



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

January 31, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Bldg.,
Roxas Blvd. Barangay 668
Ermita, Manila

THRU : The ARD for Technical Services

FROM : The OIC, PENR Officer

SUBJECT : COMPLETED STAFF WORK (CSW) REPORT RELATIVE TO
THE LETTER DATED NOVEMBER 07, 2022 OF MAYOR
CESAR M. TRIA, JR. MUNICIPALITY OF MAGSAYSAY,
OCCIDENTAL MINDORO RE: ILLEGAL CONVERSION
AND INTRUSION OF GARZA ISLAND (E-2022-98999)



Respectfully forwarded is the Memorandum dated January 20, 2023 from CENRO San Jose submitting the Completed Staff Work (CSW) anent to the above-cited subject.

Please be informed that this matter was constantly coordinated with LGU of Magsaysay, Occ. Mindoro.

For information and further instruction.


ERNESTO E. TAÑADA

TSD-RPS



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

JAN 20 2023

MEMORANDUM

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

ATT'N : The OIC, Asst. Regional Director
for Technical Services

THRU : The PENR Officer
Mamburao, Occidental Mindoro

FROM : CENR Officer
Labangan, San Jose,
Occidental Mindoro

SUBJECT : COMPLETED STAFF WORK (CSW) REPORT RELATIVE
TO THE LETTER DATED NOVEMBER 07, 2022 OF
MAYOR CESAR M. TRIA JR. MUNICIPALITY OF
MAGSAYSAY, OCCIDENTAL MINDORO RE: ILLEGAL
CONVERSION AND INTRUSION OF GARZA ISLAND
(E-2022-98999)

Respectfully submitted is the Completed Staff Work (CSW) prepared by
Nilo P. Salvador, DMO IV anent to the above-cited subject.

Please be informed that this Office is constantly coordinating with LGU of
Magsaysay, Occidental Mindoro with regards to this matter.

For your information and further instruction.

RECORDS

RECEIVED BY: *SPB*

DATE: *1/20* TIME: _____

RELEASED BY: _____

DATE: _____ TIME: _____

[Signature]
NILO P. SALVADOR
DMO IV/Deputy CENRO
Officer-In-Charge, Office of the CENRO

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

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11-21-2023
11:30



FEB 01 2023

MEMORANDUM

FOR : The CENR Officer

FROM : The DMO IV/Deputy CENRO

SUBJECT : COMPLETED STAFF WORK (CSW) REPORT RELATIVE TO THE LETTER DATED NOVEMBER 07, 2022 OF MAYOR CESAR M. TRIA JR. MUNICIPALITY OF MAGSAYSAY, OCCIDENTAL MINDORO RE: ILLEGAL CONVERSION AND INTRUSION OF GARZA ISLAND (E-2022-98999)

I. REFERENCE:

In compliance with the instruction of the OIC-Assistant Regional Director for Technical Services to submit report with categorical recommendations dated December 05, 2022 and indorsed the same by the OIC-PENR Officer dated December 20, 2022. (See ANNEX "A")

II. BACKGROUND

1. Records show that Miguel Sadol applied for Sales Application under S.A. (III-6) 678 (See ANNEX "B") a tract of land identified as Lot SI (III-6) 78-D located at Sta. Teresa, San Jose (Garza Island now Magsaysay) Occidental Mindoro (See ANNEX "C") containing an approximate area of 7.3994 Has.
2. That on May 20, 1969 Land Investigator Gregorio P. Mones, together with Tomas P. Rendon, Municipal Treasurer submitted their report of appraisal, the appraised value of the land which is Php 75.00 per hectare or equivalent to Php 554.96 for the whole tract of the land including the existing improvements for a total of Php 7,400 (See ANNEX "D")
3. That on August 05, 1969, inspection report of Gregorio Mones Land Investigator submitted and advising the applicant to remit the amount of Php 5.00 as initial fee as evidenced by O.R No. 00343517 dated July 10, 1969 (See ANNEX "E")
4. That on December 10, 1969 Higinio P. Sunico, Chief Land Management Division, informing the Commissioner of Customs the receipt of Sales Application of Miguel Sadol covered S.A No. (III-6)78, advising whether the subject for application will be needed by the Government for any future Public Improvement (See ANNEX "F") on even date David Eusebio, Assistant Director for Lands, Officer-In-Charge notify the Secretary of Agriculture and Natural Resources informing the receipt of Sales Application of Miguel Sadol advising whether the Land applied for will be needed by the Government for any future Naval and/or Military purposes, whether its use and occupation by the applicant will not endanger the security of the state (See ANNEX "G")

5. That on October 07, 1970 the Municipal Council of Magsaysay, Occidental Mindoro passed a Resolution opposing the application of Miguel Sadol covering the Garza Island under plan SI (III-6)78 containing an area of 7.3994 Has. located at Barrio Sta. Teresa, San Jose (now Magsaysay), Occidental Mindoro whereas the August body intended to utilized the said Island as Beach Resort (*See ANNEX "H"*)
6. That on October 15, 1970 the said resolution was forwarded to Director of Lands by Municipal Council of Magsaysay, Occidental Mindoro thru Municipal o Municipal Secretary Antonio A. Española (*See ANNEX "I"*)
7. That on November 12, 1970 the Office of the Municipal Mayor Thru Gloria A. Factor Acting Municipal Secretary informing the Director of Lands and Bureau of Customs that the lot applied for by Mr. Miguel Sadol with an area of 7.3394 Has. is needed for Public Purposes and for Public Improvements (*See ANNEX "J"*).
8. That on April 19, 1971 David Eusebio, Assistant Director of Lands informing the Municipal Council of Magsaysay, Occidental Mindoro in relation to the Municipal Resolution No. 113 Series of 1970 informing the August Body that the proposed reservation it is suggested that negotiations be made by that council with the said applicant with the view to reimbursing him of the value of his improvements on the area and to having him relinquish his rights to , and interest in the same in favor of the Municipal Government of Magsaysay (*See ANNEX "K"*)
9. That on May 07, 1971 Timoteo M. Casanova, Municipal Secretary office of the Municipal Council of Magsaysay, Occidental Mindoro replied to the suggestion that negotiation be made between the Council and Mr. Miguel Sadol the applicant with the view to be reimbursing him of the value of his improvements on the area (*See ANNEX "L"*)
10. That on August 21, 1971 the Municipal Council of Magsaysay, Occidental Mindoro past a Resolution No. 50 cancelling among others the application of Miguel Sadol regarding Garza island (Plan SI (VI) 78-D (*See ANNEX "M"*))
11. That on August 31, 1971 Higinio P. Sunico, Chief Land Management Division instructing the District Land Officer DLO No. III-6 Bureau of Lands San Jose, Occidental Mindoro to conduct the Desired Re-investigation and furnish the Municipal Government relative to the parcel of Land sought by the municipal Council of Magsaysay, Occidental Mindoro to be reserved for Beach Resort covered by Sales Application No (III-6) 78 of Miguel Sadol (*See ANNEX "N"*)
12. That on October 04, 1971 Mariano M. Villanueva, Officer-In-Charge informing the Director of Lands, thru the Chief Land Managements Division, Bureau of Lands Manila in relation to Resolutions no. 113 Series of 1970 that there is no necessity for Re-investigation of the Land sought to be reserved on the ground that the same council in its Resolution No. 50 dated August 20, 1971 for the reasons stated therein Revoked Municipal Resolution No. 113 Series of 1970 (*See ANNEX "O"*).
13. That on October 25, 1971 Romeo Gonzales, Collector of Customs indorsing to the Commissioner, Bureau of Customs Manila the Land Application of Mr. Sadol (*See ANNEX "P"*)
14. That on October 26, 1971 Filemon T. Mayo Head Administrative Services Department Kawanihan ng Aduana issued endorsement interposing no objection to the approval of the Application of Miguel Sadol of San Jose, Occidental Mindoro, under S.A (III-6) 78

(See ANNEX "Q") on the same date also Higinio P. Sunico Chief Land Management Division indorses to the Director of Land the Appraised Value amounting to Php 7,400.00 for the whole tract of Land including the improvements thereon and was approved on October 30, 1971 (See ANNEX "R")

15. That on November 22, 1971 Vicente A. Valdellon, Director of Lands notify the Public that on January 31, 1972 at 10:00 clock in the morning will sell to the highest qualified Bidder the tract of Land covered by the Sales Application No (III-6) 78 of Miguel Sadol. (See ANNEX "S") on the same date also Higinio P. Sunico, Chief Land Management Division requested the editor of Star Reporter with address at R-202 Borja Bldg., 1710 Rizal Avenue, Manila (See ANNEX "T"). It is requested that this notice be published in your Newspaper once a Week for a Period of Six (6) consecutive weeks (See ANNEX "U") the same was also published in different newspaper such as the editor, Nueva Era Mr. Pedro Godinez Jr. with address at 1247 Cruzada, Qiao Manilla (See ANNEX "V") and on the Official Gazette c/o Bureau of Printing City of Manila (See ANNEX "W")
16. That on April 01, 1974 Elias N. Amita Municipal Secretary of Municipal Council of Magsaysay, Occidental Mindoro passed a Resolution under Resolution No. 16 respectively request the Honorable Director Bureau of Lands to cancel the application applied for by Mr. Miguel Sadol over the Garza Island with in this jurisdiction in anticipation for its future Beach Resort Project and became a Cynosure of this Municipality (See ANNEX "X").
17. That on October 20, 1976 Mariano M. Villanueva District Land Officer of San Jose, Occidental Mindoro informing Mr. Teodulo J. Ragudo Assistant Officer In Charge, Bureau of Forest Development, San Jose, Occidental Mindoro that the area within Garza Island subject of your inquiry has been applied for by Miguel Sadol under Sale Application No. (III-6) 78 and is Pending Award (See ANNEX "Y")
18. That on January 03, 1977 Felix G. Galan, Deputy Public Land Inspector submitted a Certification certifying among others that applicant Miguel Sadol occupy the lot since 1966 and introduced improvements such as House made of light materials, planted coconuts and fruit bearing trees and the applicant has complied with the cultivation requirement and submission of proof of payment of full purchase price of Land (See ANNEX "Z")
19. That on December 08, 1978 Original Certificate of Title S-440 has issued in favor of Rogelio L. Madrigal under Sale Patent No. 6580 covering Lot SI (III-6)78-D and was registered on Registration Book of San Jose, Occidental Mindoro on November 23, 1995 at 10:00 AM by Soledad G. Ulayao, Officer In-Charge, Register of Deeds. (See ANNEX "AA")
20. That on February 16, 1988 Hector S. Fabros, Chief Legal Division, Bureau of Lands, Manila call the attention of the District Land Officer, DLO-IV-A-7 Land Management Bureau, San Jose, Occidental Mindoro citing the Resolution No. 16, Series of 1974 of the Municipal Council of Magsaysay, Occidental Mindoro requesting the cancellation of S.A No. (III-6) 78 of Miguel Sadol (See ANNEX "BB")
21. That on September 30, 1999 approved subdivision plan executed by geodetic Engineer Jovito L. Cadatal in favor of Rogelio L. Madrigal affecting the Land Described in this Original Certificate of Title of Title No. S-440 (See ANNEX "CC")

22. That on November 02, 2000 letter request executed by Mr. Rogelio L. Madrigal requesting for issuance of separate Titles for Lot A and Lot B of Plan SI (III-6) 78-D affecting the Land Described in this Original Certificate of Title No. S440 (See ANNEX "DD")
23. That on November 24, 2000 Transfer certificate of Title Nos. T-16808 and T-16809 was issued to Rogelio L. Madrigal covering Lot A & B both Psd-04-12112 containing an equal area of 36,997 sq.m. (See ANNEX "EE")
24. That on July 07, 2005 Leonido V. Bordeos, OIC-Records Management Division Land Management Bureau, Manila referred to Regional Executive Director DENR-Region No. IV the letter request dated July 07, 2005 of Ms. Ela S. Aguilar and its enclosure together with the Original Records of the Sales Application No. (III-6) 78 in the name of Miguel Sadol and according to the verification of our records it appears in our Patent Book that Sales Patent No. V-6580 was issued on July 11, 1978 in favor of the Hrs. of Fernando Ferrer by virtue of Sales Application No. V-507 covering Lot No. 889-D, Csd-313-D situated in Digos Davao Del Sur containing an area of 0.7628 Has. (See ANNEX "FF")
25. That on August 08, 2005 Lydia S. Lopez, OIC-Regional Technical Director for Lands, DENR Region IV-B MIMAROPA sent a Memorandum to CENR Officer DENR San Jose, Occidental Mindoro with the subject S.A No. (III-6) 78-D in the name of Miguel Sadol covering Lot No. Plan SI (III-6) 78-D situated in Sta. Teresa, Magsaysay, Occidental Mindoro. It was reiterated again in that Memorandum that the Original Certificate of Title issued to Rogelio Madrigal is spurious Sales Patent (See ANNEX "GG")
26. That on August 12, 2013 the Sangguniang Bayan of Magsaysay, Occidental Mindoro passed a resolution entitled Resolution No. 44-2013; Resolution respect fully requesting the Department of Environment and Natural Resources to cancel all Titles and Applicants of Garza Island, Alibog, Magsaysay, Occidental Mindoro (See ANNEX "HH")
27. That on September 18, 2013 Nestor A. Bambalan OIC-CENR Officer of DENR San Jose, Occidental, Mindoro Concurred with the resolution as well as the good intention of LGU Magsaysay for tourism purposes. (See Annex "II")
28. That on September 24, 2013 Conrado A. Espejo, Jr. OIC-PENRO, Mamburao, Occidental Mindoro indorsed to the Regional Executive Director, DENR-Region IV-B Thru Regional Technical Director for lands the herein Resolution No. 44 - 2013 of Sangguniang Bayan of Magsaysay, Occidental Mindoro requesting to cancel all titles and applications at Garza Island, Alibog, Magsaysay, Occidental Mindoro (See ANNEX "JJ")
29. That on February 14, 2014, Oscar C. Dominguez, Regional Technical Director for Lands Region IV-B, MIMAROPA sent Memorandum to PENRO Officer Mamburao, Occidental Mindoro, Attention the CENR Officer, San Jose, Occidental Mindoro instructing to conduct comprehensive investigation on the matter and submit report with categorical recommendation in accordance with standing policy. (See ANNEX "KK")
30. That on April 03, 2014 Mr. Miguel O. Sadol, Jr. Son of Miguel B. Sadol, Sr. wrote a letter (Kahilingan) to President Benigno Aquino asking for help in relation to the sale application of his father Miguel Sadol, Sr. in Garza Island, Alibog, Magsaysay, Occidental Mindoro. (See ANNEX "LL")

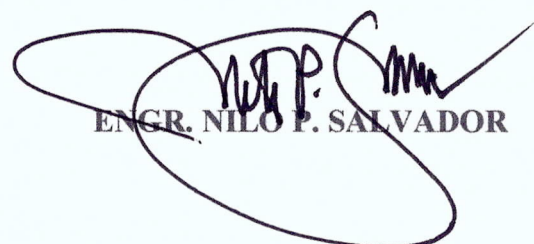
31. That on April 11, 2014 the letter request of Mr. Miguel O. Sadol, Jr., indorsed to CENR Officer for action by Atty. Bobby V. Dumlao, CESO III Director IV and Atty. Jocelyn Nolasco – Santiago, LL,M Presidential Staff Officer VI. (See ANNEX “MM”)
32. That on April 30, 2014 Nestor A. Bambalan OIC-CENRO San Jose, Occidental Mindoro wrote a letter address to Mr. Manny Aguilar Son-In-Law of Miguel Sadol (Husband of Ella Sadol Aguilar) informing him that the area that he fenced with barbed wire are part of foreshore area and also he is reminded to dismantle the barbed wire perimeter fence especially those covering the foreshore areas which are considered public domain (See ANNEX “MM-1”) on the same date also Nestor Bambalan, OIC-CENRO of San Jose, Occidental Mindoro request for legal assistance regarding enclosure of the foreshore area by an alleged claimant of a portion of land within Garza Island, Magsaysay, Occidental Mindoro address to the Regional Executive Director copy furnished the Director Land Management Bureau, The Assistant Secretary for Legal Services, The Undersecretary for Field Operation and the Secretary all from DENR Central Office. (See ANNEX “MM-1-1”)
33. That on May 13, 2014 Atty. Anselmo C. Abungan, OIC Assistant Secretary for Legal Affairs, DENR Central Office. Acknowledge receipt a copy of request for Legal Assistance Re: Enclosure of the foreshore area by an alleged claimant of a portion of land within Garza Island, Magsaysay, Occidental Mindoro. From there he instructed the office of the RED concerned for the conduct of the required investigation to pave the way for the preparation of corresponding draft complaint for cancellation/reversion case for subsequent endorsement to the office of the Solicitor General. (See ANNEX “NN”)
34. That on June 11, 2014 the undersigned submitted report in response to resolution passed by Sangguniang Bayan of Magsaysay Resolution no. 44-2013. (See ANNEX “OO”)
35. That on September 05, 2014 Oscar C. Dominguez Regional Director and concurrent Regional Technical Director for Lands issued a Regional Special Order No. 226 Series of 2014, creating an Investigation Team to conduct inquiry in the status of ownership/s and classification of Garza Island situated in Alibog, Magsaysay, Occidental Mindoro including the alleged illegal occupation and fencing of the foreshore area thereon. (See ANNEX “PP”) on the same date Bayani V. Mantubig Chief Land Management Division and Investigation Team Leader issue notice of conference/hearing to the Government agencies and individual concerned scheduled on September 15, 2014 at 2:00 PM to be held in DENR-CENR Office San Jose, Occidental Mindoro. (See ANNEX “QQ”)
36. That on December 12, 2014 Mr. Miguel O. Sadol, Jr. filed a complaint on the Ombudsman an Administrative Case under OMB-L-A-16-0248 for neglect of duty misconduct, violation of section 5 (a) of R.A No. 6713 and abuse of authority. (See ANNEX “RR”)
37. That on June 15, 2016 Adoracion A. Agbada Director Preliminary Investigation, Administrative Adjudication and Prosecution Bureau-B, Office of the Ombudsman issue an order (To the position paper) to all respondents. (See ANNEX “SS”)
38. That on July 12 2016, Adoracion A. Agdaba, Director Preliminary Investigation, Administrative Adjudication and prosecution Bureau-B, Office of the Ombudsman issue order granting the respondents request for extension to file their counter affidavits (See ANNEX “TT”)
39. That on August 10, 2016 Raquel Rosario M. Cunanan-Marayag, Officer-In-Charge, PACPO-Luzon Office of the Ombudsman issue notice of conference relative to the case filed by Miguel O. Sadol, Jr. (See ANNEX “UU”)

40. That on December 11, 2019 Extra Judicial settlement of estate with waiver of rights executed by the heirs of Rogelio L. Madrigal namely: Sonia G. Madrigal, Ronald Peter G. Madrigal and Maria Ana Madrigal-Murrin a.k.a Maria Anna Madrigal-Murrin, adjudicating unto themselves the land described in this Transfer Certificate of Title no. T-16809 and the co-heirs waived all their rights and interest over the same parcel of land in favor of Ronald Peter G. Madrigal, in accordance with Doc. No. 124, Page no. 26; Book No. XXVII series of 2019 notarized by Atty. Homobono S. De Guzman dated December 11, 2019 (See ANNEX "VV") on even date extrajudicial settle of estate with waiver of rights executed by the heirs of Rogelio L. Madrigal namely: Sonia G. Madrigal, Ronald Peter G. Madrigal and Maria Ana Madrigal-Murrin a.k.a Maria Anna Madrigal-Murrin, adjudicating unto themselves a parcel of land described in this Transfer Certificate of Title No. T-16808, then the co-heirs waived all their rights and interest over the said parcel of land in favor of Ronald Peter G. Madrigal in accordance with Doc. No. 124, Page no. 26 Book no. XXVII series of 2019 duly notarized by Atty. Homobono S. De Guzman dated December 11, 2019. (See ANNEX "WW")
41. That on April 20, 2022, residents of Garza Island call the attention of BLGU of Alibog because the heirs of Miguel Sadol, Sr. (Claimant of Garza Island) allegedly enclosed the area by fencing of interlink barbed wire including the marine zone, the MENRO of Magsaysay together with DENR-CENRO San Jose Personnel and Brgy. Captain of Alibog, Magsaysay proceeded to the area to confirm such allegation and it was ascertained that the perimeter fence established by heirs of Miguel Sadol is extended along marine zone (See photo taken on the area) (See ANNEX "XX")
42. That on June 07, 2022 LGU of Magsaysay, called for a meeting once again to tackle the result of ocular inspection conducted present during meeting are the MENRO of Magsaysay, Assessor Office, Municipal Engineering Office, DENR-CENRO San Jose, personnel, Chief of Police of Magsaysay, BLGU of Alibog, Residents of Garza Island, Mr. Manny Aguilar, Ella S. Aguilar, Miguel Sadol, Jr. during the meeting it was explained to the heirs of Miguel Sadol Sr. the observation and findings that occurrence being established by heirs of Miguel Sadol is part of foreshore/marine zone. (See attached photo taken on the area)

COMMENTS/RECOMMENDATIONS:

1. Based on ocular inspection on conducted composed of different Units Heads of Mun. Government of Magsaysay and BLGU Alibog it's very clear that the fence established by the heirs of Miguel Sadol Sr. along the shoreline is part of marine zone.
2. The area occupied by residents including the school and church must be segregated from the approved plan.
3. The easement along the shoreline of the entire lot of SI-(III-6) 78 should be observed and segregated pursuant to Section 310 of Revised Manual on land surveys of the Philippines.
4. The Hrs. of Miguel Sadol Sr. is advised to coordinate with LMB-DENR to pursue the Cancellation of spurious Title which was issued to Rogelio L. Madrigal and transferred to his son Ronald Peter G. Madrigal.

