

OCT 15 2024 2:34 Jacqueline S. Mac

Province of Cagayan TUGUEGARAO CITY Phone number : 0953-588-3721 | email address : <u>cmotuguegaraocity@gmail.com</u>

### **OFFICE OF THE CITY MAYOR**

14 October 2024

**THE PRESIDING OFFICER AND MEMBERS** Sangguniang Panlungsod This City

### Dear Presiding Officer and Members of the Sanggunian:

Herewith is the application of Jamaica Realty and Marketing Corporation represented by Ms. Jennifer D. Carag for the reclassification/rezoning of parcels of lot from residential to commercial, with an area of 2,022 square meters located at Libag Sur, Tuguegarao City, for your information and appropriate action.

Thank you!

In the name of public service,



Copy furnished:

- City Planning and Development Office
- City Legal Office



**Republic of the Philippines** Province of Cagayan Tuguegarao City



CITY PLANNING AND DEVELOPMENT OFFICE Floor, Tuguegarao City Hall Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan 3500



Tel. No. (078) 304-1114 email ad: LGU. Tuguegarao City@yahoo.com.ph

October 14, 2024

MAILA ROSARIO S. TING-QUE City Mayor Tuguegarao City, Cagayan

Mam,

Respectfully transmitting herewith, the documents of Jamaica Realty and Marketing Corporation on their application for reclassification/rezoning from residential zone to commercial zone properly evaluated with attached inspection report for your appropriate action and endorsement to the Sangguniang Panlungsod.

REGISTERED OWNER	Lot No.	Title No.	Location	Area (sq.m.)
Jamaica Realty and Marketing Corporation	Lot No. 1-A	032-2024005013	Libag Sur	410.00
Jamaica Realty and Marketing Corporation	Lot No. 1-B	032-2024005014	Libag Sur	379.00
Jamaica Realty and Marketing Corporation	Lot No. 1-C	032-2024005015	Libag Sur	345.00
Jamaica Realty and Marketing Corporation	Lot No. 1-D	032-2024005016	Libag Sur	560.00
Jamaica Realty and Marketing Corporation	Lot No. 1-E	032-2024005017	Libag Sur	328.00
		TOTAL		2,022.00

Thank you very much.

Respectfully yours,

EnP. Cilbert Z. Quinan, MPA) Asst. City Planning and Development Coordinator

OFFICE OF THE CITY MAYOR RECEIVED 10/14/1/24 Gate .... 15: N/ nom RV:

LITY PLI - criticit UGUELARAN CITY 府 E C E I 09-26-24 DATE: \_ 04:45 pm TIME: \_ cha AYA Republic of the Philippines Province of Cagayan TUGUEGARAO CITY BAGONG PILIPINAS OFFICE OF THE CITY MAYOR Date: SEP 261 2024 Zoning (Local Zoning Review Committee) Officer LZRC TO/FOR: (Jamaica Realty & rezonin y Request for SUBJECT: Mktg. Corp FOR: Let's discuss/see me Appropriate/Immediate Action Comment/Recommendation Please advice action taken Please prepare reply Information & Guidance Evaluation / Review File consideration. 9 Please provide. **OTHERS**: For review po. Thanks. repor CI ATTY. RENZ ANGELO P. UMAMBONG Executive Assistant IV

MAICA REALTY & MARKETING CORP



Jamaica Realty and Marketing Corporation

Zone 3, Maharlika Highway, Libag Sur Tuguegarao City, Cagayan jrmc.region2@gmail.com 0917-5900535 - 09178666474

September 26,2024

Hon. Maila Rosario S. Ting-Que City Mayor City Government of Tuguegarao City Hall, Tuguegarao City Cagayan Province

UFFICE OF THE CITY MAYOR RECENTED Date: SEP 2 6, 20

Time:\_\_\_\_

Dear Mayor Ting-Que,

I hope this letter finds you well. On behalf of Jamaica Realty and Marketing Corporation, I am writing to respectfully request the rezoning of properties located within Grand Victoria Heights Subdivision from residential to commercial use. The subject properties are registered under Jamaica Realty and Marketing Corporation and are situated at Zone 3, Libag Sur, Tuguegarao City.

We believe that rezoning this property for commercial purposes would be highly beneficial to the growing demands of the area, offering increased commercial activity and local business opportunities. The strategic location of the property makes it an ideal candidate for commercial development, which we believe will contribute positively to the local economy and community.

We are committed to complying with all applicable zoning laws and requirements and will gladly provide any necessary documents or attend meetings to support this application. We kindly request your favorable consideration of this matter and look forward to your guidance and assistance throughout the rezoning process.

Thank you very much for your attention, and we hope to receive your positive response at your earliest convenience.

Yours sincerely,

Branch Manager Jamaica Realty and Marketing Corporation

AND REGISTRATION AUTHORIT CERTIFIED TRUECOPY VERIFICATION FORM

Judicial Form No. 109

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

Registry of Deeds for Tuguegarao, Cagayan

# Transfer Certificate of Title

# No. 032-2024005013

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows: LOT NO: 1-A, PLAN NO: PSD-(AF)-02-112009 PORTION OF: LOT EXCLUDED AREA 1, PCS-(AF)-02-004009 LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of

*Owner:* JAMAICA REALTY AND MARKETING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE

Address: PRINCIPAL OFFICE ADDRESS AT BULILAN SUR, PILA, LAGUNA AND EXECUTIVE OFFICE ADDRESS AT #101 AGUIRRE AVE.,

(Continued on next page)

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.: Orig. Reg. Date: 02; 12; 10; 06 09; 18; , ETC. Record No.:, 441 Decree No.:, N-37170

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- , O-68; 10758; 8344;, ETC. Page No.:

Volume No.:, A-75 Original Owner: GERONIMO CUMIGAD

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2012002498 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 16th day of JULY 2024 at 03:01pm.

