. Zapata shall be advised to comply the lacking requirement(s) in relation to the application, and to coordinate with the DPWH, MIMAROPA Region for the issuance of the Certification/Clearance per Letter dated June 25, 2021 from this Office.

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

DENR-CENRO SAN JOSE  
RECORDS SECTION

Received by: \_\_\_\_\_  
Date: 10-06-2016

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

AGRICULTURAL, FORESHORE, RECLAIMED LAND OR  
MISCELLANEOUS LEASE APPLICATION

BUREAU OF LANDS No. 045108-001

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 \_\_\_\_\_ years the tract of land described as follows:  
A portion of the Foreshore area

situated in the Brgy. of Malawaan Municipality of Rizal Province of Occ. Mindoro, Island of Philippines, containing an area of 4.9999 hectares, the shape and dimensions of said being indicated in the sketch drawn on the back of the application.

2. My name is BLUE MAX TRADELINK INC. Rep. by Claro S. Zapata, my age is \_\_\_\_\_ years; the place of my birth is \_\_\_\_\_, I am a citizen of \_\_\_\_\_ and my post office address is \_\_\_\_\_. I am married/single, and the name of my wife/husband is \_\_\_\_\_ who is a citizen of \_\_\_\_\_. 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 \_\_\_\_\_; 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.



3. I am \_\_\_\_\_ 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.
9. I understand that this application conveys no right for me to enter upon, occupy, cultivate, or make clearing on the land until the same has been finally approved and a lease contract executed and that any lease applicant who sell willfully and knowingly submit false statement or execute false affidavit in connection with the foregoing application shall be deemed guilty of perjury and punished by a fine of not more than Two Thousand Pesos and by imprisonment for not more than five years and in addition thereto, his application shall be cancelled and all amount paid on account thereof forfeited to the government and shall not be entitled to apply for any public land in the Philippines.

  
BLUE MAX TRADING INC.

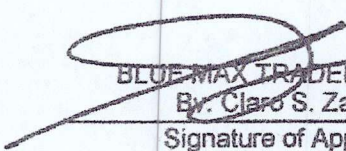
By: Claro S. Zapata

Signature of Applicant

### AFFIDAVIT

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF OCC. MINDORO : S.S  
MUNICIPALITY OF SAN JOSE )

I, Claro S. Zapata the person making this application, first being duly sworn upon my oath Depose and say: That I have read, or have had read to me and thoroughly understand the foregoing application; that I signed said application and this affidavit in the presence of the officer who administered the oath; that each and every statement in said application is true and correct.


  
BLUE MAX TRADING INC.

By: Claro S. Zapata

Signature of Applicant

Before me, at the place aforesaid, on this 6th day of October 2016 20\_\_\_\_ personally appeared Claro S. Zapata, personally known to me to be the person whose name appears in the foregoing application, and in my presence signed the said application and subscribed and sworn to this affidavit.

The affiant exhibited to me his / her Residence Certificate No. \_\_\_\_\_ issued at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ which showed his / her at the date of said residence certificate to be \_\_\_\_\_ years of age and a native of \_\_\_\_\_

  
\_\_\_\_\_  
(Officer Authorized to Administer Oath)

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of \_\_\_\_\_



Annex 2



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

11 JUN 2019

MEMORANDUM

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

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

FROM : The Officer In-Charge

SUBJECT : **SUBMISSION OF FORESHORE LEASE APPLICATION  
AND PROVISIONAL PERMIT APPLICATION MADE  
FOR BLUEMAX TRADELINK INC. REP. BY CLARO S.  
ZAPATA OVER LOT NO. FLC-045108-001-D LOCATED  
AT BRGY. MALAWAAN, RIZAL, OCC. MINDORO**

35-3 <b>RES</b>	
RECEIVED BY: <i>JS</i>	
DATE: 6/17/19	TIME:
RELEASED BY:	
DATE:	TIME:

Forwarded herewith the foreshore lease application and provisional permit application together with necessary requirements made for Bluemax Tradelink Inc. Rep. By Claro S. Zapata over lot no. Flc-045108-001-D located at Brgy. Malawaan, Rizal, Occ. Mindoro

For his information and records.

