



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

MEMORANDUM

TO : THE OIC, PENR OFFICER
Oriental Mindoro

ATTENTION : THE CENR OFFICER
Socorro, Oriental Mindoro

FROM : THE OIC, REGIONAL EXECUTIVE DIRECTOR

SUBJECT : WATER PERMIT APPLICATION OF LOURDES S. ANG /
WILLIAM LOU GASOLINE STATION LOCATED IN BRGY.
STA. ISABEL, CALAPAN CITY, ORIENTAL MINDORO
[P-2023-114079]

DATE : DEC 18 2023

This pertains to your Memorandum dated July 05, 2023, endorsing the Water Permit Application of William Lou Gasoline Station represented by Ms. Lourdes S. Ang located in Brgy. Sta. Isabel, Calapan City, Oriental Mindoro.

In view hereof, you are hereby directed to provide assistance to the applicant in fulfilling all the lacking requirements as indicated in the attached checklist with reference to NWRB Resolution No. 24-0819. Also, require the enclosure of the filing fees in the form of Checks or Postal Money Order on all the WPAs received by your office.

For compliance.


FELIX S. MIRASOL, JR., CESO IV

Copy furnished:

Ms. Lourdes S. Ang
Brgy. Sta. Isabel, Calapan City
Oriental Mindoro



Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 114079

LPDD/PDS/SEL/11-11-2023/1431

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

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

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

Email: mimaroparegion@denr.gov.ph



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Department of Environment and Natural Resources
MIMAROPA Region

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Ms. Lourdes S. Ang
Brgy. Sta. Isabel, Calapan City
Oriental Mindoro

LPDD/PDS/SEL/11-11-2023/1431

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Email: mimaroparegion@denr.gov.ph

WATER PERMIT APPLICATION (WPA)

Checklist of Requirements* GROUNDWATER - EXISTING

Purpose: Other Uses-Gasoline Station

Name of Water Source: Deep Well

Location of Diversion Point:

Address: Brgy. Sta. Isabel, Calapan City, Oriental Mindoro

Coordinates: latitude 13 22' 44" N longitude 121 9' 47" E

Name of Applicant: WILLIAM LOU GASOLINE STATION

Name of Representative: LOURDES S. ANG

Contact Details:

Mailing Address: Brgy. Sta. Isabel, Calapan City, Oriental Mindoro

Mobile/Landline Nos.: 0916-256-1431

E-mail address: ang.aster@gmail.com

	REQUIREMENTS	REQUIRED	SUBMITTED	REMARKS
A	Duly accomplished Water Permit Application (4's) and Notices (10's)	√	√	1 copy each of WPA and Notice
B	Proof of land ownership of, legal title to, or right to use, the property where the water source is situated, or approved SLUP, FLAGT, PAMB, etc.	√	√	TCT No. T-140871 in the name of Mr. Delfin Valois, Jr. and Ms. Violeta M. Valois whom have a contract of lease with the applicant
C	Certificate of Registration from relevant agencies: CORPORATION/PARTNERSHIP - SEC Registration with Articles of Incorporation & By-Laws and certificate of latest Corporate Financial Structure issued by the Corporate Secretary; SINGLE PROPRIETORSHIP - Certificate of Registration from DTI; COOPERATIVE - Certificate of Registration from CDA; WATER DISTRICT - Certificate of Conformance from LWUA; BARANGAY WATERWORKS ASSOCIATION - Certificate of Registration (SEC)	√	√	DTI Certification with Business Name No. 3962215
D	Vicinity Map/Location Plan with scale 1:10,000 or 1:50,000, or Google Map showing the exact location of the point of diversion	√	√	Sketch plan and location map submitted by the Applicant
E	For deepwell: Well drilling data (Pumping Test, Well Log Data). If well data is not available, certification from the applicant on the depth, casing diameter of well, static water level and capacity of motor pump; For spring source: Spring discharge measurement	√	X	Secure a Certification from Municipal Engineer regarding Well Drilling Data or equivalent
F	(1) Potability Test and Bacteriological Test; (2) Physical and Chemical Water Analysis, Potability Test (if found negative, attach duly notarized manifestation letter stating water treatment process)	√	X	Failed in Microbiological Test for Drinking Water. Based on the Brief Description submitted, the water can be use for bathing, cooking and washing the dishes.
G	List of Beneficiaries with their corresponding area (in hectare) and tax declaration certified by Municipal/ Provincial Assessor			
H	General layout of the system, including delineation of area indicating area (in hectare) for which water will be used and adjoining lands and their corresponding owners duly indicated relative to the point of diversion			
I	Brief description of the project stating among others, how water will be used, amount of water needed, power to be generated, etc. (For Hydropower Generation - prefeasibility study with hydrology.)	√	√	
J	Certificate of Registration from DOE or Certificate of Indorsement and Hydropower Service Contract			
K	An agreement MOA/Joint Venture Agreement between the private water supplier and the buyer with specific purpose on how water will be used.			
L	Application for Environmental Compliance Certificate or Certificate of Non-Coverage duly received by the DENR	√	√	CNC No. CNC-OL-R4B-2023-02-00459
M	Payment for penalty for every well drilled without permit to drill.	√	X	