For his information and record.


ENGR. NILO P. SALVADOR



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

ANNEX 'A'

MEMORANDUM

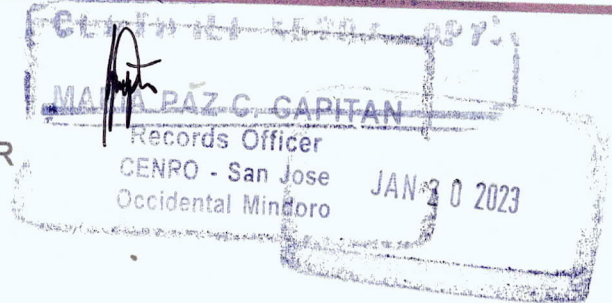
TO : THE OIC, PENR OFFICER
Occidental Mindoro

ATTENTION : THE CENR OFFICER
San Jose

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
for Technical Services

SUBJECT : LETTER DATED NOVEMBER 7, 2022 OF MAYOR CESAR M.
TRIA, JR., MUNICIPALITY OF MAGSAYSAY, OCCIDENTAL
MINDORO RE: ILLEGAL CONVERSION AND INTRUSION OF
GARZA ISLAND [E-2022-98999]

DATE : DEC 05 2022



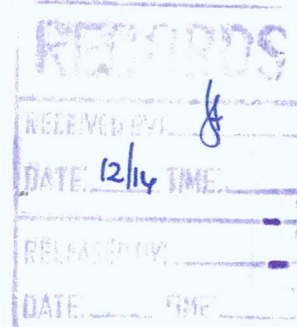
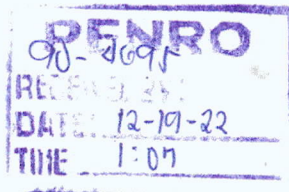
This pertains to the letter dated November 7, 2022 of Mayor Cesar M. Tria, Jr., Municipality of Magsaysay, addressed to the Regional Executive Director regarding the illegal conversion and intrusion of the general public in Garza Island.

Based on the letter, Garza Island, declared as a fish sanctuary and a marine protected area due to the extensive presence of coral reefs, migratory birds, sightings of turtle hatching, but same is now being threatened because of the said illegal conversion and intrusion of its occupants and applicants for landholding in the area. Worse, resort owners illegally fenced the shorelines even encroaching the tides.

In line with this, you are hereby directed to advise CENRO-San Jose to conduct an immediate investigation in coordination with the parties concerned, to shed light on the issue/s at hand. Submit report with categorical recommendations within five (5) days upon receipt hereof to serve as basis for further action by this Office.


MAXIMO C. LANDRITO

Cc: Office of the Municipal Mayor
Magsaysay, Occidental Mindoro



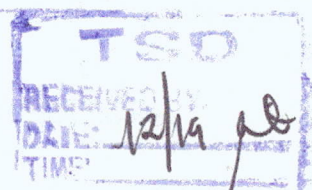
ED/MMM/11-29-22



Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 98999





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

DEC 20 2022

MEMORANDUM

TO : The CENR Officer
San Jose, Occidental Mindoro

FROM : The OIC, PENR Officer

SUBJECT : **LETTER DATED NOVEMBER 7, 2022 OF MAYOR
CESAR M. TRIA, JR., MUNICIPALITY OF
MAGSAYSAY, OCCIDENTAL MINDORO RE: ILLEGAL
CONVERSION AND INTRUSION OF GARZA ISLAND
[E-2022-98999]**

**DENR - CENRU SAN JOSE
MIMAROPA REGION**

RECEIVED BY: # 2022-22582
DATE: 12-28-2022

Referred is the memorandum dated December 05, 2022 of OIC, Assistant Regional Director for Technical Services regarding the illegal conversion and intrusion of the general public in Garza Island.

In this regard, you are hereby advised to conduct an immediate investigation in coordination with the parties concerned, to shed light on the issue/s and hand and submit report with categorical recommendations within five (5) days upon receipt hereof for endorsement and and to serve as basis for further action of the Regional Office.

Attached is the copy of letter from Honorable Cesar M. Tria, Jr. Municipal Mayor of the Municipality of Magsaysay.

For your information and appropriate action please.

ERNESTO E. TAÑADA

TSD-CDS12/20/2022

So. Pag-asa, Brgy. Payompon, Mamburao, Occidental Mindoro
Email: penroccmin@denr.gov.ph





Republic of the Philippines
Province of Occidental Mindoro
MUNICIPALITY OF MAGSAYSAY
-00000-

OFFICE OF THE MAYOR

November 7, 2022

Dir. LORMELYN E. CLAUDIO, CESO IV
Regional Director
3rd flr., 1515 DENR by the Bay Bldg.
Roxas Boulevard, Brgy. 668
Ermita, Manila



Our dear Director:

Greetings from all the Magsaysayens!

Garza Island is one of the biodiversity rich areas and ecological centers in the Municipality. Some areas of the island, extending to its waters, are already declared a fish sanctuary and a marine protected area due to the extensive presence of coral reefs over a vast area underneath the waters. There have been some accounts of migratory birds going to these areas particularly over the sand bars and sightings of turtle hatchings in the area. We were also informed that there have been earlier proclamations before designating the island as a reservation for a lighthouse but we do not have the proper documentations on the aforesaid.

However, it is also one of the threatened areas in the Municipality due to illegal conversion of the island and intrusion of the general public, its occupants and applicants for landholding in the area. There have been various applicants of ownership of the entire, some are accounted to have a different lot coordinate while others could not even present valid payments and applications for ownership.

This gotten worse by the illegal activities made by resorts owners there of illegally fencing the shorelines even encroaching the tides. Various consultations have been made, but to no avail, our local government cannot alone do the monitoring and enforcement as we ourselves do not have the right manpower and technical expertise over these concerns.

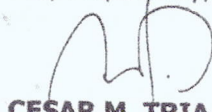
Relative thereto, we are humbly requesting the assistance of the Department of Environment and Natural Resources and all possible national agencies as partners of the DENR in strictly enforcing these environmental mandates, the reversion/cancellation of the applications, and the stoppage of the illegal activities and illegal conversions in the area.

Any additional technical assistance to pave way for the clarity of the status of the island towards the island's sustainable and ecologically-sensitive development through proper policies and programs to be implemented will all be welcomed as well as your assistance on the formulation of a sustainable management plan of the area.

Thank you very much for the immediate actions, assistance and considerations you are extending us. We look forward for further partnerships with you!

God bless and more power to you, our dear Director!

Very respectfully,


CESAR M. TRIAS, JR.
Municipal Mayor

Transparent Responsible Innovative Administration

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

4-18-66

NOTE: This Application must be submitted in duplicate; otherwise, it will not be accepted.

AGRICULTURAL)
TOWNSITE)
MISCELLANEOUS)

SALES APPLICATION

ANNEX B

Application No. (M-6) 78

Entry No. _____

1. I, the undersigned, hereby make application to purchase under the provisions of Chapter V or IX of Commonwealth Act No. 141 (The Public Land Act), as amended, the tract of public land for agricultural, residential, commercial or industrial purposes described as follows: _____

Lot (Unsurveyed)

Si (M) - 78 - 0

situated in the barrio of Sta. Teresa, municipality of San Jose, province of Occ. Mindoro, Island of Mindoro, Philippines, and containing an area of 7.3994 Hec. the shape and dimensions of said tract being as indicated in the accompanying sketch on the back of this application.

2. My name is Miguel S. del; my age 47 years; I was born on May 8, 1919 in Tigayon, Samarines, Sur I am a citizen of the PI and my post-office address is San Jose, Occ. Mindoro. I am married, single, and the name of my wife, husband is Anita Del who is a citizen of the PI.

(If the applicant is a corporation or association, attach a certified copy of its articles of incorporation, evidence of its having been authorized to transact business in the Philippines, and an affidavit of its President or Treasurer certifying that at least 60% of its capital stock belongs wholly to citizens of the Philippines or of the United States. If (the applicant is a married woman, a written consent of her husband should be attached to her application).

3. I have been upon and examined the land applied for and it contains no improvements or indications of occupation or settlement, except as follows: Planted coconuts, bananas,
and other fruit trees. A house was built in the year 1961.
and to the best of my knowledge and belief it is neither timber nor mineral land, and contains no valuable deposits of guano, coal or salt.

4. This application is made in good faith for my exclusive benefit and use and not either directly or indirectly, for the benefit or use of any other person, corporation, association or partnership, but for the actual purpose of using the land solely for Agricultural for which I shall invest the sum of ONE THOUSAND pesos (P 1,000.00)

5. I agree to conform to future delimitation, classification, survey or resurvey of the land herein applied for, and I shall, before patent is issued to me, accept such portion or portions as may be assigned to me by the Director of Lands, as a result of such new delimitation, classification, survey or resurvey.

6. I agree that a strip of forty meters wide starting from the bank on each side of any river or stream that may be found on the land I applied for, shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value, and I shall not make any clearing thereon to utilize the same for ordinary farming purposes even after patent shall have been issued to me or a contract of lease shall have been executed in my favor. (NOTE: Not applicable if land applied for is for residential, industrial or commercial purposes.

7. I understand that this application conveys no right to occupy the land prior to its approval, and I recognize that the land covered by the same is of public domain and any and all rights I may have with respect thereto by virtue of continuous occupation and cultivation, are hereby relinquished to the government.

8. I have read, or have read to me and I understand the provisions of the Public Land Act relating to the entering and granting through purchase of land of the public domain in the Philippines and I will faithfully and honestly endeavor to comply with all the requirements of law on the subject of sale.

CL 6 FULL XERO COPY

Records Officer
CENRO - San Jose
Occidental Mindoro

JAN 20 2023

ANNEX 'C'

LINES	BEARINGS	DISTANCES
1	2	S. 6° 17' E. 272.70 M.
2	3	S. 9° 02' E. 205.00 "
3	4	S. 0° 33' E. 27.76 "
4	5	S. 61° 19' W. 34.34 "
5	6	S. 48° 19' W. 23.50 "
6	7	N. 34° 54' W. 30.81 "
7	8	N. 27° 56' W. 157.10 "
8	9	N. 0° 50' W. 196.50 "
9	10	N. 10° 26' E. 115.44 "
10	11	N. 32° 27' E. 54.05 "
11	12	N. 11° 40' E. 37.21 "
12	13	N. 85° 45' E. 37.44 "
13	1	S. 4° 40' E. 63.33 "

Tie Line: S. 32° 37' E. 582.14 M.
From B.L.M. T.S. San Jose
Public Land Subdivision PLS-33-10-01

4403.75

Lat. - 12° 13' 10.2" N

E
S

994 Sq. M.

STA. TERESA
N JOSE
C. MINDORO

PLAN
OF LAND
(SALES)
SURVEYED FOR
MIGUEL SADOL
ATED IN THE

NOTE:

All corners are P & Cyl. Conc. Mon. 15x60
Surveyed under Survey Authority No. R-III-363-66
the Regional Lands Director, dated Feb. 9, 1966

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
District Land Office No. III-6
San Jose, Occ. Mindoro

SUBJECT:

SA No. (III-6) 78
Lot No. Si (III)-78 Pls/TS
Miguel Sadol, Applicant
San Jose, Occ. Mindoro

ANNEX 'D'

May 20, 1969
(Date)

REPORT OF APPRAISAL

The Director of Lands
Manila

Sir:

Pursuant to General Administrative Order No. 2-E dated June 12, 1956, I have the honor to submit hereunder a report on the appraised value of the land covered by the above-noted application and the existing improvements found thereon, to wit:

Land with an approximate area of 7.3994 Has.
Square meterx/hectares at P75.00 per Hectare
Square meterx/hectare P 554.96

Existing Improvements consisting of:

House 3 x 4 m (light materials) P 400.00
Coconuts 200 ponos 4 yrs 1000.00
Clearings, cutting down trees etc. 3 Has 6,000.00

Proposed improvements as per declaration of the applicant

Total Appraised Value P7,400.00

The above appraisal was made with the assistanct of the Municipal Treasurer of San Jose, this province.

CONCURRED:

Thomas P. Rendon
Municipal Treasurer

Gregorio P. Mones
Land Investigator

1st Indorsement

July 14, 1969

Respectfully forwarded to the Director of Lands, Manila, recommending approval of the foregoing.

Atando Y. Azil
Actg. District Land Officer

MAILED 36
Records Officer
JAN 20 2023
GENRO - San Jose
Occidental Mindoro



DISTRICT LAND OFFICE NO. III-6
San Jose, Occidental Mindoro

ANNEX 'E'

The Director of Lands, Manila
Thru the District Land Officer, Dist. No. _____
Bureau of Lands, _____

Sir :

I have the honor to certify that on May 22, 1969, I personally visited and examined the land covered by Salas Application No. III-6-78 of Agustín Salas located in the sitio of _____ barrio of _____ municipality of San Jose, province of Occ. Mindoro and found:

1. That the land is described as follows: (Give as accurate a description of the physical condition of the land as possible, not omitting to mention the kind and approximate age of vegetable, trees growing as well as improvements found thereon; such as fruit trees, fences, house, clearings, etc., giving kind, number and age thereof, and by whom planted or made, and when)

bananas, coconuts, mangoes and fruit trees.

2. That the land is approximately 11 kilometers from the nearest provincial road from San Jose to Sablayan and is yes easily accessible from (Give name of town, barrio or sitio) description of the way, that is, state whether it is public or private road, trail or a right-of-way road and. (This is required in case of Sales and lease application only).

3. That the applicant has yes placed posts or signs at the corners of the tract applied for and cut a trail along its boundaries as required by the regulations of the Bureau, and he was advised to maintain the same.

4. The tract applied for is inside the _____ zone (Classification project No. 49) established by the Bureau of Forestry. (If land is within unclassified region, state so. It is not sufficient to state that land is outside the forest zone.)

5. That the tract applied for is not claimed by anyone whose post office address is _____ (In case of claims and conflicts a separate detailed reports must be submitted.)

6. That the applicant has been occupying and cultivating the land since 1944, by virtue of own valuation. A portion of _____ hectares is now under cultivation and the improvements or standing crops are the following: valued at P _____ (Permanent improvements should be appraised separately).

7. That the land applied for has been identified to be covered by no other Application No. _____ of _____ which was rejected or cancelled on TTTTTTTTTTTT for the following reasons _____

8. That the applicant is not the (owner, holder) of 144 hectares of land. (Should the applicant be the owner of 24 hectares or more, in case of homestead or free patent applications, or 144 hectares in case of sales application, give number of parcels, location and area hereof).

9. That the land applied for has not been assessed at P _____, per hectare (or per square meter) under Tax Declaration No. _____ in the name of _____ (This is required in case of sales and lease application only). Adjacent private lands are assessed at P _____ (This is required in case of sales and lease application only).

10. That the land is surveyed under Survey No. _____ it corresponds to Lot No. _____ of _____ E. L. Case No. _____ the Court of pending hearing.

MAE PAZ C. CARITAN
Records Officer
CENRO - San Jose
Occidental Mindoro
JAN 20 2023

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'F'

SUBJECT:

S. A. NO. (III-6) 78
MIGUEL SADOL
San Jose, Occidental Mindoro

DEC 10 1969

The Commissioner of Customs
City of Manila

Sir:

I have the honor to inform you of our receipt of the following application:

Kind of Application	:	S. A. NO. (III-6) 78
Name of Applicant	:	MIGUEL SADOL
Date of Filing	:	April 18, 1966
Purpose of Application	:	Agricultural
Location of the land	:	
Barrio	:	Sta. Teresa
Municipality	:	San Jose
Province	:	Occidental Mindoro
Area	:	7.3994 hectares
Description	:	Plan Si (VI) 78-D
Boundaries	:	
Remarks	:	

Before taking action on this application, we should like to be advised whether the land applied for will be needed by the Government for any future public improvements, whether its use and occupation by the applicant will obstruct navigation, and whether for some other reason, the said land should not be disposed of.

Early attention hereto will be appreciated.

Very truly yours,

For the Director of Lands:

HIGINIO P. Sunico
Chief, Land Management Division

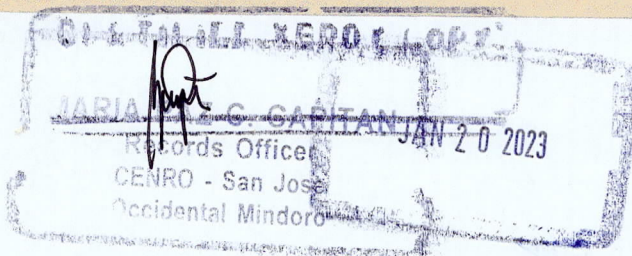
-ttc-
COPY FURNISHED:

Mr. Miguel Sadol
San Jose, Occidental Mindoro

The District Land Officer
DLO III-6, Bureau of Lands
San Jose, Occidental Mindoro

RD/maa

Original received - [Signature]



SUBJECT:

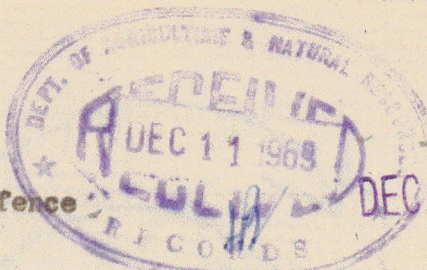
S. A. No. (III-6) 78

MIGUEL SADOL

San Jose, Occidental Mindoro

ANNEX 'G'

The Honorable
The Secretary of National Defence
Camp Aguinaldo, Quezon City
Thru the Honorable
The Secretary of Agriculture and Natural Resources
Diliman, Quezon City



DEC 10 1969

Sir:

I have the honor to inform you of our receipt of the following application:

Kind of Application	: S. A. No. (III-6) 78
Name of Applicant	: Miguel Sadol
Date of Filing	: April 18, 1966
Purpose of Application	: Agricultural
Location of the land	
Barrio	: Sta. Teresa
Municipality	: San Jose
Province	: Occidental Mindoro
Area	: 7.3994 hectares
Description	: Plan Si (VI-) 78-D

(Please refer to the sketch drawn at the back hereof.)