For the Officer In-Charge,

<b>TSD</b>	
186-2	
RECEIVED BY: <i>JS</i>	
DATE: 6/14/19	TIME: 9:20
RELEASED BY:	
DATE:	TIME:

<b>PENRO</b>	
112-1	
RECEIVED BY: <i>JS</i>	
DATE: 6/13/19	TIME:
RELEASED BY:	
DATE:	TIME:

*JS*  
**HECTOR S. ARAGONES**  
Forester III/Chief, CDS

<b>RECORDS</b>	
RECEIVED BY: <i>JS</i>	
DATE: 6/13/19	TIME:
RELEASED BY:	

Regulation and Permitting Section



Annex "D"



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

JUN 18 2019

2019-19581  
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  
AND PROVISIONAL PERMIT APPLICATION MADE  
FOR BLUEMAX TRADELINK, INC. REPRESENTED  
BY CLARO S. ZAPATA OVER LOT NO. FLC-045108-  
001-D LOCATED AT BRGY. MALAWAAN, RIZAL,  
OCC. MINDORO

Respectfully forwarded is the Memorandum dated June 11, 2019 of Officer-In-Charge, Office of the CENRO, Hector S. Aragon, together with the folder containing the Foreshore Lease Application (FLA) of Bluemax Tradelink, Inc. represented by Mr. Claro S. Zapata over Lot No. Flc-045108-001-D, located at Brgy. Malawaan, Rizal, Occ. Mindoro.

For information and further instruction .

For the PENR Officer:

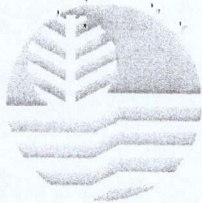
HILARIA M. VILLAFLORES  
Chief, TSD 6/18/19

DENR - R - IV - B	
OFFICE OF THE	
REGIONAL EXECUTIVE DIRECTOR	
DOC. NO. P-2019-19581	
RECEIVED	RELEASED
JUL 02 2019	
DATE	DATE
TIME	TIME

TSD-RPS

Division	
Date 7-18-19	
Doc. No. P-19-07-0008-P/88	





## MEMORANDUM

SEP 03 2019

**TO :** The PENR Officer  
Mamburao, Occidental Mindoro

**ATT'N. :** The CENR Officer  
San Jose, Occidental Mindoro

**FROM :** The Regional Executive Director

**SUBJECT :** **REQUEST FOR APPROVAL OF APPRAISAL REPORT  
OF FORESHORE LEASE APPLICATION NO. 045108-001  
OF BLUEMAX TRADELINK INC. REP. BY CLARO S.  
ZAPANTA-SITUATED IN BRGY. MALAWAAN, RIZAL,  
OCCIDENTAL MINDORO**

This pertains to your Memorandum dated June 18, 2019 regarding the Fla No. 045208-001 of Bluemax Tradelink Inc. represented by Claro S. Zapanta situated in Brgy. Malawaan, Municipality of Rizal, Province of Occidental Mindoro.

Relative thereto, please submit the following lacking requirements.

1. Preliminary Report of Investigation in Completed Staff Work (CSW) format;
2. Appraisal Report of the committee on appraisal;
3. Development plan;
4. Cost Estimate of the proposed and existing improvements.

Also, submit recomputed appraisal of the land per DAO No. 2010-26 (zonal value or market value whichever is higher x area) and include the value of the existing or proposed improvements in the area.

For information and strict compliance.

  
HENRY A. ADORNADO, Ph.D.