Other Documents submitted:

1. Geotaged-photos

Assessed by:

SABRIZAE LUCIDOS
(signature over printed name)

Noted by:

ALFRED S. LOPEZ
(signature over printed name)

WRUS Ctrl No.:	1431
Date Received:	11/06/2023
Date Assessed:	11/21/2023



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

P-2023-114079

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
BY:	<i>[Signature]</i>
DATE:	JUL 19 2023
TIME:	

July 05, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR Mimaropa Region

THRU : The Chief
Licenses, Patents and Deeds Division

FROM : OIC-PENR Officer
Oriental Mindoro

SUBJECT : **WATER PERMIT APPLICATION OF LOURDES S. ANG /
WILLIAM LOU GASOLINE STATION LOCATED AT BRGY.
STA. ISABEL, CALAPAN CITY, ORIENTAL MINDORO**

DENR Region IV-B Licenses, Patents and Deeds Division	
RECEIVED	
Date	7-20-23
Doc. No.	WRM73-0707P350

Forwarded is the water permit application of Lourdes S. Ang / William Lou Gasoline Station located at Brgy Sta. Isabel, Calapan City, Oriental Mindoro with the following attachments:

1. Memorandum of Rodel M. Boyles, CENR Officer Socorro, Oriental Mindoro
2. Memorandum Report of FTII Michael Anjelo A. Acuzar to CENR Officer
3. Geotagged Photos of William Lou Gasoline Station
4. Notarized WPA Application Forms
5. Copy of Title
6. Contract of Lease by and between Violeta M. Valois, Lessor and William Lou Gasoline Station, Lessee
7. Location Plan and Vicinity Map
8. Certificate of Registration from DTI
9. Environmental Compliance Certificate (ECC)
10. Test Report of Microbiological Analysis
11. Brief Description of Project
12. Certification from the owner relative to the well drilling data

For information, records and evaluation.

[Signature]
ALAN L. VALLE

PENRO Tracking No.: 2307000056
FN: TSD/RPS/Utilization



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

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	JUL 04 2023
TIME:	

June 26, 2023

MEMORANDUM

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

THRU : The OIC, PENRO, Oriental Mindoro
Suqui, Calapan City, Oriental Mindoro

FROM : The Community Environment and Natural Resources Officer
CENRO Socorro, Oriental Mindoro

SUBJECT : **WATER PERMIT APPLICATION OF LOURDES S. ANG/WILLIAM LOU GASOLINE STATION LOCATED AT STA. ISABEL, CALAPAN CITY, ORIENTAL MINDORO**

Respectfully forwarding the pertinent documents to facilitate the approval from NWRB regarding the water permit application of Lourdes S. Ang/William Lou Gasoline Station located at Barangay Sta. Isabel, Calapan City, Oriental Mindoro.

For information and consideration.

[Signature]
RODEL M. BOYLES



June 19, 2023

MEMORANDUM

FOR : The CENR Officer
THRU : The RPS Chief
FROM : FT II/WRUS Staff
SUBJECT : **REPORT ON THE WATER PERMIT APPLICATION OF
LOURDES S. ANG/WILLIAM LOU GASOLINE STATION
LOCATED AT STA. ISABEL, CALAPAN CITY, ORIENTAL
MINDORO**

In relation to the above cited subject, the undersigned conducted geotagging and verification/assessment on the Water Permit Application (WPA) located at Barangay Sta. Isabel, Calapan City.

The proponent's water source is a deep well wherein several establishments are connected including their leased Gas Station (*Petro Gazz*).


Attached are the following documents in relation to the application:

1. Notarized WPA Application Forms.
2. Copy of title.
3. Location Plan and Vicinity Map.
4. Certificate of Registration from DTI.
5. Environmental Compliance Certificate (ECC).
6. Bacteriological Test.
7. Brief Description of the project.
8. Certification from the owner relative to the well drilling data.

For information and record.