Before taking action on this application, we would like to be advised whether the land applied for will be needed by the Government for any future naval and/or military purposes, whether its use and occupation by the applicant will not endanger the security of the state, and whether, for some reason or other, the said land should not be disposed of.

Early attention hereto will be appreciated.

For and in the absence of the
Director of Lands:

DAVID EUSEBIO
(Assistant Director of Lands)
Officer-in-Charge

COPY FURNISHED:

Mr. Miguel Sadol
San Jose, Occidental Mindoro

The District Land Officer
DLO III-6, Bureau of Lands
San Jose, Occidental Mindoro



OFFICE OF THE MUNICIPAL SECRETARY

EXCERPT FROM THE MINUTES OF THE 13TH SPECIAL SESSION OF THE
MUNCIAL COUNCIL OF MAGSAYSAY, OCCIDENTAL MINDORO,
HELD IN BARRIO ALIBOG, ON THURSDAY, OCT. 7, 1970

PRESENT:

Hon. Vice-Mayor Nazario S. Dimalig
Mr. Canon Padua
Mr. Leonardo Jovenal
Mr. Agustin Tividad
Mr. Lutgardo Cabrera

Acting Chairman
Member
"
"
"

ABSENT:

Hon. Mayor Basilio Q. Quilit
Mr. Norberto Arnejo
Mr. Epifanio Nicolas

Chairman
Member
"

On motion of Councilor Lutgardo Cabrera, duly seconded by
Councilor Agustin Tividad, the following resolution was adopted:

RESOLUTION NO. 113

WHEREAS, it has come to the attention of this Body, that there
is an existing application covering the Garza Island (Plot 31 (V1)
73 & D, with an area of 17,3904 hectares, situated in Barrio Sta. Teresa,
San Jose, Occidental Mindoro, in the name of Mr. Miguel Sadol, a
resident of San Jose, Occidental Mindoro;

WHEREAS, it is the intention of this Body to utilize the said
Island as Beach Resort of the Municipal Government as one of its project
to be accomplished in order to invite more tourist which will redound
to the increase of the Revenue of the Municipal Government of Magsaysay,
Occidental Mindoro;

NOW, THEREFORE, Be it resolved, as it is hereby resolved, that
this Body, to as it is hereby respectfully request and petition the
Director, Bureau of Lands, Manila, the Chief, Bureau of Lands,
San Jose, Occidental Mindoro, the Provincial Board, Mamburao, Occidental
Mindoro, and the Secretary of Agriculture and Natural Resources, Diliman,
Quezon City, to cancel the existing application of Mr. Miguel Sadol,
a resident of San Jose, Occidental Mindoro, and the same be awarded and
serve to the Municipal Government of Magsaysay, Occidental Mindoro, for
public service and for some future development purposes.

RESOLVED FURTHER, that copies of this resolution be furnished the
Director, Bureau of Lands, Manila, the Chief, Bureau of Lands,
San Jose, Occidental Mindoro, the Provincial Board, Mamburao, Occidental
Mindoro, and the Secretary of Agriculture and Natural Resources, Diliman,
Quezon City, for their information, guidance and immediate compliance
of the said matter.

UNANIMOUSLY CARRIED

I HEREBY CERTIFY to the correctness of the above-quoted resolution.

MARIA P. C. CAPITAN

Records Officer

CENRO - San Jose
Occidental Mindoro

JAN 20 2023

ANNEX I

— 〇〇 —

October 15, 1970

314

Hoping for your kind help and immediate attention in this regard, I am

Very truly yours,

ANTONIO A. ESPAÑOLA
Municipal Secretary

Encl.: As above stated.

MARIA PIZ C. CAPITAN
 Records Officer
 JAN 20 2023
 CENTRO - San Jose
 Occidental Mindoro

Am
ANNEX 3
V-
①
Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
MUNICIPALITY OF HAGSAYSAY

-000-

OFFICE OF THE MUNICIPAL MAYOR

4th Indorsement
Nov. 12, 1970

As per letter of the Director of Lands, dated December 10, 1969, I have the honor to inform you that the land applied for, in the Municipality of Hagsaysay, Occidental Mindoro, by Mr. Miguel Sadel, of San Jose, Occidental Mindoro, with an area of 7,3394 hectares, is needed for public purpose and for future public improvement of said Municipality.

SA - III - 6-78
3-28-71
BASILIO A. QUILIT
Municipal Mayor

FOR THE MUNICIPAL MAYOR:

Gloria A. Factor
(MISS) GLORIA A. FACTOR
Acting Municipal Secretary

COPY FURNISHED:

The Commissioner of Customs
Bureau of Custom
Commerce Building
Port Area, Manila

The Director of Lands
Bureau of Lands
Manila



SUBJECT:

Resolution No. 113,
series of 1970 of the Municipal
Council of Magsaysay, Occidental
Mindoro requesting the reservation
for beach resort purposes of the
parcel of land situated in Sta.
Teresa, San Jose, said province.

ANNEX 'K'

April 19, 1971

4393 The Municipal Council
Magsaysay, Occidental Mindoro

Gentlemen:

This has reference to Resolution No. 113, series of
1970 of that body requesting the reservation for beach
resort purposes of the parcel of land situated in Sta.
Teresa, San Jose, that province and covered by the sub-
sisting Sales Application No. (III-6) 78 of Miguel Sadol.
In connection therewith, I wish to inform you that ac-
cording to the report of appraisal submitted by a represent-
ative of this Office, the improvements introduced by the
applicant on the area sought to be reserved have an ap-
praised value of ₱7,400.00.

In view thereof and in order that further action can
be taken on the proposed reservation, it is suggested
that negotiations be made by that Council with the said
applicant with a view to reimbursing him of the value of
his improvements on the area and to having him relinquish
his rights to, and interests in, the same in favor of the
Municipal Government of Magsaysay and this Office informed
of the result thereof.

Very truly yours,

DAVID EUGENIO
Assistant Director of Lands
GTM/Erp

640
COPY FURNISHED:

Mr. Miguel Sadol
San Jose, Occidental Mindoro



Republic of the Philippines
Province of Occidental Mindoro
MUNICIPALITY OF NAGSAYBAY

ANNEX 'L'

-00-

OFFICE OF THE MUNICIPAL COUNCIL

May 7, 1971

The Assistant Director
Bureau of Lands
Manila

S I R :

This is in connection with your letter dated April 19, 1971, informing us the improvements of Mr. Miguel Sadol on the Gaza Island with an appraised value of P7,400.00. We request the reinvestigation of the island with a representative of your office and the applicant to determine whether or not the land in question is a public agricultural land subject to disposition under the Public Land Law, and the actual improvements of the applicant. We further request true copies of the application of the applicant, appraisal of the land applied for, compliance of notice and publication, report as to cultivation of the said land, order of award for further study and to strengthen the records of this office. Meanwhile, the applicant is cautioned not to introduce improvements nor to enter the area pending determination of this case; otherwise we are constrained to file an action against him for forcible action or occupation of public land under Rep. Act No. 947.

Hoping for your immediate action in this regard, I am,

Very truly yours

Timoteo M. Casanova, Jr.
TIMOTEO M. CASANOVA, JR.
Municipal Secretary

COPY FURNISHED
Mr. Miguel Sadol
San Jose, Occidental
Mindoro

CLERK OF THE MUNICIPAL COUNCIL

MARIAN AZ C. CAPITAN

SAN JOSE - San Jose
Occidental Mindoro

20
JAN 20 2023

SUBJECT:

Resolution No. 113,
series of 1970 of the Municipal
Council of Magsaysay, Occidental
Mindoro, requesting the reservation
for beach resort purposes of the
parcel of land situated in Sta.
Teresa, San Jose, said province.

ANNEX 'M'

August 31, 1971

The District Land Officer
DLO No. III-6, Bureau of Lands
San Jose, Occidental Mindoro

S i r :

With reference to the parcel of land sought
by the Municipal Council of Magsaysay, Occidental
Mindoro to be reserved for beach resort purposes
and covered by the Sales Application No. (III-6)78
of Miguel Sadol situated in Sta. Teresa, San Jose,
that province, I am enclosing herewith a copy of the
letter dated May 7, 1971 of the Municipal Secretary
of the Municipal Government of Magsaysay, that pro-
vince, requesting the reinvestigation of the land
covered by the application and copies of some pertinent
papers. It is requested in this connection that you
conduct the desired reinvestigation and furnish the
municipal government with the copies of pertinent
papers.

Please advise the parties concerned and this
Office of the action taken hereon.

Very truly yours,

For the Director of Lands:

RIGINIO P. SUBICO
Chief, Land Management Division
GTM/frp

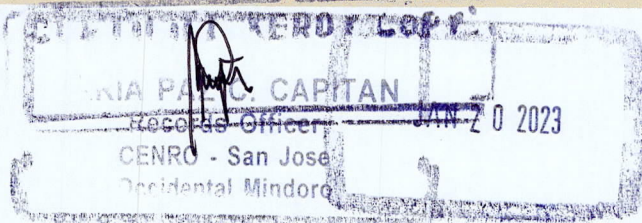
Encl.: As stated.

640

COPY FURNISHED:

The Municipal Council
Magsaysay, Occidental Mindoro

Mr. Miguel Sadol
San Jose, Occidental Mindoro



ion No. 113,
series of 1970 of the Municipal
Council of Magsaysay, Occidental
Mindoro, requesting the reservation
for beach resort purposes of the
parcel of land situated in Sta.
Teresa, San Jose, said province.

ANNEX 'N'

August 31, 1971

The District Land Officer
DLO No. III-6, Bureau of Lands
San Jose, Occidental Mindoro

S I R :

With reference to the parcel of land sought
by the Municipal Council of Magsaysay, Occidental
Mindoro to be reserved for beach resort purposes
and covered by the Sales Application No. (III-6)78
of Miguel Sadol situated in Sta. Teresa, San Jose,
that province, I am enclosing herewith a copy of the
letter dated May 7, 1971 of the Municipal Secretary
of the Municipal Government of Magsaysay, that pro-
vince, requesting the reinvestigation of the land
covered by the application and copies of some pertinent
papers. It is requested in this connection that you
conduct the desired reinvestigation and furnish the
municipal government with the copies of pertinent
papers.

Please advise the parties concerned and this
Office of the action taken hereon.

Very truly yours,

For the Director of Lands:

HIGINIO P. SUMICO
Chief, Land Management Division
GTM/frp

Encl.: As stated.
640
COPY FURNISHED:

The Municipal Council
Magsaysay, Occidental Mindoro

Mr. Miguel Sadol
San Jose, Occidental Mindoro



Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
District Land Office No. III-6
San Jose, Occidental Mindoro

ANNEX 'O'

SUBJECT:

Resolution No. 113, Series of 1970
of the Municipal Council of Nagaysay,
Occidental Mindoro, requesting the
reservation for beach resort purposes
of the parcel of land situated in
Sta. Teresa, Nagaysay (formerly San
Jose), that province.

October 4, 1971

The Director of Lands
Thru the Chief, Land Management Div.
Bureau of Lands, Manila

Sir:

In connection with the above-noted subject, I have the
honor to inform that there is no necessity for a reinvestiga-
tion of the land sought to be reserved on the ground that the
same Council in its Resolution No. 50 dated August 20, 1971,
has, for the reasons stated therein revoked Municipal Resolu-
tion No. 113, Series of 1970.

In view hereof, it is recommended that the Sales Applica-
tion No. (III-6) 78 of Mr. Miguel Sadol be given further due
course. For your information and ready reference I am enclos-
ing herewith a true copy of the aforementioned resolution.

Very truly yours,

[Signature]
Officer in Charge
/fje

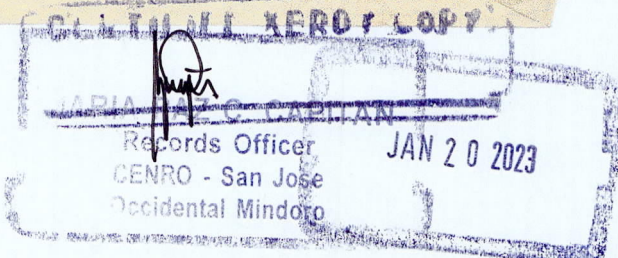
121

encls.:
as stated.

COPY FURNISHED:
The Municipal Council
Nagaysay, Occ. Mindoro

Mr. Miguel Sadol
San Jose, Occ. Mindoro

26

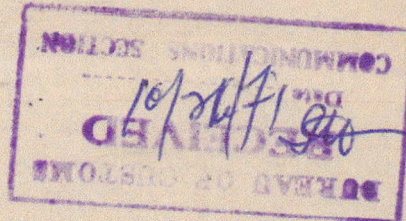


Republic of the Philippines
Department of Finance
BUREAU OF CUSTOMS
Batangas

ANNEX 'P'

SUBJECT:

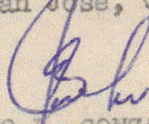
S.A. No. (III-6) 78
MIGUEL SADOL
San Jose, Occ. Mindoro



3rd Indorsement
October 25, 1971

Respectfully returned to the Commissioner, Bureau of Customs, Manila, the herein Land Application of Mr. Miguel Sadol of San Jose, Occidental Mindoro, inviting attention to the preceeding 2nd Indorsement of the Municipal Mayor, San Jose, Occ. Mindoro, dated October 18, 1971, which is self-explanatory.

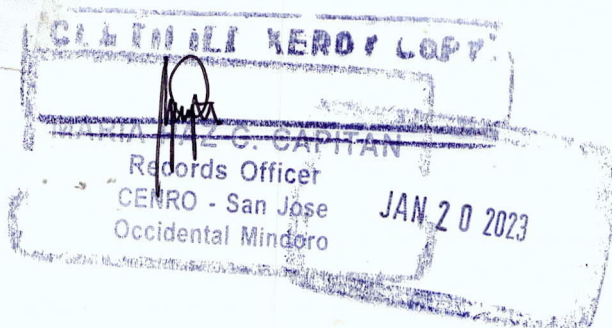
The original copies of this application will be forwarded to your office by the Municipal Mayor of San Jose, Occidental Mindoro.


ROMEO L. GONZALES
Collector of Customs

Encl.:
a/s
lrc.

38

510-173




ANNEX 'Q'

Re: S.A. No. (III-6) 78
Miguel Sadol
San Jose, Occ. Mindoro

4th Indorsement
October 26, 1971

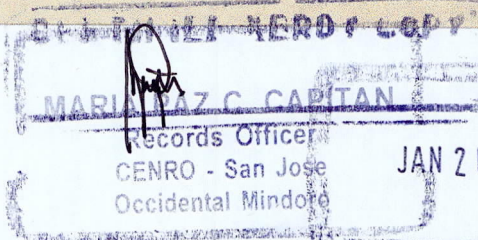
Respectfully returned to the Director, Bureau of Lands, Manila, interposing no objection to the approval of the application of Miguel Sadol of San Jose, Occidental Mindoro, under S.A. No. (III-6) 78, in view of the herein 2nd indorsement of the Municipal Mayor of Magsaysay, Occidental Mindoro, dated October 18, 1971, in relation to the preceding indorsement of the Collector of Customs, Port of Batangas, dated October 25, 1971,

For the Commissioner :


FILEMON T. MAYO
Head, Administrative Services
Department

G-

FTM/avp



Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'R'

October 26, 1971

OFFICE MEMORANDUM

TO : The Director of Lands
FROM : The Chief, Land Management Division
SUBJECT: S. A. No. (III-6) 78
MIGUEL SADOL
Plan Si-(III)-78-D
Sta. Teresa, San Jose, Occidental Mindoro

The above-noted application to purchase public land has been filed in this Office for agricultural purposes under Chapter V of the Public Land Act (Commonwealth Act No. 141, as amended) and the land applied for and the improvements thereon appraised as follows:

Land : ₱125.00 per Ha. or ₱924.93 for the whole tract of 7.3994 Has.
(Rec. by this Office)
Improvements: ₱7,400.00 - house, coconuts and clearings
Area : 7.3994 hectares

Upon investigation conducted by this Office, it has been found that the land applied for is free from private claims and conflicts and open to disposition according to law, and that the applicant is financially able to utilize the area for the purpose to which it will be devoted. It has also been found that the said land is disposable under Chapter V of the Public Land Act (Commonwealth Act No. 141, as amended).

In view of the foregoing, it is recommended that the appraisal be approved in accordance with Section 116 of the Public Land Act (Commonwealth Act No. 141, as amended), and with Administrative Order No. 3, as amended by Administrative Order No. 3-1, series of 1970, of the Secretary of Agriculture and Natural Resources delegating to the Director of Lands the authority to approve the appraisal or reappraisal of public lands and improvements thereon.

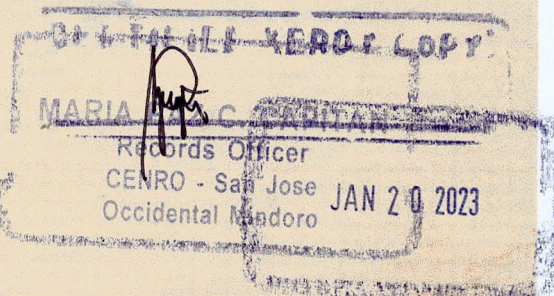
NOTE:

San Jose is a 2nd class of municipality.

HIGINIO P. SUMICO

dmb
610

APPROVED on Oct. 30, 1971
by virtue of the authority delegated to the Director of Lands by the Secretary of Agriculture and Natural Resources in Administrative Order No. 3 dated August 31, 1970, as amended by Administrative Order No. 3-1 dated September 30, 1970:



VICENTE A. VAIDELLON
Director of Lands

ANNEX 'C'

SALE OF PUBLIC LANDS

Notice is hereby given that the Bureau of Lands at **San Jose, Occidental Mindoro** will sell to the highest qualified bidder at ten o'clock (10:00) A.M. on **January 31, 1972**, the tract of land covered by Sales Application No. **(III-6) 78** of **MIGUEL SADOL**.

Location : **Sta. Teresa, San Jose, Occidental Mindoro**
Description : **Survey Plan S1-(III-6) 78-D**

Area : **7.3994 hectares**
Appraised) Land : **P125.00 per hectare**
Value of) Improvements: **P7,400.00 - house, coconuts and clearings**

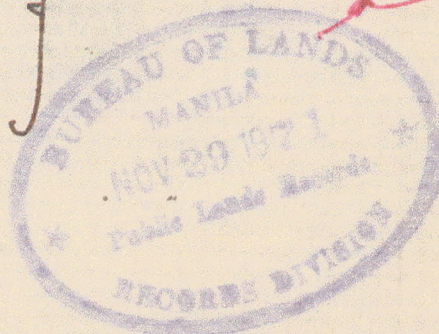
The successful bidder if other than the applicant must reimburse the latter of the value of the improvements and the expenses for the publication of the notice of auction and the survey of the land.

All bids must be sealed and submitted to the Bureau of Lands at **San Jose, Occidental Mindoro** on or before the hour and date stated above and plainly marked "BID for the land described in Sales Application No. **(III-6)78**." Bids must be accompanied with cash, money order, treasury warrant, certified check, cashier's check or manager's check for a sum equivalent to 10% of the bid. When a bid is withdrawn after the highest bidder is determined, the corresponding deposit therefor shall be forfeited to the Government. No bid shall be less than the appraised value of the land. The right is reserved to reject any or all bids.

Manila, **November 22, 1971.**

dmb

VICENTE A. VALDELLON
Director of Lands
RD/dmb



MARI PAZ C. CAPITAN
Records Officer
CENRO - San Jose
Occidental Mindoro

JAN 20 2023

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'T'

SUBJECT:
MSA (III-6) 78
MIGUEL SADOL
San Jose, Occ. Mindoro

November 22, 1971

439 The Editor, Star Reporter
R-202 Borja Bldg.
1710 Rizal Ave., Manila

REGISTERED
DEC - 1. 1971

S i r :

I wish to enclose two (2) copies in **English** of a notice of **sale** of the land applied for by **MIGUEL SADOL** under **M.S.A. No. (III-6) 78**.