ATTY. HERMINIO C. SYCHANGCO, JR. ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005013 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

 Ref.
 : 2024024037
 OR No.
 : 1033829854

 Date
 : 09/02/2024
 OR Date
 : Sep 2 2024

 Time
 : 11:35:05 AM
 Amt. Paid
 : 984.85

LAND REGISTRATION AUTHORITY CERTIFIED TRUE COPY VERIFICATION FORM

, Judicial Form No. 109

4 ° 5

> TCT No.: 032-2024005013 Page No.: 2

### **OWNER INFORMATION** (Continued from page 1)

Owner: OF THE LAWS OF THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY ITS CHAIRMAN OF THE BOARD, JAIME B. BIANA Address: BF HOMES, PARAÑAQUE, METRO MANILA

### **TECHNICAL DESCRIPTION** (Continued from page 1)

BOUNDARIES:		
LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 1-B, PSD-(AF)-02-112009
2-3	NW	ROAD LOT 1, .
3-4	NE	EXCLUDED AREA 12, PCS-(AF)
-02		
		-004009
4-1	SE	LOT 3108, CAD-151
TTE DOTNT BLIM	NO. 4, CAD 151, TU	CUEGARAO CADASTRE
TTO LOTINE, DUDIN	10. 1, 0110 101, 10.	

LINE	В	EARIN	G		DISTANCE
TO CORNER 1	Ν.	11 °	06`	W	1026.95 M.
1-2	Ν.	31 °	54`	W	19.78 M.
2-3	Ν.	60 °	01`	E	20.20 M.
3-4	S.	29 °	43`	E	21.60 M.
4-1	S.	65 °	25`	W	19.53 M.

AREA: FOUR HUNDRED TEN (410) SQUARE METERS, MORE OR LESS DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS: TRUE DECLINATION: DATE OF ORIGINAL SURVEY: DATE OF SUBD/CONS SURVEY: FEBRUARY 10, 2024 DATE APPROVED: MAY 16, 2024 GEODETIC ENGINEER: MONALIZA D. ABROGENIA NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005013 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

		Tuguegarao, Cagayan.
Ref.	: 2024024037	OR No. : 103382985
Date	: 09/02/2024	OR Date : Sep 2 202
Time	: <u>11:35:05</u> AM	Amt. Paid : 984.85

AND ROGISTRATION & UTFORIT UERTIFIED TRUE COPY VERIFICATION FORM

Judicial Form No. 109

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

Registry of Deeds for Tuguegarao, Cagayan

# Transfer Certificate of Title

# No. 032-2024005014

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows: LOT NO: 1-B, PLAN NO: PSD-(AF)-02-112009 PORTION OF: LOT EXCLUDED AREA 1, PCS-(AF)-02-004009 LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JAMAICA REALTY AND MARKETING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE Address: PRINCIPAL OFFICE ADDRESS AT BULILAN SUR, PILA, LAGUNA

AND EXECUTIVE OFFICE ADDRESS AT BOLILAN SOR, FILA, LAGONA AND EXECUTIVE OFFICE ADDRESS AT #101 AGUIRRE AVE.,

(Continued on next page)

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.: Orig. Reg. Date: 02; 12; 10; 06 09; 18; , ETC. Record No.:, 441 Decree No.:, N-37170

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- , O-68; 10758; 8344;, ETC. Page No.:

Volume No.:, A-75 Original Owner: GERONIMO CUMIGAD

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2012002498 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 16th day of JULY 2024 at 03:01pm.

ATTY. HERMINIO C. SYCHANGCO, JR. ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005014 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

 Ref.
 : 2024024037
 OR No.
 : 1033829854

 Date
 : 09/02/2024
 OR Date
 : Sep 2 2024

 Time
 : 11:35:42 AM
 Amt. Paid : 984.85

AND REGISTRATION AUTBORITS CERTIFIED TRUE COPY VERIFICATION FORM

Judicial Form No. 109

**TCT No.:** 032-2024005014

Page No.: 2

#### **OWNER INFORMATION** (Continued from page 1)

Owner: OF THE LAWS OF THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY ITS CHAIRMAN OF THE BOARD, JAIME B. BIANA Address: BF HOMES, PARAÑAQUE, METRO MANILA

### **TECHNICAL DESCRIPTION** (Continued from page 1)

BOUNDARIES: ADJOINING LOT(S) LINE DIRECTION LOT 3108, CAD-151 LOT 1-C, PSD-(AF) 1 - 2 - 3SE PSD-(AF)-02-112009 3-4 SW 4-5-6 ROAD LOT 1, NW PSD-(AF)-02-112009 LOT 1-A, 6-1 NE TIE POINT: BLLM NO. 4, CAD 151, TUGUEGARAO CADASTRE BEARING DISTANCE LINE Ν. 06 1026.95 M. TO CORNER 1 W 11 65 ° 25` 1-2 S. W 0.11 M. 62 ° 03` 2-3 S. W 19.57 M. 32 ° 02` 18.49 M. 3-4 Ν. W 56° 52` 4-5 Ν. E 10.53 M. 60 ° 01` 9.15 M. 5-6 E Ν. 0 54` 19.78 M. 6-1 S. 31 Е AREA: THREE HUNDRED SEVENTY NINE (379) SQUARE METERS, MORE OR LESS DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS: TRUE DECLINATION:

DATE OF ORIGINAL SURVEY: DATE OF SUBD/CONS SURVEY: FEBRUARY 10, 2024 DATE APPROVED: MAY 16, 2024 GEODETIC ENGINEER: MONALIZA D. ABROGENIA NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005014 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

Ref.	: <u>2024024037</u>	OR No. : 1033829854
Date	: 09/02/2024	OR Date : Sep 2 2024
Time	: <u>11:35:42</u> AM	Amt. Paid : 984.85

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Judicial Form No. 109

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

Registry of Deeds for Tuguegarao, Cagayan

# Transfer Certificate of Title

# No. 032-2024005015

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows: LOT NO: 1-C, PLAN NO: PSD-(AF)-02-112009 PORTION OF: LOT EXCLUDED AREA 1, PCS-(AF)-02-004009 LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JAMAICA REALTY AND MARKETING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE Address: PRINCIPAL OFFICE ADDRESS AT BULILAN SUR, PILA, LAGUNA

AND EXECUTIVE OFFICE ADDRESS AT #101 AGUIRRE AVE., (Continued on next page)

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.: Orig. Reg. Date: 02; 12; 10; 06 09; 18; , ETC. Record No.:, 441 Decree No.:, N-37170

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- , O-68; 10758; 8344;, ETC. Page No.:

Volume No.:, A-75 Original Owner: GERONIMO CUMIGAD

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2012002498 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 16th day of JULY 2024 at 03:01pm.

ATTY. HERMINIO C. SYCHANGCO, JR. ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005015 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

 Ref.
 : 2024024037
 OR No.
 : 1033829854

 Date
 : 09/02/2024
 OR Date
 : Sep 2 2024

 Time
 : 11:36:05 AM
 Amt. Paid : 984.85

AND REGISTRATION AUTHORIT CERTIFIED TRUE COPY VERIFICATION FORM

Judicial Form No. 109

TCT No.: 032-2024005015

Page No.: 2

#### **OWNER INFORMATION** (Continued from page 1)

Owner: OF THE LAWS OF THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY ITS CHAIRMAN OF THE BOARD, JAIME B. BIANA Address: BF HOMES, PARAÑAQUE, METRO MANILA

### **TECHNICAL DESCRIPTION** (Continued from page 1)

BOUNDARIES: LINE DIRECTION ADJOINING LOT(S) LOT 1-D, PSD-(AF)-02-112009 1-2 SW 2-3-4 NW ROAD LOT 1, 4-5 LOT 1-B, PSD-(AF)-02-112009 NE CAD-151 5-1 SE LOT 3108, TIE POINT: BLLM NO. 4, CAD 151, TUGUEGARAO CADASTRE LINE BEARING DISTANCE TO CORNER 1 Ν. 13 ° 14` W 1016.21 M. 36` 0 31 16.25 M. 1-2 Ν. W 53 ° 42` 2-3 Ν. Е 8.15 M. 56 ° 11.51 M. 52` 3-4 Ν. E 32 ° 02` 4-5 S. Е 18.49 M. 0 5-1 S. 62 03` W 19.81 M. AREA: THREE HUNDRED FORTY FIVE (345) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS: TRUE DECLINATION: DATE OF ORIGINAL SURVEY: DATE OF SUBD/CONS SURVEY: FEBRUARY 10, 2024 DATE APPROVED: MAY 16, 2024 GEODETIC ENGINEER: MONALIZA D. ABROGENIA NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005015 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

Ref.	: <u>2024024037</u>	OR No. : 1033829854	
Date	: 09/02/2024	OR Date : Sep 2 2024	
Time	: <u>11:36:05</u> AM	Amt. Paid : 984.85	

AND REGISTRATION AUTHORITY CERTIFIED TRUE COPY VERTICATION FORM

Judicial Form No. 109

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

Registry of Deeds for Tuguegarao, Cagayan

# Transfer Certificate of Title

# No. 032-2024005016

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows: LOT NO: 1-D, PLAN NO: PSD-(AF)-02-112009 PORTION OF: LOT EXCLUDED AREA 1, PCS-(AF)-02-004009 LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN (continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JAMAICA REALTY AND MARKETING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE

Address: PRINCIPAL OFFICE ADDRESS AT BULILAN SUR, PILA, LAGUNA AND EXECUTIVE OFFICE ADDRESS AT #101 AGUIRRE AVE.,

(Continued on next page)

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.: Orig. Reg. Date: 02; 12; 10; 06 09; 18; , ETC.

Record No.:, 441 Decree No.:, N-37170

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- , O-68; 10758; 8344;, ETC. Page No.:

Volume No.: , A-75 Original Owner: GERONIMO CUMIGAD

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2012002498 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 16th day of JULY 2024 at 03:01pm.