MICHAEL ANJELO A. ACUZAR



 Republic of the Philippines NATIONAL WATER RESOURCES BOARD 8th Floor, NIA Building, EDSA, Diliman, Quezon City		WATER PERMIT APPLICATION No. _____ Filed in the Office of _____ Date _____	
BEFORE ACCOMPLISHING THIS FORM IN QUADRUPPLICATE, READ THE ACCOMPANYING INSTRUCTIONS			
1. Name of Applicant LOURDES S. ANG/ WILLIAM LOU GASOLINE STATION		5. Filing & Legal Research fee Payable to National Water Resources Board	
2. Mailing Address Sta. Isabel, Calapan City, Oriental Mindoro		a. Phil. Postal Money Order Nos. _____	
2a. Telephone No. 0916-256-1431		b. NWRB Official Receipt No. _____	
3. Tax Account No. 174-067-762-002		Date _____	
4. Citizenship Filipino		Email Address ang.aster@yahoo.com	
6. Name of Water Source Deep Well	7. Location of Diversion Point Sta. Isabel, Calapan City, Oriental Mindoro	8. Method of Diversion Deepwell to pump	
9. Months of Low-Flow April to May	10. Water Needed in Liters/Second 0.5 liter per 3 seconds	11. Purpose Use for entire operation	
12. If for Agriculture, Area of Land and Crops Raised N/A		13. If for Domestic Water Supply, Population Served N/A	
14. If for Industry, Brief Description on how Water will be Used N/A	15. If for Power, Rated Capacity in Kilowatts N/A	16. Other Uses N/A	
17. Name of Person/s Holding or Claiming Rights to the Use of Water including the Amount and Nature of Use Downstream and Upstream of Proposed Point of Diversion N/A			
I hereby certify that the information given above and in documents submitted are true and correct to the best of my knowledge and belief. LOURDES S. ANG Signature of Applicant		Subscribed and sworn to before me on this date ATTY. VERONICA GOCO CHAN Notary Public Notarial Commission No. NP-22-23: Until December 31, 2023 Roll of Attorneys No. 80113 IBP No. 263061/01-03-2023-Oriental Mindoro PTR No. 2983476/01-03-2023-Calapan City Notary Public Administering Office	
TO BE FILLED BY NWRB AGENT			
18. CHECKLIST on General Information and Description		e. <input type="checkbox"/> Location plan of areas to be developed indicating the layout of proposed works	
a. <input type="checkbox"/> Ownership/right to land established		f. <input type="checkbox"/> Certification of Incorporation if applicant is an association or corporation	
b. <input type="checkbox"/> Citizenship as a Filipino established		g. <input type="checkbox"/> Other information as specified under Sect. 4 Rules and Regulations implementing the Water Code	
c. <input type="checkbox"/> Brief description of proposed project/development			
d. <input type="checkbox"/> Location plan of water source and point of diversion using a scale of 1:50,000			
19. Diversion Point Latitude : 13.379054 Longitude : 481.163473		20. Possible adverse effect to public and/or private interest:	
Prepared by: Date:		Submitted by: Date:	
21. Water Discharge (To be filled by NWRB Hydrologist/Staff)			
a. 80% of time equalled or exceeded	b. Mean of monthly discharge L/S	c. Amount of Water recommended for approval	
22. Other comments and recommendations:			
Prepared by: Date:		Submitted by: Date:	



Republic of the Philippines

NATIONAL WATER RESOURCES BOARD

8th Floor, NIA Bldg., EDSA, Quezon City

NWRB-WRP-14-TU

Name and Address of NWRB Agent

**NOTICE OF WATER PERMIT
APPLICATION**

No.

Date:

By:

This is to certify that an application of WATER PERMIT with pertinent information included herewith, has been filed with this Office.

Any person who may be adversely affected by the proposed appropriation may file with this Office, a written and subscribed protest stating the reasons for his objection.

1. Name of Applicant LOURDES S. ANG/ WILLIAM LOU GASOLINE STATION	2. Mailing Address Sta. Isabel, Calapan City, Oriental Mindoro
3. Name of water source Deep Well	4. Method of Diversion Deepwell to motor pump
5. Location of Diversion Point Latitude : 13.379054 Longitude : 481.163473	6. Water Needed in Liters per Second 0.5 liter per 3 seconds
7. Period of Water Use 24 hours	8. Purpose Use for entire operation

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENT:

This **CONTRACT OF LEASE** made and executed at _____ day of _____ by and between:

VIOLETA M. VALOIS, of legal age, filipino citizen, single, and a resident of Brgy. Sta. Isabel, Calapan City, Oriental Mindoro, hereinafter referred to as the **LESSOR**;

and

WILLIAM LOU GASOLINE STATION, owned and operated by **LOURDES SENA ANG**, of legal age, Filipino, with business address at Bonifacio St., Pinamalayan, Oriental Mindoro, hereinafter referred to as the **LESSEE**. Collectively, herein referred to as parties.

WITNESSETH; That

WHEREAS, the **LESSOR** is the owner of a parcel of land with improvements located at National Highway Barangay Sta. Isabel Calapan City, Oirental Mindoro with an approximate lot area of 4485 square meters covered by TCT No. 140871 of the Registry of Deeds for the Province of Oriental Mindoro and hereinafter referred to as the leased premises.

WHEREAS the **LESSEE** desires to lease the **LEASED PREMISES** from the **LESSOR** and the **LESSOR** is willing to lease unto the lessee a portion of the said land equivalent to 500 square meter front of said land area of 4485 square meter of the previous Gasoline Station Stand subject to the terms and conditions hereinafter specified;

WHEREAS, the **LEASE PREMISES** are free from any other lessees or tenants and its usufruct is not designed or given to any person or entity where as, the **LESSOR** warrants that she represents any and all the person or individual who may have interest over the **LEASED PREMISES**.

