



Republic of the Philippines  
**OFFICE OF THE OMBUDSMAN**  
Ombudsman Building, Agham Road  
Diliman, Quezon City



**FIRST INDORSEMENT**

IC-OL-21-0726

SEP 21 2022

Respectfully referred to **DIR. MA. LOURDES G. FERRER, CESO III**, Regional Executive Director, Department of Environment and Natural Resources (DENR) – Region IV-B (MIMAROPA), 1515 L & S Building, Roxas Boulevard, Ermita, 1000 Manila, the attached complaint of Dolores and Desiree Masagca against Geodetic Engineer Caesar E. Quebec, CENRO-DENR, Sablayan, 5104 Occidental Mindoro.<sup>1</sup> Your advice to this Office on the action taken by the DENR-Region IV-B, referencing to **IC-OL-21-0726**, will be highly appreciated.

Very truly yours,

By authority of the Ombudsman:

**CORNELIO L. SOMIDO**  
Deputy Ombudsman for Luzon

Copy furnished:  
DOLORES T. MASAGCA  
DESIREE T. MASAGCA  
21 Quirino St. Zone 6,  
South Signal Village,  
Taguig City 1637

  
ECA/mcca

<sup>1</sup> The referral is pursuant to Section 23 of Republic Act No. 6770 (The Ombudsman Act) and Administrative Order 07 (Rules and Procedure of the Office of the Ombudsman).



Republic of the Philippines  
Office of the Ombudsman  
**OFFICE OF THE OMBUDSMAN FOR LUZON**  
Agham Road, Quezon City



**DOLORES TABORA-  
MASAGCA and  
DESIREE T. MASAGCA,**  
Complainant,

Ombudsman (Crim.) Case No. \_\_\_\_\_  
For: Violation of Republic Act No. 3019  
Anti-Graft and Corrupt Practices Act; Estafa

-versus-

Ombudsman (Admin.) Case No. \_\_\_\_\_  
For: Violation of Republic Act No. 6713-  
Code of Conduct and Ethical Standards  
and Accountability of Public Officials

**ENGR. CAESAR E. QUEBEC**  
Respondent.

X ----- X

## **COMPLAINT-AFFIDAVIT**

We, **DOLORES T. MASAGCA** and **DESIREE T. MASAGCA**, of legal age, Filipino, and residing in 21 Quirino Street, Zone 6, South Signal Village, Taguig City, after having been duly sworn to in accordance with law, hereby depose and state:

1. That we are filing criminal and administrative charges for: (a) **Violation of Republic Act No. 3019 Anti-Graft and Corrupt Practices Act as amended** ; (b) **Violation of Republic Act No. 6713 Code of Conduct and Ethical Standards and Accountability of Public Officials.** against Respondent **ENGINEER CAESAR E. QUEBEC** who may be served with subpoena, notices and other processes of this Honorable Court at the Community Environment and Natural Resources Office, CENRO-DENR, Sablayan, Occidental Mindoro.

### **PREFATORY STATEMENT**

2. Section 1, Article XI of the 1987 Constitution provides that, *"Public office is a public trust. Public officers and employees must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives."*

DATE:	NOV. 29, 2021
NAME:	PEREZ, JOHN CARLO
CONTACT NUMBER:	09565105302
EMAIL ADDRESS:	SUPERFEZ22@GMAIL



3. In the case of *Cornejo v. Gabriel*, decided in 1920, the Honorable Supreme Court already ruled:

*Again, for this petition to come under the due process of law prohibition, it would be necessary to consider an office a "property." It is, however, well settled xxx that a public office is not a property within the sense of the constitutional guaranties of due process of law but is public trust or agency. The basic idea of the government xxx is that of a popular representative government, the officers being mere agents and not rulers of the people, one where no one man or set of men has a proprietary or contractual right to an office, but where every officer accepts office pursuant to the provisions of the law and holds the office as a trust for the people he represents. (Emphasis and Italics supplied).*

4. Respondent herein is reminded that as a public servant he must exhibit at all times the highest sense of honesty and integrity. *"The Constitution stresses that a public office is a public trust and public officers must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives. These Constitutionally enshrined principles, oft repeated in our case law, are not mere rhetorical flourishes or idealistic sentiments. They should be taken as working standards by all in the public service."*<sup>1</sup>

5. *"Unlike private offices which are held largely on the dictates of market forces, public offices are public trust. Public officers are tasked to serve the public interest, thus the excessive burden for their retention in the form of numerous prohibitions. The liberal evidentiary standard of substantial evidence and the freedom of administrative proceedings from technical niceties effectuate the fiduciary nature of public office: they are procedural mechanisms assuring ease in maintaining an efficient bureaucracy, free of rent-seeking officials who exploit government processes to raise easy money."*<sup>2</sup>

6. *"Public office is a public trust. Public officers are servants of the people, not their rulers. Their conduct must be above suspicion, and their action must at all times be characterized by propriety and decorum. They should be examples of integrity, uprightness and honesty."*<sup>3</sup>

<sup>1</sup> Civil Service Commission v. Cortez, G.R. No. 155732, 3 June 2004, 430 SCRA 593, citing Bautista v. Negado, etc., and NWSA, 108 Phil 283, 289 (1960).

<sup>2</sup> Miro, Deputy Ombudsman for the Visayas v. Dosono, G.R. No. 170697, 30 April 2010

<sup>3</sup> Castillo v. Buencillo, Admin. Mat. No. P-97-1241, 20 March 2001, 354 SCRA 641, 649



## THE PARTIES

7. **DOLORES TABORA MASAGCA** is of legal age, Filipino, and a resident of 21 Quirino Street, Zone 6, South Signal Village, Taguig City.

8. **DESIREE T. MASAGCA** is the daughter of **DOLORES TABORA MASAGCA**, of legal age, Filipino, and a resident of 21 Quirino Street, Zone 6, South Signal Village, Taguig City.

9. Respondent **ENGINEER CAESAR E. QUEBEC** is the Chief of the Land Management Sector and Geodetic Engineer of the Community Environment and Natural Resources Office, CENRO-DENR, Occidental Mindoro. He may be served with subpoena, notices, and other processes of this Honorable Court at the Community Environment and Natural Resources Office, CENRO-DENR, Sablayan, Occidental Mindoro.

## BRIEF STATEMENT OF FACTS

10. That **DOLORES TABORA MASAGCA** is the legitimate owner of a parcel of land, which she inherited from her parents. In order to ascertain the exact boundaries of the said parcel of land, my mother, **MASAGCA** wanted to subject the said real property to a cadastral survey in preparation for the proper titling of the said inheritance. The purpose for the titling of the same is not only to observe the requirements of law but also to separate the property into two which were described as "Lot 992" and "Abandoned Road," Pls-26, Paluan, Public land. This parcel of land is situated or located in Sitio Maslud, Brgy. Tubili, Paluan, Occidental Mindoro.

11. That both of us mother and daughter, in order to expedite the proceedings necessary with regard to the described parcel of land, sought the assistance of one **ENGINEER CAESAR E. QUEBEC**. The herein complainants were able to discuss the matter with QUEBEC inside his office at the DENR, Mamburao, Occidental Mindoro, with regard to their concern. Speaking in Filipino, ENGINEER QUEBEC told them, "bakit pa kayo kukuha ng private surveyor eh? Pwede naman ako magsurvey nyan, pero may bayad." The herein complainants consented to the suggestion of the herein respondent **ENGINEER QUEBEC**.

12. That on the 26<sup>th</sup> of June 2005, I and my mother returned to the Community Environment and Natural Resources Office (CENRO),



located at Mamburao, Occidental Mindoro specifically in the office of **ENGINEER QUEBEC** where my mother, **DOLORES TABORA MASAGCA** personally gave the amount of **FIFTEEN THOUSAND PESOS ONLY (Php 15,000.00)** for the "Relocation Survey" of Lot 992 and **FIVE THOUSAND PESOS (Php 5,000.00)** for the Abandoned Road. This was personally witnessed by me (**DESIREE MASAGCA**) since I accompanied my mother to the said office.

13. That then and there, **ENGINEER CAESAR E. QUEBEC** received the amount of **TWENTY THOUSAND PESOS (Php 20,000.00)** in cash from my mother, **DOLORES T. MASAGCA**. The cash was physically counted by the respondent in front of us. Subsequently, we were issued with an acknowledgment receipt which contained the signature of the respondent **ENGINEER CAESAR E. QUEBEC** as evidenced by the attached hereto receipts as "**ANNEX A**" and "**ANNEX B**" which are made integral parts hereof.

14. That the two identified receipts contained the full name of **ENGINEER CAESAR E. QUEBEC**, along with the date of issue and his residential address, the amount that he received in Philippine currency, the name of the person who gave him the money, the purpose of the payment, the location of the subject property, and his signature.