Cc:

Mr. Claro S. Zapanta  
Unit 202, 2<sup>nd</sup> Flr. IPMC Bldg.  
No. 64 Don Benito Hernandez St.  
San Rafael District Pasay City



ANNEX "F"











Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
Region IV-MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

29 OCT 2019

MEMORANDUM

**FOR :** The Officer In Charge

**FROM :** The Chief RPS

**SUBJECT :** **PRELIMINARY REPORT INVESTIGATION ON  
FORESHORE LEASE APPLICATION OF BLUEMAX  
TRADELINK INC., REP. BY CLARO S. ZAPATA  
LOCATED AT BRGY. MALAWAAN, RIZAL,  
OCCIDENTAL MINDORO**

Investigation conducted by the undersigned relative to the above- noted subject, disclosed the following to wit:

1. The Foreshore Lease Application under Flc- 045108- 001- D was applied by Bluemax Tradelink Inc., Rep. by Claro S. Zapata sometime of October 6, 2016 containing an area of 49,999 square meter.
2. The area applied for by Bluemax Tradelink Inc., will be utilized solely as Jetty Port. The said area is within marine zone adjacent to alienable and disposable land as per L.C. Map 1359 certified on August 30, 1939.
3. The applicant secured already the necessary documentary requirements issued by different Government Agencies.

In view hereof it is recommended that the appraisal report of this application be approved leading to the issuance of Lease Contract between the Government and Applicant.

For his information and record.

  
ENGR. NILO P. SALVADOR



Annex H



Republic of the Philippines  
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
Region IV-MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

29 OCT 2019

MEMORANDUM

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

**THRU** : The PENR Officer  
Mamburao, Occidental Mindoro

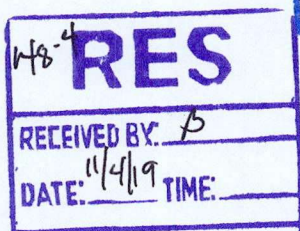
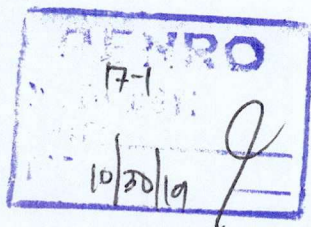
**FROM** : The Officer In Charge

**SUBJECT** : **SUBMISSION OF LACKING REQUIREMENTS OF  
BLUEMAX TRADELINK INC., REP. BY CLARO S.  
ZAPATA UNDER FLC- 045108- 001- D LOCATED AT  
BRGY. MALAWAAN, RIZAL, OCCIDENTAL MINDORO**

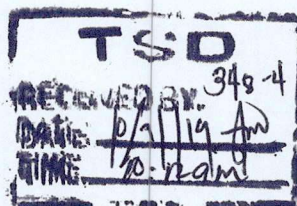
Forwarded herewith are requirements of Bluemax Tradelink Inc., Rep. by Claro S. Zapata Under FLC- 045108- 001- D located at Brgy. Malawaan, Rizal, Occidental Mindoro such as:

1. Preliminary Report
2. Appraisal Report
3. Development Plan
4. Cost Estimate

For your information and record.



EFREN L. DELOS REYES



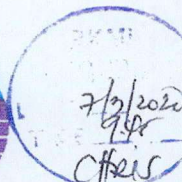


Annex 31



Republic of the Philippines  
Department of Environment and Natural Resources  
**LAND MANAGEMENT BUREAU**

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



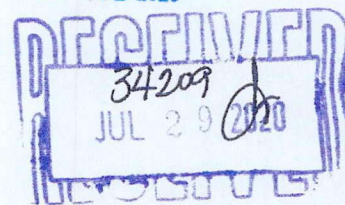
**MEMORANDUM**

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

FROM : The Acting Director

SUBJECT : **REQUEST FOR APPROVAL OF APPRAISAL  
FORESHORE LEASE APPLICATION NO. 045108-001  
BLUEMAX TRADELINK INC.  
REPRESENTED BY CLARO S. ZAPATA  
BRGY. MALAWAAN, RIZAL, OCCIDENTAL MINDORO  
AREA: 50,000 SQUARE METERS**