NOW, THEREFORE, for and in consideration of the foregoing premises, the **LESSOR** lease unto the **LESSEE** and the **LESSEE** hereby accepts from the **LESSOR** the **LEASED PREMISES**, subject to the terms and conditions hereinafter specified:

TERMS AND CONDITIONS

1. **PURPOSE** : It is hereby agreed that the **LEASE PREMISES** shall be limited solely to the use as a Gasoline Station by the **LESSEE** and her employees or representatives.
2. **TERM** : This term of lease shall be for a period of **TEN (10) YEARS**, commencing on January 1, 2023 and ending on December 31, 2032 the "**LEASE TERM**".
3. **RENTAL RATE**: The monthly rental **RATE FOR THE LEASED PREMISES** SHALL BE **FIFTEEN THOUSAND PESOS (PHP 15,000.00)** Philippine Currency, Inclusive/exclusive of all taxes all rental payment shall payable to the lessor the amount of P15,000.00 shall be payable to the lessor.

The rent stipulated herein shall become due and demandable every 1st day of the ensuring month.

4. **SECURITY DEPOSIT** : The **LESSEE** shall pay to the **LESSOR** as security deposit upon signing of this contract and prior to move-in, an amount equivalent to three (3) months deposit (Php 45,000.00). Philippine Currency. The three (3) months deposit shall serve as security deposit for damages that the **LESSEE** or its employees of its clients may have incurred on the said premises and cannot be used as rental payment. The said deposit shall be

refunded to the not later than 30 days after the termination on expiration of the lease contract or vacating the leased premises, without the need of a demand.

In the event this agreement is pre-terminated by the LESSEE or on account of the LESSEE'S breach or non-payment of rent, the security deposit shall be forfeited in LESSOR'S FAVOR.

In the event the security desposit is insufficient to cover for the unpaid utility bills such as electricity, telephone, water and cable or damages, the LESSEE guarantees to undertake payment of rent, to the LESSOR within fifteen (15) days from written notification by LESSOR.

In case of renewal or extension of the Lease Term, the Security Deposit shall be adjusted to correspondond to the new lease rental and which adjustment shall be made payable to the LESSOR by the LESSEE within ten (10) days from date of renewal of contract.

5. **DEFAULT IN PAYMENT:** In case of default by the LESSEE in the payment of rent, the LESSOR give a written notification to the LESSEE within five days.

If despite notice the LESSOR may, at its option, declare this Contract, its extension or renewal cancelled or terminated and require the LESSEE to vacate the LEASED PREMISES. In such event all deposits received by the LESSOR will be forfeited or vacate the LEASED PREMISES. In such event all deposits received by the LESSOR will be forfeited in its favor and the LESSOR shall have the right to offer the LEASSE PREMISSES to third parties.

6. **SUBLEASE:** The LESSEE shall not directly or indirectly assign sublease, transfer, convey or in any manner dispose of its rights under this Contract in whole or in part, nor shall LESSEE allow or permit the Leased Premises to be occupied in whole or in part by any person or corporation and no right of interest thereto or therein shall be conferred on or vested in anyone by the LESSEE, without the LESSOR'S prior written approval.

7. **UTILITIES-** The LESSEE shall pay for its telephone, electric, cable tv, water, Internet and other public service and utilities during the duration of the lease. It shall be understood that the leased premises are free from unpaid utility payment at the commencement of this Contract.

8. **IMPROVEMENTS:** The LESSED PREMISES will be delivered in as "as is - where is" basis. The LESSEE hereby acknowledges that it has inspected the LEASED PREMISES and found the same to be in a good condition and fit for its business purpose. The LESSEE shall not make any alterations additions or improvements in or upon the LEASED PREMISES without the prior consent of the LESSOR. Any improvements made by one LESSEE and all expenses incurred shall be borne by the lessee.

9. **ADDITIONAL SERVICE FACILITIES:** The installation of additional electric, water, telephone and cable facilities in the LEASED PREMISES shall be for the account of the LESSEE within the LEASED PREMISES shall be for in its own account.

10. **LESSEE'S ADHERENCE TO RULES AND PROCEDURES:** The LESSEE hereby adhere to any and all rules, guidelines and procedure impose or implemented by the local government in the conduct of its activites within the LEASED PREMISES. The lessee shall keep clean and maintain order within the leased premisses. The lessee shall also not keep or stock illegal merchandise or products nor operate illegal operation or offer illegal services.

VIOLATA M VALOIS

LOANDEE S. ANG

WILLIAM M. ANG

1994

In line with the existing health protocols implemented by the local and national government, the lessee shall take measure to ensure that the said health protocols be observed at all times within the leased premises.

The lessee shall keep the leased premises free from any vendors or by standees, except for promotional or advertisement purpose for a short period of time.

The leased premises shall also free from overnight parking of any vehicles not owned, used or authorized by the lessee.