15. That after payment was made, we, the complainants waited patiently for the schedule of the survey to be conducted by **ENGINEER CAESAR E. QUEBEC**, in order to determine the exact boundaries of the subject parcel of land owned by the complainant **DOLORES T. MASAGCA**. However, after three (3) long years of patiently waiting on our part as the complainants, there was only silence, no news whatsoever of a relocation/segregation survey to our detriment and prejudice. Both I and my mother patiently waited for **ENGINEER CAESAR E. QUEBEC** to personally visit our place, but still no concrete action plan was heard from him. We, the complainants were left to ourselves wondering what happened to our agreement with the respondent. It became clear to us then, that the respondent renege on his earlier promises and assurances.

16. Despite the unreasonable delay on the part of the respondent to deliver on his promise, we, the herein complainants, in good faith exhausted available means to expedite the proceedings. This included the follow ups that the complainants made by visiting the office of **ENGINEER CAESAR E. QUEBEC**, the latter assured them that all they need to do, is wait. Further, the respondent asked for an additional



**TEN THOUSAND PESOS ONLY (Php 10,000.00)** from the complainants for the purpose of expediting the proceedings.

17. That I, **DESIREE T. MAGSAGCA** personally gave to **ENGINEER CAESAR E. QUEBEC** the amount of **TEN THOUSAND PESOS ONLY (10,000.00)** in cash in order to expedite the proceedings for the land relocation survey. The cash was abruptly accepted by **ENGINEER QUEBEC**, he did not issue another acknowledgment receipt.

18. That after three (3) years, my mother and I came back to the office of **ENGINEER CAESAR E. QUEBEC** to follow up on the land survey proceedings, they were initially delighted when the respondent told them that there is already a title for both "Lot 992 and Abandoned Road" in the Registry of Deeds, Mamburao, Occidental Mindoro. We became quite excited to know that there is already a title for both subject parcels of land.

19. That the two titles were secured by the herein complainants in the Registry of Deeds with the following descriptions: **LOT 992** as "**ANNEX C-C1**" and **ABANDONED ROAD** as "**ANNEX D-D1**."

20. That after eleven (11) years, I, **DESIREE T. MASAGCA** went to the Department of Environment and Natural Resources (DENR) MIMAROPA, Region IV, 1515 L & S Building, Roxas Boulevard, Ermita, Manila, to verify the records of **LOT 992**, because I was wondering why there is **NO APPROVED PLAN** for **LOT 992**, while **ABANDONED ROAD** has an approved plan. Complainant **MASAGCA** was issued with a **CERTIFICATION** by DENR dated October 4, 2019 which confirmed that there was no approved plan for **LOT 992**. The said certification is attached hereto as "**ANNEX E**" and made integral part hereof.

21. That after sixteen (16) years since we first spoke with **ENGINEER CAESAR E. QUEBEC** for the survey, relocation, and segregation of our two subject parcels of land, there was **NO** action on the part of the respondent to expedite the proceedings, despite repeated follow ups and persistently waiting for his proper disposition of our request.

22. That we reiterate our purpose in determining the exact boundaries and accurate description of the subject parcels of land is to



protect our rights as the legal owner of the subject property. This is to prevent third persons from encroaching on our property and prevent the unlawful usurpation of the ownership of the subject parcels of land.

23. That the utter disregard of **ENGINEER CAESAR E. QUEBEC** of his duty has caused our family (**TABORA-MASAGCA**) losses because third persons continue to encroach on our property without our prior consent. It is worthy to take note of the fact that there are many people in our locality that lost their property due to the acts of **ENGINEER CAESAR E. QUEBEC** by conspiring with known land grabbers.

24. That, as of the moment there are six (6) cases pending in different courts with regard to land ownership. Since third persons have unlawfully encroached on our property to our detriment and prejudice. These third persons have been in conspiracy with **ENGINEER CAESAR E. QUEBEC** because the former was able to secure land titles with astonishing pace and even ahead of my mother, **DOLORES T. MASAGCA**, who is the rightful owner of the subject properties. I suspect that **ENGINEER CAESAR E. QUEBEC** has ties in the higher ups of the Department of Environment and Natural Resources.

25. That my mother, **DOLORES T. MASAGCA** has a pending case for "Nullity of Title" before the Regional Trial Court (RTC) Branch 44, Mamburao, Occidental Mindoro.

26. That in the course of this ordeal, we came to know that an employee of the DENR cannot accept payments for land relocation/segregation survey or any other similar activities in applying for titles because the said government agency has a specific department dealing with such and proper procedures must be complied with. Further, we also came to know that a Geodetic Engineer who is working for the Government cannot perform land relocation survey, if the subject property is private land. We came to realize that a private surveyor should be the one that must perform surveying of private lands. We should not have listened to the representations of **ENGINEER CAESAR E. QUEBEC**.

27. That **ENGINEER CAESAR E. QUEBEC** violated Republic Act 6713 for dishonesty and serious misconduct, when he did not disclose to us that he is prohibited from performing land relocation survey of private lands. That he is prohibited from accepting payments or any monetary gift in order to expedite the titling proceedings which may be



tantamount to the following punishable crimes (bribery, grave abuse of authority, graft, estafa). That the act of giving titles without an approved plan is violative of the law and the dictates of procedural rules. That the very act of receiving monetary gifts and usurpation of authority, that in the very first place, he is prohibited from performing constituted grave abuse of the same. That the very act of illegally conspiring with other third persons in the issuance of titles without proper authority to the detriment and prejudice of the rightful owners thereof is the height of injustice and therefore, must be dealt with the full force of the law.

## ARGUMENTS/DISCUSSIONS

**Respondent Caesar E. Quebec  
is Criminally Liable Under  
Section 3 (c) Republic Act  
3019; Directly or Indirectly  
Receiving any gift, present or  
other pecuniary or material  
benefit.**

Republic Act No. 3019 otherwise known as the "Anti-Graft and Corrupt Practices Act" states:

xxx      xxx      xxx

Section 3. Corrupt practices of public officers. In addition to acts or omissions of public officers already penalized by existing law, the following shall constitute corrupt practices of any public officer and are hereby declared to be unlawful:

xxx      xxx      xxx

(c) Directly or indirectly requesting or receiving any gift, present or other pecuniary or material benefit, for himself or for another, from any person for whom the public officer, in any manner or capacity, has secured or obtained, or will secure or obtain, any Government permit or license, in consideration for the help given or to be given, without prejudice to Section thirteen of this Act.

xxx      xxx      xxx



Respondent Caesar E. Quebec is being charged with violation of Section 3 (c) of Republic Act No. 3019. This crime has the following essential elements: (1) the offender is a public officer; (2) he has secured or obtained, or would secure or obtain, for a person any government permit or license; (3) he directly or indirectly requested or received from said person any gift, present or other pecuniary or material benefit for himself or for another; and (4) he requested or received the gift, present or other pecuniary or material benefit in consideration for help given or to be given.

In the instant case, we find that the facts and circumstances are within the contemplation of the applicable law: (1) respondent Caesar E. Quebec, a public officer, being a geodetic engineer of DENR (CENRO) Occidental, Mindoro, (2) committed the crime charged in relation to, while in the performance and taking advantage of his official functions, (3) did request or receive directly or indirectly, a gift, present or other pecuniary or material benefit in the form cash **THIRTY THOUSAND PESOS (Php 30,000.00)** in total, for himself, from both mother and daughter Dolores Tabora Masagca and Desiree Tabora Masagca, persons for whom accused Engineer Caesar E. Quebec, (4) has secured or obtained, or will secure or obtain, land titles for Lot 992 and Abandoned Road anent the relocation and segregation of two parcels of land owned by Dolores Tabora Masagca, in consideration for help given or to be given by the respondent.

It must be reiterated here; that all of the aforementioned elements concur in the instant case. Its findings on this concurrence are as follows:

"First, Quebec was in June 2005, a public officer, being then the geodetic engineer of CENRO DENR Mamburao, Occidental Mindoro.

"Second, in his official capacity as geodetic engineer of DENR CENRO Mamburao Occidental, Mindoro, he signed and issued on June 26, 2005, an acknowledgement receipt which contained a statement that he received the amount of **FIFTEEN THOUSAND PESOS ONLY (Php 15,000.00)** for the relocation survey of LOT 992 Pls-26 Maslud Paluan, Occidental Mindoro.

"Third, in his official capacity as geodetic engineer of DENR CENRO Mamburao Occidental, Mindoro, he signed and



issued on June 26, 2005, an acknowledgement receipt which contained a statement that he received the amount of **FIVE THOUSAND PESOS ONLY (Php 5,000.00)** for the segregation survey of Abandoned Road, Maslud Paluan, Occidental Mindoro.

"And, fourth, Quebec requested and received the amount of **TEN THOUSAND (Php 10,000.00)** as additional payment in consideration of the help he gave to expedite the land survey proceedings— viz, issuance of the land titles which he would not deliver to Mrs. Masagca unless she acceded to his request. It is important to take note that there was no approved plan for the newly issued titles upon verification with the Surveys and Control Section of the Department of Environment and Natural Resources (DENR) MIMAROPA Region IV.

