

OK



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

OCT 15 2024
2:34 PM
Jacqueline S. Mac

Phone number : 0953-588-3721 | email address : cmotuguegaraocity@gmail.com

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,


MAILA ROSARIO S. TING-QUE
City Mayor

Copy furnished:

- *City Planning and Development Office*
- *City Legal Office*





OFFICE OF THE CITY MAYOR
RECEIVED

Date: 10/14/24
Time: 15:20 noon
By: [Signature]

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. Gilbert Z. Quinan, MPA

Asst. City Planning and Development Coordinator

RECEIVED

DATE: 09-26-24

TIME: 04:45 pm

BY: cha



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY
OFFICE OF THE CITY MAYOR



BAGONG PILIPINAS

Date: SEP 26 2024

TO/FOR: Zoning Officer ; LZRC (Local Zoning Review Committee)

SUBJECT: Request for rezoning (Jamaica Realty & Mktg. Corp)

- FOR: Appropriate/Immediate Action
- Comment/Recommendation
- Information & Guidance
- Evaluation /Review

- Let's discuss/see me
- Please advice action taken
- Please prepare reply
- File

OTHERS: For review & consideration. Please provide a report po. Thanks.

ATTY. RENZ ANGELO P. UMAMBONG
Executive Assistant IV



Jamaica Realty and Marketing Corporation

Zone 3, Maharlika Highway, Libag Sur
Tuguegarao City, Cagayan

jrmc.region2@gmail.com

0917-5900535 - 09178662545

September 26, 2024

OFFICE OF THE CITY MAYOR

RECEIVED

Date: SEP 26 2024

Time: 9:10 AM

By: [Signature]

Hon. Maila Rosario S. Ting-Que

City Mayor

City Government of Tuguegarao

City Hall, Tuguegarao City

Cagayan Province

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,

Jennifer D. Carag
JENNIFER D. CARAG

Branch Manager

Jamaica Realty and Marketing Corporation

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.:

Record No.: 441

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

Decree No.: N-37170

Original RD: TUGUEGARAO, CAGAYAN

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

Volume No.: , A-75

Page No.:

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

L R A 1123853208

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

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

TO CORNER	LINE	BEARING	DISTANCE
1		N. 11 ° 06` W	1026.95 M.
1-2		N. 31 ° 54` W	19.78 M.
2-3		N. 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

GEODETC 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

Ref. : 2024024037 OR No. : 1033829854
 Date : 09/02/2024 OR Date : Sep 2 2024
 Time : 11:35:05 AM Amt. Paid : 984.85



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 #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.:

Record No.: 441

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

Decree No.: N-37170

Original RD: TUGUEGARAO, CAGAYAN

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

Volume No.: , A-75

Page No.:

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

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:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3	SE	LOT 3108, CAD-151
3-4	SW	LOT 1-C, PSD-(AF)-02-112009
4-5-6	NW	ROAD LOT 1, .
6-1	NE	LOT 1-A, PSD-(AF)-02-112009

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

TO CORNER	LINE	BEARING	DISTANCE
1	1	N. 11 ° 06` W	1026.95 M.
1-2	1-2	S. 65 ° 25` W	0.11 M.
2-3	2-3	S. 62 ° 03` W	19.57 M.
3-4	3-4	N. 32 ° 02` W	18.49 M.
4-5	4-5	N. 56 ° 52` E	10.53 M.
5-6	5-6	N. 60 ° 01` E	9.15 M.
6-1	6-1	S. 31 ° 54` E	19.78 M.