01 JUL 2020



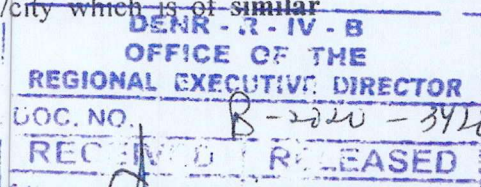
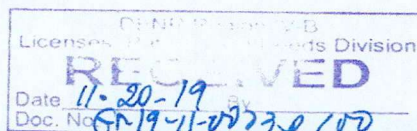
This refers to the Appraisal relative to the Foreshore Lease Application No. 045108-001 of Bluemax Tradelink Inc. represented by Claro S. Zapata situated in Barangay Malawaan, Rizal, Occidental Mindoro, for jetty port purposes.

Upon review, we observed that the Appraisal Committee computed the appraisal of the land pursuant to General Administrative Order No. 2-6 dated June 12, 1976 and used the formula of DAO 98-20 (Appraisal Value =  $AV + ZV / 2$ ) which was already amended by DAO 2010-26 (zonal value or market value whichever is higher x area).

Furthermore, as per appraisal report, it appears that there was no basis or attached documents that would support the values adopted by the Appraisal Committee amounting to Php20.00 of the zonal value and assessed value amounting to Php140.00 and whether they are for industrial purposes. 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 other than commercial and industrial cannot be used in computing the appraised value of the foreshore area being applied.

In this regard, kindly review and re-evaluate the appraisal of the property taking into consideration the above observations. Further, may we request for the submission of the following documents:

1. Complete Staff Work (CSW);
2. Certified true copy of approved Survey Plan;
3. Concurrence of the Regional Director of DPWH;
4. Feasibility Study;
5. Updated Zonal Valuation from BIR for **industrial** land within the vicinity or if not available, in the adjacent barangay/municipality/city which is of similar character; and



396.1 um



6. Updated 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 the value is higher than zonal value)

The folder containing the records is attached for your perusal.

For appropriate action.

*autalnkj*  
*prw* *mg* *hp*  
ATTY. EMELYNE V. TALABIS, CESE

Copy furnished:

Bluemax Tradelink Inc.  
represented by Claro S. Zapata  
Unit 202 2<sup>nd</sup> Flr. IPNC Bldg.  
# 64 Don Benito Fernando St.  
San Rafael District, Pasay City

*Bluemax Tradelink Inc., Malawaan, Rizal, Occ. Min. (Memo-RED-appr)*  
*DTS No.20191200678 (PALS 6-5)*  
*nys dlc*





3 folders

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**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: Bluemax Tradelink Inc. rep. by Claro S. Zapata	
Application No: FLA 045108-001	Location: Malawaan, Rizal, Occ. Mindoro
Survey No Flc-045108-001-D	Area: 49,999 SQM.
	Use/Purpose: Jetty / port

CHECK	DOCUMENTARY REQUIREMENTS	PAGE	KIND OF DOC (O, X, A)	REMARKS
/	1. Approved Survey Plan		(X)	
	2. Foreshore Lease Application or Miscellaneous Lease Application.			
✓	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			
✓	4. Preliminary report of investigation			
/	5. Appraisal Report <i>GAO 2-5</i>			
	6. Comment and recommendation of the <input checked="" type="checkbox"/> District/City Engineer, DPWH with the concurrence of the <input checked="" 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			
✓	8. Comment and recommendation of the Department of Tourism (if for Beach Resort purpose)			
✓	9. Environmental Compliance Certificate (ECC)			
/	10. <input type="checkbox"/> Feasibility Study and <input checked="" type="checkbox"/> Development Plan			
/	11. Cost estimate of the proposed and existing improvements.			13,873,465.00
/	12. Endorsement from CENRO, <i>SAN JOSE for RED, THRU: PENRO</i>			06-11-19
/	13. Endorsement from PENRO, <i>Occ. Mindoro</i>			06-18-19
	14. Recommendation of approval of appraisal and request for authority of the right to lease the land thru public auction to official concerned.			12-13-19
	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 type="checkbox"/> b) Certified true copy of Zonal Valuation from BIR for commercial/industrial <input type="checkbox"/> c) Certified true copy of Market Value from the Municipal Assessors Office for commercial/industrial <input checked="" type="checkbox"/> d) Geo-tagged Photographs <input type="checkbox"/> e) Vicinity Map <input type="checkbox"/> f) Complete Staff Work (CSW)			A+ RR only # 2.70 no classification