**Respondent Caesar E.**  
**Quebec is Criminally**  
**Liable for Estafa**  
**under Revised Penal**  
**Code**

Article 315. Swindling (estafa). -Any person who shall defraud another by any of the means mentioned herein below:

X X X X X

2. By means of any of the following false pretenses or fraudulent acts executed prior to or simultaneously with the commission of the fraud:

(a) By using a fictitious name, or falsely pretending to possess power, influence, qualifications, property, credit, agency, business or transactions, or by means of other similar deceptions.

It is clear from the disquisition of the facts and circumstances of this case that respondent QUEBEC is criminally liable for the crime of estafa by deceit or misrepresentation, making it appear that he possesses the authority to conduct relocation/segregation surveys which is detrimental to the public interest.



**Respondent Caesar  
E. Quebec Is  
Criminally Liable  
for Violation of  
Republic Act 6713**

Finally, respondent Quebec's administrative liability is very clear under Republic Act No. 6713 otherwise known as the "Code of Conduct and Ethical Standards for Public Officials and Employees."

**Section 7. *Prohibited Acts and Transactions.*** - In addition to acts and omissions of public officials and employees now prescribed in the Constitution and existing laws, the following shall constitute prohibited acts and transactions of any public official and employee and are hereby declared to be unlawful:

d) Solicitation or acceptance of gifts. - **Public officials and employees shall not solicit or accept, directly or indirectly, any gift, gratuity, favor, entertainment, loan or anything of monetary value from any person in the course of their official duties or in connection with any operation being regulated by, or any transaction which may be affected by the functions of their office.**

The 1987 Constitution spells out the basic ethos underlying public office:

Section 1. Public office is a public trust. Public officers and employees must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives.

The fundamental notion that one's tenure in government springs exclusively from the trust reposed by the public means that continuance in office is contingent upon the extent to which one is able to maintain that trust. As Chief Justice Enrique Fernando eloquently wrote in his concurrence in *Pineda v. Claudio*.<sup>4</sup>

We must keep in mind that the Article on the Civil Service, like other provisions of the Constitution, was inserted primarily to assure a government, both efficient and adequate to fulfill the ends for which it has

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<sup>4</sup> 138 Phil. 37 (1969) [Per J. Castro, En Banc]



been established. That is a truism. It is not subject to dispute. It is in that sense that a public office is considered a public trust.

Everyone in the public service cannot and must not lose sight of that fact. While his right as an individual although employed by the government is not to be arbitrarily disregarded, he cannot and should not remain unaware that the only justification for his continuance in such service is his ability to contribute to the public welfare.

No one has a vested right to public office. One can continue to hold public office only for as long as he or she proves worthy of public trust.

Conviction rests not on the frailty of the defense but on the strength and sufficiency of the evidence of the prosecution. In this case, however, the scales of the evidence had already tilted heavily against the respondent.

### PRAYER

**WHEREFORE**, premises considered, it is most respectfully prayed that a resolution be issued finding respondent **CAESAR E. QUEBEC** criminally and administratively liable for **Violation of Section 3, paragraph (c) of Republic Act No. 3019**, as amended, **Estafa under the Revised Penal Code**, and for **Grave Misconduct and Violation of Republic Act No. 6713**, and in order to prevent the said respondent from committing further infractions of the law, be preventively suspended while the present case is under investigation.

Other relief just and equitable are also prayed.

29 November 2021 at Caloocan City, Philippines.

*D. Masagca*  
**DOLORES T. MASAGCA**  
Complainant/Affiant

*Desiree T. Masagca*  
**DESIREE T. MASAGCA**  
Complainant/Affiant

**VERIFICATION and  
CERTIFICATION AGAINST FORUM-SHOPPING**



REPUBLIC OF THE PHILIPPINES )  
 Caloocan City ) S.C.

We, **DOLORES T. MASAGCA** and **DESIREE T. MASAGCA**, are of legal age, married, Filipino and with residence or postal address above-stated, after having been duly sworn to in accordance with law, do hereby depose and states: That –

1. We are the complainants in the above-captioned case;
2. We have caused the preparation of the foregoing *Complaint-Affidavit* and I have read and understood the same and all the contents thereof are based upon my personal knowledge and as culled from authentic records;
3. We certify that we have not commenced any action or proceeding involving the same issue/s in the Supreme Court, the Court of Appeals, or any other tribunal or agency.
4. If we should thereafter learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or any other tribunal or agency, we undertake to report the fact to this Honorable Court/Office within five (5) days from the date I obtained such knowledge or received such information.

*D. Masagca*  
**DOLORES T. MASAGCA**  
*Affiant*

*DESIREE T. MASAGCA*  
**DESIREE T. MASAGCA**  
*Affiant*


**SUBSCRIBED AND SWORN** to before me, a Notary Public for and in   TAGUIG   City this   NOV 27   2021<sup>th</sup> of November 2021 by **Dolores T. Masagca and Desiree T. Masagca** exhibiting to their , with signature and photograph as competent evidence of identity.

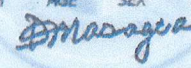
**ADMINISTERING OFFICER**

Doc. No.   75   ;  
 Page No.   14   ;  
 Book No.   I   ;  
 Series of 2021.

*[Signature]*  
**ATTY. HORATIO DANTE MAURICIO**  
 NOTARY PUBLIC FOR TAGUIG CITY UNTIL DEC. 31, 2022  
 IBP LIFETIME NO. 02089 RIZAL CHAPTER  
 PTR NO. A-5248365 / 06-24-2021 TAGUIG CITY  
 MCLE NO. VII-0003562  
 GRD. FLR. SUNSHINE MALL ARCA SOUTH, TAGUIG CITY






 Republic of the Philippines  
**OFFICE OF THE SENIOR CITIZENS AFFAIRS**  
 City of Taguig

**DOLORES T. MASAGCA**  
 NAME  
 21 Quirino St., Zone 6,  
 South Signal, Taguig City  
 ADDRESS  
 02-Jun-50 70 F 05/27/2021  
 DATE OF BIRTH AGE SEX DATE OF ISSUE  
 02-26-35841-14  
 CONTROL NO.  
  
 SIGNATURE / THUMBMARK  
 THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY


 REPUBLIC OF THE PHILIPPINES  
 Unified Multi-Purpose ID

CRN-0033-0873743-8  
 SURNAME  
**MASAGCA**  
 GIVEN NAME  
**DESIREE**  
 MIDDLE NAME  
**TABORA**  
 SEX F DATE OF BIRTH 1973/01/16  
 21 QUIRINO ST. ZONE 6,  
 BRGY. SOUTH SIGNAL VILL  
 TAGUIG CITY NCR PHL 1636

**Benefits & Privileges under Republic Act No. 9994**  
 • Free medical and dental, diagnostic and laboratory services in all government facilities.  
 • Free vaccinations for indigent senior citizens subject to guidelines issued by DOH.  
 • 20% discount & exemption from VAT, IF APPLICABLE, on the sale of the following goods and services based on the regulations issued by the Department of Finance through the Bureau of Internal Revenue.  
 - On the purchase of medicines including influenza and pneumococcal vaccines, and such other essential medical supplies, accessories and equipments, medical and dental services in private facilities and professional fees of attending physician/s in all private hospital, medical facilities, out-patient clinic & home health care facilities.  
 - In all fare for domestic air, sea travel, and public land transportation and railways.  
 - In all hotels, restaurants, and similar lodging establishments.  
 - On admission fees charged by theaters, cinema houses, concert halls, circuses, carnivals and places of culture, leisure and amusement.  
 • Other benefits and privileges as provided under R.A. No. 9994.  
**Only for exclusives use of Senior Citizens, Abuse of privileges punishable by law, Persons and Corporations violating R.A. 9994 shall be penalized.**  
  
**LINO S. CAYETANO**  
 CITY MAYOR

347.4.202  




Annex "A" <sup>Lot 992</sup>

DATE: 20 JUNE 2005

I, Mr./Mrs. CAESAR E. FUGER who's signature  
appear below is presently residing at PAYOMPON MAMBURAO,  
ACCIDENTAL MYNDORO RECEIVED the sum  
of FIFTEEN THOUSAND PESOS (Php 15,000.00)  
from Mr./Mrs. ROLANDS T. MASAGCA this 26th day of JUNE 2005,  
as a full / partial payment of RELOCATION SURVEY OF  
LOT 992, PCS-16 AT MACAO, PALAW, C.C. 1000

FORM OF PAYMENT

- ☒ CASH  
☐ CHECK

By:

CAESAR E. FUGER  
Signature Over Printed Name  
WOODRICK ENGINEER



Annex " **B** "

DATE: 26 JUNE 2005

I, Mr./Mrs. CARAN E. FUERTE who's signature  
appear below is presently residing at DAYONGON, MAMINAO,  
UC. MINDORO RECEIVED the sum  
of FIVE THOUSAND PESOS (Php 5,000.00)  
from Mr./Mrs. ROLOVER T. MALAGA this 26 th day of JUNE 2005  
as a full / partial payment of EXERCISES FUND OF  
ABANDONED ROAD AT MRS. CO, PALWAN, UC. MINDORO