It is requested that this notice be published in your newspaper once a week for a period of six (6) consecutive weeks, on or before **December 15, 1971** the printing to be in six (6) point type.

After publishing the notice for the period hereinabove stated, please submit your bill to this Office in triplicate, showing the date of publication. A copy of the printed notice should be attached to the bill. It is likewise requested that a copy of your paper showing the publication of the attached notice be furnished this Office immediately after each issue. As payments for the advertisement may not be passed in audit if these requisites are not complied with, please observe them closely in submitting your bill.

If publication cannot be started on the date indicated, please notify this Office immediately.

Very truly yours,

For the Director of Lands:

3
HIGINIO P. Sunico
Chief, Land Management Division

Encl.: Notices

NOTE: Deposit under O.R. No. 9796703 dated Nov. 4, 1971.

53
ORIGINAL XEROX COPY

MAILED JAN 20 1971
Records Officer
CENRO - San Jose
Occidental Mindoro

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'U'

SUBJECT:
MSA (III-6) 78
MIGUEL SADOL
San Jose, Occ. Mindoro

November 22, 1971

The Editor, Nueva Era
Mr. Pedro Godinez, Jr.
1247 (38) Cruzada, Quiapo, Manila

DEC - 7 1971

S i r :

I wish to enclose two (2) copies in **Spanish** of a notice of **sale** of the land applied for by **MIGUEL SADOL** under **M.S.A. No. (III-6) 78**.

It is requested that this notice be published in your newspaper once a week for a period of six (6) consecutive weeks, on or before **Dec. 15, 1971** the printing to be in six (6) point type.

After publishing the notice for the period hereinabove stated, please submit your bill to this Office in triplicate, showing the date of publication. A copy of the printed notice should be attached to the bill. It is likewise requested that a copy of your paper showing the publication of the attached notice be furnished this Office immediately after each issue. As payments for the advertisement may not be passed in audit if these requisites are not complied with, please observe them closely in submitting your bill.

If publication cannot be started on the date indicated, please notify this Office immediately.

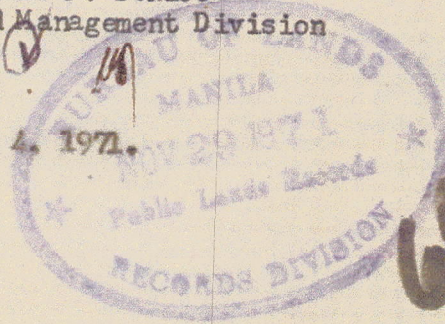
Very truly yours,

For the Director of Lands:

HIGINIO P. SUNICO
Chief, Land Management Division

Encl.: Notices

NOTE: Deposit under O.R. No. 9796708 dated Nov. 4, 1971.



MARIA B. CARIAN
Records Officer
CENRO - San Jose
Occidental Mindoro

JAN 20 2023

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'W'

November 22, 1971

The Official Gazette
c/o Bureau of Printing
City of Manila

REGISTERED
DEC 1 1971

S i r s :

I have the honor to enclose two (2) copies in English of a notice of ~~sale~~ of the land applied for under ~~Sales~~ Application No. (III-6) 78 of MIGUEL SADOL. ~~together with Postal Money Order No. as publication fee. Finally issue the corresponding official receipt and send the same to this office.~~

It is requested that this notice be published in the Official Gazette once a week for a period of six (6) consecutive weeks to start on or before Dec. 15, 1971 and completed not later than Jan. 31, 1972.

After publishing the notice for the period hereinabove stated, please send us in triplicate a certificate of the Director of Printing showing the inclusive dates of publication of the notice of auction. It is also requested that a copy of your paper showing the publication of the attached notice be furnished this Office immediately after each issue.

If we do not hear from you on or before Dec. 6, 1971 it will be presumed that the publication of the notice can and will be made as herein requested.

Very truly yours,

For the Director of Lands:

HIGINIO P. SUNICO
Chief, Land Management Division

Encl.: As stated.

jg
610

NOTE: The publication fee in the amount of P120.00 was paid directly to that Office under Official Receipt No. 9733148 dated Nov. 3, 1971.

MARIA C. CAPITAN
Records Officer

CENRO - San Jose
Occidental Mindoro

JAN 20 2023

Republic of the Philippines
Province of Occidental Mindoro
Municipality of Magsaysay

-00-

ANNEX 'X'

Office of the Municipal Secretary

EXCERPT FROM THE MINUTES OF THE 7TH REGULAR SESSION OF THE
MUNICIPAL COUNCIL OF MAGSAYSAY, OCCIDENTAL MINDORO,
HELD AT THE MUNICIPAL HALL, ON MONDAY,
APRIL 1, 1974

PRESENT:

Honorable Vice-Mayor Cesar S. Tria
Councilor Consolacion Nicolas
" Jaime Factor
" Hernando Aban
" Ricardo Villanueva
" Patrocinio Dizon
" Jose Norella
" Daniel Bautista
" Paulino Serrano

Acting Chairman
Member
"
"
"
"
"
"
"

ABSENT:

NONE:

On motion of Honorable Hernando Aban, duly seconded by
Honorable Jose Norella, the following resolution was adopted:

RESOLUTION NO. 16

BE IT RESOLVED, as it is hereby resolved, that this
Honorable Council of Magsaysay, Occidental Mindoro, on
its 7th Regular Session duly assembled, be as it is, res-
pectfully request the Honorable Director, Bureau of Lands,
to cancel the application applied for by Dr. Miguel Sadol
over the Garza Island within this jurisdiction in antici-
pation for its future beach resort project and become a cy-
nosure of this municipality.

RESOLVED FURTHER, copies of this resolution be furnish
the Honorable Director, Bureau of Lands, Honorable Director,
Bureau of Forestry and Honorable Director, Bureau of Fishery,
all both of Manila, Philippines, for their information, kind
consideration, comment and recommendation.

UNANIMOUSLY APPROVED.

I HEREBY CERTIFY to the correctness of the above-quoted
resolution.

ELIAS A. AMITH
Municipal Secretary
lcl.

MARIA C. CAPITAN

Records Officer
CENRO - San Jose
Occidental Mindoro

JAN 20 2023

3

Republic of the Philippines
Department of Natural Resources
BUREAU OF LANDS
DISTRICT LAND OFFICE IV-1001
San Jose, Occidental Mindoro

ANNEX 'Y'

SUBJECT:
Letter of Inquiry of
Mr. Teodulo J. Racudo

20 October 1976

Mr. Teodulo J. Racudo
Assistant Officer in Charge
Bureau of Forest Development
San Jose, Occidental Mindoro

S i r :

In connection with your letter dated October 14, 1976, we have the honor to inform that the area within Garza Island, subject of your inquiry has been applied for by Miguel Sadol under Sales Application No. (111-6)-78 and is now pending award. This island area has its curatory history in 1970 when the Municipal Council of Magsaysay, Occidental Mindoro, passed Resolution No. 113, the object of which was to reserve the land for resort purposes. Ironically enough in August 20, 1971, the same Municipal Council of Magsaysay passed Resolution No. 50 revoking the provisions of Resolution No. 113. At the request, therefore, of the Chief of the Land Management Division dated August 31, 1971 to look into this matter, the undersigned suspended the order for reinvestigation of the area believing his action was a gesture of virtually respecting the corporate opinions of the members of the Municipal Council of Magsaysay contained in its revocatory resolution, true copy attached hereto, thus the Sales Application for the land covered thereby was recommended to have been given due course.

Very truly yours,

[Signature]
FERNANDO M. VILLANUEVA
District Land Officer

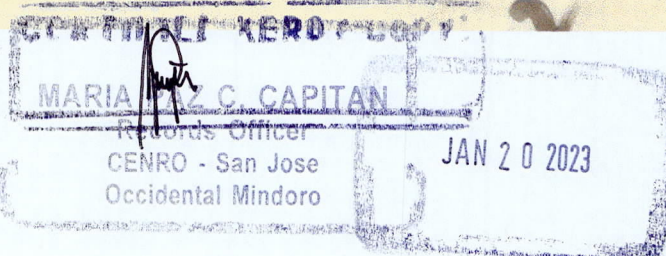
COPY FURNISHED:

Sangguniang Bayan
Magsaysay, Occidental Mindoro

Mr. Miguel Sadol
San Jose, Occidental Mindoro

The Director of Lands ✓
Manila

The Regional Director
Regional Land Office IV-A
757 Gen. Solano Street
San Miguel, Manila



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission

ANNEX 'AA'

EXH 4

REGISTRY OF DEEDS FOR THE PROVINCE OF OCCIDENTAL MINDORO

Original Certificate of Title

No. 8-440

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at Manila on the 8th day of December, in the year nineteen hundred and seventy-eight and spread in the records of the Bureau of Lands, as follows:

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS

SALES PATENT No. 6580

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Chapter V of Commonwealth Act No. 141, and the Acts supplemental thereto, governing the sale of portions of the public domain, there was on the November 3, 1978, sold unto Rogelio L. MADRIGAL a tract of agricultural public land situated in the sitio of , barrio of Allibog, municipality of Magsaysay, Province of Occ. Mindoro, Island of Mindoro, Philippines, containing an area of hectares, 32 ares, and 72 centares, according to the official plan and which is particularly described on the back hereof;

WHEREAS, an investigation has shown that the purchaser has actually occupied, cultivated and improved said land, and it appears that he has fully paid the purchase price thereof:

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of Commonwealth Act No. 141, as amended, there is hereby granted unto the said Rogelio L. MADRIGAL, of legal age, Filipino citizen, married to Sonia L. Gastilo, resident of San Jose, Occidental Mindoro, Philippines,

the tract of land herein described; TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said Rogelio L. MADRIGAL (y) and to his heir or heirs and assigns forever, subject to the provisions of Sections 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that the land hereby acquired, with the appurtenances thereunto of right belonging, shall not be encumbered, alienated, or transferred except to persons, corporations, associations or partnerships who may acquire lands of the public domain under said Commonwealth Act No. 141, as amended, and that except with the consent of the grantee and the approval of the Secretary of Agriculture and Natural Resources, and solely for educational, religious or charitable purposes, or for a right of way no person, corporation, association, or partnership may acquire or have any right, title, interest or property rights whatsoever to the said land; and subject finally to any and all vested and accrued rights and to all conditions and public easements and servitudes recognized and prescribed by law, especially those mentioned in Sections 109, 110, 111, 112, 113 and 114 of Commonwealth Act No. 141, as amended; and subject further (z)

IN TESTIMONY WHEREOF, and by authority of the Republic of the Philippines, I, FERDINAND E. MARCOS, President of the Philippines, hereby caused these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at the City of Manila, on this DEC 8 1978 day of , 19 in the year of Our Lord, one thousand nine hundred

(x) As amended by P.D. No. 1361

(y) As amended by P.D. No. 763

BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:

JOSE L. LERIO
Under Secretary of Agriculture and Natural Resources

Transcribed in the "Registration Book" for the Province of San Jose, Occ. Mindoro pursuant to the provisions of section 41 of Act No. 496, on the 23



Republic of the Philippines
Department of Environment and Natural Resources
BUREAU OF LANDS
Manila

ANNEX 'BB'

SUBJECT:

Resolution No. 16, S. 1974 of
the Municipal Council of Magsaysay,
Occidental Mindoro requesting can-
cellation of S.A. No. (III-6)78 of
Miguel Sadol.

Plan Si(III-6)78-D
Magsaysay, Occidental Mindoro

16 February 1988

The District Land Officer
DLO-IV-4-7, Lands Management Bureau
San Jose, Occidental Mindoro

S i r :

This is to call your attention once again to the letter of this
Office dated January 30, 1981 directing you to expedite the in-
vestigation of the above-noted resolution and to the fact that
up to this writing, despite the lapse of almost seven (7) years,
no word has as yet been received from you on the matter.

In the interest of justice and in order that further appropriate
action may be taken thereon, it is requested that the said directive
be immediately complied with and thereafter, the corresponding report
should be submitted to the Regional Land Director concerned for appro-
priate dispositive action pursuant to Lands Administrative Order No.
13-3.

Very truly yours,

For the Director of Lands:

HECTOR S. FABROS
Chief, Legal Division
LWF/ld

COPY FURNISHED:

The Municipal Council
Magsaysay, Occidental Mindoro

Mr. Miguel Sadol
San Jose, Occidental Mindoro

74 (83) 67-7-05
CENRO - San Jose
Occidental Mindoro
JAN 20 2023

Original Certificate of Title

No. S-440 S-40

Entered in accordance with section 122 of Act No. 496, of the Philippine Commission pursuant to a patent issued by the President of the Philippines, dated at Manila on the 8th day of December, in the year nineteen hundred and seventy eight and spread in the records of the Bureau of Lands, as follows:

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES

BUREAU OF LANDS

SALES PATENT No. 6580

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Chapter V of Commonwealth Act No. 141, and the Acts supplemental thereto, governing the sale of portions of the public domain, there was on the November 3, 1978, sold unto ROGELIO L. MADRIGAL a tract of agricultural public land situated in the sitio of - - -, barrio of Alibog, municipality of Magsaysay, Province of Occ. Mindoro, Island of Mindoro, Philippines, containing an area of 7 hectares, 39 ares, and 94 centares, according to the official plan and which is particularly described on the back hereof;

WHEREAS, an investigation has shown that the purchaser has actually occupied, cultivated and improved said land, and it appears that he has fully paid the purchase price thereof;

NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and conformity with the provisions thereof and of Commonwealth Act No. 141, as amended, there is hereby granted unto the said ROGELIO L. MADRIGAL, of legal age, Filipino citizen married to Sonia L. Gustilo, resident of San Jose, Occidental Mindoro, Philippines, the tract of land herein described;

TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said ROGELIO L. MADRIGAL (y) and to his heir or heirs assigns forever, subject to the provisions of Sections 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that the land hereby acquired, with the appurtenances thereunto of right belonging, shall not be encumbered, alienated, or transferred except to persons, corporations, associations or partnerships who may acquire lands of the public domain under said Commonwealth Act No. 141, as amended, and that except with the consent of the grantee and the approval of the Department of Agriculture and Natural Resources, and solely for educational, religious or charitable purposes, for a right of way no person, corporation, association, or partnership may acquire or have any right, title, interest or property rights whatsoever to the said land; and subject finally to any and all vested and accrued rights and to all conditions and public easements and servitudes recognized and described by law, especially those mentioned in Sections 109, 110, 111, 112, 113 and 114 of Commonwealth Act No. 141, as amended; and subject further (z)

IN TESTIMONY WHEREOF, and by authority of the Republic of the Philippines, I, FERDINAND E. MARCOS, President of the Philippines, hereby caused these letters to be written and the seal of the Republic of the Philippines to be hereunto affixed.

Given under my hand at the City of Manila, on this 8 day of DEC 1978 in the year of Our Lord, one thousand nine hundred seventy eight

(x) As amended by P.D. No. 1361

(x) As amended by P.D. No. 763

BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:

JOSE I. LEIDO

Under Secretary of Agriculture and Natural Resources

Transcribed in the "Registration Book" for Province of San Jose, Occ. Mindoro pursuant to provisions of section 41 of Act No. 496, on the 23 day of November, nineteen hundred Ninety-five, at 10:00 a.m.

MARIA P. C. CAPITAN

CENRO - San Jose
Occidental Mindoro

JAN 20 2023

ANNEX 'DP'

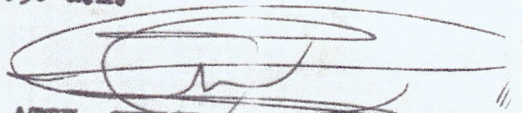
Page-B

MEMORANDUM OF INCUMBRANCES

Entry No. 36683 - LETTER OF REQUEST - executed by Mr. Regelio L. Madrigal requesting for the issuance of separate titles for Lot A and Lot B of Plan Si-(III-6)78-D affecting the land described in this Original Certificate of Title No. S-440, in accordance with the terms and conditions contained in the original thereof on file in this Registry.

Date of Instrument - November 2, 2000


Date of Inscription - November 24, 2000 at 11:30 a.m.


ATTY. CHERYL L. MORALES
Acting Register of Deeds

Entry No. 36684 - SUBDIVISION PLAN - Approved subdivision plan executed by Geodetic Engineer ~~Evito~~ L. Cadatal in favor of Regelio L. Madrigal, affecting the land described in this Original Certificate of Title No. S-440, in accordance with the terms and conditions contained in the original thereof on file in this Registry.

Date of Instrument - September 30, 1999

Date of Inscription - November 24, 2000 at 11:30 a.m.


ATTY. CHERYL L. MORALES
Acting Register of Deeds

Titles issued	Name	Lot No.	Area (sq.m.)
T-16808	Regelio L. Madrigal	Lot A	36,997
T-16809	Regelio L. Madrigal	Lot B	36,997
			<hr/> 73,994

CANCELLED

8825

3

Regelio

Madrigal

7-1-00

Ins. Aguilar

Records

Gulayan

Checked by: Vault keeper

VERIFIED

C. P. M. L. XERO 16282

JAN 20 2023

Centro San Jose
Occidental Mindoro

ANNEX EE'

JUDICIAL FORM NO. 109
(Revised January 1991)

Book 67
Page 208

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

No. 5482233

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

REGISTRY OF DEEDS FOR THE PROVINCE OF MINDORO OCCIDENTAL

Transfer Certificate of Title

No. T-16808

IT IS HEREBY CERTIFIED that certain land situated in the municipality of Magsaysay, province of Occidental Mindoro bounded and described as follows:

A PARCEL OF LAND (Lot-A, of the subd. plan Ped-04-121112 being a portion of Si-(III-6)78-D, L.R.C. Record No.), situated in the Brgy. of Alibog, Mun. of Magsaysay, Province of Occ. Mindoro. Bounded on the SE., along line 1-2 by Lot B of the subdivision plan; on the SW., NW., and NE., along lines 2-3-4-5-6-7-8 by Mindoro Sea. Beginning at a point marked "1" on plan being, S. 31 deg. 28'E., 6068.75 m. from BLIM No. 26, Pla-33, San Jose Public Land Subdivision, thence S. 68 deg. 18'W., 152.33 m. to point 2; thence N. 00 deg. 50'W., 133.46 m. to point 3; thence N. 10 deg. 26'E., 115.44 m. to point 4; thence N. 32 deg. 47'E., (continued at the back hereof)

is registered in accordance with the provisions of the Property Registration Decree in the name of ROGELIO L. MADRIGAL, of legal age, Filipino, married to Sonia L. Gustilo and resident of San Jose, Occidental Mindoro, Philippines,—

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

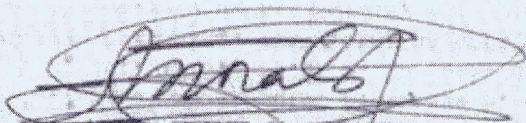
IT IS FURTHER CERTIFIED that said land was originally registered on the 23rd day of November in the year nineteen hundred and ninety-five in the Registration Book of the Office of the Register of Deeds of Occidental Mindoro Volume II, page 190 as Original Certificate of Title No. S-440 pursuant to ~~Declaracion~~ a Sales* issued in L. R. C. Record No. , in the name of Rogelio L. Madrigal.

This certificate is a transfer from Original Certificate of Title No. S-440 which is cancelled by virtue hereof in so far as the above-described land is concerned.

* patent granted by the President of the Philippines, on the 8th, day of December, in the year nineteen hundred and seventy-eight, under Act No. 141, as amended.

Entered at San Jose, Occidental Mindoro
Philippines, on the 24th day of November
in the year ~~one thousand one hundred and~~ two thousand
at 11:30 a.m.

ATTEST:


ATTY. GERALD L. MORALES
Acting (Register of Deeds)

San Jose, Occidental Mindoro
(Owner's postal address)

*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.