ATTY. HERMINIO C. SYCHANGCO, JR. ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005016 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

 Ref.
 : 2024024037
 OR No.
 : 1033829854

 Date
 : 09/02/2024
 OR Date
 : Sep 2 2024

 Time
 : 11:36:22 AM
 Amt. Paid
 : 984.85

AND REGISTRATION AUTHORITY CRITICATION FORM

Judicial Form No. 109

TCT No.: 032-2024005016

Page No.: 2

#### **OWNER INFORMATION** (Continued from page 1)

Owner: OF THE LAWS OF THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY ITS CHAIRMAN OF THE BOARD, JAIME B. BIANA Address: BF HOMES, PARAÑAQUE, METRO MANILA

### TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES: ADJOINING LOT(S) LINE DIRECTION LOT 3108, LOT 3112, CAD-151 1-2 SE 2-3 SE CAD-151 LOT 1-E, PSD-(AF)-02-112009 3-4 SW 4-5 ROAD LOT 1, NW 5-1 NE LOT 1-C, PSD-(AF)-02-112009

TIE POINT: BLLM NO. 4, CAD 151, TUGUEGARAO CADASTRE

LINE	E	BEAR.	0.01.0			DISTANCE
TO CORNER 1	Ν.	13	0	14`	W	1016.21 M.
1-2	S.	62	0	03`	W	40.19 M.
2-3	S.	60	0	02`	W	2.07 M.
3-4	N.	36	0	21`	W	10.14 M.
4-5	Ν.	53	0	42`	E	43.15 M.
5-1	S.	31	0	36`	E	16.25 M.

AREA: FIVE HUNDRED SIXTY (560) SQUARE METERS, MORE OR LESS DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS: TRUE DECLINATION: DATE OF ORIGINAL SURVEY: DATE OF SUBD/CONS SURVEY: FEBRUARY 10, 2024 DATE APPROVED: MAY 16, 2024 GEODETIC ENGINEER: MONALIZA D. ABROGENIA NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005016 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

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 : 1033829854

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 OR Date
 : Sep 2 2024

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 : 984.85

CERTIFIED TRUE COPY VIULTECATION FORM

Judicial Form No. 109

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

Registry of Deeds for Tuguegarao, Cagayan

# Transfer Certificate of Title

# No. 032-2024005017

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows: LOT NO: 1-E, PLAN NO: PSD-(AF)-02-112009 PORTION OF: LOT EXCLUDED AREA 1, PCS-(AF)-02-004009 LOCATION: LIBAG, TUGUEGARAO CITY, CAGAYAN(continued on next page) is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: JAMAICA REALTY AND MARKETING CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE

Address: PRINCIPAL OFFICE ADDRESS AT BULILAN SUR, PILA, LAGUNA AND EXECUTIVE OFFICE ADDRESS AT #101 AGUIRRE AVE.,

(Continued on next page)

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.: Orig. Reg. Date: 02; 12; 10; 06 09; 18; , ETC.

Record No.:, 441 Decree No.:, N-37170

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- , O-68; 10758; 8344;, ETC. Page No.:

Volume No.: , A-75 Original Owner: GERONIMO CUMIGAD

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2012002498 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 16th day of JULY 2024 at 03:01pm.

ATTY. HERMINIO C. SYCHANGCO, JR. ACTING REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2024005017 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

 Ref.
 : 2024024037
 OR No.
 : 1033829854

 Date
 : 09/02/2024
 OR Date
 : Sep 2 2024

 Time
 : 11:36:38 AM
 Amt. Paid
 : 984.85

L R A 1123853216

Page 1 of 2

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Judicial Form No. 109

TCT No.: 032-2024005017 Page No.: 2

### **OWNER INFORMATION** (Continued from page 1)

Owner: OF THE LAWS OF THE REPUBLIC OF THE PHILIPPINES, REPRESENTED BY ITS CHAIRMAN OF THE BOARD, JAIME B. BIANA Address: BF HOMES, PARAÑAQUE, METRO MANILA

### TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 1-D, CAD-151
2-3	SE	LOT 3112, CAD-151
3-4-5	SW, NW	PROVINCIAL ROAD, .
5-1	NW	ROAD LOT 1, .

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AREA: THREE HUNDRED TWENTY EIGHT (328) SQUARE METERS, MORE OR LESS DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS: TRUE DECLINATION: DATE OF ORIGINAL SURVEY: DATE OF SUBD/CONS SURVEY: FEBRUARY 10, 2024 DATE APPROVED: MAY 16, 2024 GEODETIC ENGINEER: MONALIZA D. ABROGENIA NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024005017 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG

Ref.	: <u>2024024037</u>	OR No.	: 1033829854
Date	: 09/02/2024	OR Date	: Sep 2 2024
Time	: <u>11:36:38</u> AM	Amt. Paid	1:984.85

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ID No. 03-0035-01231 Property Identi	ification No.	182-03-0035	5-010-128			
Owner JAMAICA REALTY AND MARKETING CORPORATIO	N	TIN				
Principal Office Address at Boldan Sor, Pila, Laguna and Executive Office	e address at 4101	Aguine Ave.				
Address BF Homes, Paranaque, Metro Manita			ohone No.			
Administrator/Beneficial User: Rep by its Cheirman of the Board: JAIME	B. BIANA	TIN				
Address		Tele	phone No			
Location of Property		ag Sur/03			jarao Ci	
Number wer Vier 0	(Ricer	ogar Dicherti		(Manwipalus	W former	A 111.0
OCT/TCT/CLOA No. 032-2024005014	Survey No	1-B Psd-af-	02-112009			
CC1	Lot No.					
Dated	Blk No					
Boundaries.						
North W: Road lot 1	South	E: lot 3108				
N East: lot 1-A	S Wes	t: lot 1-C				
KIND OF PROBERTY ASSESSED		1940 - 195 - 195 1940 - 195	anna in Sta			
☐LAND		HINERY rief Description:				
BUILDING	Doth					
No. of Storeys:		pecify:				
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APPROVED BY (SGD.)ENGR. MARY	VIE QUILAN		REA		1800	
	and summers i				Trate	
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RUBEN , BACULI ASSISTANT CITY ASSESSOR (8-30-24)