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

GEODETTIC 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. : 2024024037 OR No. : 1033829854

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

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

L R A 1123853211

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.:

Record No.: 441

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

Decree No.: N-37170

Original RD: TUGUEGARAO, CAGAYAN

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

Volume No.: , A-75

Page No.:

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

L R A 1123853212

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)
1-2	SW	LOT 1-D, PSD-(AF)-02-112009
2-3-4	NW	ROAD LOT 1, .
4-5	NE	LOT 1-B, PSD-(AF)-02-112009
5-1	SE	LOT 3108, CAD-151

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

TO CORNER	LINE	BEARING	DISTANCE
1	1	N. 13 ° 14` W	1016.21 M.
1-2	1-2	N. 31 ° 36` W	16.25 M.
2-3	2-3	N. 53 ° 42` E	8.15 M.
3-4	3-4	N. 56 ° 52` E	11.51 M.
4-5	4-5	S. 32 ° 02` E	18.49 M.
5-1	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

GEODETTIC 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. : 2024024037 OR No. : 1033829854

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

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



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.:

Record No.: 441

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

Decree No.: N-37170

Original RD: TUGUEGARAO, CAGAYAN

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

Volume No.: , A-75

Page No.:

Original Owner: GERONIMO CUMIGAD

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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

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:

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

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

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

GEODETTIC 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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 Date : 09/02/2024 OR Date : Sep 2 2024
 Time : 11:36:22 AM Amt. Paid : 984.85



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.:

Record No.: 441

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

Decree No.: N-37170

Original RD: TUGUEGARAO, CAGAYAN

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

Volume No.: , A-75

Page No.:

Original Owner: GERONIMO CUMIGAD

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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

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, .

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

TO CORNER	LINE	BEARING	DISTANCE
1	1	N. 15 ° 45` W	1015.72 M.
1-2	1-2	S. 36 ° 21` E	10.14 M.
2-3	2-3	S. 60 ° 02` W	43.08 M.
3-4	3-4	N. 36 ° 34` W	2.57 M.
4-5	4-5	N. 08 ° 34` E	3.99 M.
5-1	5-1	N. 53 ° 42` E	40.01 M.

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

GEODETTIC ENGINEER: MONALIZA D. ABROGENIA

NOTES:

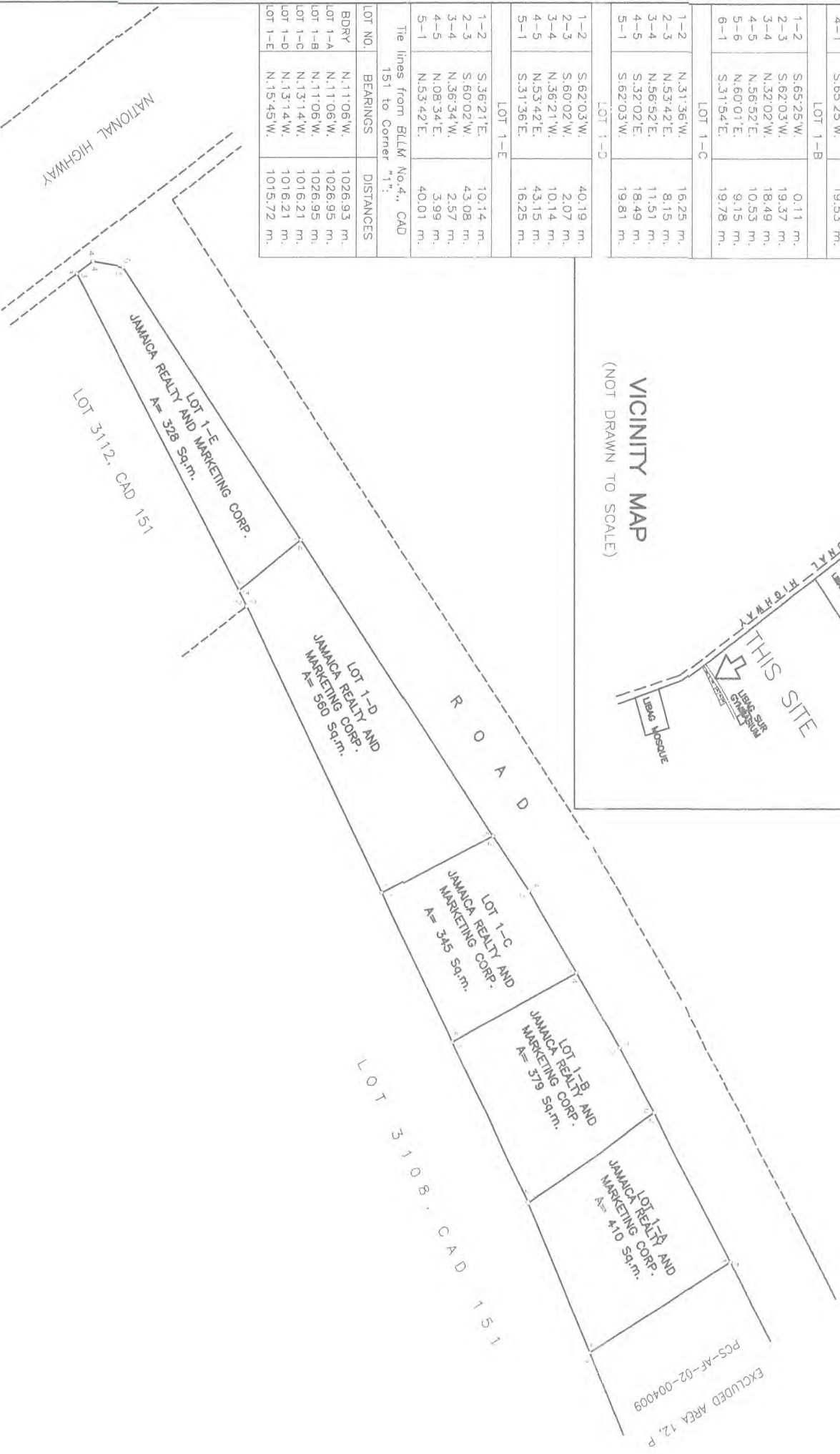
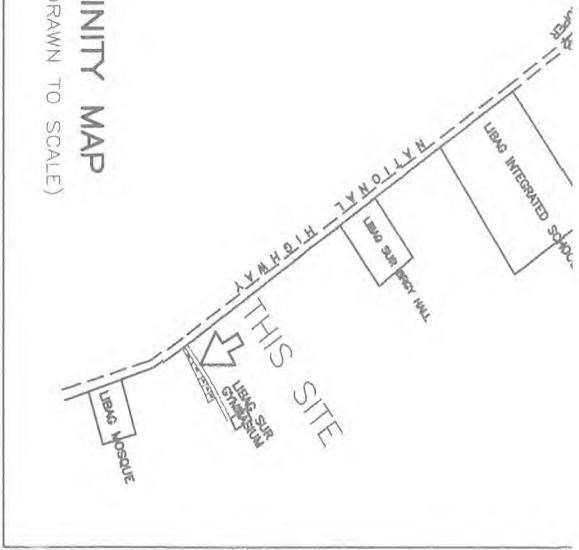
It is hereby certified that this is a true electronic copy of TCT 2024005017 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao,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

Ref. : 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 1123853217

6-7	N.56°52'E.	22.04 m.
7-8	N.60°01'E.	29.35 m.
8-9	S.29°43'E.	21.60 m.
9-1	S.65°25'W.	19.84 m.
LOT 1-A		
1-2	N.31°54'W.	19.78 m.
2-3	N.60°01'E.	20.20 m.
3-4	S.29°43'E.	21.60 m.
4-1	S.65°25'W.	19.53 m.
LOT 1-B		
1-2	S.65°25'W.	0.11 m.
2-3	S.62°03'W.	19.37 m.
3-4	N.32°02'W.	18.49 m.
4-5	N.56°52'E.	10.53 m.
5-6	N.60°01'E.	9.15 m.
6-1	S.31°54'E.	19.78 m.
LOT 1-C		
1-2	N.31°36'W.	16.25 m.
2-3	N.53°42'E.	8.15 m.
3-4	N.56°52'E.	11.51 m.
4-5	S.32°02'E.	18.49 m.
5-1	S.62°03'W.	19.81 m.
LOT 1-D		
1-2	S.62°03'W.	40.19 m.
2-3	S.60°02'W.	2.07 m.
3-4	N.36°21'W.	10.14 m.
4-5	N.53°42'E.	43.15 m.
5-1	S.31°36'E.	16.25 m.
LOT 1-E		
1-2	S.36°21'E.	10.14 m.
2-3	S.60°02'W.	43.08 m.
3-4	N.36°34'W.	2.57 m.
4-5	N.08°34'E.	3.99 m.
5-1	N.53°42'E.	40.01 m.
The lines from BILLM No.4, CAD 151 to Corner "1":		
LOT NO.	BEARINGS	DISTANCES
BDRY	N.11°06'W.	1026.93 m.
LOT 1-A	N.11°06'W.	1026.95 m.
LOT 1-B	N.11°06'W.	1026.95 m.
LOT 1-C	N.13°14'W.	1016.21 m.
LOT 1-D	N.13°14'W.	1016.21 m.
LOT 1-E	N.15°45'W.	1015.72 m.