This is a Certified True Copy of TCT T-16808 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 10:53:32 AM Amt. Paid: 1093.40



THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

54.05 m. to point 5; thence N. 11 deg. 40'E., 97.21 m. to point 6; thence N. 85 deg. 45'E., 37.08 m. to point 7; thence S. 06 deg. 10'E., 63.37 m. to point 8; thence S. 06 deg. 17'E., 272.70 m. to point of beginning, containing an area of THIRTY SIX THOUSAND NINE HUNDRED NINETY SEVEN (36,997) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground P.S. cyl. conc. mons. 15x60 cms.; bearings true; date of original survey; Feb. 9, 1966, and that of the subdivision survey; July 31, 1999, and was approved on Sept. 30, 1999.-R.

ATTY. CHERYL L. MORALES
Acting Register of Deeds

XXX

NOTHING FOLLOWS

XXX

All subsequent annotations shall be stored in electronic form in the PHILARIS.

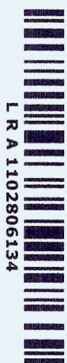
Date: 8-26-11

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



L R A 1102806134

This is a Certified True Copy of TCT T-16808 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No. : 2023000078 OR No. : 1026351146

Date : 01/12/2023 OR Date : Jan 12 2023

Time : 10:53:32 AM Amt. Paid: 1093.40



Page -B

T-16808 P.3

(Continuation of the Memorandum of Encumbrances from Page -A)

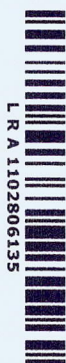
Cancelled

(Continued on Page -C)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



L R A 1102806135

This is a Certified True Copy of TCT T-16808 on file at **Registry of Deeds of Mindoro Occidental, San Jose**. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at **Registry of Deeds of Mindoro Occidental, San Jose**. Requested By: **NILO P. SALVADOR**.

Ref. No. : 2023000078 OR No. : 1026351146

Date : 01/12/2023 OR Date : Jan 12 2023

Time : 10:53:32 AM Amt. Paid: 1093.40

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 5482234

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
PROVINCE OF MINDORO OCCIDENTAL

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-16809

IT IS HEREBY CERTIFIED that certain land situated in the municipality of Magsaysay, Province of Occidental Mindoro bounded and described as follows:

A PARCEL OF LAND (Lot B, of the subdivision plan, Fed-04-121112 being a portion of plan Si-(III-6)78-D, LRC Record No.), situated in the Barangay of Alibog, Municipality of Magsaysay, Province of Occidental Mindoro. Bounded on the NE., SE., and SW., along lines 1-2-3-4-5-6-7-8 by Mindoro Sea; and on the NW., along line 8-1 by Lot A, of the subdivision plan. Beginning at a point marked "1" on the plan being S. 31 deg. 28'E., 6,068.75 m. from BLIM No. 26, 1s-33, San Jose Public Land Subdivision., thence S. 09 deg. 02'E., 205.00 m. to point 2; thence S. 00 deg. 33'E., 97.76 m. to point 3; thence S. 61 deg. 19'W., 34.94 m. (continued at the back hereof)

is registered in accordance with the provisions of the Property Registration Decree in the name of **ROGELIO L. MADRIGAL**, of legal age, Filipino, married to Sonia L. Custilo and resident of San Jose, Occidental Mindoro, Philippines,---

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 23rd day of November in the year nineteen hundred and ninety-five in the Registration Book of the Office of the Register of Deeds of Occidental Mindoro Volume 11 page 190, as Original Certificate of Title No. S-440, pursuant to Republic Act No. 1180 a Sales* issued in L. R. C. Record No. , in the name of Rogelio L. Madrigal

This certificate is a transfer from Original Certificate of Title No. S-440 which is cancelled by virtue hereof in so far as the above-described land is concerned.

* patent granted by the President of the Philippines, on the 8th, day of December, in the year nineteen hundred and seventy-eight, under Act No. 141, as amended.

Entered at San Jose, Occidental Mindoro Philippines, on the 24th day of November in the year 1995 at 11:30 a. m.

ATTEST:

San Jose, Occidental Mindoro

(Owner's postal address)

ATTY. CHERYL L. MORALES

Acting (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.

This is a Certified True Copy of TCT T-16809 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No. : 2023000078 OR No. : 1026351146

Date : 01/12/2023 OR Date : Jan 12 2023

Time : 11:01:38 AM Amt Paid: 1093.40

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

to point 4; thence S. 48 deg. 19'W., 23.50 m. to point 5; thence N. 34 deg. 54'W., 90.81 m. to point 6; thence N. 27 deg. 56'W., 157.10 m. to point 7; thence N. 00 deg. 50'W., 63.04 m. to point 8; thence N. 68 deg. 18'E., 152.33 m. to the point of beginning; containing an area of THIRTY SIX THOUSAND NINE HUNDRED NINETY SEVEN (36,997) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: corner 8 by P.S. and the rest by 1/4 P.S. cyl. conc. mons. 15 x 60 cms.; bearings true; date of the original survey on February 9, 1966 and that of the subdivision survey on July 31, 1999 executed by Engineer Jovito L. Cadatal and was approved on September 30, 1999. -R.

ATTY. CHERYL L. MORALES
Acting Register of Deeds

XXX

NOTHING FOLLOWS

XXX

All subsequent annotations shall be stored in electronic form in the PHILARIS.

Date: 8-26-11

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-16809 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No. : 2023000078 OR No. : 1026351146

Date : 01/12/2023 OR Date : Jan 12 2023

Time : 11:01:38 AM Amt Paid: 1093.40



LRA1102806142

Page -B

T-16809 P3

(Continuation of the Memorandum of Encumbrances from Page -A)

Cancelled

(Continued on Page -C)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



L R A 1102806143

This is a Certified True Copy of TCT T-16809 on file at **Registry of Deeds of Mindoro Occidental, San Jose**. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at **Registry of Deeds of Mindoro Occidental, San Jose**. Requested By: **NILO P. SALVADOR**.

Ref. No. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:01:38 AM Amt. Paid: 1093.40

FF

ANNE 'FF'
EXH D
7-11-05
AMADO ATIENZA

1st Indorsement
July 7, 2005

Respectfully referred to the Regional Executive Director, DENR-Region No. IV, L & S. Building, 1515 Roxas Boulevard, Ermita, Manila, the herein letter-request form dated July 7, 2005 of Ms. Ela S. Aguilar and its enclosure, together with the folder containing the original records of the Sales Application No. (III-6)78 in the name of Miguel Sadol covering plan Si-(III-6)78-D, situated in San Jose, Occidental Mindoro consisting of Eighty Three (83) pages for whatever appropriate action that maybe taken thereon pursuant to the implementation of DENR Administrative Order No. 38, Series of 1990.

It is informed that according to the verification of our records, it appears in our Patent Book that Sales Patent No. V-6580 was issued on July 11, 1978 in favor of the Hrs. of Fernando Ferrer by virtue of Sales Application No. V-507 covering Lot No. 889-D. Csd-313-D situated in Digos, Davao del Sur containing an area of .7628 hectare.

Please acknowledge receipt hereof.

For the Director, Lands Management Bureau:

ORIGINAL SIGNATURE
LEONIDO V. BORDEOS.
OIC, Records Management Division
LOM/lah
610

Department of Environment and Natural Resources
Lands Management Bureau
This is a certified photo of the original of
Ela Aguilar
who paid a certain amount of money
Official Receipt No. OB
SA No. (III-6)78
LEONIDO V. BORDEOS
OIC, Records Management Division
7-11-05

Encls.: A/S

cc.
Ms. Ela S. Aguilar
Sikatuna cor. Lapu-Lapu St.
San Jose, Occidental Mindoro

7-11-05
7-11-05
7-11-05
7-11-05

CERTIFIED XEROX COPY
MARIA C. CAPTAN
Records Officer
CENRO - San Jose
Occidental Mindoro
JAN 20 2023



ANNEX GG

Republic of the Philippines
Department of Environment and Natural Resources
Regional Office IV-B, MIMAROPA
1515 Roxas Boulevard, Ermita, Manila

MEMORANDUM

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

FROM : The OIC, Regional Technical Director,
For Lands, DENR, Region IV-B, MIMAROPA

SUBJECT : S.A. No. (III-6)78 in the name of
Miguel Sadol, covering Lot No. Plan
Si-(III-6)78-D, situated in Sta.
Teresa, San Jose, Occ. Mindoro

DATE : AUG 08 2005

Forwarded herewith is the original folder of Sales Application No. (III-6)78 of Miguel Sadol, covering Lot No. Plan Si-(III-6)78-D, situated in Sta. Teresa, San Jose (now: Nagsaysay), Occidental Mindoro.

Please be informed that the above-described lot is covered by Sales Patent No. 6580 issued on December 8, 1978, in favor of Rogelio L. Madrigal, by virtue of Sales Application No. (III-6)78. And the same was registered on November 23, 1995, and the corresponding Original Certificate of Title No. S-440 was issued to the said patentee on the same date. However, based on the verification issued by the OIC, Chief, Records Management Division, LMB, Manila, it shows that Sales Patent No. V-6580 was issued on July 11, 1978 in favor of the Mrs. of Fernando Ferrer, by virtue of Sales Application No. 507, covering Lot No. 882D, Csd-413-D, situated in Digos, Davao del Sur.

In view of the foregoing, it is instructed that you conduct an in-depth investigation of the supposedly spurious Sales Patent/Title of Rogelio L. Madrigal, in accordance with the mandates of Oplan Anti Fake Title Program.

For information and compliance.

Lydia S. Lopez
LYDIA S. LOPEZ

✓ COPY FURNISHED:

Mrs. Elia C. Aguilar
Sikatuna cor. Lapu-Lapu St.,
San Jose, Occ. Mindoro

gdc/GDC





Republic of the Philippines
PROVINCE OF OCCIDENTAL MINDORO
Municipality of Magsaysay

-oOo-

Office of the Sangguniang Bayan

ANNEX 'HH'

ATTESTED BY:

CESAR M. TRIA, JR.

Vice Mayor/ Presiding Officer

SANGGUNANG BAYAN MEMBERS

LEO ANGELO J. ABESAMIS

Municipal Councilor

MARIO V. QUILIT

Municipal Councilor

DIOSDADO C. BAYAOA

Municipal Councilor

BENJAMIN L. ARROZA, SR.

Municipal Councilor

EDGARDO I. ELJSCUPIDEZ

Municipal Councilor

BENFRANSON F. BENOZA

Municipal Councilor

ANTONIO A. PACUNLA

Municipal Councilor

LYDIA G. ESGUERRA

Municipal Councilor

ROLANDO B. GUARIN

Ex-Officio Member (ABC)

CHRISTINE L. JOVER

Ex-Officio Member (SKF)

APPROVED:

ELEONOR B. SAJARDO, M.D.

Municipal Mayor

Date Approved: _____

RESOLUTION NO. 44-2013

"RESOLUTION RESPECTFULLY REQUESTING THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES TO CANCEL ALL TITLES AND APPLICANTS OF GARZA ISLAND, ALIBOG, MAGSAYSAY, OCCIDENTAL MINDORO"

WHEREAS, Garza Island which is more or less consisting of 7 hectares zones tourism area and shall managed by the local government.

WHEREAS, objectives of the Local Government Unit of Magsaysay are to enhance and improve tourism related services and facilities; to promote sustainable tourism and to protect the local marine life inhabitant.

NOW THEREFORE:

On motion of SB Antonio A. Pacunia, duly seconded by SB Arroza and SB Esguerra, Be it

RESOLVED, as it is hereby resolved, the Sangguniang Bayan of Magsaysay, Occidental Mindoro duly assembled, respectfully requesting the Department of Environment and Natural Resources (DENR) to cancel all titles and applicants of Garza Island, Alibog, Magsaysay, Occidental Mindoro.

RESOLVED FURTHER to let copies of this resolution be furnished the Department of Environment and Natural Resources (DENR) and other offices concerned for their information and appropriate action.

Adopted this 12th day of August, 2013.

CERTIFIED CORRECT:

ANA LUCIA L. TOVILLO

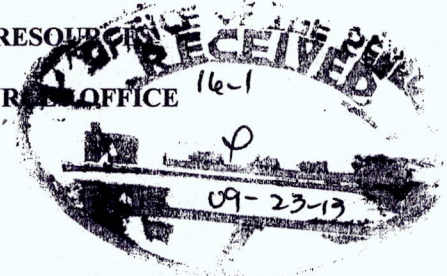
Sangguniang Bayan Secretary

ALT/fqp





ANNEX II
Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Labangan, San Jose, Occidental Mindoro
Telefax (043)-491-1683



September 18, 2013

MEMORANDUM

FOR : The **Regional Executive Director**
Region IV-B, MIMAROPA
Roxas Boulevard, Ermita Manila

ATTN. : The **Regional Technical Director**
Land Management Sector

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

FROM : The **OIC, CENR Officer**

SUBJECT : **RESOLUTION NO. 44-2013 OF THE SANGGUNIANG
BAYAN OF MAGSAYSAY, OCCIDENTAL MINDORO**

DOCUMENTS ATTACHED : **Resolution No. 44-2013 of the Sangguniang Bayan,
Magsaysay, Occidental Mindoro**

This refers to the Resolution No. 44-2013 of the Sangguniang Bayan of Magsaysay, Occidental Mindoro, requesting the DENR to cancel all titles and applicants at Garza Island, Alibog, Magsaysay, Occidental Mindoro

The said Island has an area of more or less seven (7) hectares of tourism zone area and shall be managed by the local Government.

The objective of the Local Government Unit of Magsaysay is to enhance and improve tourism related services and facilities, promote sustainable tourism and to protect the local marine life inhabitants.

This office concurs with the said resolution of the Sangguniang Bayan of Magsaysay, Occidental Mindoro.

For your approval.



NESTOR A. BAMBALAN

*LMO,
Pls. have this
acted ASAP in accordance
w/ the standing policy/guidelines
in the matter.*

ANNEX 11

RECEIVED
P-3087
OCT 08 2013

Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES
REGION IVB, MIMAROPA
Mamburao, Occidental Mindoro

DENR - R - IV - B OFFICE OF THE REGIONAL EXECUTIVE DIRECTOR	
DOC. NO. Lms - 462	
RECEIVED	RELEASED
BY: <i>galeon</i> DATE: 10/9	BY: DATE:
TIME:	TIME:

1st Indorsement
September 24, 2013

Respectfully forwarded to the Regional Executive Director, DENR-Region IVB, MIMAROPA, Roxas Blvd., Ermita, Manila thru the Regional Technical Director for Lands, the herein Resolution No. 44-2013 of the Sangguniang Bayan of Magsaysay, Occidental Mindoro requesting to cancel all titles and applications at Garza Island, Alibog, Magsaysay, Occidental Mindoro.

For his information, evaluation and consideration.

[Signature]
CONRADO A. ESPEJO, JR.
OIC, PENRO

OFFICE OF THE LANDS MANAGEMENT DIVISION REGION IV-B MIMAROPA	
RECEIVED	
BY: <i>Mon</i>	DATE: 10 OCT 2013
Proc 13-10-0017 p-238	

DENR R-IV MIMAROPA
LAND MANAGEMENT SERVICE
REC'D BY
10-10-13
DATE
248.5
TIME

[Signature]
MARTIN PAZ C. CAPITAN
CENRO - San Jose
Occidental Mindoro
JAN 20 2013



ANNEX 'KK'

MEMORANDUM

TO : The PENR Officer
Mamburao, Occidental Mindoro

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

FROM : The Regional Technical Director for Lands

SUBJECT : **RESOLUTION NO. 44-2013 OF THE SANGGUNIANG
BAYAN OF MAGSAYSAY, OCCIDENTAL MINDORO**

DATE : **14 FEB 2014**

This has reference to the Resolution No. 44-2013 of the Sangguniang Bayan of Magsaysay, Occidental Mindoro requesting cancellation of all titles and applications within Garza Island, Alibog, Magsaysay, Occidental Mindoro for purposes stated therein.

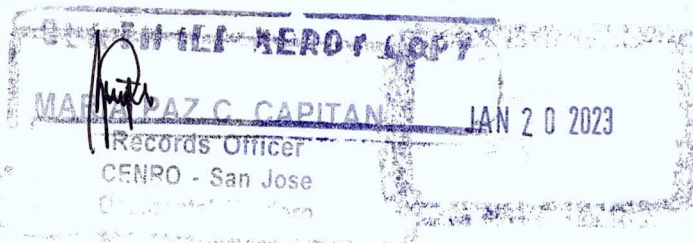
In this regard, conduct a comprehensive investigation on the matter and submit report with categorical recommendation within the context of Completed Staff Work in accordance with the standing policy on the matter and should contain, among others, the following:

1. Inventory of the parcel of land as described by their lot and survey plan numbers, the corresponding applicants/ patentees, and the complete folders (carpetas) containing pertinent documents;
2. Certification/s on the Land Classification status of the inventoried lots;
3. List of patents/titles and applications sought to be cancelled and/or rejected and the names to whom such patents/titles and applications were issued or recorded;
4. Minutes of investigation proceedings reflecting that due process were given to adverse claimants, patentees and/or applicants and their respective position papers;
5. If warranted; cite the grounds upon which the cancellation proceedings shall be based.

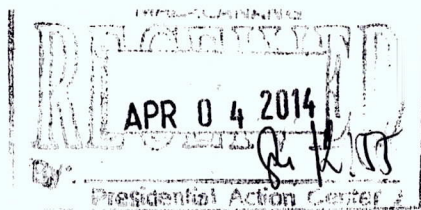
FOR STRICT COMPLIANCE.

With Enclosures

Proc 13-10-0017 p238
Jas/Mau



OSCAR C. DOMINGUEZ



ANNEX 'LL'

April 03, 2014

KAHILINGAN

Mahal na Pangulo,

Ako po si G. Miguel Oco Sadol, Jr., may sapat na gulang, may asawa, naninirahan sa 0344 Sikatuna St. San Jose, Occidental Mindoro, ay malugod na lumalapit sa inyong butihing tanggapan upang humingi ng tulong na may kinalaman po sa lupain ng aming magulang na si Miguel B. Sadol, Sr. na namayapa na, ay matatagpuan sa Barangay Alibog, Bayan ng Magsaysay, Occidental Mindoro (dating sakop ng San Jose Occidental Mindoro), ay nagbabanggit ng mga sumusunod:

1. Ang nasabing lupa po ay may sukat na humigit kumulang sa pitong (7) ektarya, na kung tawagin ay Gaza Island, at ito po ay inaplayan ng aking magulang na si Miguel Sadol, Sr. taong 1966 na kung tawagin po nila ay SALES APPLICATION. (EXHIBIT A)

2. Lumipas po ang ilang taon na pinagyaman ng aking magulang ang nasabing lupa, tinaniman ng mga niyog (coconut trees) at mga punong kahoy na namumunga (fruit trees). Taong 1977 pinagsikapan po ng aking mga magulang na mabayaran ang lahat ng dapat bayaran sa lupa FULLY-PAID. (EXHIBIT B)

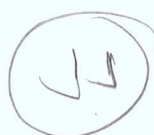
3. Mula ng mabayaran ng aking mga magulang ang nasabing lupa, lubos po ang pag – asa namin na ipagkakaloob na ng kinauukulang Ahensya ng Pamahalaan ang katibayan, titulo ng lupa sa pangalan po ng aking ama. Ang hinahangad at hinihintay na titulo ay hindi nakuha ng aking ama hanggang sa siya po ay pumanaw. Namatay noong NOVEMBER 28, 1987.

4. Mula po ng mamatay ang mga magulang namin, umasa po kami na ang nasabing lupa ng aming magulang, na naiwan po sa amin na mamahin naming mga anak nila, na kung kaya't pinagpatuloy ng kapatid namin na panganay na babae na ayusin ang pagpapatitulo sa nasabing lupa sa dahilan na bayad na po ng magulang namin ang lupang nabanggit, at titulo na lang ang kailangan na makuha.