D No. 03-0035-01230		Property Ide	entification No.	182-03-003	5-010-127		
JAMAICA REAL	TY AND MAR	KETING CORPORAT	ION	TIN			
		Pda, Laguna and Executive Of		Aguirre Ave.			
ddress BF Homes, Parana	que, Metro Manila			Tele	phone No.		
dministrator/Beneficial U	ser Reployits	Chairman of the Board: JAIN	WE B. BIANA	TIN:			
Address.				Tele	ephone No.		
ocation of Property				ag Sur/03			A Province One
		San Sugar Sugar State	(6)(1)	ngay Dishadi		1.0001.0001	A Constant of Sec.
CT/TCT/CLOA No. 032	2-2024005015		Survey No	. 1-C Psd-af-	-02-112009		
CT			Lot No.				
Tated			Bik No.			-	
Boundaries:			Couth	C. 1at 2400			
North W: Road lot 1				E: lot 3108 t: lot 1-D			
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AND OF PROPERTY ASS	ESSED.						
671LAND				HINERY Irief Description			
BUILDING			Oth	ers.			
No. of	Storeys			ipecify			
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Glassification	Area -	Market Value	Resident		Level 5%	-	Assessed Value
Residential	345 Php	1,983,750.00	Resident		374	Php	99,190.00
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Te	atal 345 Pho	1,983,750.00				Bhu	99,190,00
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Taxable 🕅 Exempt			E	fectivity of Asse	essment/Reasses	sment:	2025
		(SGD.)ENGR. MA	RVIE DUU AN	G.ALVADEZ	DEA		Qtr Yi
APPROVED E	SY:		sil ( de Manicepal )		NLA		1400
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				REFER	ENCE PURPO	SES CERTI	FICATION FEE
					.00 PAID UNDE July 3, 20 24	O.R. NO.	3450641
						INC.	Jun 1
					RUB	EN ELBACU	FL.
				R	SSISTANT CI	1 M	OR (8-30-24)
						Y	

ID No. 03-0035-01229		Property I	dentification No.	182-03-003	35-010-126			
Owner-JAMAICA REAL	TY AND MAR	KETING CORPORA	TION	TIN	1:			
Principal Office Add	liess at Bulilan Sur.	, Pila, Layuna and Executive	Office address at #101 Ag	ume Ave.				
Address: BF Homes, Paranao	que, Metro Manila			Tel	ephone No.			
Administrator/Beneficial Us	er: Rep by its	Chairman of the Board : JA	IME B. BIANA	TIN	·			
Address:				Tel	ephone No			
Location of Property				sur/03		Tugueg		
	1 Vinu	aboy Sect Sugar	(Bironig	as Dr.man		(Many pality	W Provin	a ( 113 4
DCT/TCT/CLOA No. 032	-2024005016		Survey No.	1-D Psd-al	f-02-112009			
ССТ			Lot No.					
Dated		-	Blk No.					
Boundaries.								
North W: Road lot 1				lot 3108,	lot 3112			
N East: lot 1-C			S West:	lot 1-E				
KIND OF PROPERTY ASSE	SSED							
LAND				NERY If Description	15			
BUILDING			Others	ā.				
No. of	Storeys:		Spe	cify:				
Classification Residential	Area 560 (anp	Market Value 3,220,000.00	Actual Use Residentia		Assessment Level 5%	os, Php		ssed Value 1,000.00
To	tal 560 Phin	3,220,000.00				Phin	16	00.000
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Total Assessed Value		UNE HUND		unt in Raid.	IU FEAUA MI	LI XX / 100		
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APPROVED B	Y	(SGD.)ENGR. M	ARVIE QUILANG	ALVAREZ	REA			
		Pana	neal Cay Mancard Fra	άγμ:			Tun	
This doctaration causeds TD	Nn 03-00	035-00592 pt Owner		SAME		Previous A V	Php	581.330.00
Memoranda. Rovised to s paid under DR no. 0455735			ere copy of FCT no. 032	-2024005016	issued on 07/16/2	024 in layor of l	ng des Jai	ant, 2024 (ak
70		or real property forgilion num d. duly, enacted into an OF 20 - 25 - 11 descend and e	dinana by the Sangga	olang. Panlang et any owners)	psid runder Endina up or logal title to 4	o pasperiy o pasperiy	2010 A 1	1/ <u>99-2020</u> du
4930 mai				REQU REFE	ERTIFIED TRU EST OF JENNI RENCE PURPO 0.00 PAID UND August 5, 20 2	ERDCARAG	FOR	

RUBER BLEACULI ASSISTANT CITY ASSESSOR (8-30-24)