FORM OF PAYMENT

☒ CASH  
☐ CHECK

By:

CARAN E. FUERTE

Signature Over Printed Name

CIVIL ENGINEER



Annex "C 992"

FORMULARYONG PANGHUKUMAN BLG. 54-D  
(Batas Hunyo, 1994)

Aktar  
Pahina

SN Blg. 422310

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG

Katibayan ng Orihinal na Titulo

Blg. 11-1000

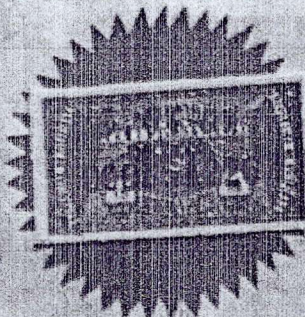
Pinagkasunduan ayon sa Seksyon 103 ng Atay sa Patalaan ng Ari-arian (Atay ng Pangulo Blg. 1329)  
ahinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, noong ika-  
ng taon, at nakatala sa mga kasulatan ng  
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. 08-7898  
KALOOB NA PATENTE BLG. 45107

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

may sapat na gulang, kasal kay...  
na nagtataglay ng lahat ng kwalipikasyon at  
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng...  
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasunod ng...  
Di-Patenteng ita, ang lupain nito...  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng...  
maliban kung sa kapakanan ng pamahalaan o ahin...  
ang lupain ng ita ay hindi maaaring mapasa...  
(5) taon mula sa petsa ng patente, at sa...  
ayon sa pagkakasunod ng...  
matatagpuan doon sa loob ng...  
man, na ang pinagkalooban...  
kahoy na maaaring kailangan...  
BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kahoy sa akin ng batas, AKO, SI

Nilagdaan sa...  
sa taon ng Ating Punitoon, labinsiyam na taon at



#21 Quirino St., Zone 6,  
Signal Village, Taguig City  
(Tirahan ng Mayor)

ISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

nakatala sa "Talaan ng Kasulatan" ng Lalawigan  
Lungsod ng...  
ahinsunod sa tadhana ng Seksyon 103 ng Atay ng  
Pangulo Blg. 1329, ngayong ika-  
sa

MARCEL A. PONCE  
Tagapala ng mga Kasulatan at Ari-arian

0016



Annex "C-1"

Palawan ..... -A

(PAGLALARAWANG TEKNIKAL)

Lot No. 992, Pls-26

Beginning at a point marked "1" of Lot No. 992, Pls-26 being: S 14-23 E. 12,042.22 M. from TILM No. 1, Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision to corner 1, thence: N 30-56 W, 466.88 M. to point 2; N 49-55 E, 40.93 M. to point 3; S 39-09 E, 521.94 M. to point 4; S 79-29 W, 122.68 M. to point 1; point of beginning.

Containing an area of THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTEEN (34,813) SQUARE METERS.

All points are marked on the ground by the old Pls. and P. M. Cyl. Conc. Mons 15 x 60 cm.

Bounded on the SW and NW along lines 1-2-3 by Lot 453, Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision; on the NE along line 3-4 by Abandoned Road; and on the South along line 4-1 by Lot 823, Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision.

Bearings true.

The survey of this lot was executed in accordance with law and existing rules and regulations promulgated thereunder by Geodetic Engineer Leoncio Dacanay on July 20, 1953 - February 28, 1954 and was approved on March 16, 1956.

Note: This lot is covered by FPA No. 045107-383-A.

Checked/Investigated/  
Final Report/submitted by:

Certified Correct:

RAIMONDO B. LUPANE

Geodetic Engineer III

CAESAR E. QUERES

Geodetic Engineer

Land Management Officer III



Annex "D"

Shambred, Road

Aklat  
Pahina

SN No. 868442

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG OCCIDENTAL MINDORO

Katibayan ng Orihinal na Titulo  
Blg. 2014000028

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),  
alinsunod sa patense na pinalabas ng Pangulo ng Pilipinas, sa Namb. Occ. Mdo. noong ika-10  
ng October taong 1933, at nakatala sa mga kasulatan ng  
gaya ng mga sumusunod:

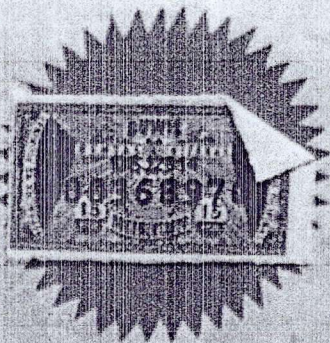
KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. 10

KALOOb NA PATENTE BLG. 045107-13-11144

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATE:

FILIPINO, M. MASAGCA, Dolores T. Masagca, at nakatira sa  
may sapat na gulang, kasal kay Signal Village, Taguig City na nagtataglay ng lahat ng kwalipikasyon at  
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,  
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ng mga kalaloon sa pamamagitan ng  
Di-Patenteng ito ang lupaing nasa Brgy. Tubili, Paluan, Occ. Mindoro na may kabuuang sukat na  
25,371 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinmaning mga sangay, mga yunit, o mga institusyon nito, na  
ang lupaing natamo ay hindi maaaring mapasailalim at hindi sasailalim sa pataw na sagutin sa loob ng limang  
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,  
ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na  
matagpuan doon sa loob ng limang taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa  
man, na ang pinagkaloonan o kalaloon mga tapagmana ay maaaring pumutol at gumamit ng nabanggit na  
kahoy na maaaring kailangang kanilang pansaring pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI  
BENIGNO S. AQUINO, III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang  
mga kasulatang ito at ikintal ang tatak ng Republika ng Pilipinas.  
Nilagdaan sa Mamburao, Occ. Mindoro ngayong ika-10 OCT 10 2013 ng  
sa taon ng Ating Panginoon, labinsiyam na taon at



SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

CONRADO A. ESPEJO, JR.

OC. PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-  
gan/Lungsod ng Occidental Mindoro  
alinsunod sa tadhana ng Seksyon 103 ng Atas ng  
Pangulo Blg. 1529, ngayong ika-10  
ng December taong 1933, sa 113 P.M.

MARIEL A. PONCE

DE-REGISTER OF DEEDS

ATTY. JOY C. LEBASPI

REGISTRAR OF DEEDS  
Tagatala ng mga Kasulatan at Ari-arian

Signal Vill., Taguig City  
(Tirahan ng May-ari)



Annex "D-1."

(PAGLALARAWANG TEKNIKAL)

Lot No. Plan F, F-045107-321

Beginning at a point marked "1" of Lot No. Plan F, F-045107-321, being: S 14-22 E, 11,638.32 M. from BLM No. 1, Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision to corner 1, thence:

S 39-09 E, 252.70 M. to point 2; S 38-47 E, 205.45 M. to point 3;  
S 79-29 W, 66.00 M. to point 4; N 39-09 W, 230.00 M. to point 5;  
N 39-09 W, 206.07 M. to point 6; N 60-00 E, 60.00 M. to point 1;  
point of beginning.

Containing an area of TWENTY SIX THOUSAND THREE HUNDRED SEVENTY ONE (26,371) SQUARE METERS.

All points are marked on the ground by the old Pls. P. S. Cyl. Conc. Mons 15 x 60 cm.


Bounded on the NE along lines 1-2-3 by Public Land; on the SE along line 3-4 by Lot 823; on the SW along lines 4-5-6 by Lot 992, both of Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision; and on the NW along line 6-1 by Public Land.

Bearings true.


The survey of this lot was executed in accordance with law and existing rules and regulations promulgated thereunder by Geodetic Engineer Caesar E. Quebec on December 20, 2006 and was approved on July 30, 2007.

Note: This lot is covered by F.P.A. No. 045107-321 and is equivalent to Lot No. 1874, Pls-26.

Checked by:

  
SALVADOR R. LUMABI  
Survey Aide II

Certified Correct:

  
CAESAR E. QUEBEC  
Engineer III  
Chief, Land Management Service

Investigated/Final  
Report/Submitted by:

  
LUZVIMINDA P. YGAR  
D P L I

  
MARIEL A. PONCE  
CIC-REGISTER OF DEEDS

ATTY. JOY C. LERASPI  
(REGISTERED ATTORNEY)  
Tarlac City

(Korungong sa Koragdagang Paluan)

Paluan





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

Annex "E"

### CERTIFICATION

This is to certify that as per verification from the records on file in this Office, there is no survey plan submitted for Inspection, Verification, and Approval of Survey (IVAS) on Lot No. 992, Pls – 26 located at Paluan, Occidental Mindoro.

This certification is issued upon the request of Ms. Desiree T. Masagca for whatever legal purpose it may serve.

Given this 4<sup>th</sup> day of October, 2019.

**JOCELYN A. SARILE**  
OIC Chief, Surveys and Control Section



PR-IV-B (MIMAROPA)

October 3, 2019

Mr. Roman Legapi

Engr. Janik,  
pl. verify and prepare  
certification

Chales  
10/3/19

Dear Sir,

I would like to request in your good office  
an approved Plan of Lot 992, PLS-76, located at  
Maslud, Brgy. Tabili, Patanan, Occ. Mindoro.