VICINITY MAP
(NOT DRAWN TO SCALE)



NOTE:

All corners marked "B" are not shown. 154/11/2000

JAI

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Certified

TAX DECLARATION OF REAL PROPERTY

ID No. 03-0035-01231 Property Identification No. 182-03-0035-010-128

Owner JAMAICA REALTY AND MARKETING CORPORATION TIN: _____
Principal Office Address at Buliran Sur, Pila, Laguna and Executive Office address at 4101 Aguirre Ave.

Address: BF Homes, Paranaque, Metro Manila Telephone No. _____

Administrator/Beneficial User: Rep by its Chairman of the Board: JAIME B. BIANA TIN: _____
 Address: _____ Telephone No. _____

Location of Property: _____ Libag Sur/03 _____ Tuguegarao City
(Number and Year) (Barangay District) (Municipality & Province)

OCT/TCT/CLOA No. 032-2024005014 Survey No. 1-B Psd-af-02-112009

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
 North W: Road lot 1 South E: lot 3108
 N East: lot 1-A S West: lot 1-C

KIND OF PROPERTY ASSESSED:
 LAND MACHINERY
Brief Description: _____
 BUILDING Others:
No. of Storeys: _____ Specify: _____
Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	379 Php	2,179,250.00	Residential lot	5%	108,960.00
Total	379 Php	2,179,250.00			108,960.00

Total Assessed Value ONE HUNDRED EIGHT THOUSAND NINE HUNDRED SIXTY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr Yr

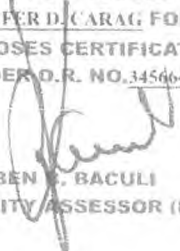
APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Proprietor/City Municipal Assessor Date

This declaration cancels ID No. 03-0035-00592 of Owner SAME Previous A.V. Php 581,330.00

Memoranda: Revised to segregate this lot as per clarificatory certified true copy of TCT no. 032-2024005014 issued on 07/10/2024 in favor of the declarant. 5024 tax paid under OR no. 0455735 dated 05/13/2024. Pin 08 retired.

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared by the assessor and duly enacted into an Ordinance by the Sangguniang Pangalabang under Ordinance No. 07-03-2019, S. 01-03-2020 dated Jan. 1, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

**CERTIFIED TRUE COPY ISSUED UPON THE
 REQUEST OF JENNIFER D. CARAG FOR
 REFERENCE PURPOSES CERTIFICATION FEE
 OF P50.00 PAID UNDER O.R. NO. 3456641
 DATE July 3, 2024**


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

ASSTCIT

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01230 Property Identification No. 182-03-0035-010-127

Owner JAMAICA REALTY AND MARKETING CORPORATION TIN _____

Principal Office Address at Balilar Sur, Pda, Laguna and Executive Office address at #101 Aguirre Ave.

Address: BF Homes, Paranaque, Metro Manila Telephone No. _____

Administrator/Beneficial User Rep by its Chairman of the Board: JAIME B. BIANA TIN: _____

Address: _____ Telephone No. _____

Location of Property Libag Sur/03 Tuguegarao City
(Number and Street) (Barangay District) (Municipality & Province)

OCT/TCT/CLOA No. 032-2024005015 Survey No. 1-C Psd-af-02-112009

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North W: Road lot 1 **South E: lot 3108**
N East: lot 1-B **S West: lot 1-D**

KIND OF PROPERTY ASSESSED:

- LAND MACHINERY
 Brief Description: _____
- BUILDING Others:
 No. of Storeys: _____ Specify: _____
 Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	345 <small>Php</small>	1,983,750.00	Residential lot	5%	99,190.00
Total	345 <small>Php</small>	1,983,750.00			99,190.00

Total Assessed Value NINETY-NINE THOUSAND ONE HUNDRED NINETY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr Yr

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA
Provincial City Municipal Tax Assessor

This declaration cancels TD No. 03-0035-00592 pt Owner SAMF Previous A V Php 581,330.00

Memoranda: Revised to aggregate this lot as per electronic certified true copy of TCT no. 032-2024005015 issued on 07/16/2024 in favor of the declarant. 2024 tax paid under OR no. 0459735 dated 05/13/2024. Pin 08 retired.

Note: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of land market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panglungsod under Ordinance No. 02-08-2019 & 01-09-2020 -1046: Jan 13 20 20 21 does not and cannot by itself alone confer any ownership or legal title to the property.

**CERTIFIED TRUE COPY ISSUED UPON THE
 REQUEST OF JENNIFER L. CARAG FOR
 REFERENCE PURPOSES CERTIFICATION FEE
 OF P50.00 PAID UNDER O.R. NO. 3456641
 DATE July 3, 20 24**

**RUBEN B. SACULI
 ASSISTANT CITY ASSESSOR (8-30-24)**

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01229 Property Identification No. 182-03-0035-010-126

Owner: JAMAICA REALTY AND MARKETING CORPORATION TIN: _____

Principal Office Address at Buliran Sur, Pila, Laguna and Executive Office address at #101 Aguirre Ave.

Address: BF Homes, Paranaque, Metro Manila Telephone No. _____

Administrator/Beneficial User: Rep by Its Chairman of the Board: JAIME B. BIANA TIN: _____

Address: _____ Telephone No. _____

Location of Property Libag Sur/03 Tuguegarao City
(Number and Street) (Barangay District) (Municipality/Province/City)

OCT/TCT/CLOA No. 032-2024005016 Survey No. 1-D Psd-af-02-112009

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:

North W: Road lot 1 South E: lot 3108, lot 3112

N East: lot 1-C S West: lot 1-E

KIND OF PROPERTY ASSESSED:

LAND MACHINERY

Brief Description: _____

BUILDING Others:

No. of Storays: _____ Specify: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	560 <small>Php</small>	3,220,000.00	Residential lot	5% <small>%</small>	161,000.00 <small>Php</small>
Total	560 <small>Php</small>	3,220,000.00			161,000.00 <small>Php</small>

Total Assessed Value ONE HUNDRED SIXTY-ONE THOUSAND PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA
Municipal City Municipal Assessor Date

This declaration cancels TD No. 03-0035-00592 pt Owner: SAMF Previous A.V. Php 581,330.00

Memoranda: Revised to segregate this lot as per electronic certified true copy of TCT no. 032-2024005016 issued on 07/16/2024 in favor of the declarant, 2024 (as per under CR no. 0455735 dated 05/13/2024. Pin 08 retired.

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Pangkaloosan under Ordinance No. 07-03-2017 & 07-03-2020, dated Jan. 13, 2017 & 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF JENNIFER D. CARAG FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO. 3472939
 DATE August 8, 2024

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

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01228 Property Identification No. 182-03-0035-010-125

Owner JAMAICA REALTY AND MARKETING CORPORATION TIN: _____
Principal Office Address at Buligon Sur, Pila, Laguna and Executive Office address at #101 Aguirre Ave.

Address: BF Homes, Paranaque, Metro Manila Telephone No. _____

Administrator/Beneficial User: Rep by its Chairman of the Board JAIME B. BIANA TIN: _____
 Address: _____ Telephone No. _____

Location of Property: _____ Libag Sur/03 Tuguegarao City
(Number and Street) (Barangay District) (Municipality & Province Code)

OCT/TCT/CLOA No. 032-2024005017 Survey No. 1-E Psd-af-02-112009

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North W: Provincial Road, Road lot 1 South E: lot 3112
N East: lot 1-D S West: Provincial Road