5. Sa pagsasaayos po ng kapatid ko na panganay na si Gng. Ela Sadol-Aguilar, ay lumapit po siya sa isang abugado, kay Atty. Roberto B. Santos. Taong 2005 ay natuklasan na nagkaroon ng mga hindi kanais – nais na pangyayari batay po sa isinulat nila kay G. Emilio Aban ng LAND MANAGEMENT OFFICE, CENRO, San Jose Occidental Mindoro. (EXHIBIT C)

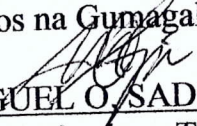
6. Batay po sa pagsusuri na ginawa ng kapatid ko na si Ela Sadol-Aguilar, may natuklasan po na ang lupa na nabanggit ay nakapangalan kay Rogelio Madrigal, OCT NO. S-440, at ang Sales PATENT NO. -V-6580, at ito po naibigay sa asawa ni Fernando Ferrer na may Sales Application No.507, covering lot No. 88-D CSD-313-D situated in Digos Davao Del Sur. (EXHIBIT D,E)

7. Sa mga natuklasan ng aking kapatid na si Gng. Ela Sadol-Aguilar at sa tulong ni Atty. Roberto B. Santos na sa ngayon ay Piskal na dito sa Occidental Mindoro, at mula pa noon ay hindi na naituloy ang pagsasaayos sa nasabing lupa para sa aming magkakapatid, bilang aming manahin nula sa aming magulang na si G. Miguel Sadol, Sr. na bago namatay ay ihinabilin niya sa amin na pagyamanin at asikasuhin ang mga lupain na para sa aming magkakapatid.



Hinihiling ko po sa inyo Mahal na Pangulo, na sana po maging bahagi ito ng MATUWID NA LANDAS, na inyong programa, na maipagkaloob na ang lupa para sa aming magkakapatid bilang mga anak na tagapagmana ng namayapang Miguel Sadol, Sr., at umaasa po kami na sa tulong po ninyo Mahal na Pangulo ay matawagan ng pansin, ang Land Management Bureau, LMB ng DENR at Register of Deeds (ROD), at sa bagay na ito maisasaayos ang lahat upang ang lupa na pinaghirapan at pinagyaman ng magulang po namin ay mapasaamin na po bilang tagapagmana. Maraming salamat po.

Lubos na Gumagalang,

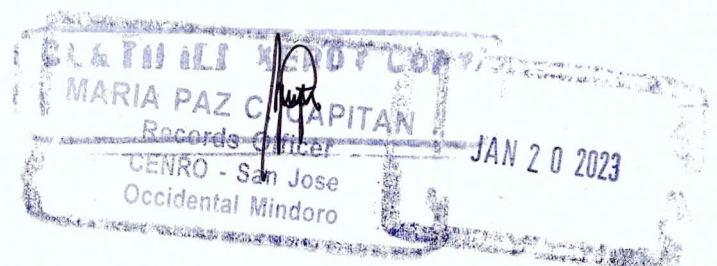

MIGUEL O. SADOL JR.

Isa sa Limang Anak na Tagapagmana

NOTE:

ADDRESS:

MIGUEL O. SADOL JR
0344 SIKATUNA STREET
SAN JOSE OCCIDENTAL MINDORO



ANNEX 'MM'

Office of the President
PRESIDENTIAL ACTION CENTER
Malacañang, Manila

April 11, 2014

THE CENR OFFICER

Community Environment and Natural Resources Office
Department of Environment and Natural Resources
San Jose, Occidental Mindoro

Sir/Madam:

We are transmitting the attached letter dated April 3, 2014, with enclosures, addressed to **His Excellency President BENIGNO S. AQUINO III** from **Mr. MIGUEL O. SADOL, JR.** of 0344 Sikatuna St., San Jose, Occidental Mindoro. Inasmuch as the subject matter contained therein appears to concern your office, we leave the action to your discretion.

A reply direct to the writer, copy furnished this Office, would be appreciated.

Very truly yours,

Atty. BOBBY V. DUMLAO, CESO III
Director IV

By:


Atty. JOCELYN NOLASCO-SANTIAGO, LL.M.
Presidential Staff Officer VI

GL-HRI-04-08-2014-006-B
Cc: Mr. Sadol, Jr.
Encl: a/s
HRI

hi

FF

GAMA Bldg., Minerva corner Jose P. Laurel Sts., Malacañang, Manila
Telephone Number.: 784 4286 local 4568; Fax Number: 736 8621
Email Address: pace_op@malacanang.gov.ph; pace_op@yahoo.com.ph





Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Labangan, San Jose, Occidental Mindoro
Telefax (043)-491

ANNEX MM-1

DENR/SEC - LEGAL AFFAIRS
Date of Receipt: MAY 08 2014
Time: 4:30 PM
Received by: [Signature]

MEMORANDUM

FOR : The Regional Executive Director

THRU : The PENRO
Occidental Mindoro

FROM : The OIC, CENRO
San Jose, Occidental Mindoro

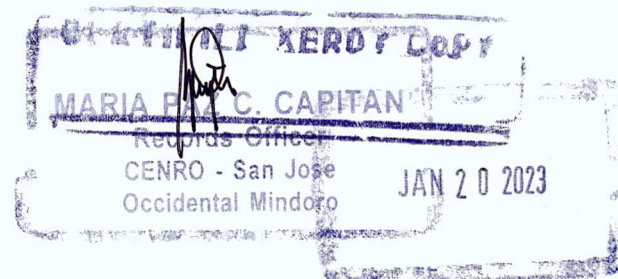
SUBJECT : **REQUEST FOR LEGAL ASSISTANCE RE: ENCLOSURE OF THE
FORESHORE AREA BY AN ALLEGED CLAIMANT OF A
PORTION OF LAND WITHIN GARZA ISLAND, MAGSAYSAY,
OCCIDENTAL MINDORO**

DATE : 30 April 2014

Garza Island is located within the Municipality of Magsaysay, Occidental Mindoro. It has a total area of approximately 7.3994 hectares. At present, there are 32 households residing in the area who are mostly fisherfolks and one claimant, a certain Mr. Manny Aguilar, the husband of Mrs. Ela Sadol the alleged daughter of the late Dr. Miguel Sadol from San Jose, Occidental Mindoro who had built a vacation house therein and enclosed the boundary of his alleged claimed area with barbed wires.

The Community Environment and Natural Resources Office of San Jose, Occidental Mindoro in line with the implementation of the Integrated Coastal Management Program in 2013 and in close collaboration with the Municipal Local Government Unit of Magsaysay has initiated the establishment of a marine ranger station that will aim to promote the visibility of government in the island and will serve as station of park rangers of DENR and LGU Magsaysay who will be conducting monitoring activities of the marine resources in the area. The construction of the ranger is almost complete.

LL-1



Dr. Miguel Sadol is the applicant of Lot No. III-6-78-D covered by Sale Application No. (III-6) 78 covering 7.3994 hectares located at Brgy. Alibog, Magsaysay, Occidental Mindoro. He claimed he has been issued with title by the then Bureau of Lands. Mr. Manny Aguilar the son-in-law of Dr. Miguel Sadol objected the construction of the ranger station and he fenced the perimeter of the premises that included the ranger station with barbed wire extending to the shoreline including the foreshore area. This caused difficulty among CENRO staff and LGU Magsaysay to enter the ranger station. Moreover, the fence is an obstruction to the fisher folks and other visitors who are entering the area. Billboards have been installed warning residents of no trespassing in the area.

The municipal LGU of Magsaysay, however, has passed a resolution (attached) requesting for the revocation of such title if this indeed has been issued. This office has already sent communication to Mr. Aguilar requesting his submission of the certified true copy of the title. He was also informed regarding existing policies on foreshore areas which are still considered public domain and these could not be owned or possessed but however can be developed and managed for economic purposes only when issued permit by the government. Further, areas which, are classified as public land could not be issued title but this can be managed and developed if issued tenure instrument by the DENR such as the Forest Land Use Agreement and Forest Land Use Agreement for Tourism.

In view of the above circumstances, we would like to request legal assistance/ action for the fencing of the foreshore areas and for the occupation without permit from DENR. We also would like to know the status of the request of the municipal LGU of Magsaysay for the revocation of the title if indeed one was issued to Dr. Miguel Sadol.

For information, consideration and further instructions, please.

Copy furnished:

The Director
Land Management Bureau
Manila

The Assistant Secretary for Legal Services
DENR-Central Office

The Undersecretary for Field Operations
DENR Central Office

The Secretary
DENR Central Office


NESTOR A. BAMBALAN



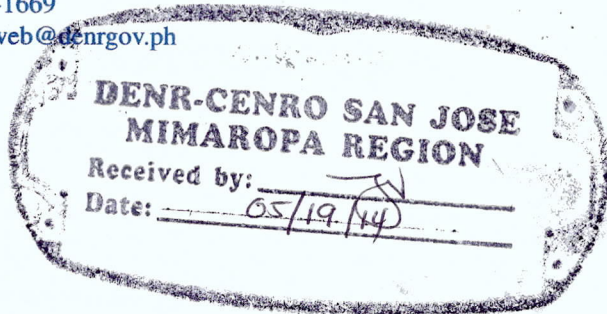


Republic of the Philippines
Department of Environment and Natural Resources

Visayas Avenue, Diliman, Quezon City
Tel. Nos. 929-6626 to 29; 929-6633 to 35
926-7041 to 43; 929-6252; 929-1669

Website: <http://www.denr.gov.ph> / E-mail: web@denrgov.ph

ANNEX 'NN'



MEMORANDUM

TO : **The OIC, CENRO**
San Jose, Occidental Mindoro

FROM : *The OIC, Assistant Secretary for Legal Services*

SUBJECT : **Request for Legal Assistance Re: Enclosure of the
Foreshore Area by an alleged claimant of a portion of
land within Garza Island, Magsaysay, Occidental
Mindoro**

DATE : **MAY 13 2014**


This is to acknowledge receipt of a copy of your 30 April 2014 Memorandum for the Regional Executive Director, DENR-Region IV B, on the subject request.

Anent thereto, ensure that appropriate measures be had to protect and assert the government's interest over the foreshore area involved.

In the event that a title therefor had already been issued, determine whether or not a portion of said foreshore area had indeed been included therein.

If in the affirmative, coordinate with the Office of the RED concerned for the conduct of the required investigation to pave the way for the preparation of the corresponding draft complaint for cancellation/reversion case for subsequent endorsement to the Office of the Solicitor General.

For compliance.


ATTY. ANSELMO C. ABUNGAN

Copy furnished:

The Regional Executive Director
DENR-Region IV B
DENR By The Bay Bldg.
1515 Roxas Blvd.
Ermita, Manila

The PENR Officer
Occidental Mindoro





ANNEX '00'

Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Labangan, San Jose, Occidental Mindoro
Telefax (043)-491-1683
Email Address denrcenro_sanjose@yahoo.com

June 11, 2014

FOR : The CENR Officer
San Jose, Occ. Mindoro

FROM : Engr. Nilo P. Salvador
OIC, LMS

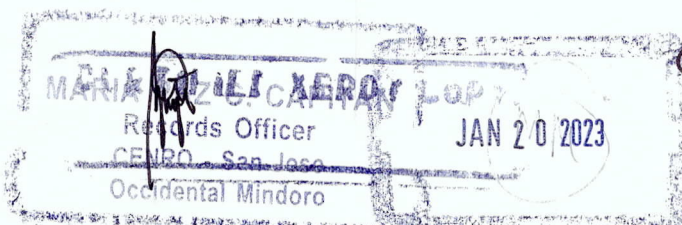
SUBJECT : RESOLUTION NO. 44-2013 OF THE SANGGUNIANG BAYAN
OF MAGSAYSAY OCCIDENTAL MINDORO RE: REQUESTING
CANCELLATION OF ALL TITLES AND APPLICATION
WITHIN GARZA ISLAND BARANGAY ALIBOG, MAGSAYSAY,
OCCIDENTAL MINDORO.

This pertains to the above-noted subject, I have the honor to submit my report to wit:

1. Based on records on file it shows that the lot being mention by Sangguniang Bayan Resolution is identified as Lot SI(III-6)78-D containing an area of 7.3994 has. covering the whole Garza Island. Sometime on April 18, 1966, certain Miguel Sadol filed Miscellaneous Sales Application over the lot and identified as Sales Application No. (III-6)78. Processed the application and forwarded to Manila for approval of appraisal and authority to sell at public bidding, during which Mr. Sadol is the sole bidder. Thereafter, the full purchase price of land was paid and the corresponding final report of investigation recommending the issuance of sales patent in favor to the applicant Mr. Miguel Sadol.
2. Series of Sangguniang Bayan Resolutions passed by LGU of Magsaysay, Occidental Mindoro, Resolution No. 113, Series of 1970, requesting the reservation for beach resort purposes of Garza Island. Resolution No. 44, Series of 1977 same with Resolution No. 113 asking from the Honorable Director, Bureau of Lands to cancel or disapproved any mode of application of Garza Island. Lately Resolution No. 44-2013, asking the DENR to cancel all titles and applicants of Garza Island, Alibog, Occidental Mindoro. The objectives of all resolution are for tourism related activities and to protect local marine life inhabitant in the island, that's why the issuance of sales patent in favor of Mr, Miguel Sadol was held in Abeyance. Memorandum of then Secretary Antonio H. Cerriles dated July 6, 1999 "Moratorium on disposition and granting of any title, concession, permit or lease on all small islands of the Philippines".

In view of this foregoing circumstances, we would like to request legal assistance/opinion on this matter, considering the vested right of the applicant is at stake and at the same time the LGU of Magsaysay claiming the Garza Island for Tourism Purposes.

For your information and records.




NILO P. SALVADOR



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita, Manila

REGIONAL SPECIAL ORDER

No. 226
Series of 2014

SEP 05 2014

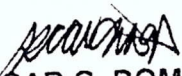
SUBJECT: CREATING AN INVESTIGATION TEAM TO CONDUCT INQUIRY ON THE STATUS OF OWNERSHIP/S AND CLASSIFICATION OF GARZA ISLAND SITUATED IN ALIBOG, MAGSAYSAY, OCCIDENTAL MINDORO INCLUDING THE ALLEGED ILLEGAL OCCUPATION AND FENCING OF THE FORESHORE AREA THEREON

1. In the interest of the service and pursuant to the instruction of the Assistant Secretary for Field Operations in his Memorandum dated June 19, 2014 re the report of the CENRO-San Jose, Occidental Mindoro and Resolution No. 44-22013 of the local Sangguniang Bayan of Magsaysay on the subject, an Investigation Team is hereby created to be composed of the following, to wit:

LMO Bayani V. Mantubig	- Team Leader
Engr. Nilo Salvador	- Member
For. Sheila Andam	-do-
Ms. Aleli B. Hermano	-do-
Ms. Kareen S. Tuazon	-do-
Mr. Jules Allen L. Soliman	- Documenter

2. As thus created, the Team shall conduct a comprehensive investigation to ascertain the facts and issues on the status of ownership/s and the alleged illegal occupation and fencing of the foreshore area/s in Garsa Island, Barangay Alibog, Magsaysay, Occidental Mindoro;
3. The team is hereby authorized to subpoena the concerned parties/stakeholders and to require the presence and cooperation of the PENRO in Occidental Mindoro and the CENRO in San Jose, Occidental Mindoro and/or their staff/s to facilitate completion of this investigation;
4. The Team shall submit a report of findings and categorical recommendations after the termination of the investigation;
5. Travel and other related expenses incurred by the members of the Team shall be charged against their respective office's funds subject to the usual accounting and auditing rules and regulations.

This Order takes effect immediately.


OSCAR C. DOMINGUEZ
Regional Director and Concurrent
Regional Technical Director for Lands

Copy Furnished:

The Assistant Secretary for Field Operations
DENR, Visayas Avenue, Diliman, Quezon City
USECFO - 0019203

The PENRO
Mamburao, Occidental Mindoro

The CENRO
San Jose, Occidental Mindoro

The concerned parties

KST





Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita Manila

SUBJECT:

IN THE MATTER OF THE ALLEGED ILLEGAL
FENCING OF THE FORESHORE AREA IN GARZA
ISLAND SITUATED IN BRGY. ALIBOG,
MAGSAYSAY, OCCIDENTAL MINDORO AND THE
STATUS OF OWNERSHIP THEREOF

NOTICE

- FOR:**
1. **Hon. Eleonor B. Fajardo or her Authorized Representative**
Municipal Mayor, Magsaysay, Occidental Mindoro
 2. **Hon. Cesar M. Tria, Jr. or his Authorized Representative**
Presiding Officer, Sangguniang Bayan
Magsaysay, Occidental Mindoro
 3. **Dr. Miguel Sadol or his Authorized Representative**
San Jose, Occidental Mindoro
 4. **Mr. Rogelio L. Madrigal or his Authorized Representative**
San Jose, Occidental Mindoro
 5. **The CENR Officer and The Chief, Land Mgt. Services**
DENR-CENRO, San Jose, Occidental Mindoro

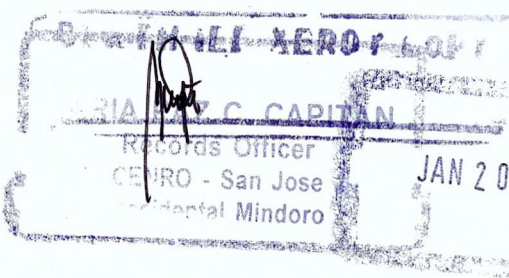
GREETINGS!

NOTICE is hereby given that the Investigation Team created per DENR Regional Special Order No. 226, series of 2014, (copy attached), will be conducting a conference/hearing as regards the status of ownership and the alleged illegal fencing of the foreshore area in Garsa Island situated in Barangay Alibog, Magsaysay, Occidental Mindoro on the **15th day of September 2014 @ 2:00 P.M.** at the DENR-CENR Office in San Jose, Occidental Mindoro.

Please consider this as our formal invitation for you to attend and participate in the said conference/hearing.

Issued this 5th day of September 2014 in the City of Manila, Philippines

For and by Authority of the Regional Director,



BAYANI V. MANTUBIG
Chief, Land Management Division
Investigation Team Leader



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGIONAL OFFICE, MINDANAO
1515 L & S Bldg., Roxas Boulevard, Ermita Manila

SUBJECT:

IN THE MATTER OF THE CLAIM OF DR. MIGUEL
SADOL OVER LOT NO. III-6-78-D LOCATED IN
BRGY. ALIBOG, MAGSAYSAY, OCCIDENTAL
MINDORO COVERED BY SALES APPLICATION NO.
(III-6) 78

X-----X

September 6, 2014

The CENR Officer
San Jose, Occidental Mindoro

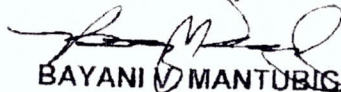
Sir:

ATT'N: The Chief, Land Mgt. Services
CENRO, San Jose, Occidental Mindoro

Due to time constraints and the attendant delay in postal delivery, it is hereby requested that you please cause the immediate service of the enclosed NOTICE regarding the above-mentioned subject.

Very truly yours,

For and by Authority of the RED


BAYANI V. MANTUBIS

Chief, Land Management Division

PROOF OF SERVICE

This certifies that I have served a copy of the enclosed NOTICE personally upon the parties concerned on the date indicated opposite their names and signatures.