Legend:  
 O- Original Copy, X- Xerox Copy, A- Authenticated copy

*marked 120*



Annex 7



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

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**MEMORANDUM**

**MAY 28 2021**

**TO : The PENR OFFICER**  
Mamburao, Occidental Mindoro

**ATT'N : THE CENR OFFICER**  
San Jose, Occidental Mindoro

**FROM : THE REGIONAL EXECUTIVE DIRECTOR**

**SUBJECT : APPROVAL OF APPRAISAL FOR THE FORESHORE LEASE APPLICATION NO. 045108-001 OF BLUEMAX TRADELINK INC. REP. BY CLARO S. ZAPATA LOCATED AT BRGY. MALAWAAN, RIZAL, OCCIDENTAL MINDORO WITH AN AREA OF 50,000 SQ.M.**

Returned herewith is the folder containing the Foreshore Lease Application No. 045108-001 of Bluemax Tradelink Inc. rep. by Claro S. Zapata over a parcel of land with an area of 50,000 sq. m. situated in Brgy. Malawaan, Rizal, Occidental Mindoro together with the attached self-explanatory Memorandum dated July 1, 2020 of the Acting Director, Land Management Bureau, Quezon City.

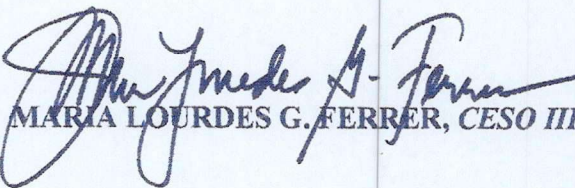
In view hereof, you are hereby directed to submit all the lacking requirements which are marked "x" in the attached checklist of requirements. Also, please take note on the observations of the LMB Director regarding the above-cited application as well as the computation of appraisal as stated in the attached memorandum.

For your information, guidance and compliance.

Encl. stated:

Copy Furnished:

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

  
MARIA LOURDES G. FERRER, CESO III



Department of Environment  
and Natural Resources  
MIMAROPA Region



Doc ID: 34209

<b>PENRO</b>	
TSD/RPS-63-5	
RECEIVED BY:	
DATE: 6/9/2021	
RELEASED BY:	
DATE: _____	

DENR MIMAROPA RECORDS SECTION

**RECEIVED**

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

<b>RECORDS</b>	
RECEIVED BY:	
DATE: 6/9	
TIME: _____	

DENR By the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila

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

Website: [denr.gov.ph](http://denr.gov.ph)  
Email: [mimaroparegion@denr.gov.ph](mailto:mimaroparegion@denr.gov.ph)

DATE: _____	TIME: _____
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Department of Environment and Natural Resources  
CENRO Occidental Mindoro

by:ADMIN-  
RONA  
58431

## CENRO DOCUMENT ACTION TRACKING SLIP

Provincial Doc. Number	P-2021-1334		
Originating Office	PENRO	Date Received	23-Jun-2021
Sender	ERNESTO E. TAÑADA		
Address	MAMBURAO, OCC. MDO.		
Subject	APPROVAL OF APPRAISAL FOR FORESHORE LEASE APPLICATION NO. 045108-001 OF BLUEMAX TRADELINK INC., REP. BY CLARO S. ZAPATA LOCATED AT BARANGAY MALAWAAN, RIZAL, OCCIDENTAL MINDORO WITH AN AREA OF 50,000 SQ. METERS		
Addressee	CENRO		
Document Type	MEMORANDUM		
Attachment(s)			