D No 03-0035-01228	Property Ide	entification No. 182-03-00	035-010-125			
0 ma	ND MARKETING CORPORAT	ION T	IN:			
Iwner JAMAICA REALT A	Bulilan Sur, Pila, Laguna and Executive Of	lice address at #101 Agoine Ave.	-			
Address: BF Homes, Paranaque, Met			elephone No.			
Administrator/Beneficial User	Rep by its Chairman of the Board JAIA	AE B. BIANA T	IN:			
Administrator/Beneficial Oser Address	Scholl an answer a		elephone No.			
		Libag Sur/03		Tugue	garao C	ity
Location of Property	Number and Vary	(Barringas District)		Mancopality	A Pia na	1 K 117 11
OCT/TCT/CLOA No. 032-2024	005017	Survey No. 1-E Psd	-af-02-112009			
		Lot No				
		Blk No.				
Boundaries.						
North W: Provincial Road,	Road lot 1	South E: lot 3112	2			
N East: lot 1-D	110401011	S West: Provinc				
The cost for the						
KIND OF PROPERTY ASSESSED						
MAND		MACHINERY Brief Descript	ion:			
BUILDING		Others				
No of Storey	S.	Specify:				
Brief Descrip	tion					
Glassification An	ea Market Value	Actual Use	Assessmen	i'	Asst	essed Value
Residential 32		Residential lot	5%	We Phys		,300.00
				e <sub>lla</sub> ,		
				T.		
	4 000 000 00			- 10		
Total 32	28 (Php) 1,886,000.00			(o) (i)	94	1.300.00
Total Assessed Value	NINETY-FOUR	THOUSAND THREE HUN	IDRED PESOS	AND XX / 1	00	
		(Amount in Word)	1			
Taxable 🕅 Exempt 🗍		Effectivity of A	ssessment/Reass	essment.		2025
				_	(21)	Yr.
APPROVED BY		RVIE QUILANG-ALVARE	EZ,REA			
	Princato	and 3 de Wansipol Assessor			Thate	
This declaration cancels TO No	03-0035-00592 pt Owner	SAME		Previous A	V Php	581 330 06
Memoranda Rosawi to sugray. Jumi usler OR no. 0455735 dated (	ile lins ful as per electronic gatiliter, im 55/13/2024. Più 68 refeed	. oopy of TGT oo. 032-20240050	17 isologi a7/16*	2024 In taxor of	llus decilar	and. 2024 Los
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Note: + Husselle Ref Dic Jan 14	location is for real property taxation number contents and duly structed with on 12dB 2 <sup>00</sup> 2 <sup>10</sup> B doct real and car	ses only and the valuation indicates halos by the <i>Sangganiang Prate</i> not by ideal alone conferring owne	Regard Lindsy Christia	Dic Mi ST DR	uni marki 2013 A. I	et values, prioria 11-07-2020 - dai
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			E August 8, 20 2		K	1
				Mr.	2	

RUBENIS HACULI ASSISTANT CITY ASSESSOR (8-30-24)

-S 18

D No. 03-0035-01232		Property Iden	utication No.	182-03-0035	-010-129			
Owner JAMAICA REALTY	ND MAR	ETING CORPORATI	ON	TIN				
Dwner JAMAICA REALT F	ana Bulian Sur.	Pila, Layuna and Executive Offi	ce address at #10 : Ag	unre Ave.				
Address: BF Homes, Paranaque, M					hone No.			
Administrator/Beneficial User		hairman of the Board, JAIM	E B. BIANA	TIN:				
Administratoridenenciar Oser Address				Telep	none No			
			Libag	Sur/03		Tugueg	arao C	ity
Location of Property	(Vubi	h(q,p)(f(S))(q)	(Banan)	ar Distant)		(Atomorphildy)	C Association	1.011
OCT/TCT/CLOA No. 032-202	4005013		Survey No.	1-A Psd-af-0	2-112009			
CCT			Lot No.					
			Bik No.					
Boundaries.								
North W: Road lot 1			South E	: lot 3108				
N East: Excluded Area 1.			S West:	lot 1-8				
KIND OF PROPERTY ASSESSE	Ū.							
WILAND			□MACH Bri	INERY of Description:				
BUILDING			Others	51				
No. of Stor	аус		Sp	ecify:				
	4rea 410 Phip 410 Phip	Market Value 2,357,500.00 2,357,500.00	Actual Us Residentia		Level 5%	°‰ Php °₀ °∞ Php	117	ssed Value 7,880.00 7,880.00
Total Assessed Value	ONE H	UNDRED SEVENTEE	N THOUSAND	EIGHT HUN	DRED EIGH	TY PESOS	AND X	K / 100
				and as Royder			11100 111	
Taxable 🕅 Exempt 🗍			Effe	ctivity of Asses	asment/Reasse	essment:	Qtr.	2025 Yr.
APPROVED BY		(SGD.)ENGR. MAI	RVIE QUILANG	-ALVAREZ,	REA			
		Ранна.	ndi Abiq Abinteepali Asis	(380)			Dane	
This declaration cancels TD No	03-00	35-00592 pt Owner		SAME		Previous A.V	Php	581 330 00
Memoranda. Recensil to augus part under OR nu. 6455735 date			GOLDY OF TELT OF 1932	-2024005013 is	sued on 07/165	2024 in tavor of il	ie declar,	ant. 2024 tax
Notes • The d for the for	1 al car ana	r real property taxation ournes 1 daily constent into an Ordin 20 20 fit drive het andin	move by the Sandyh	many Pantingo	of Under Orden	ince No 17-08-2	ind marke 1919 & D	t values prepa 1408-2020 - da
ASP-031				REQUE REFERENCE OF P50.0	ST OF JENN	FER D. CARAC DES GERTIF DER D.R. NO.3	FOR	

RUBEN BACULI ASSISTANT CITY ASSESSOR (8-30-24)



Republic of the Philippines Province of Cagayan Tuguegarao City



CITY PLANNING AND DEVELOPMENT OFFICE

2<sup>nd</sup> Floor, Tuguegarao City Hall Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan 3500 Tel. No. (078) 304-1114 email ad: LGU.Tuguegarao City@yahoo.comph