San Jose, Occidental Mindoro

Hon. Eleonor B. Fajardo, M.D. or her Authorized Representative
Municipal Mayor
Magsaysay, Occidental Mindoro

Hon. Cesar M. Tria, Jr. or his Authorized Representative
Presiding Officer, Sangguniang Bayan
Magsaysay, Occidental Mindoro

Dr. Miguel Sadol
San Jose, Occidental Mindoro

Mr. Rogelio L. Madrigal
San Jose, Occidental Mindoro

The CENR Officer and The Chief, Land Mgt. Services
DENR-CENRO, San Jose, Occidental Mindoro



Serving Party

Republika Ng Pilipinas
Bayan Ng San Jose
Lalawigan Ng Occidental Mindoro



SALAYSAY / REKLAMO
(Affidavit / Complaint)

Ako po si G. MIGUEL OCO SADOL JR., may sapat na taong gulang, may-asawa, nakatira dito sa 0344 Sikatuna Street, San Jose Occidental Mindoro na matapos na malaman ko ang aking karapatan sa ilalim ng Batas ay malayang nagsasalaysay ng mga sumusunod bilang reklamo ko laban kina Oscar C. Dominquez, Regional Technical Director for Lands, DENR Region IV-B MIMAROPA, Bayani V. Mantubig na Chief, Land Management Division ng DENR, Region IV-B Mimaropa Nilo Salvador, OIC-LMS, DENR, CENRO Brgy. Labangan, San Jose, Occidental Mindoro at iba pa na mga kasamahan nila sina Sheila Andam, Ms. Aleli B. Hermano, Ms. Karen S. Tuazon, Mr. Jules Allen L. Soliman, mga taga DENR, Region IV-B mimaropa, 1515 L & S Bldg. Roxas Boulevard, Ermita, Manila. Sila ay inirereklamo ko sa kasalanang Dereliction of Duties, abuse of authority, at paglabag nila sa sinasabi ng Republika Act. No. 6713.

1. Noong nabubuhay pa ang aking tatay Miguel Sadol Sr. nag-apply siya ng lupa/ Sales Application po kung tawagin sa Bureau of Land, na sa ngayon po ay nasa ilalim na ng DENR, April 19, taong 1966 (EXH.A);
2. Ang lupang nabanggit po ay nagkaroon ng bidding at ito po ay napagkaloob sa pangalan ng tatay ko Miguel Sadol Sr. hanggang sa ito ay kanyang nabayaran (Fully Paid) April 15, 1978 ang nasabing lupa (EXH. B);
3. Mula po April 15, 1977 ang nabayaran na lupa at lumipas po ang mga taon hindi po nakuha, o hindi naibigay sa tatay ko ang titulo ng lupa hanggang siya ay namatay taong Nobyembre 28, 1987;
4. Pinagsikapan na ayusin ng panganay na kapatid ko na babae si Ela Sadol Aguilar sa tulong po ng abogado na si Atty. Roberto B. Santos at ditoay may hindi kanais-nais na pangyayari sa mga Record mula sa ahensiya ng DENR (EXH. C, EXH. D);
5. Mula pa noon taong 2005, hanggang sa kasalukuyan, at si Atty. Roberto B. Santos ay naging Piskal na, at ang kapatid ko naman nasi Ela Sadol Aguilar, ay namalagi na sa ibang bansa (Amerika) nanirahan, at hindi na naayos ang lupa na naibigay sa tatay ko ang titulo para naman katibayan na dito ay para sa amin bilang tagapagmana na anak ng Miguel Sadol Sr;
6. Sa mga pangyayari po na ito, ako po ay gumawa ng kahilingan sa tanggapan ng Pangulong Benigno Aquino, Presidential Action Center Malakanyang Manila. Petsa Abril 03, 2014 (EXH.E) sulat kahilingan (EXH.E.)
7. Ang PACE po ay ipinaalam pinadalhan ang Director ng LMB at ang tanggapan ng Land Management Bureau ay sumagot at nagpatotoo na ang nasa talaan nila ay nakalista pa sa pangalan ng aking tatay Miguel Sadol Sr. (EXH. F);
8. Pinadalhan din ng PACE ang DENR ng San Jose Occidental Mindoro na kung saan ang nasabing lupa na nasa pangalan ng tatay ko Miguel Sadol Sr. si G. Nilo P. Salvador OIC LMS ng DENR Brgy. Labangan, San Jose, Occidental Mindoro;
9. Ang ginawa naman ni G. Nilo P. Salvador ay nagpatawag ng pagpupulong at ang paksa ay ang tungkol sa diumano ay ang ginawang pagbabakod sa nasabing isla, o Garza Island, ito ay walang kinalaman sa kahilingan ko para maisaayos ang lupa na inaplayan ng tatay ko (EXH. G);
10. Ang labis po naming na ipinagtataka, ay may lumitaw na titulo sa nasabing lupa, sa pangalan ng ibang tao, sa pangalan ng Rogelio L. Madrgal OCT No. S-440, Sales Application No. 111-6-78 na kung saan ito ang inaplayan ng tatay ko Miguel Sadol Sr. at binayaran (fully paid) na ito po ay nagbigay ng labis na pag-aalala at tinututulan namn dahil ang nagbigay din ay Dept. of


OMB-L-A-16-0248

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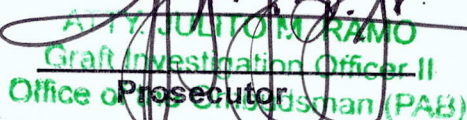
Agriculture and Natural Resources , Bureau of Land, na sa ngayon ay DENR kung paano nangyari tanging mga tiwaling taga DENR din ang may kagagawan nito kung saan ito po ay aking inirereklamo na inilalapit sa mga tanggapan ng Ombudsman para maimbestigahan ang bagay na ito.

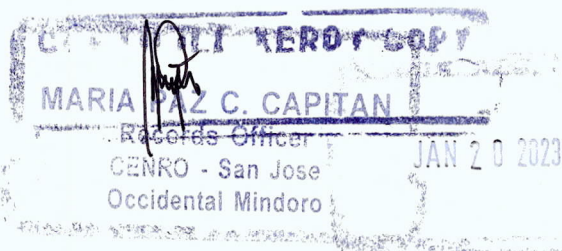
11. Nagkaroon po ng pag-uusap tungkol po sa nasabing lupa na ito po ay naganap noong Sept. 15, 2014 ika-2:00 PM ika-dalawa ng hapon sa tanggapan ng DENR. CENR office San Jose Occidental Mindoro, pinangunahan ni G. Bayani Mantubig sa utos ni Oscar C. Dominguez Regional Director and Concurrent Regional Technical Director for land (EXH. H-I, H--2)
12. Sa nasabing pagpulong pahapyaw na pinagusapan ang status ng lupa sa harapan ng mga grupo ng mga imbestigador na pinangunahan ni G. Bayani B. Mantubig na harapan na ipinakita ko na ang nasabing lupa ay nakapangalan sa tatay ko batay sa mga patotoo sa talaan ng Land Management Bureau LMB at nagkaroon ng ilang palitan ng salita pagkatapos ang pulong wala po kaming nalaman na malinaw na pagpapasya ng mga pinag-uusapan.
13. Matagal na po kami umaasa na sana maipaglaloob na ang titulo ng nasabing lupa sa pangalan ng tatay ko dahil sa ito ay inaasahan namin bilang mga anak ng tagapagmana'
14. Hanggang ngayon po ay walang tiyak na kalutasan ang aming kahilingan sa mga kinauukulan ahensya ng pamahalaan na kung saan ang serbisyo nila na paglilingkod para malutas ang lupa na para sa tatay namin na si Miguel Sadol Sr. ay maipagkaloob na ito naman ang inaasahan namin ng mga anak bilang mga tagapagmana na dapat noon pa ay ipagkaloob na ang titulo sa amin, kung ang kaya't sa pangyayari na ito aking inirereklamo sina Oscar Dominguez at mga imbestigador team na pinangungunahan ni Bayani Mantubig, at mga kasamahan nila na sina Sheila Andam, Aleli B. Hermano, Ms. Kareen S. Tuazon, Jules Allen M. Soliman at Engr. Nilo Salvador na mga DENR San Jose Occidental Mindoro at iba naman ay taga DENR Region, I/MINAROPA sa kasalanang Dereliction of Duty, Abuse of Authority at paglabag nila ng batas ng Republic Act No. 6713, Sec. 5, mula po noong July 7, 2005 hanggang sa kasalukuyan wala pong malinaw na kasagutan tungkol sa inaasahang katibayan sa lupa na dapat sa aming tatay; Miguel Sadol Sr. dahil sa kapabayaan ng mga ilang tao na nagtatrabaho sa DENR na hindi serbisyo publiko ang gawain, kundi perwisyo publiko ang ginagawa. EXH. R.A. NO. 6713.

Bilang katunayan na ang reklamo kong ito ay totoo, aking ilalagda ang aking pangalan sa ibaba ngayong ika 12 ng Disyembre 2014 dito sa bayan ng San Jose, Occidental Mindoro.


MIGUEL O. SADOL JR,
Nagsalaysay / Reklamo

SUBSCRIBED AND SWORN to before me this 12th day of December 2014 in Quezon City, Philippines. I hereby certify that I have personally examined the herein affiant and I am satisfied that he/she voluntarily executed and understood this affidavit.


ATTY. JULIO M. RAMO
Graft Investigation Officer II
Office of the Ombudsman (PAB)



Republic of the Philippines)

) s. s.

X-----X

CERTIFICATE OF NON-FORUM SHOPPING

✓ MIGUEL DCD SADOL JR., of legal age, Filipino, and a Resident of 0344 SIKATUNA ST., SAN JOSE, MINDORO after having been duly Sworn to in accordance with law, do hereby depose and say:

1. I filed a complaint-affidavit against OSCAR DOMINGUEZ, BAYANI MANTUBIG, NICO SALVADOR, SHEILA RANAN, ALELI HERMAND, KAREN TUAZON, JULES ALLEN SOLIMAN
2. I have NOT filed any criminal or administrative complaint or commenced any other action or proceeding involving the same parties, issues and cause of action in any other for a EXCEPT the following: (Note: Check all applicable boxes and specify the forum where complaint or action is pending and the nature of the proceedings in the blank space. Otherwise, put N/A or "not applicable".)

- ☐ court _____
- ☐ prosecutor's office _____
- ☐ quasi-judicial body _____
- ☐ other government agencies _____

3. Should I learn that a similar action or proceeding has been filed or is pending in the afore mentioned court, prosecutor's office, quasi-judicial body or government agency, I undertake to notify the Office of the Ombudsman of the present status thereof within FIVE (5) DAYS from my notice of the same;
4. I fully understand that failure on my part to comply with the foregoing requirement shall be sufficient cause for the dismissal of this case.

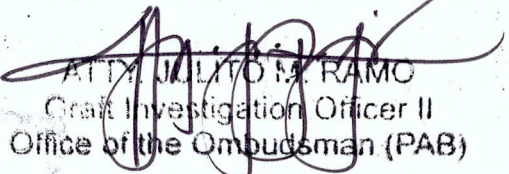
IN WITNESS WHEREOF, I hereby affix my signature hereto.



Complainant

SUBSCRIBED AND SWORN to before me this 17th day of Dec., 2014 at D.C.




ATTY. JULITO M. RAMO
Grant Investigation Officer II
Office of the Ombudsman (PAB)



Republic of the Philippines
OFFICE OF THE OMBUDSMAN
Office of the Deputy Ombudsman for Luzon
Agham Road, Diliman, Quezon City 1101

MIGUEL O. SADOL JR.
Complainant,

-versus -

OMB-L-A-16-0248

For: Abuse of Authority; Misconduct;
Neglect of Duty; Act promptly on letters and
request
(Administrative Case)

OSCAR C. DOMINGUEZ, ET AL.
Regional Technical Director
Department of Environment and
Natural Resources Region IV-B
Roxas Boulevard, Manila
Respondents.

X -----X

TO: **OSCAR C. DOMINGUEZ**, Regional Technical Director
BAYANI V. MANTUBIG, Chief, Land and Management Division
SHIELA ANDAM
ALELI B. HERMANO
KAREN S. TUAZON
JULES ALLEN L. SOLIMAN
All of: Department of Environment and Natural Resources Region IV-B
(MIMAROPA) 1515 L & S Building, Roxas Boulevard, Manila
NILO P. SALVADOR, Officer-in-Charge, Land and Management Section
CENRO, Department of Environment and Natural Resources
Barangay Labangan, 5100 San Jose, Occidental Mindoro

ORDER
(To File Counter-Affidavit)

In answer to the attached Affidavit-Complaint and supporting documents, you are hereby ordered to submit three (3) copies of your Counter-Affidavit/s, Affidavit/s of your witnesses, if any and such other controverting evidence in support of your defense within (10) days from receipt hereof, with proof of service of copies thereof upon the complainant(s). In your counter-affidavit, please indicate your first name, middle name, last name, your residential as well as office address. State also your salary grade. The complainant/s may file his/her Reply thereto, within ten (10) days from receipt of said counter-affidavits, if he/she so desires. Thereafter, the case will be considered submitted for final disposition or taking of further action as may be warranted.

SO ORDERED.

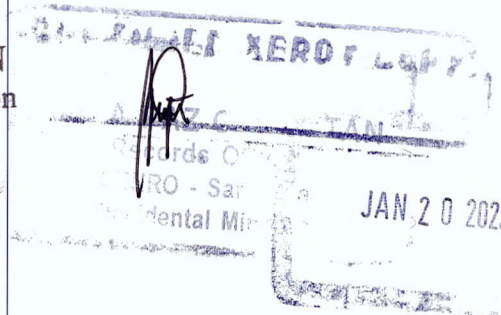
Quezon City, Philippines, 15 June 2016.

**BY THE AUTHORITY OF THE
DEPUTY OMBUDSMAN FOR LUZON:**


ADORACION A. AGBADA
Director

Preliminary Investigation, Administrative
Adjudication and Prosecution Bureau – B

ANNEX 'SS'



6-27-2016 - 10 days
7-8-2016





Republic of the Philippines
OFFICE OF THE OMBUDSMAN
Office of the Deputy Ombudsman for Luzon
Agham Road, Diliman, Quezon City 1101

ANNEX 'TT'

MIGUEL O. SADOL, JR.
Complainant,

-versus -

OMB-L-A-16-0248

For : Neglect of Duty; Misconduct; Violation
Of Sec. 5(a) of RA No. 6713; Abuse of
Authority

OSCAR C. DOMINGUEZ, et al.
Regional Technical Director
Roxas Blvd., Manila
Respondents.

X-----X

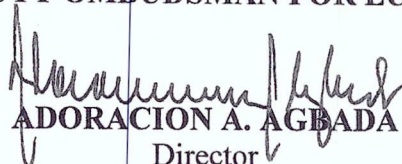
ORDER

The Motion of all respondents for an extension of ten (10) days from July 7, 2016 to file their counter-affidavits is **GRANTED**. Respondents have until **July 18, 2016**¹ to file their Counter-Affidavits. No further motion of similar nature shall be entertained in the future.

SO ORDERED.

Quezon City, Philippines, July 12, 2016.

**BY THE AUTHORITY OF THE
DEPUTY OMBUDSMAN FOR LUZON:**


ADORACION A. AGBADA
Director

Preliminary Investigation, Administrative
Adjudication and Prosecution Bureau- B



B1215/jea071216/SDP

CC: **MIGUEL OCO SADOL, JR.**
0344 Sikatuna St., San Jose, Occidental Mindoro 5100

OSCAR C. DOMINGUEZ, Regional Technical Director
BAYANI V. MANTUBIG, Chief

ALELI B. HERMANO

KAREN S. TUAZON

All of: DENR Office Region IV-B (MIMAROPA), 1515 L&S Bldg., Roxas Blvd., Manila

NILO SALVADOR

CENRO, Brgy. Labangan, San Jose, Occidental Mindoro 5100

¹ July 17, 2016, being the 10th day falls on a Sunday



Republic of the Philippines
OFFICE OF THE OMBUDSMAN
Office of the Deputy Ombudsman for Luzon
Agham Road, Diliman,
1104 Quezon City

PENALTY FOR PRIVATE
OR UNAUTHORIZED USE
TO AVOID PAYMENT *
OF POSTAGE P500.00

NILO SALVADOR
CENRO, Brgy. Labangan,
San Jose, Occidental Mindoro

4873

2148

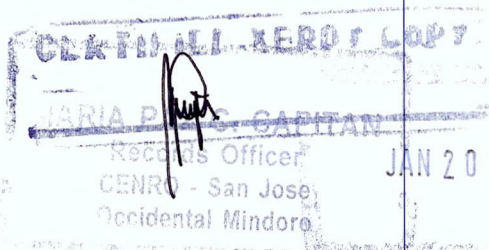


R DOMESTIC MAIL REGISTERED

RD 628 964 536 ZZ



REG. MAIL W/ RET. CARD



JAN 20 2023

ANNEX 'UU'

LPDO (Bay N.)

about Pls. see me
kindly ASAP.
read a copy
of this notice to
Bay. Nilo Salvador
as requested.
RD
9/2/15

Republic of the Philippines
OFFICE OF THE OMBUDSMAN
Office of the Deputy Ombudsman for Luzon
Agham Road, Diliman, Quezon City 1104

NOTICE OF CONFERENCE

August 10, 2015

TO: MIGUEL OCO SADOL, JR.
0344 Sikatuna St., San Jose
Occidental Mindoro

MESSRS. OSCAR C. DOMINGUEZ
BAYANI V. MATUBIG
NILO SALVADOR
DENR - Regional Office No. IV-B (MIMAROPA)
1515 L & S Bldg., Roxas Blvd., Manila

RE: RAS-L-15-100

Notice is hereby issued that the complaint filed by the complaining party has been referred for conference/clarificatory questioning and that a conference requesting the attendance of the parties has been set on September 15, 2015, Tuesday, 10:00 am, at the Office of the Deputy Ombudsman for Luzon, 2nd Floor Ombudsman Building, Agham Road, Diliman, Quezon City.

Please look for EDITHA D. DEZON.

RAQUEL ROSARIO M. DUFEKAR-MARAYAG
Officer-in-Charge, PACPO-Luzon

*The parties need not hire the services of a lawyer.

THREE XEROX COPY

MARIA PAZ C. CAPITAL
Records Officer
CENRO - San Jose
Occidental Mindoro

JAN 26 2016

SEARCHED	INDEXED
SERIALIZED	FILED
JAN 26 2016	
CENRO - San Jose	

ANNEX 'VV'

TCT No.: 063-T-16808

Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021000475

Date: May 10, 2021 11:05:32AM

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS : BIR -
CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO.: C-2020-052-056374-M

SERIAL NO.: ECR201800705523

DATE ISSUED: 03/04/2020

REVENUE DISTRICT NO.: 052

AUTHORIZED REVENUE OFFICIAL: ANTONIO J. MANGUBAT, JR.

TAX TYPE: ESTATE|DONORS|DST|DO

TAXES PAID: PHP 3,537,490.10

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

EXECUTED BY THE HEIRS OF RODELIO L. MADRIGAL, NAMELY; SONIA G. MADRIGAL, RONALD PETER G. MADRIGAL AND MA. ANA MADRIGAL-MURRIN A.K.A MARIA ANA MADRIGAL-MURRIN, ADJUDICATING UNTO THEMSELVES A PARCEL OF LAND DESCRIBED IN THIS TRNASFER CERTIFICATE OF TITLE NO. T-16808, THEN THE CO-HEIRS WAIVED ALL THEIR RIGHTS AND INTEREST OVER THE SAID PARCEL OF LAND IN FAVOR OF RONALD PETER G. MADRIGAL, IN ACCORDANCE WITH DOC. NO. 124; PAGE NO. 26; BOOK NO. XXVII; SERIES OF 2019; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. HOMOBONO S. DE GUZMAN; DATED DECEMBER 11, 2019. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 063-2021000188

Mariel A. Ponce
OIC Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of TCT T-16808 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No.: 2023000078 OR No.: 1026351146

Date: 01/12/2023 OR Date: Jan 12 2023

Time: 10:53:32 AM Amt. Paid: 1093.40

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

Registry of Deeds for Mindoro Occidental, San Jose

Transfer Certificate of Title
No. 063-2021000243

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF ALIBOG, MUNICIPALITY OF MAGSAYSAY, PROVINCE OF OCCIDENTAL MINDORO, bounded and described as follows:

A PARCEL OF LAND (LOT B, OF THE SUBDIVISION PLAN, PSD-04-121112 BEING A PORTION OF PLAN SI-(III-6)78-D, LRC RECORD NO.), SITUATED IN THE BARANGAY OF ALIBOG, MUNICIPALITY OF MAGSAYSAY, PROVINCE OF OCCIDENTAL MINDORO. BOUNDED ON THE NE., SE., AND SW., ALONG LINES 1-2-3-4-5-6- (Continued on next page)

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

Owner: RONALD PETER G. MADRIGAL, FILIPINO, OF LEGAL AGE, WIDOWER

Address: 4210 DANDELION STREET, SUN VALLEY SUBDIVISION, 1700 PARAÑAQUE CITY, METRO MANILA

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.:

Orig. Reg. Date: 11 23 1995

Decree No.:

Original RD: MINDORO OCCIDENTAL, SAN JOSE

OCT No.: OCT-S-440

Volume No.: II

Page No.: 190

Original Owner: ROGELIO L. MADRIGAL

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-16809 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mindoro Occidental, San Jose, Philippines on the 3rd day of JUNE 2021 at 04:13pm.