Based on your records that there is no approved  
Plan. Please kindly issue a Certification regar-  
ding this matter. I'm going to use it for legal  
purposes only.

Thank you.

6021

Sincerely yours,

10/3/19  
DESIRÉE T. MASAGCA  
Tammie L. Lora



Republic of the Philippines  
Office of the Ombudsman  
**OFFICE OF THE OMBUDSMAN FOR LUZON**  
Agham Road, Quezon City

OMBUDSMAN FOR LUZON  
CREMEB-RECORDS DIVISION

NOV 29 2021

RECEIVED  
JOSE LITO A. LLAGUNA

**DOLORES TABORA-  
MASAGCA and  
DESIREE T. MASAGCA,**  
Complainant,

Ombudsman (Crim.) Case No. \_\_\_\_\_  
For: Violation of Republic Act No. 3019  
Anti-Graft and Corrupt Practices Act; Estafa

-versus-

Ombudsman (Admin.) Case No. \_\_\_\_\_  
For: Violation of Republic Act No. 6713-  
Code of Conduct and Ethical Standards  
and Accountability of Public Officials

**ENGR. CAESAR E. QUEBEC**  
Respondent.

X ----- X

## **COMPLAINT-AFFIDAVIT**

We, **DOLORES T. MASAGCA and DESIREE T. MASAGCA**, of legal age, Filipino, and residing in 21 Quirino Street, Zone 6, South Signal Village, Taguig City, after having been duly sworn to in accordance with law, hereby depose and state:

1. That we are filing criminal and administrative charges for: (a) **Violation of Republic Act No. 3019 Anti-Graft and Corrupt Practices Act as amended** ; (b) **Violation of Republic Act No. 6713 Code of Conduct and Ethical Standards and Accountability of Public Officials**. against Respondent **ENGINEER CAESAR E. QUEBEC** who may be served with subpoena, notices and other processes of this Honorable Court at the Community Environment and Natural Resources Office, CENRO-DENR, Sablayan, Occidental Mindoro.

### **PREFATORY STATEMENT**

2. Section 1, Article XI of the 1987 Constitution provides that, *"Public office is a public trust. Public officers and employees must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives."*



3. In the case of *Cornejo v. Gabriel*, decided in 1920, the Honorable Supreme Court already ruled:

*Again, for this petition to come under the due process of law prohibition, it would be necessary to consider an office a "property." It is, however, well settled xxx that a public office is not a property within the sense of the constitutional guaranties of due process of law but is public trust or agency. The basic idea of the government xxx is that of a popular representative government, the officers being mere agents and not rulers of the people, one where no one man or set of men has a proprietary or contractual right to an office, but where every officer accepts office pursuant to the provisions of the law and holds the office as a trust for the people he represents. (Emphasis and Italics supplied).*

4. Respondent herein is reminded that as a public servant he must exhibit at all times the highest sense of honesty and integrity. *"The Constitution stresses that a public office is a public trust and public officers must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives. These Constitutionally enshrined principles, oft repeated in our case law, are not mere rhetorical flourishes or idealistic sentiments. They should be taken as working standards by all in the public service."*<sup>1</sup>

5. *"Unlike private offices which are held largely on the dictates of market forces, public offices are public trust. Public officers are tasked to serve the public interest, thus the excessive burden for their retention in the form of numerous prohibitions. The liberal evidentiary standard of substantial evidence and the freedom of administrative proceedings from technical niceties effectuate the fiduciary nature of public office: they are procedural mechanisms assuring ease in maintaining an efficient bureaucracy, free of rent-seeking officials who exploit government processes to raise easy money."*<sup>2</sup>

6. *"Public office is a public trust. Public officers are servants of the people, not their rulers. Their conduct must be above suspicion, and their action must at all times be characterized by propriety and decorum. They should be examples of integrity, uprightness and honesty."*<sup>3</sup>

---

<sup>1</sup> Civil Service Commission v. Cortez, G.R. No. 155732, 3 June 2004, 430 SCRA 593, citing Bautista v. Negado, etc., and NWSA, 108 Phil 283, 289 (1960).

<sup>2</sup> Miro, Deputy Ombudsman for the Visayas v. Dosono, G.R. No. 170697, 30 April 2010

<sup>3</sup> Castillo v. Buencillo, Admin. Mat. No. P-97-1241, 20 March 2001, 354 SCRA 641, 649



## THE PARTIES

7. **DOLORES TABORA MASAGCA** is of legal age, Filipino, and a resident of 21 Quirino Street, Zone 6, South Signal Village, Taguig City.

8. **DESIREE T. MASAGCA** is the daughter of **DOLORES TABORA MASAGCA**, of legal age, Filipino, and a resident of 21 Quirino Street, Zone 6, South Signal Village, Taguig City.

9. Respondent **ENGINEER CAESAR E. QUEBEC** is the Chief of the Land Management Sector and Geodetic Engineer of the Community Environment and Natural Resources Office, CENRO-DENR, Occidental Mindoro. He may be served with subpoena, notices, and other processes of this Honorable Court at the Community Environment and Natural Resources Office, CENRO-DENR, Sablayan, Occidental Mindoro.

## BRIEF STATEMENT OF FACTS

10. That **DOLORES TABORA MASAGCA** is the legitimate owner of a parcel of land, which she inherited from her parents. In order to ascertain the exact boundaries of the said parcel of land, my mother, **MASAGCA** wanted to subject the said real property to a cadastral survey in preparation for the proper titling of the said inheritance. The purpose for the titling of the same is not only to observe the requirements of law but also to separate the property into two which were described as "Lot 992" and "Abandoned Road," Pls-26, Paluan, Public land. This parcel of land is situated or located in Sitio Maslud, Brgy. Tubili, Paluan, Occidental Mindoro.

11. That both of us mother and daughter, in order to expedite the proceedings necessary with regard to the described parcel of land, sought the assistance of one **ENGINEER CAESAR E. QUEBEC**. The herein complainants were able to discuss the matter with **QUEBEC** inside his office at the DENR, Mamburao, Occidental Mindoro, with regard to their concern. Speaking in Filipino, **ENGINEER QUEBEC** told them, "bakit pa kayo kukuha ng private surveyor eh? Pwede naman ako magsurvey nyan, pero may bayad." The herein complainants consented to the suggestion of the herein respondent **ENGINEER QUEBEC**.

12. That on the 26<sup>th</sup> of June 2005, I and my mother returned to the Community Environment and Natural Resources Office (CENRO),



located at Mamburao, Occidental Mindoro specifically in the office of **ENGINEER QUEBEC** where my mother, **DOLORES TABORA MASAGCA** personally gave the amount of **FIFTEEN THOUSAND PESOS ONLY (Php 15,000.00)** for the "Relocation Survey" of Lot 992 and **FIVE THOUSAND PESOS (Php 5,000.00)** for the Abandoned Road. This was personally witnessed by me (**DESIREE MASAGCA**) since I accompanied my mother to the said office.

13. That then and there, **ENGINEER CAESAR E. QUEBEC** received the amount of **TWENTY THOUSAND PESOS (Php 20,000.00)** in cash from my mother, **DOLORES T. MASAGCA**. The cash was physically counted by the respondent in front of us. Subsequently, we were issued with an acknowledgment receipt which contained the signature of the respondent **ENGINEER CAESAR E. QUEBEC** as evidenced by the attached hereto receipts as "**ANNEX A**" and "**ANNEX B**" which are made integral parts hereof.

14. That the two identified receipts contained the full name of **ENGINEER CAESAR E. QUEBEC**, along with the date of issue and his residential address, the amount that he received in Philippine currency, the name of the person who gave him the money, the purpose of the payment, the location of the subject property, and his signature.

15. That after payment was made, we, the complainants waited patiently for the schedule of the survey to be conducted by **ENGINEER CAESAR E. QUEBEC**, in order to determine the exact boundaries of the subject parcel of land owned by the complainant **DOLORES T. MASAGCA**. However, after three (3) long years of patiently waiting on our part as the complainants, there was only silence, no news whatsoever of a relocation/segregation survey to our detriment and prejudice. Both I and my mother patiently waited for **ENGINEER CAESAR E. QUEBEC** to personally visit our place, but still no concrete action plan was heard from him. We, the complainants were left to ourselves wondering what happened to our agreement with the respondent. It became clear to us then, that the respondent renege on his earlier promises and assurances.

16. Despite the unreasonable delay on the part of the respondent to deliver on his promise, we, the herein complainants, in good faith exhausted available means to expedite the proceedings. This included the follow ups that the complainants made by visiting the office of **ENGINEER CAESAR E. QUEBEC**, the latter assured them that all they need to do, is wait. Further, the respondent asked for an additional



**TEN THOUSAND PESOS ONLY (Php 10,000.00)** from the complainants for the purpose of expediting the proceedings.

17. That I, **DESIREE T. MAGSAGCA** personally gave to **ENGINEER CAESAR E. QUEBEC** the amount of **TEN THOUSAND PESOS ONLY (10,000.00)** in cash in order to expedite the proceedings for the land relocation survey. The cash was abruptly accepted by **ENGINEER QUEBEC**, he did not issue another acknowledgment receipt.