Vendors are not allowed to sell to all compound of Valois.

11. **DAMAGE TO OR DESTRUCTION OF LEASED PREMISES:** In case the LEASED PREMISES shall be partially damaged or destroyed for any cause attributable to the LESSEE, its employees agent or visitors, the lessee shall immediately repair, restore or reconstruct or cause to the required, re stored or reconstructed said damage or destroyed property to the conditions thereof immediately prior to such damage or destruction.

12. **FORCE MAJEURE:** IF whole or any part of the Leased Premises shall be destroyed or damaged by fire, flood, lightning, typhoon, earthquake, storm , riot or any other unforeseen disabling cause or acts of God so as to render the Leased Premises substantially unfit for use and utilization by the LESSEE for the remainder of the Lease Term, without fault on the part of the LESSEE, its employees, agents or visitors, then this Contract may be terminated without compensation by the LESSOR or by the LESSEE by notice in writing by one party to the other and the rent payable by the lessee shall be appointed to the time already consumed prior to the destruction or damage. On this case all unused security deposit and advanced rental shall also be returned to the lessor.

13. **LESSOR'S RIGHT OF ENTRY:** The LESSOR or its unauthorized agent shall, after giving due notice to the LESSEE, have the right to enter the premises in the presence of the LESSEE or its representative at any reasonable hour to examine the same or make repairs therein.

14. **FIRE HAZARD AND OBNOXIOUS SUBSTANCES:** The LESSEE shall be careful in handling any flammable material or substance that might be explosive in nature or constitute a fire hazard or any apparatus, machinery or equipment which may cause obnoxious odors, tremors or noises or which may expose the LEASED PREMISES to fire or increase the fire hazard of the building.

It is understood that the LESSEE be responsible for all damages which the said violation may cause to the LESSOR and/or the building and its resident, but the LESSOR shall in addition thereto, have the right to cancel this Contract and immediately charge to the LESSEE any cost payable by the LESSOR due to the violation committed by LESSEE.

15. **LESSEE'S LIABILITIES FOR LOSSES, DAMAGES, ETC:** The LESSOR shall not be held liable for loss and/or damages to goods and property and/or injuries to persons above, upon or about to LEASED PREMISES for any cause, except those provided for by the law and jurisprudence Torts and Damages, and those arising out of the LESSOR's harmless from any and all responsibilities on account of any such loss and/or damages to goods and property and/or injuries to the third parties.

16. **EXPIRATION OF LEASE:** At the expiration of the Lease Term or cancellation thereof, as herein provided, the LESSEE will promptly vacate and deliver the Leased Premises to the

VALOIS
VIOLETA M

LOHMEES S. ANG

WILLIAM M. ANG

LESSOR with all corresponding keys, in as good and tenantable conditions as it was received ordinary wear and tear expected, devoid of all occupants, movable furniture, articles and effects of any kind, fuel tanks, pumps and equipment, except such permanent improvement existing LEASED PREMISES prior to this Agreement. Non-compliance with the terms of this clause by the Lessee will give the LESSOR the right, at the latter's option to refuse the delivery of the premises and/or to compel the LESSEE to pay rent thereon at the highest monthly rate herein plus Twenty Five percent (25%) thereof as penalty until the LESSEE shall have fully complied with the terms hereof.

Ma. Liezel M. Valois
VIOLETA M. VALOIS

17. **INDEMNITIES:** The LESSEE shall indemnify and hold the LESSOR free and harmless from any claim or demand by third persons for injury, loss or damage, including claims for property damage resulting from any accident on the leased premises or occasioned by any nuisance made or suffered on the lease premise or by any fire thereon or growing out or caused by any failure on the part of the lessee to maintain the leased premisses in a safe, sanitary and secure condition or by reason of the LESSEE's violation, non observance or non-performance of the rules, regulations, laws and other conditions of this Contract concerning or affecting the LEASED PREMISES or the improvements thereof.

18. **MUTUAL WARRANTIES :** The LESSOR and the LESSEE represent and warrant to each other that:

- i. Each has full power, authority and legal right to execute, deliver and perform this Contract and has taken all the necessary corporate or other action to authorize the foregoing;
- ii. The PARTIES recognizes LESSOR'S daughter Ma. Liezel M. Valois and son Dave Gabriel Valois as the only successor-in-interest of the latter and the only authorized person to substitute the LESSOR and to manage and supervise the LEASED PREMISES.
- iii. This Contract constitute the legal, valid and binding obligation of the LESSOR and the LESSEE, enforceable in accordance with its terms; and
- iv. The execution, delivery and performance of this Contract do not and will not violate any provision of, or result in a breach of or constitute a default under any law, regulation or judgement, or violate any agreement binding upon either of them or any their property.

Loures S. Ang
LOURDES S. ANG

To know to all that the lots of Valois is not for sale for future used of all renting in the valois compound.