### ZONING CERTIFICATION

This is to certify that the parcel of land situated at Libag Sur, Tuguegarao City, covering a total area of 2,022 sq. m. specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TCT No.	Area Per Title (Has)	Zoning Classification
JAMAICA REALTY AND MARKETING CORPORATION	1-A, PSD-(AF)-02- 112009	032- 2024005013	0.0410	RESIDENTIAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	1-B, PSD-(AF)-02- 112009	032- 2024005014	0,0379	RESIDENTIAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	1-C, PSD-(AF)-02- 112009	032- 2024005015	0.0345	RESIDENTIAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	1-D, PSD-(AF)-02- 112009	032- 2024005016	0.0560	RESIDENTIAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	1-E, PSD-(AF)-02- 112009	032- 2024005017	0.0328	RESIDENTIAL ZONE

which is subject of application for Zoning Certification based on the duly certified zoning map/vicinity map submitted by the applicant, is/are zoned for use (s) specified in the above table as per approved Comprehensive Land Use Plan : 2019-2028 and Zoning Ordinance of Tuguegarao City through City Resolution No. 201-08-2021 and City Ordinance No. 25-08-2021 dated <u>April 20, 2021</u> ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

### **CONDITIONS:**

[x] This certification is not considered as a locational clearance/certificate of zoning conformance or development permit.

[x] This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

[x] Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.

[] Others

Issued upon the request of Jamaica Realty and Marketing Corporation this 17<sup>th</sup> day of September, 2024, for whatever purpose it may serve.

Evaluated By: ENGR. MELSON A. LAGUNDI Zoning Officer I

Recomending Approvat

ENGR. MANOLO M. BARREO Zoning Officer II

Approved By:

- . . . .

elna CHONA Q. SEDANO, EnP.

City Planning and Development Coordinator

Application No. 0721 Fee Paid: P 720.00 O.R. No. 3482628 Tuguegarao City September 05, 2024

PDC-006-156



Republic of the Philippines PROVINCE OF CAGAYAN TUGUEGARAO CITY



### BARANGAY LIBAG SUR

# **OFFICE OF THE PUNONG BARANGAY**

### Barangay Resolution No: 4 Series of 2024

### "A RESOLUTION FOR THE REZONING OF PARCELS OF LAND LOCATED AT BARANGAY LIBAG SUR, TUGUEGARAO CITY"

WHEREAS, JAMAICA REALTY AND MARKETING CORPORATION represented by MS. JENNIFER D. CARAG, Branch Manager, is the authorized owner of parcels of land located at Libag Sur, Tuguegarao City;

WHEREAS; said parcels of land are registered at the Registry of Deeds under Transfer Certificate Titles (TCT) Nos, 032-2024005017, 032-2024005016; 032-2024005015; 032-2024005014 and 032-2024005013 in favor of the above Corporation;

WHEREAS; said parcels of land was **Reclassified** from **Residential Land to Commercial** land in favor of the Corporation;

NOW THEREFORE, in view of foregoing and after thorough deliberation on the matter -

**BE IT RESOLVED AS IT IS HEREBY RESOLVED** that this **Resolution** on the Request for the **REZONING be approved**.

**RESOLVED finally that this Barangay INTERPOSES NO OBJECTION.** 

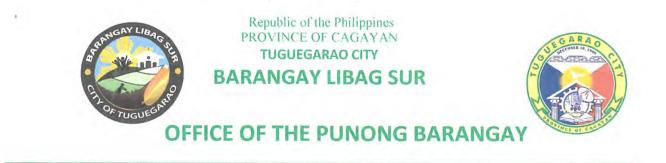
Done this 2<sup>nd</sup> day of October, 2024, in Libag Sur, Tuguegarao City.

Certified true and correct

ADELAIDA MACATUGGAL Barangay Secretary

Attested :

ROMEO B. IQUIN Punong Barangay



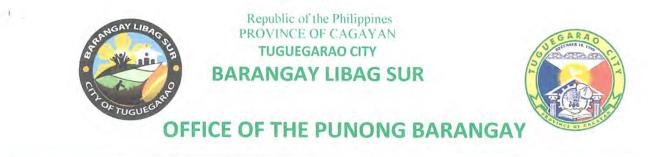
# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, JAMAICA REALTY AND MARKETING CORPORATION located at Zone 3, Libag Sur, Tuguegarao City represented by MS. JENNIFER CARAG, Branch Manager, request for the Rezoning of lot from Residential Zone to Commercial Zone of TCT NO.- 032-2024-00517.

**This certification** is issued upon request of the above named person to certify that this Barangay **INTERPOSES NO OBJECTION.** 

**Issued** this 4<sup>th</sup> day of August , 2024 at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IOUIN **Punong Barangay** 



### TO WHOM IT MAY CONCERN:

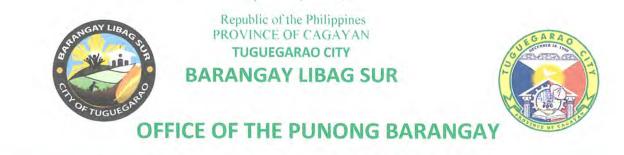
THIS IS TO CERTIFY that, JAMAICA REALTY AND MARKETING CORPORATION located at Zone 3, Libag Sur, Tuguegarao City represented by MS. JENNIFER CARAG, Branch Manager, request for the Rezoning of lot from Residential Zone to Commercial Zone of TCT NO.- 032-2024-00516.