18. That after three (3) years, my mother and I came back to the office of **ENGINEER CAESAR E. QUEBEC** to follow up on the land survey proceedings, they were initially delighted when the respondent told them that there is already a title for both "Lot 992 and Abandoned Road" in the Registry of Deeds, Mamburao, Occidental Mindoro. We became quite excited to know that there is already a title for both subject parcels of land.

19. That the two titles were secured by the herein complainants in the Registry of Deeds with the following descriptions: **LOT 992 as "ANNEX C-C1"** and **ABANDONED ROAD as "ANNEX D-D1."**

20. That after eleven (11) years, I, **DESIREE T. MASAGCA** went to the Department of Environment and Natural Resources (DENR) MIMAROPA, Region IV, 1515 L & S Building, Roxas Boulevard, Ermita, Manila, to verify the records of LOT 992, because I was wondering why there is **NO APPROVED PLAN for LOT 992**, while **ABANDONED ROAD** has an approved plan. Complainant **MASAGCA** was issued with a **CERTIFICATION** by DENR dated October 4, 2019 which confirmed that there was no approved plan for LOT 992. The said certification is attached hereto as **"ANNEX E"** and made integral part hereof.

21. That after sixteen (16) years since we first spoke with **ENGINEER CAESAR E. QUEBEC** for the survey, relocation, and segregation of our two subject parcels of land, there was **NO** action on the part of the respondent to expedite the proceedings, despite repeated follow ups and persistently waiting for his proper disposition of our request.

22. That we reiterate our purpose in determining the exact boundaries and accurate description of the subject parcels of land is to



protect our rights as the legal owner of the subject property. This is to prevent third persons from encroaching on our property and prevent the unlawful usurpation of the ownership of the subject parcels of land.

23. That the utter disregard of **ENGINEER CAESAR E. QUEBEC** of his duty has caused our family (**TABORA-MASAGCA**) losses because third persons continue to encroach on our property without our prior consent. It is worthy to take note of the fact that there are many people in our locality that lost their property due to the acts of **ENGINEER CAESAR E. QUEBEC** by conspiring with known land grabbers.

24. That, as of the moment there are six (6) cases pending in different courts with regard to land ownership. Since third persons have unlawfully encroached on our property to our detriment and prejudice. These third persons have been in conspiracy with **ENGINEER CAESAR E. QUEBEC** because the former was able to secure land titles with astonishing pace and even ahead of my mother, **DOLORES T. MASAGCA**, who is the rightful owner of the subject properties. I suspect that **ENGINEER CAESAR E. QUEBEC** has ties in the higher ups of the Department of Environment and Natural Resources.

25. That my mother, **DOLORES T. MASAGCA** has a pending case for "Nullity of Title" before the Regional Trial Court (RTC) Branch 44, Mamburao, Occidental Mindoro.

26. That in the course of this ordeal, we came to know that an employee of the DENR cannot accept payments for land relocation/segregation survey or any other similar activities in applying for titles because the said government agency has a specific department dealing with such and proper procedures must be complied with. Further, we also came to know that a Geodetic Engineer who is working for the Government cannot perform land relocation survey, if the subject property is private land. We came to realize that a private surveyor should be the one that must perform surveying of private lands. We should not have listened to the representations of **ENGINEER CAESAR E. QUEBEC**.

27. That **ENGINEER CAESAR E. QUEBEC** violated Republic Act 6713 for dishonesty and serious misconduct, when he did not disclose to us that he is prohibited from performing land relocation survey of private lands. That he is prohibited from accepting payments or any monetary gift in order to expedite the titling proceedings which may be



tantamount to the following punishable crimes (bribery, grave abuse of authority, graft, estafa). That the act of giving titles without an approved plan is violative of the law and the dictates of procedural rules. That the very act of receiving monetary gifts and usurpation of authority, that in the very first place, he is prohibited from performing constituted grave abuse of the same. That the very act of illegally conspiring with other third persons in the issuance of titles without proper authority to the detriment and prejudice of the rightful owners thereof is the height of injustice and therefore, must be dealt with the full force of the law.

### ARGUMENTS/DISCUSSIONS

**Respondent Caesar E. Quebec  
is Criminally Liable Under  
Section 3 (c) Republic Act  
3019; Directly or Indirectly  
Receiving any gift, present or  
other pecuniary or material  
benefit.**

Republic Act No. 3019 otherwise known as the "Anti-Graft and Corrupt Practices Act" states:

XXX      XXX      XXX

Section 3. Corrupt practices of public officers. In addition to acts or omissions of public officers already penalized by existing law, the following shall constitute corrupt practices of any public officer and are hereby declared to be unlawful:

XXX      XXX      XXX

(c) Directly or indirectly requesting or receiving any gift, present or other pecuniary or material benefit, for himself or for another, from any person for whom the public officer, in any manner or capacity, has secured or obtained, or will secure or obtain, any Government permit or license, in consideration for the help given or to be given, without prejudice to Section thirteen of this Act.

XXX      XXX      XXX



Respondent Caesar E. Quebec is being charged with violation of Section 3 (c) of Republic Act No. 3019. This crime has the following essential elements: (1) the offender is a public officer; (2) he has secured or obtained, or would secure or obtain, for a person any government permit or license; (3) he directly or indirectly requested or received from said person any gift, present or other pecuniary or material benefit for himself or for another; and (4) he requested or received the gift, present or other pecuniary or material benefit in consideration for help given or to be given.

In the instant case, we find that the facts and circumstances are within the contemplation of the applicable law: (1) respondent Caesar E. Quebec, a public officer, being a geodetic engineer of DENR (CENRO) Occidental, Mindoro, (2) committed the crime charged in relation to, while in the performance and taking advantage of his official functions, (3) did request or receive directly or indirectly, a gift, present or other pecuniary or material benefit in the form cash **THIRTY THOUSAND PESOS (Php 30,000.00)** in total, for himself, from both mother and daughter Dolores Tabora Masagca and Desiree Tabora Masagca, persons for whom accused Engineer Caesar E. Quebec, (4) has secured or obtained, or will secure or obtain, land titles for Lot 992 and Abandoned Road anent the relocation and segregation of two parcels of land owned by Dolores Tabora Masagca, in consideration for help given or to be given by the respondent.

It must be reiterated here; that all of the aforementioned elements concur in the instant case. Its findings on this concurrence are as follows:

"First, Quebec was in June 2005, a public officer, being then the geodetic engineer of CENRO DENR Mamburao, Occidental Mindoro.

"Second, in his official capacity as geodetic engineer of DENR CENRO Mamburao Occidental, Mindoro, he signed and issued on June 26, 2005, an acknowledgement receipt which contained a statement that he received the amount of **FIFTEEN THOUSAND PESOS ONLY (Php 15,000.00)** for the relocation survey of LOT 992 Pls-26 Maslud Paluan, Occidental Mindoro.

"Third, in his official capacity as geodetic engineer of DENR CENRO Mamburao Occidental, Mindoro, he signed and



issued on June 26, 2005, an acknowledgement receipt which contained a statement that he received the amount of **FIVE THOUSAND PESOS ONLY (Php 5,000.00)** for the segregation survey of Abandoned Road, Maslud Paluan, Occidental Mindoro.

"And, fourth, Quebec requested and received the amount of **TEN THOUSAND (Php 10,000.00)** as additional payment in consideration of the help he gave to expedite the land survey proceedings— viz, issuance of the land titles which he would not deliver to Mrs. Masagca unless she acceded to his request. It is important to take note that there was no approved plan for the newly issued titles upon verification with the Surveys and Control Section of the Department of Environment and Natural Resources (DENR) MIMAROPA Region IV.

**Respondent Caesar E.**  
**Quebec is Criminally**  
**Liable for Estafa**  
**under Revised Penal**  
**Code**

Article 315. Swindling (estafa). -Any person who shall defraud another by any of the means mentioned herein below:

X X X X X

2. By means of any of the following false pretenses or fraudulent acts executed prior to or simultaneously with the commission of the fraud:

(a) By using a fictitious name, or falsely pretending to possess power, influence, qualifications, property, credit, agency, business or transactions, or by means of other similar deceits.

It is clear from the disquisition of the facts and circumstances of this case that respondent QUEBEC is criminally liable for the crime of estafa by deceit or misrepresentation, making it appear that he possesses the authority to conduct relocation/segregation surveys which is detrimental to the public interest.



**Respondent Caesar  
E. Quebec Is  
Criminally Liable  
for Violation of  
Republic Act 6713**

Finally, respondent Quebec's administrative liability is very clear under Republic Act No. 6713 otherwise known as the "Code of Conduct and Ethical Standards for Public Officials and Employees."