Route to/Date/Time Received	Released to/Date/Time Released	Action Required/Taken Remarks/Status
2021-06-23 / 9:55 AM by <u>ADMIN-RONA</u>	ENGR. NILO P. SALVADOR / 2021-06-23 /	IN //
	OG. 23. 2021 11:30 AM	<p>PTS</p> <p>for COMPLINF. 2</p> <p>INCHARGE. OFFICE OF THE CENRO</p> <p>Acted 6/25/21</p>





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

JUN 14 2021

**MEMORANDUM**

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

**FROM :** The OIC, PENR Officer

**SUBJECT :** **APPROVAL OF APPRAISAL FOR FORESHORE  
LEASE APPLICATION NO. 045108-001 OF  
BLUEMAX TRADELINK, INC. REP. BY CLARO S.  
ZAPATA, LOCATED AT BRGY. MALAWAAN,  
RIZAL, OCC. MINDORO WITH AN AREA OF  
50,000 SQ. METERS**

**UENR - CENR SAN JOSE**  
**MIMAROPA REGION**

**RECEIVED BY: # 2001-1334**  
**DATE: 06-23-2021**

Remanded is the folder containing the Foreshore Lease Application No. 045108-001 of Bluemax Tradelink, Inc. over a parcel of land with an area of 50,000 sq. meters, located at Brgy. Malawaan, Rizal, Occ. Mindoro, together with the Memorandum dated July 01, 2020 from the Acting Director, Atty. Emelyne V. Talabis, CESE, of the Land Management Bureau (LMB).

In this regard, kindly evaluate and review the appraisal of the property taking into consideration the comments and observations. Further, please submit all the lacking requirements which are marked "x" in the attached checklist of requirements.

For information and compliance.

  
**ERNESTO E. TAÑADA**

TSD-RPS





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

June 25, 2021

**SUBJECT:**

**BLUEMAX TRADELINK INC.**

Rep. by Claro S. Zapata, Applicant

Foreshore Lease Application No. 045108-001

Area=50,000 square meters

Barangay Malawaan, Rizal, Occidental Mindoro

**YOLANDA L. TANGCO**

OIC, Regional Director

Department of Public Works and Highways

MIMAROPA Region

EDSA, Quezon City

MADAM:

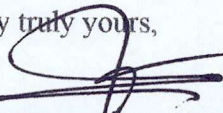
This is in connection with the Foreshore Lease Application (FLA No. 045108-001) applied by the Bluemax Tradelink Inc. Rep. by Claro S. Zapata, for a foreshore area which is intended exclusively for Jetty Port purposes, situated at Barangay Malawaan, Rizal, Occidental Mindoro.

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 favor 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**  
DMO IV/Assistant CENRO  
In-Charge, Office of the CENRO



Annet "K"



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

JUN 25 2021

**CLARO S. ZAPATA**  
**BLUEMAX TRADELINK INC.**  
Barangay Malawaan, Rizal,  
Occidental Mindoro

Sir,

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

This has reference to the Foreshore Lease Application No. 045108-001 of Bluemax Tradelink Inc. located at Barangay Malawaan, Rizal, Occidental Mindoro.

We are furnishing you a copy of memorandum from Land Management Bureau together with findings and comments. It is requested that these documents be submitted as requirement for the approval of your Foreshore Lease Application.

In view of this please submit documents needed as Mark X on the attached memorandum.

Thank you.