This Contract shall be valid and binding between the PARTIES, LESSOR successors-in-interest and shall be governed by Philippine law. Should any provision of this Contract be held invalid by any competent court, the same shall apply only to the provision involved and the remainder hereof shall continue to be valid and enforceable.

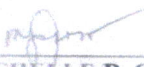
IN WITNESS WHEREOF, parties herein affixed their signature on the date and place above written

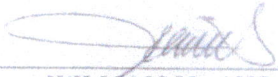
Violeta Manigbas Valois
VIOLETA MANIGBAS VALOIS
Lessor

Loures S. Ang
LOURDES S. ANG
Lessee

William M. Ang
WILLIAM M. ANG

SIGNED IN THE PRESENCE OF



MICHELLE R. GOCO
Printed Name and Signature


WILLIAM M. ANG
Printed Name and Signature

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Province of Oriental Mindoro) S.S.
Municipality of Socorro

I certify on this date before me, a notary duly authorized in the city named above to take acknowledgement, personally appeared _____ with their valid identification with pictures:

NAME

VIOLETA M. VALOIS

PROOF OF IDENTIFICATION
Senior ID No. 10939


PLACE AND DATE
Calapan City, Oriental Mindoro
December 5, 2018




LOURDES S. ANG

WITNESS MY HAND AND SEAL on this _____ day of **24 OCT 2022** at
Socorro, Oriental Mindoro

Doc. No. 358
Page No. 79
Book No. 73
Series of 2022


ATTY. ZENY M. VILLANUEVA
Notary Public - Oriental Mindoro
Commission Expires on: December 31, 2022
27th of July St., Zone III, Socorro, Or. Mindoro
IBP OR Nos. 133563 (2021) & 133564 (2022); Nov. 26, 2020
PTR No. 2406851; Jan. 04, 2022; Socorro, Or. Mindoro
Attorney's Roll No. 42085
MCLE No. VI-0005353; Dec. 28, 2017; Valid Until: April 14, 2022
(Extended by virtue of Supreme Court En Banc Resolution dated Feb. 15, 2022)

SN No. 8591714

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
CALAPAN CITY

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 8591714

ISSUED BY ORIGINAL RECORD, CALAPAN CITY, Mindoro, Philippines, bounded and described as follows:

A parcel of land (Lot 15-3 of the subd. plan, sub-045-005354, L.R.C. Rec. No. 7, situated in the NW 1/4 of Sec. 15, T-2, R-2, City of Calapan, Province of Or. Mindoro, bounded on the N. along lines 1-2-3 by Lot 15-1 of the subd. plan; on the E., along line 3-4 by Lot 15-1 of the subd. plan, along line 4-5 by Lot 1712, sub-104, Calapan Cadastre; along lines 5-6-7 by Lot 15-H; on the W., along line 7-8 by Lot 15-1 of the subd. plan; on the NE., along line 8-1 by Nat'l. Road (15.00 m. wide). Beginning at a point marked "1" on plan, being 12.02 seg. 51'0.500.00 from R.R. No. 7, sub-104, Calapan Cadastre.

is registered in accordance with the provisions of the Property Registration Decree in the name of

- J. S. DELFIN VALOIS JR. & VIOLETA HUNIGRAS-VALOIS, both of legal age, Filipino. x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

It is further certified that said land was originally registered on the 9th day of Jan. 2 March in the year nineteen hundred and thirty eight in the Registration Book of the Office of the Register of Deeds of Or. Mindoro, Volume 22, as Original Certificate of Title No. 8591714, pursuant to Decree No. 1563, issued in L. R. C. sub-104, Record No. 7, in the name of Mrs. of Mariano Valdo. This certificate is a transfer from Transfer Certificate of Title No. 8591714, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Calapan City, Or. Mindoro, Philippines, on the 20th day of January in the year two thousand and seven at 2:37 p. m.

ATTEST

Calapan City, Or. Mindoro, Phils.
(Owner's postal address)

J. S. DELFIN VALOIS JR. & VIOLETA HUNIGRAS-VALOIS
CIC-Dep. (Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No.

thence S. 65 deg. 47' E., 54.00 m. to point 2;
 thence S. 51 deg. 29' E., 108.00 m. to point 3;
 thence N. 09 deg. 29' E., 12.46 m. to point 4;
 thence N. 15 deg. 50' E., 40.75 m. to point 5;
 thence N. 11 deg. 43' E., 15.69 m. to point 6;
 thence N. 02 deg. 38' E., 16.25 m. to point 7;
 thence N. 80 deg. 36' E., 91.28 m. to point 8;
 thence S. 24 deg. 13' E., 20.00 m. to the point of:

beginning, containing an area of FOUR THOUSAND FOUR HUNDRED EIGHTY-FIVE (4,485) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mone. 15 x 60 cms., bearings true; date of original survey, May 1916-Sept. 1917 and that of the subd. survey, July 16-17, 1994 and was approved on August 23, 1994.