**This certification** is issued upon request of the above named person to certify that this Barangay **INTERPOSES NO OBJECTION.** 

**Issued** this **4**<sup>th</sup> day of **August**, **2024** at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN

Punong Barangay



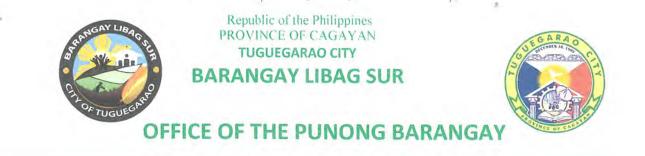
# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, JAMAICA REALTY AND MARKETING CORPORATION located at Zone 3, Libag Sur, Tuguegarao City represented by MS. JENNIFER CARAG, Branch Manager, request for the Rezoning of lot from Residential Zone to Commercial Zone of TCT NO.- 032-2024-00515.

**This certification** is issued upon request of the above named person to certify that this Barangay **INTERPOSES NO OBJECTION.** 

Issued this 4<sup>th</sup> day of August , 2024 at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN Punong Barangay



# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, JAMAICA REALTY AND MARKETING CORPORATION located at Zone 3, Libag Sur, Tuguegarao City represented by MS. JENNIFER CARAG, Branch Manager, request for the Rezoning of lot from Residential Zone to Commercial Zone of TCT NO.- 032-2024-00514.

**This certification** is issued upon request of the above named person to certify that this Barangay **INTERPOSES NO OBJECTION.** 

**Issued** this **4<sup>th</sup>** day of **August** , **2024** at Libag Sur, Tuguegarao City, Cagayan.

**ROMEO B. IQUIN** 

Punong Barangay



### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, JAMAICA REALTY AND MARKETING CORPORATION located at Zone 3, Libag Sur, Tuguegarao City represented by MS. JENNIFER CARAG, Branch Manager, request for the Rezoning of lot from Residential Zone to Commercial Zone of TCT NO.- 032-2024-00513.

**This certification** is issued upon request of the above named person to certify that this Barangay **INTERPOSES NO OBJECTION.** 

**Issued** this **4<sup>th</sup>** day of **August**, **2024** at Libag Sur, Tuguegarao City, Cagayan.

ROMÉO B. IQUIN Punong Barangay

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*	REQUIREMENTS FOR REZONING OF LOTS FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE /INSTITUTIONAL ZONE/OPEN SPACES
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×1,	<ol> <li>Electronic Copy of Title/s</li> </ol>
* /2.	2. Copy of Tax Declaration
. 3	Vicinity Map
4	Subdivision Plan
. 15	<ol> <li>City Planning and Development Coordinating Office (CPDCO) Certification Stating that the landholdings are classified as Residential.</li> </ol>

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- Deed of Absolute Sale of a Registered Land(If not registered to the applicant)
   Barangay Resolution of No Objection
- 00 Inspection Report of the Technical Working Group (TWG)

### **INSPECTION REPORT**

NATURE OF APPLICATION	: Application for Reclassification/Rezoning from Residential Zone to Commercial Zone
NAME OF OWNER	: JAMAICA REALTY AND MARKETING CORPORATION
APPLICANT	: JENNIFER D. CARAG, JRMC Manager

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: Libag Sur, Tuguegarao City

<b>Registered Owner</b>	Lot No.	Title No.	Location	Area (square meters)
Jamaica Realty and Marketing Corporation	Lot. No. 1-A	032-2024005013	Libag Sur	410.00
Jamaica Realty and Marketing Corporation	Lot. No. 1-B	032-2024005014	Libag Sur	379.00
Jamaica Realty and Marketing Corporation	Lot. No. 1-C	032-2024005015	Libag Sur	345.00
Jamaica Realty and Marketing Corporation	Lot. No. 1-D	032-2024005016	Libag Sur	560.00
Jamaica Realty and Marketing Corporation	Lot. No. 1-E	032-2024005017	Libag Sur	328.00
		TOTAL		2,022.00

TOTAL AREA

### : 0.2022 Hectares

APPROVED LAND USE CY 2019-2028 :

**RESIDENTIAL ZONE** 

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SITE INSPECTION FINDINGS

Date of Inspection: October 9, 2024 Time: 9:30 A.M.

- 1. The subjects lots are flat in topography.
- Facilities and amenities in the subject lots are seen during the inspection such as:
   a. Temporary staff house on Lot No. 1-E
  - b. Office and parking area on Lot No. 1-D and Lot No. 1-C
  - c. Temporary barangay nursery and children's park on Lot No. 1-B and Lot No. 1-A
- 3. There is an existing subdivision main road and national road on the northwestern part of the subject lots making it accessible to all forms of land transportation.
- 4. Approved Land Uses of adjacent properties: Northwest : Subdivision Main Road/National Road Southeast : Residential Zone



2.11.21

5. Dominant Existing Land Uses of adjacent properties: Northwest : Subdivision Main Road/National Road Southeast : Residential Areas

**SUBMITTED BY:** 

TWGMer

Mull C

JEREMIAS &. SUSPENTO JR. TWG Member

ENGR. CATHERINE G. TAGUIAM TWG Member ENGR. FAMILIEL B. IQUIN

~ W NY SAREQUIMIN ENGR TWG/Member ATTY. MARIES ZALUN-ALAN TWØ Member Rouna EnP. GILBERT Z. QUINAN. MPA TWG Member