Very truly yours,

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

Received by: SE JUSTINIANO APJTB  
JUN 29 2021





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

August 18, 2022

**SUBJECT:**

**BLUEMAX TRADELINK INC.**

Rep. by Ms. Claro S. Zapata, Applicant

Foreshore/Miscellaneous Lease Application

Area = 49,999 square meters

Brgy. Malawaan, 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 Bluemax Tradelink Inc., represented by Ms. Claro S. Zapata covering 49,999 square meters foreshore area situated at Brgy. Malawaan, 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**  
CENR Officer

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

August 18, 2022

**SUBJECT:**

**BLUEMAX TRADELINK INC.**

Rep. by Ms. Claro S. Zapata, Applicant

Foreshore/Miscellaneous Lease Application

Area = 49,999 square meters

Brgy. Malawaan, 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 Bluemax Tradelink Inc., represented by Ms. Claro S. Zapata covering 49,999 square meters foreshore area situated at Brgy. Malawaan, 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

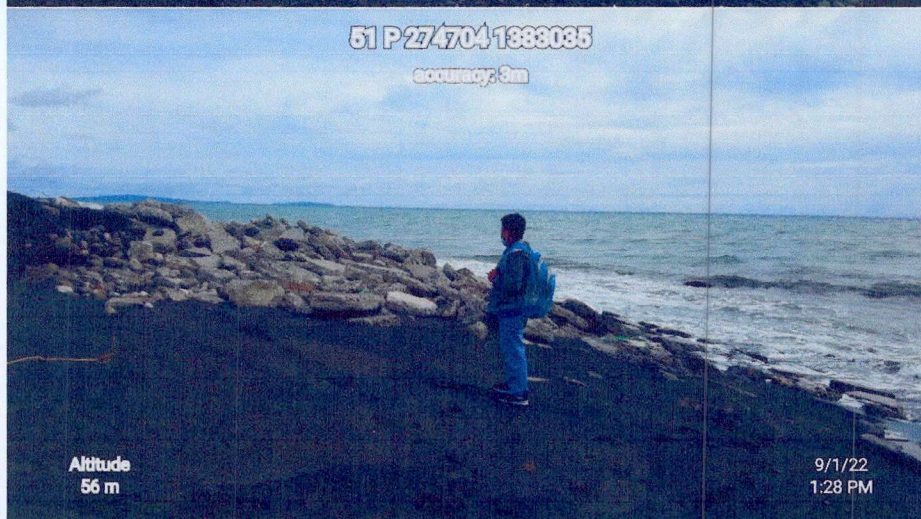
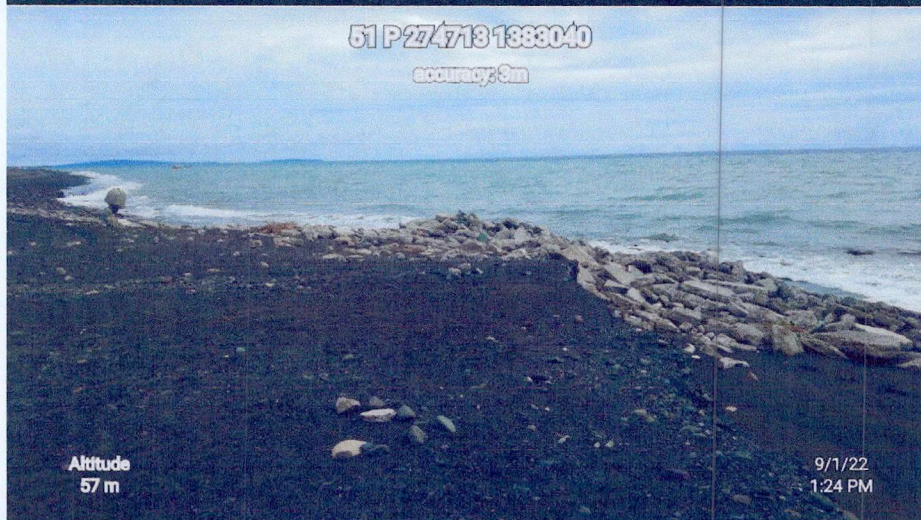
Brgy. Labangan, San Jose, Occidental Mindoro





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. MALAWAAN, RIZAL,  
OCC. MINDORO IN RELATION TO FORESHORE LEASE APPLICATION (FLA) OF  
BLUEMAX TRADELINK INC., REPRESENTED BY MR. CLARO S. ZAPATA**







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.

*[Handwritten signature]*