FIGUEROA, F. VILLAR
 OIC-Dep. Register of Deeds

Entry No. 7987.-Doc. No. 7987.-MORTGAGE.-In favor of the LAND BANK OF THE PHILIPPINES.-Covering the parcel of land described in this PGF No. P-140871, for the sum of SEVEN MILLION PESOS (P7,000,000.00) subject to all conditions stipulated in the said Mortgage executed by Spouses VICENTA M. & DELFIN Q. VALDES, JR., both of legal age, Filipino and res. of Sta. Isabel, Calapan City, Or. Mdo., before Notary Public HERMINIO V. TOMASINO, as per Doc. No. 71; Page No. 16; Book No. 128; Series of 2007, on file in this Registry.

Date of Instrument - - July 10, 2007

Date of Inscription - - July 12, 2007 at 9:25 a.m.

WILLIAM B. BROWN
 Register of Deeds

Entry No. 3899.-Doc. No. 3899.- ORDER (FOR CORRECTION OF TECHNICAL DESCRIPTION). By virtue of the Order of the Regional Trial Court, IVth Judicial District, Branch 40, Calapan City, Or. Mdo. under Pet. No. 07-21,689, that the Register of Deeds of this province is hereby directed to correct the error in the technical description of the property appearing on the face of this PGF No. P-140871 from the erroneous entries which read: "Bounded on the SE., along lines 1-2 by Lot 15-B of the subd. plan; on the W., along line 3-4 by Lot 15-L of the plan; along line 4-5 by Lot 1717, Cad-164, Calapan Cadastre; along lines 5-6 by Lot 15-M" to the correct entry as shown in the technical description issued by the Bureau of Lands, Hla, executed by Judge TOMAS C. LITTON, on file in the

(Memorandum of Encumbrances continued on Page -B-)

(Technical Description continued on Additional Sheet - Page -)

Register of Deeds

-Full technical description as per Order of the Court-
(Continuation of the Memorandum of Encumbrances from Page A)

"A parcel of land (Lot 15-B of the subd. plan 1ed-045885-075875, being portion of Lot 15, Dec-04-095884, L. C. Rec. No.), situated in the Tery. of Sta. Isabel, City of Talapan, Province of Or. Mindoro. Bounded on the SE., along lines 1-2-3 by Lot 15-B; on the NW., along line 3-4 by Lot 15-L, both of the subd. plan; on the NE., along line 4-5 by Lot 1717 Ord-104, Calapan Cadastre; the NW., & N., along lines 5-6-7 by Lot 15-M; on the SW., along line 7-8 by Lot 15-C, both of the subd. plan; and on the NE., along line 8-1 by National Road (15.00 m. wide), beginning at a point marked "1" on plan being 3. 22 deg. 51' 500.64 m. from NIM No. 7, Ord-104, Calapan Cadastre.

thence S. 65 deg. 47' 10.50 m. to point 3;
thence S. 51 deg. 39' 103.30 m. to point 3;
thence N. 04 deg. 79' 12.46 m. to point 4;
thence N. 15 deg. 50' 40.75 m. to point 5;
thence N. 11 deg. 43' 15.67 m. to point 6;
thence N. 02 deg. 38' 16.25 m. to point 7;
thence N. 80 deg. 36' 21.36 m. to point 8;
thence S. 24 deg. 14' 20.00 m. to the point of;

beginning, containing an area of SEVEN THOUSAND FOUR HUNDRED TWENTY-FIVE (7,425) SQUARE METERS. Date of original survey, May 1916-Sept. 1917 and that of the 1994 survey, July 16-17, 1994 and was approved on August 20, 1994.

Date of Instrument - Nov. 19, 2007

Date of Inscription - Jan. 25, 2008 at 3:17 pm.

Atty. *[Signature]*
Register of Deeds
[Signature]

III

NOTICE

III

Added to the records of the Register of Deeds of the Province of Mindoro Oriental, Philippines, on page number 201103259106 of the new instrument dated and executed on 10-24-2012

(Continued on Page -C

Register of Deeds

PLAN

LOT:15-D

PSD-045205-073876

AS PREPARED FOR
SPS. DELFIN VALOIS JR. & VIOLETA
MANIGBAS-VALOIS

SITUATED IN THE

URBAN CODE:

BARANGAY OF: STA. ISABEL

MUNICIPALITY OF: CALAPAN CITY

PROVINCE OF: OR. MINDORO

ISLAND OF: MINDORO

CONTAINING AN AREA OF: 4,485 sqm.

PPCS ZONE NO:

BEARINGS: TRUE

SCALE:

CERTIFICATION

This is to certify that the preparation of this sketch plan was based from the Technical Descriptions appearing on Title no. T-140871 as presented by the owner.