**Section 7. *Prohibited Acts and Transactions.*** - In addition to acts and omissions of public officials and employees now prescribed in the Constitution and existing laws, the following shall constitute prohibited acts and transactions of any public official and employee and are hereby declared to be unlawful:

d) Solicitation or acceptance of gifts. - **Public officials and employees shall not solicit or accept, directly or indirectly, any gift, gratuity, favor, entertainment, loan or anything of monetary value from any person in the course of their official duties or in connection with any operation being regulated by, or any transaction which may be affected by the functions of their office.**

The 1987 Constitution spells out the basic ethos underlying public office:

Section 1. Public office is a public trust. Public officers and employees must at all times be accountable to the people, serve them with utmost responsibility, integrity, loyalty, and efficiency, act with patriotism and justice, and lead modest lives.

The fundamental notion that one's tenure in government springs exclusively from the trust reposed by the public means that continuance in office is contingent upon the extent to which one is able to maintain that trust. As Chief Justice Enrique Fernando eloquently wrote in his concurrence in *Pineda v. Claudio*.<sup>4</sup>

We must keep in mind that the Article on the Civil Service, like other provisions of the Constitution, was inserted primarily to assure a government, both efficient and adequate to fulfill the ends for which it has

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<sup>4</sup> 138 Phil. 37 (1969) [Per J. Castro, En Banc]



been established. That is a truism. It is not subject to dispute. It is in that sense that a public office is considered a public trust.

Everyone in the public service cannot and must not lose sight of that fact. While his right as an individual although employed by the government is not to be arbitrarily disregarded, he cannot and should not remain unaware that the only justification for his continuance in such service is his ability to contribute to the public welfare.

No one has a vested right to public office. One can continue to hold public office only for as long as he or she proves worthy of public trust.

Conviction rests not on the frailty of the defense but on the strength and sufficiency of the evidence of the prosecution. In this case, however, the scales of the evidence had already tilted heavily against the respondent.

### PRAYER

**WHEREFORE**, premises considered, it is most respectfully prayed that a resolution be issued finding respondent **CAESAR E. QUEBEC** criminally and administratively liable for **Violation of Section 3, paragraph (c) of Republic Act No. 3019**, as amended, **Estafa under the Revised Penal Code**, and for **Grave Misconduct and Violation of Republic Act No. 6713**, and in order to prevent the said respondent from committing further infractions of the law, be preventively suspended while the present case is under investigation.

Other relief just and equitable are also prayed.

29 November 2021 at Caloocan City, Philippines.

*Donesagca*  
**DOLORES T. MASAGCA**  
Complainant/Affiant

*K*  
**DESIREE T. MASAGCA**  
Complainant/Affiant

**VERIFICATION and  
CERTIFICATION AGAINST FORUM-SHOPPING**



REPUBLIC OF THE PHILIPPINES  
Caloocan City

)  
) S.C.

We, **DOLORES T. MASAGCA** and **DESIREE T. MASAGCA**, are of legal age, married, Filipino and with residence or postal address above-stated, after having been duly sworn to in accordance with law, do hereby depose and states: That –

1. We are the complainants in the above-captioned case;
2. We have caused the preparation of the foregoing *Complaint-Affidavit* and I have read and understood the same and all the contents thereof are based upon my personal knowledge and as culled from authentic records;
3. We certify that we have not commenced any action or proceeding involving the same issue/s in the Supreme Court, the Court of Appeals, or any other tribunal or agency.
4. If we should thereafter learn that a similar action or proceeding has been filed or is pending before the Supreme Court, the Court of Appeals, or any other tribunal or agency, we undertake to report the fact to this Honorable Court/Office within five (5) days from the date I obtained such knowledge or received such information.

*D. Masagca*  
**DOLORES T. MASAGCA**  
*Affiant*

*DESIREE T. MASAGCA*  
**DESIREE T. MASAGCA**  
*Affiant*


**SUBSCRIBED AND SWORN** to before me, a Notary Public for and in           TAGUIG           City this NOV 27 2021<sup>th</sup> of November 2021 by **Dolores T. Masagca and Desiree T. Masagca** exhibiting to their , with signature and photograph as competent evidence of identity.

**ADMINISTERING OFFICER**

Doc. No. 75 ;  
Page No. 14 ;  
Book No. I ;  
Series of 2021.

*[Signature]*  
**ATTY. HORATIO DANTE MAURICIO**  
NOTARY PUBLIC FOR TAGUIG CITY UNTIL DEC. 31, 2022  
IBP LIFETIME NO. 02089 RIZAL CHAPTER  
PTR NO. A-5248365 / 06-24-2021 TAGUIG CITY  
MCLE NO. VII-0003562  
GRD. FLR. SUNSHINE MALL ARCA SOUTH, TAGUIG CITY

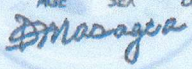



 Republic of the Philippines  
**OFFICE OF THE SENIOR CITIZENS AFFAIRS**  
 City of Taguig

**DOLORES T. MASAGCA**  
 NAME  
 21 Quirino St., Zone 6,  
 South Signal, Taguig City  
 ADDRESS

02-Jun-50    70    F    05/27/2021  
 DATE OF BIRTH    AGE    SEX    DATE OF ISSUE

02-28-35841-14  
 CONTROL NO.

  
 SIGNATURE / THUMBMARK

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY


**REPUBLIC OF THE PHILIPPINES**  
 Unified Multi-Purpose ID

CRN - 0033-0873743-8


SURNAME  
**MASAGCA**  
 GIVEN NAME  
**DESIREE**  
 MIDDLE NAME  
**TABORA**

SEX: F    DATE OF BIRTH: 1973/01/18  
 ADDRESS:  
 21 QUIRINO ST. ZONE 6  
 BRGY. SOUTH SIGNAL VILL  
 TAGUIG CITY NCR PHL 1636


 JMID

**Benefits & Privileges under Republic Act No. 9994**

- \*Free medical and dental, diagnostic and laboratory services in all government facilities.
  - \*Free vaccinations for indigent senior citizens subject to guidelines issued by DOH.
  - \*20% discount & exemption from VAT, IF APPLICABLE, on the sale of the following goods and services based on the regulations issued by the Department of Finance through the Bureau of Internal Revenue.
    - On the purchase of medicines including influenza and pneumococcal vaccines, and such other essential medical supplies, accessories and equipments, medical and dental services in private facilities and professional fees of attending physician/s in all private hospital, medical facilities, out-patient clinic & home health care facilities.
    - In all fare for domestic air, sea travel, and public land transportation and railways.
    - In all hotels, restaurants, and similar lodging establishments.
    - On admission fees charged by theaters, cinema houses, concert halls, circuses, carnivals and places of culture, leisure and amusement.
  - \*Other benefits and privileges as provided under R.A. No. 9994.
- Only for exclusives use of Senior Citizens, Abuse of privileges punishable by law, Persons and Corporations violating R.A. 9994 shall be penalized.**

  
**LINO S. CAYETANO**  
 CITY MAYOR

349.4.202





Annex "A" <sup>lot 992</sup>

DATE: 26 JUNE 2005

I, Mr./Mrs. CAESAR E. FUGREZ who's signature  
appear below is presently residing at PAYOMPON MAMBURAO,  
ACIDENTAL MINDORO RECEIVED the sum  
of FIFTEEN THOUSAND PESOS (Php 15,000.00)  
from Mr./Mrs. DOLORIS T. MASAGCA this 26 th day of JUNE 2005  
as a full / partial payment of INDOCATION SURVEY OF  
LOT 992, PG-26 AT MACAO, PALWAN, CC. MDO

FORM OF PAYMENT

☒ CASH  
☐ CHECK

By:

CAESAR E. FUGREZ  
Signature Over Printed Name  
WOODETIC ENGINEER



Annex "B"

DATE: 26 JUNE 2005

I, Mr./Mrs. CARAN E. QUEBOL who's signature  
appear below is presently residing at DAYOMPON, MARICOR,  
UC. MINDORO RECEIVED the sum  
of FIVE THOUSAND PESOS (Php 5,000.00)  
from Mr./Mrs. DOLORE T. MALAGA this 26th day of JUNE 2005  
as a full / partial payment of CONCRETE RUMAY OF  
ABANDONED ROAD AT MRS. DOLORE T. MALAGA, MARICOR, UC. MINDORO

FORM OF PAYMENT

☒ CASH  
☐ CHECK

By:

CARAN E. QUEBOL

Signature Over Printed Name

CIVIL ENGINEER



Annex "C-992"

FORMULARYONG PANGHUKUMAN BLG. 54-D  
(Batas Hukyo, 1994)

Aklat  
Pahina

SN Blg. 422310

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG OKIDENTAL NINORO

Katibayan ng Orihinal na Titulo

Blg. 77-11400

Pinatatagpuan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),  
alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, Remiyon Blg. 08-7898, noong ika-  
ng 11 taon ng 1998, at nakatala sa mga kasulatan ng  
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REMIYON BLG. 08-7898  
KALOOB NA PATENTE BLG. 77-11400