Mariel A. Ponce
OIC Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021000243 on file in Registry of Deeds of Mindoro Occidental, San Jose, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR

Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:02:16 AM Amt. Paid : 1093.40

Judicial Form No. 109

TCT No.: 063-2021000243

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

-7-8 BY MINDORO SEA; AND ON THE NW., ALONG LINE 8-1 BY LOT A, OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON THE PLAN BEING S. 31 DEG. 28'E., 6,068.75 M. FROM BLLM NO. 26, PLS-33, SAN JOSE PUBLIC LAND SUBDIVISION., THENCE S. 09 DEG. 02'E., 205.00 M. TO POINT 2; THENCE S. 00 DEG. 33'E., 97.76 M. TO POINT 3; THENCE S. 61 DEG. 19'W., 34.94 M. TO POINT 4; THENCE S. 48 DEG. 19'W., 23.50 M. TO POINT 5; THENCE N. 34 DEG. 54'W., 90.81 M. TO POINT 6; THENCE N. 27 DEG. 56'W., 157.10 M. TO POINT 7; THENCE N. 00 DEG. 50'W., 63.04 M. TO POINT 8; THENCE N. 68 DEG. 18'E., 152.33 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF THIRTY SIX THOUSAND NINE HUNDRED NINETY SEVEN (36,997) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: CORNER 8 BY P.S. AND THE REST BY OLD P.S. CYL. CONC. MONS. 15 X 60 CMS.; BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY ON FEBRUARY 9, 1966 AND THAT OF THE SUBDIVISION SURVEY ON JULY 31, 1999 EXECUTED BY ENGINEER JOVITO L. CADATAL AND WAS APPROVED ON SEPTEMBER 30, 1999.

It is hereby certified that this is a true electronic copy of TCT 2021000243 on file in Registry of Deeds of Mindoro Occidental, San Jose, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR

Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:02:16 AM Amt. Paid : 1093.40

Judicial Form No. 109

TCT No.: 063-2021000243

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021000548

Date: June 03, 2021 04:13:12PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED ROGELIO L. MADRIGAL AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: DECEMBER 11, 2019.

Mariel A. Ponce
OIC Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021000243 on file in Registry of Deeds of Mindoro Occidental, San Jose, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR

Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:02:16 AM Amt. Paid : 1093.40



ANNEX 'W W'

TCT No.: 063-T-16809

Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021000548

Date: June 03, 2021 04:13:12PM

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS : BIR -
CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO.: C-2020-052-056375-M

SERIAL NO.: ECR201800705524

DATE ISSUED: 03/04/2020

REVENUE DISTRICT NO.: 052

AUTHORIZED REVENUE OFFICIAL: ANTONIO J. MANGUBAT, JR.

TAX TYPE: ESTATE|DONORS|DST|DO

TAXES PAID: PHP 3,537,490.10

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

EXECUTED BY THE HEIRS OF ROGELIO L. MADRIGAL NAMELY: SONIA G. MADRIGAL, RONALD PETER G. MADRIGAL AND MARIA ANA MADRIGAL-MURRIN A.K.A. MARIA ANA MADRIGAL-MURRIN, ADJUDICATING UNTO THEMSELVES THE LAND DESCRIBED IN THIS TRANSFER CERTIFICATE OF TITLE NO. T-16809 AND THEN THE CO-HEIRS WAIVED ALL THEIR RIGHTS AND INTEREST OVER THE SAME PARCEL OF LAND IN FAVOR OF RONALD PETER G. MADRIGAL, IN ACCORDANCE WITH DOC. NO. 124; PAGE NO. 26; BOOK NO. XXVII; SERIES OF 2019; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. HOMOBONO S. DE GUZMAN; DATED DECEMBER 11, 2019. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 063-2021000243

Mariel A. Ponce
OIC Register of Deeds

GS

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of TCT T-16809 on file at Registry of Deeds of Mindoro Occidental, San Jose. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR.

Ref. No.: 2023000078 OR No.: 1026351146

Date: 01/12/2023 OR Date: Jan 12 2023

Time: 11:01:38 AM Amt. Paid: 1093.40



LRA 1102806145

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

Registry of Deeds for Mindoro Occidental, San Jose

Transfer Certificate of Title

No. 063-2021000188

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF ALIBOG, MUN. OF MAGSAYSAY, PROVINCE OF OCC. MINDORO, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT-A, OF THE SUBD. PLAN PSD-04-121112 BEING A PORTION OF SI-(III-6) 78-D, L.R.C. RECORD NO.), SITUATED IN THE BRGY. OF ALIBOG, MUN. OF MAGSAYSAY, PROVINCE OF OCC. MINDORO. BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT B OF THE SUBDIVISION PLAN; ON THE SW., (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: RONALD PETER G. MADRIGAL, OF LEGAL AGE, WIDOWER,
FILIPINO

Address: 4210 DANDELION STREET, SUN VALLEY SUBDIVISION, 1700
PARAÑAQUE CITY, METRO MANILA NATIONAL CAPITAL

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Sales Patent

Original RD: MINDORO OCCIDENTAL,
SAN JOSE

Patent Date: 12/08/1978

OCT Date: 11 23 1995

Under Act No.: 141, AS AMENDED

OCT No.: OCT-S-440

Volume No.: II

Page No.: 190

Original Owner: ROGELIO L. MADRIGAL

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-16808 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mindoro Occidental, San Jose, Philippines on the 10th day of MAY 2021 at 11:05am.

Mariel A. Ponce
OIC Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2021000188 on file in Registry of Deeds of Mindoro Occidental, San Jose, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR

Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:01:16 AM Amt Paid : 1093.40

Judicial Form No. 140

TCT No.: 063-2021000188

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Address: REGION

TECHNICAL DESCRIPTION (Continued from page 1)

NW., AND NE., ALONG LINES 2-3-4-5-6-7-8 BY MINDORO SEA. BEGINNING AT A POINT MARKED "1" ON PLAN BEING, S. 31 DEG. 28'E., 6068.75 M. FROM BLLM NO. 26, PLS-33, SAN JOSE PUBLIC LAND SUBDIVISION, THENCE S. 68 DEG. 18'W., 152.33 M. TO POINT 2; THENCE N. 00 DEG. 50'W., 133.46 M. TO POINT 3; THENCE N. 10 DEG. 26'E., 115.44 M. TO POINT 4; THENCE N. 32 DEG. 47'E., 54.05 M. TO POINT 5; THENCE N. 11 DEG. 40'E., 97.21 M. TO POINT 6; THENCE N. 85 DEG. 45'E., 37.08 M. TO POINT 7; THENCE S. 06 DEG. 10'E., 63.37 M. TO POINT 8; THENCE S. 06 DEG. 17'E., 272.70 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF THIRTY SIX THOUSAND NINE HUNDRED NINETY SEVEN (36,997) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND P.S. CYL. CONC. MONS. 15X60 CMS.; BEARINGS TRUE; DATE OF ORIGINAL SURVEY; FEB. 9, 1966, AND THAT OF THE SUBDIVISION SURVEY; JULY 31, 1999, AND WAS APPROVED ON SEPT. 30, 1999.

It is hereby certified that this is a true electronic copy of TCT 2021000188 on file in Registry of Deeds of Mindoro Occidental, San Jose, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mindoro Occidental, San Jose. Requested By: NILO P. SALVADOR

Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:01:16 AM Amt Paid : 1093.40



Judicial Form No. 140

TCT No.: 063-2021000188

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021000475

Date: May 10, 2021 11:05:32AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND
OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE
OF THE DECEASED AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO
(2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT.
DATE OF INSTRUMENT: DECEMBER 11, 2019.

Mariel A. Ponce
OIC Register of Deeds

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Ref. : 2023000078 OR No. : 1026351146
Date : 01/12/2023 OR Date : Jan 12 2023
Time : 11:01:16 AM Amt. Paid : 1093.40

ANK = 'XX'

PHOTO DOCUMENTATION

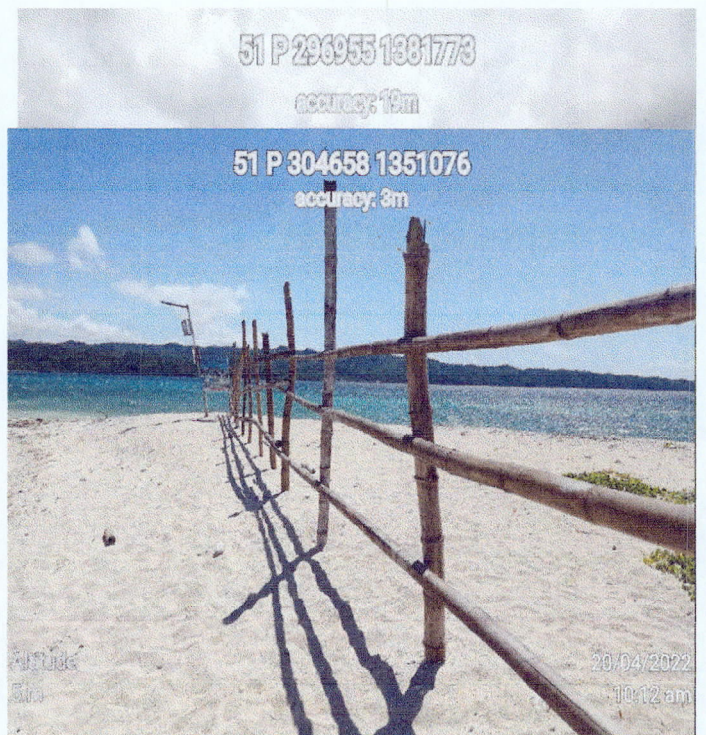
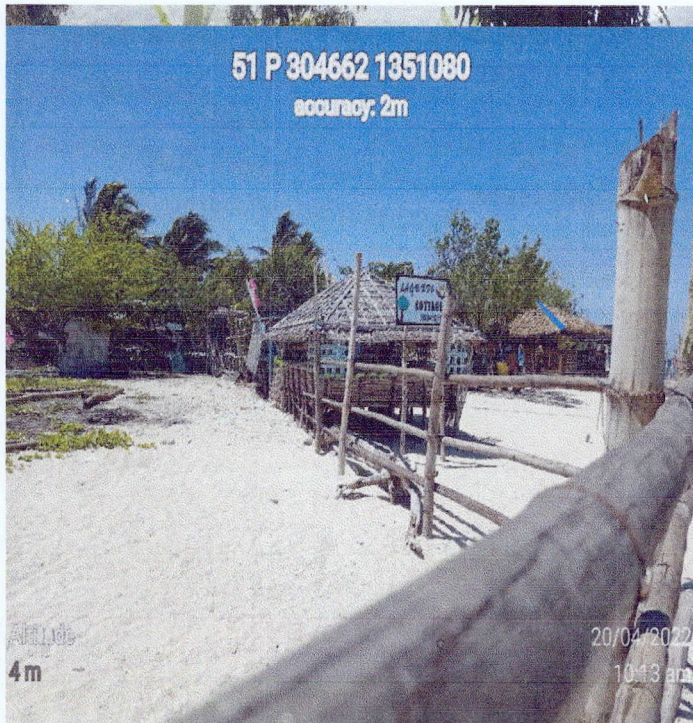


PHOTO DOCUMENTATION

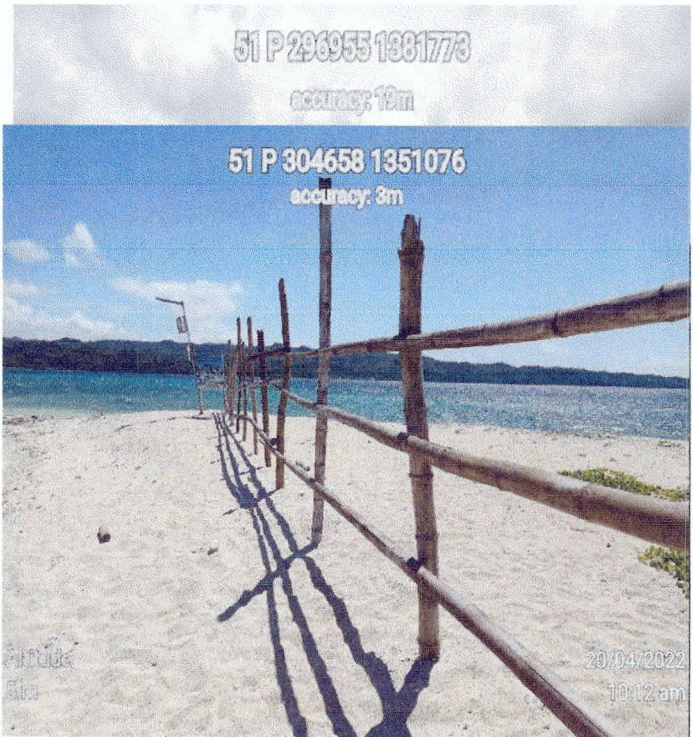
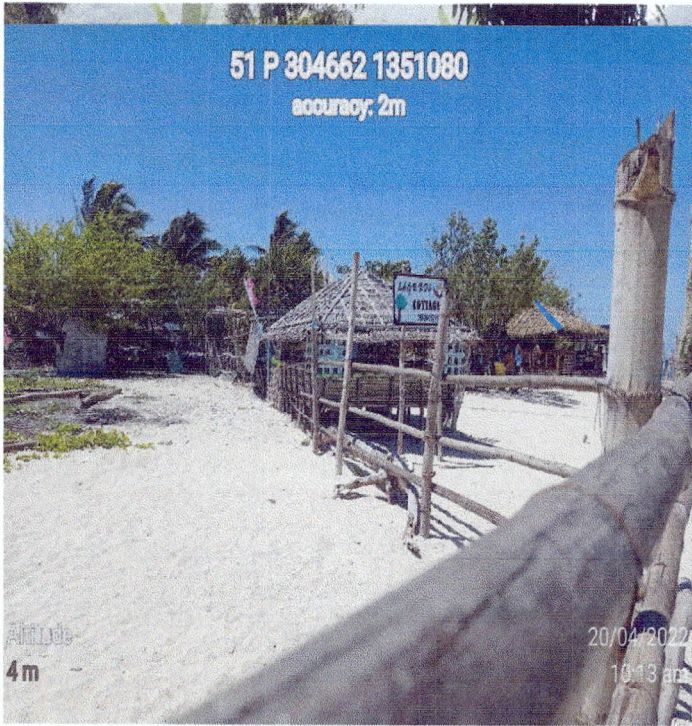
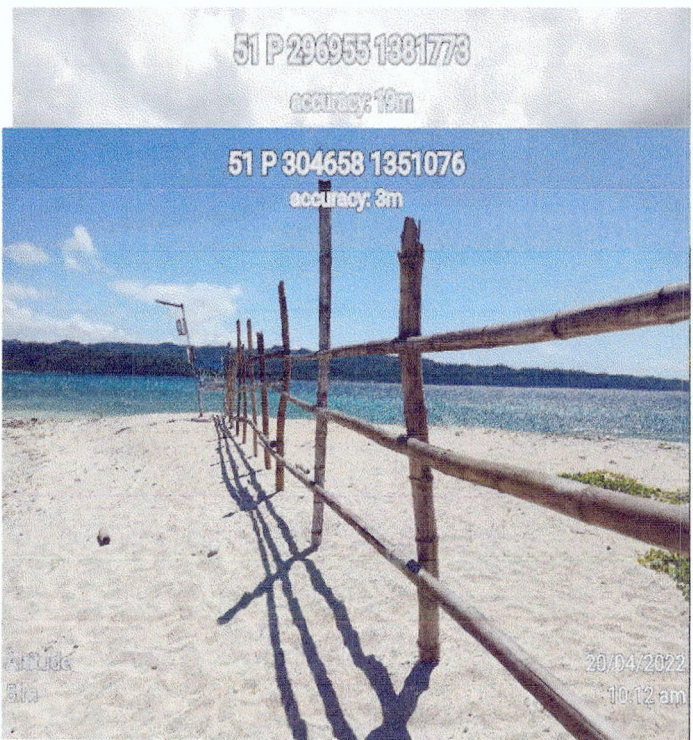
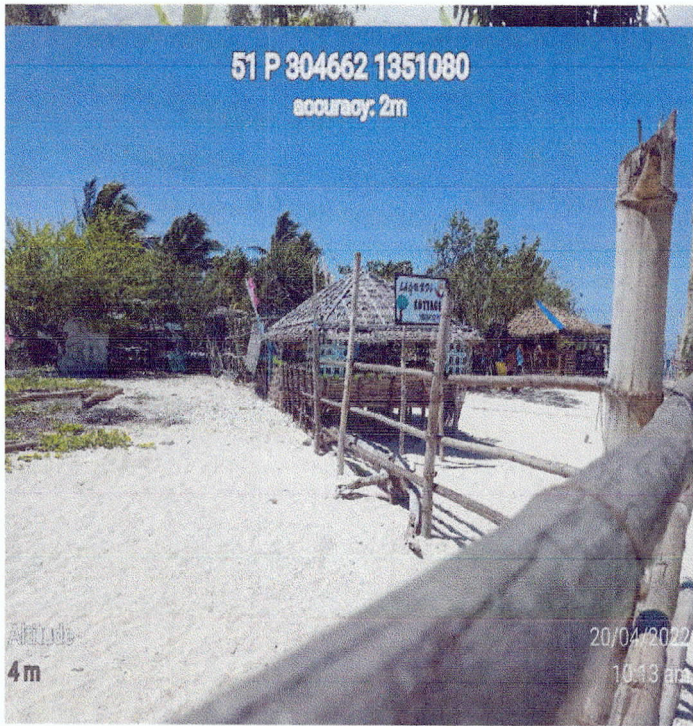
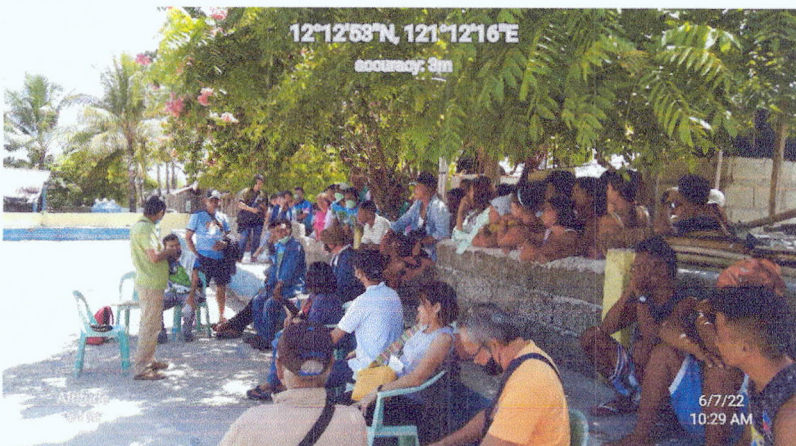


PHOTO DOCUMENTATION



ATTENDED THE MEETING AT GARZA ISLAND,
BRGY. ALIBOG, MAGSAYSAY, OCCIDENTAL MINDORO ON JUNE 7, 2022



JUNE 07, 2022