SKETCH PLAN



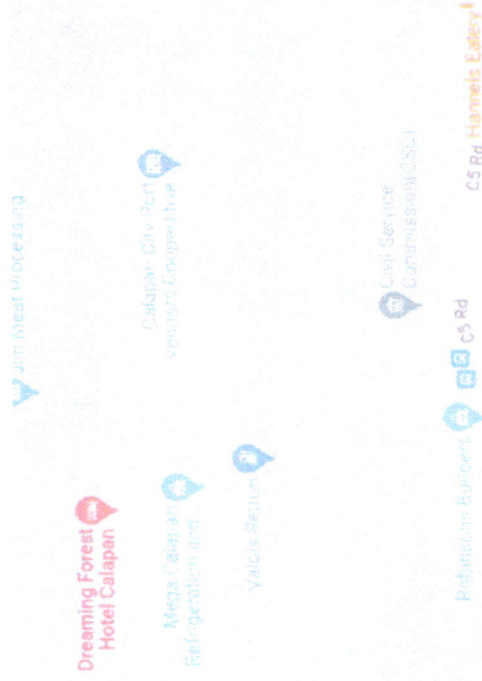
LOCATION OF THE MAP:

WILLIAM LOU GASOLINE STATION (PETROGAZZ)

Sta. Isabel, Calapan City, Oriental Mindoro



Location of the Water Pump



Prepared By:

Lou

LOURDES S. ANG

Manager



This certifies that

WILLIAM LOU GASOLINE STATION
(REGIONAL)

REGION IV-B (MIMAROPA)

is a business name registered in this office pursuant to the provisions of Act 3883, as amended by Act 4147 and Republic Act No. 863, and in compliance with the applicable rules and regulations prescribed by the Department of Trade and Industry.

This certificate issued to

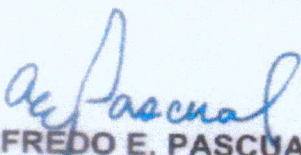
LOURDES SENA ANG

is valid from 03 November 2022 to 03 November 2027 subject to continuing compliance with the above-mentioned laws and all applicable laws of the Philippines, unless voluntarily cancelled

In testimony whereof, I hereby sign this

Certificate of Business Name Registration

and issue the same on 03 November 2022 in the Philippines.


ALFREDO E. PASCUAL
Secretary

Business Name No. 3962215

This certificate is not a license to engage in any kind of business and valid only at the scope indicated herein.



STGF636414085004



LunaGoco
Medical Center Inc.
Calapan City, Oriental Mindoro, Philippines

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

Requesting Party/Client: WILLIAM LOU, GASOLINE STATION
Address: STA. ISABEL, CALAPAN CITY
Contact No. : 09162561431
Sample Source: DEEP WELL

Accession Number: LGMC-23-WM-158
Date of Collection and Analysis: 05-22-23
Release Date: May-28-2023

SPECIMEN

RESULT OF BACTERIOLOGICAL ANALYSIS OF WATER							
Laboratory Number	Sampling Point	Time		HPC CFU/ml	Result of Analysis*		Remark (s)
		Collection	Examination		Total Coliforms MPN/100ml	Thermotolerant (Fecal Coliforms) MPN/100 ml	
LGMC-23-WM-158	FAUCET	12:18 PM	4:10 PM	448	4.6	4.6	FAILED
Values for Microbiological Quality of Drinking Water(PNSDW 2017, DOH AO 2017-0010)				<500	<1.1	<1.1	

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

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

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

Aira De Chavez Bonsel, RMT, PRC 0074780

Analyst:

Maria Lourdes L. Goco

Maria Lourdes L. Goco, MD, FPSP, PRC 0105730

Pathologist

Stephanie Faith G. Bitong, RMT, PRC 0082397

Certified by:

This result is best interpreted in correlation with clinical data, imaging and other laboratory results. Date/Time Printed: 5/28/2023 4:21:02 PM

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

BRIEF DESCRIPTION OF PROJECT

Water can be used for different purposes such as bathing and cooking. It can be used for cleaning the comfort room and washing the dishes.

There are many measures to be taken to avoid water pollution such as not to dispose household chemicals down the sink or toilet. Cleaning chemicals are hazardous when they enter the waste supply. Pick up the litter and throw it away in a garbage can.

It provided by a deep well located at the back of the station with 1.0 horse power water pump. There is an average consumption of 0.5 to 1L per 3 seconds.

PREPARED BY:

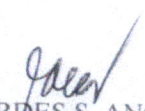

LOURDES S. ANG
MANAGER

CERTIFICATION

To whom it may concern,

I, Arvin S. Ang certify that the deep well driller of WILLIAM LOU GASOLINE STATION located at Sta. Isabel, Calapan City, Oriental Mindoro. Hereunder is the specification and information of deep well constructed.

SIZE OF PIPE CASING	GI PIPE 1' Schedule 40
DEPTH	20 feet
MOTOR	1.0 horse power
HOW TO OBTAINED	Pump by electric motor
DATE CONSTRUCTED	January 2023
LOCATION	Sta. Isabel, Calapan City, Oriental Mindoro
ACTUAL DISCHARGE	0.5 liter per 3 seconds


LOURDES S. ANG
MANAGER