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATE

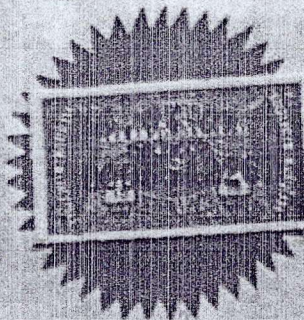
DOLORES T. MASAGCA

Filipino,

may asap na gulang, kasal kay Hipolito Masagca at nakatira sa  
na nagtataglay ng lahat ng kwalipikasyon at  
tanap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Republika Blg. 782 at 1872,  
Kabanata 171 ng Batas Komonwelt Blg. 141, ayon sa pagkakasunod ng Republika Blg. 782 sa pamamagitan ng  
Di-Patenteng ita, ang lupaing nasa So. Kasalud, Brgy. Tubtle, P. N. N. na may bahuning tukat na  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatataglay bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinsunod sa seksyon 118 na nagtatataglay bukod sa iba pa, na  
ang lupaing ita ay hindi maaaring mapasa sa lahat ng mga kondisyon ng Seksyon 118, 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,  
ayon sa pagkakasunod ng karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na  
malapitan doon sa loob ng lupaing ita, mula sa petsa ng pagpapalabas ng patente, sa panibuli, gayon pa  
man, na ang pinagkakalooban ng mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na  
kahoy na maaaring kailangan sa kailang pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kalook sa akin ng batas, AKO, SI  
GLORIA MACAPAGAL ARROYO, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang  
mga kasulatang ito sa hinirap ang tatak ng Republika ng Pilipinas.  
Nilagdaan sa Camburo, Cag. Mindoro noong ika-11 ng  
sa taon ng Ating Panguloon, labinsiyam na taon at

JUL 11 2008



#21 Quirino St., Zone 6,  
Signal Village, Taguig City  
(Tirahan ng Mayor)

ISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

OK PENDING

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan  
Lungsod ng Okidentel Mindoro  
alinsunod sa tadhana ng Seksyon 103 ng Atas ng  
Pangulo Blg. 1529, noong ika-11 ng  
taon ng 1998, sa 100 Heha.

MARCEL A. PONCO  
Tagapangalaga ng mga Kasulatan at Ari-arian



Annex "C-1"

Pakina ..... -A

(PAGLALARAWANG TERNIKAL)

Lot No. 992, Fls-26

Beginning at a point marked "1" of Lot No. 992, Fls-26 being: S 14-23 E, 12,042.22 M. from BLIN No. 1, Fls-26 (Philcusa-Foa) Paluan Public Land Subdivision to corner 1, thence: N 30-56 W, 466.88 M. to point 2; N 49-55 E, 40.93 M. to point 3; S 39-09 E, 521.54 M. to point 4; S 79-29 W, 122.68 M. to point 1; point of beginning.

Containing an area of THIRTY FOUR THOUSAND EIGHT HUNDRED THIRTEEN (34,813) SQUARE METERS.

All points are marked on the ground by the old Fls. and P. M. Cyl. Conc. Mons 15 x 60 cm.

Bounded on the SW and NW along lines 1-2-3 by Lot 453, Fls-26 (Philcusa-Foa) Paluan Public Land Subdivision; on the NE along line 3-4 by Abandoned Road; and on the South along line 4-1 by Lot 823, Fls-26 (Philcusa-Foa) Paluan Public Land Subdivision.

Bearings true.

The survey of this lot was executed in accordance with law and existing rules and regulations promulgated thereunder by Geodetic Engineer Leoncio Decanay on July 20, 1953 - February 26, 1954 and was approved on March 16, 1956.

Note: This lot is covered by FPA No. 045407-383-A.

Checked/Investigated/  
Final Report/submitted by:

Certified Correct:

  
SALVADOR H. LINARES

  
CAESAR E. QUEREZ

Geodetic Engineer  
Land Management Officer III



Annex "D"

Aktal  
Pahina

PODOLARYONG PANGHUKUMAN BLG. 54-D  
Ternero, Hunyo, 1934

SN Blg. 868442

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT AM-ARIAN SA  
LUNGSOD/LALAWIGAN NG OCCIDENTAL MINDORO

Katibngan ng Orihinal na Titulo

Blg. 2014000028

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patulaan ng Ari-arian (Atas ng Pangulo Blg. 1529),  
alinusod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Mamb. Occ. Mac. noong ika-10  
ng October taong 1934, at nakatala sa mga kasulatan ng  
gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. 5.107-13-11144

KALOOb NA PATENTE BLG. 045107-13-11144

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATE:

may sapat na gulang, karol kay HIPOLITO M. MASAGCA, Filipino,  
Signal Village, Taguig City Dolores T. Masagca at nakatira sa

ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,  
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkaloob sa pamamagitan ng  
Di-Patenteng Ito ang lupaing nasa Grey Tubili, Paluan, Occ. Mindoro na may kabuuang sukat na  
25,371 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinmagang buta sangay, mga yunit, o mga institusyon nito, na  
ang lupaing natamo ay hindi maaaring mapasagat at hindi sasailalim sa pataw na sagutin sa loob ng limang  
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,  
ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na  
matagpuan doon sa loob ng limang taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa  
man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na  
kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan ng kaloob sa akin ng batas, AKO, SI  
BENIGNO S. AQUINO, III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang  
mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.  
Nilagdaan sa Mamburao, Occ. Mindoro ngayong ika-10 OCT 10 2013 ng  
sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

CONRADO A. ESPEJO, JR.

OC. PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-  
gan/Lungsod ng Occidental Mindoro  
alinusod sa tadhana ng Seksyon 103 ng Atas ng  
Pangulo Blg. 1529, ngayong ika-10  
ng December taong 2013, sa 113 Pina.

MARIEL A. PONCE

OC-REGISTER OF DEEDS

ATTY. JOY C. LEGASPI

REGISTRAR OF DEEDS  
Tagatala ng mga Kasulatan at Am-arian

Signal Vill., Taguig City  
(Tirahan ng May-ari)



Annex "D-1"

Pahina ..... A

(PAGLALARAWANG TEKNIKAL)

Lot No. Plan F, F-045107-321

Beginning at a point marked "1" of Lot No. Plan F, F-045107-321, being: S 14-22 E, 11,638.32 M. from BLM No. 1, Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision to corner 1, thence:

S 39-09 E, 252.70 M. to point 2; S 38-47 E, 205.45 M. to point 3;  
S 79-29 W, 66.00 M. to point 4; N 39-09 W, 230.00 M. to point 5;  
N 39-09 W, 206.07 M. to point 6; N 60-00 E, 60.00 M. to point 1;  
point of beginning.

Containing an area of TWENTY SIX THOUSAND THREE HUNDRED SEVENTY ONE (26,371) SQUARE METERS.

All points are marked on the ground by the old Pls. P. S. Cyl. Conc. Mons 15 x 60 cm.


Bounded on the NE along lines 1-2-3 by Public Land; on the SE along line 3-4 by Lot 823; on the SW along lines 4-5-6 by Lot 992, both of Pls-26 (Philcusa-Foa) Paluan Public Land Subdivision; and on the NW along line 6-1 by Public Land.

Bearings true.


The survey of this lot was executed in accordance with law and existing rules and regulations promulgated thereunder by Geodetic Engineer Caesar E. Quebec on December 20, 2006 and was approved on July 30, 2007.

Note: This lot is covered by F.P.A. No. 045107-321 and is equivalent to Lot No. 1874, Pls-26.

Checked by:

  
SALVADOR R. LUMABI  
Survey Aide II

Certified Correct:

  
CAESAR E. QUEBEC  
Engineer III  
Chief, Land Management Service

Investigated/Final  
Report/Submitted by:

  
LUZVIMINDA P. YCAR  
D P L I

  
MARIEL A. PONCE  
OIC-REGISTER OF DEEDS

  
ATTY. JOY C. LEGASPI  
(REGISTERED ATTORNEY)  
Tribunal de Justicia de Palawan

(Korungong sa Koragdagang Pahina .....

Pahina .....





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


Annex "E"

### CERTIFICATION

This is to certify that as per verification from the records on file in this Office, there is no survey plan submitted for Inspection, Verification, and Approval of Survey (IVAS) on Lot No. 992, Pls – 26 located at Paluan, Occidental Mindoro.

This certification is issued upon the request of Ms. Desiree T. Masagca for whatever legal purpose it may serve.

Given this 4<sup>th</sup> day of October, 2019.

  
**JOCELYN A. SARILE**  
OIC Chief, Surveys and Control Section



PR-IV-B (MIMAROPA)

October 3, 2019

Mr. Roman Legapi

Engr. Janik,  
pl. verify and prepare  
certification

Chales  
10/3/19

Dear Sir,

I would like to request in your good office  
an approved Plan of Lot 992, PLS-76, located at  
Maslud, Brgy. Tabili, Patnanan, Occ. Mindoro.

Based on your records that there is no approved  
Plan. Please kindly issue a Certification regar-  
ding this matter. I'm going to use it for legal  
purposes only.

Thank you.

Sincerely yours,

10/3/19  
DESIRÉE T. MASAGCA  
Tammie L. Lina