KIND OF PROPERTY ASSESSED:
 LAND MACHINERY
Brief Description: _____
 BUILDING Others:
No. of Storeys: _____ Specify: _____
Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	328 Ppp	1,886,000.00	Residential lot	5%	94,300.00 Ppp
Total	328 Ppp	1,886,000.00			94,300.00 Ppp

Total Assessed Value NINETY-FOUR THOUSAND THREE HUNDRED PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Emunicipality or Municipal Assessor Date

This declaration cancels TD No. 03-0035-00592 pt Owner: SAME Previous A.V. Ppp: 581,330.00

Memoranda: Received by appropriate files but as per electronic certified true copy of TCT no. 032-2024005017 issued on 07/16/2024 in favor of the declarant, 2024 tax paid under OR no. 0455735 dated 05/13/2024. Ppp 08 relieved.

Note: + This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panglungsod under Ordinance No. 07-03-2019 & 01-03-2020 dated Jan 13, 2019 and 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

**CERTIFIED TRUE COPY ISSUED UPON THE
 REQUEST OF JENNIFER D. CARAG FOR
 REFERENCE PURPOSES CERTIFICATION FEE
 OF P50.00 PAID UNDER O.R. NO. 347939
 DATE August 8, 2024**

RUBEN S. PACULI
 ASSISTANT CITY ASSESSOR (8-30-24)

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01232 Property Identification No. 182-03-0035-010-129

Owner JAMAICA REALTY AND MARKETING CORPORATION TIN: _____
Principal Office Address at Buliran Sur, Pita, Laguna and Executive Office address at #101 Aguirre Ave.

Address: BF Homes, Paranaque, Metro Manila Telephone No. _____

Administrator/Beneficial User: Rep by its Chairman of the Board: JAIME B. BIANA TIN: _____

Address _____ Telephone No. _____

Location of Property: _____ Libag Sur/03 _____ Tuguegarao City
(Number and Street) (Barangay District) (Municipality & Province Code)

OCT/TCT/CLOA No. 032-2024005013 Survey No. 1-A Psd-af-02-112009

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North W: Road lot 1 **South E: lot 3108**
N East: Excluded Area 12 **S West: lot 1-8**

KIND OF PROPERTY ASSESSED:

- LAND** **MACHINERY**
 Brief Description: _____
- BUILDING** **Others:**
 No. of Storeys: _____ Specify: _____
 Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	410 P/qm	2,357,500.00	Residential lot	5%	117,880.00
Total	410 P/qm	2,357,500.00			117,880.00

Total Assessed Value ONE HUNDRED SEVENTEEN THOUSAND EIGHT HUNDRED EIGHTY PESOS AND XX / 100
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 2025
Qtr. Yr.

APPROVED BY: (SGD.) ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Provincial City Municipal Assessor Date

This declaration cancels TD No. 03-0035-00592 pt Owner: SAME Previous A.V. Php 581,330.00

Memoranda: We intend to reappropriate this lot as per declaration, certified true copy of TCT no. 032-2024005013 issued on 07/16/2024 in favor of the declarant. 2024 tax paid under OR no. 0405735 dated 05/13/2024. Pin 68 retired.

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly adopted into an Ordinance by the Sangguniang Panglungsod under Ordinance No. 07-08-2019 & 01-08-2020 dated on 11/20/2019. It does not and should by itself alone confer any ownership or legal title to the property.

**CERTIFIED TRUE COPY ISSUED UPON THE
 REQUEST OF JENNIFER D. CARAG FOR
 REFERENCE PURPOSES CERTIFICATION FEE
 OF P50.00 PAID UNDER D.R. NO. 3450641
 DATE July 3, 2024**

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

ASSESSOR



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 April 20, 2021 ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

CONDITIONS:

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

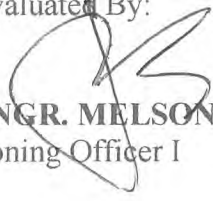
This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

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

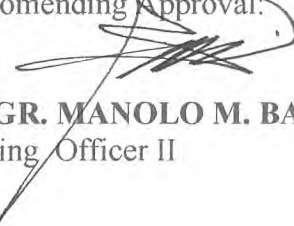
Others

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

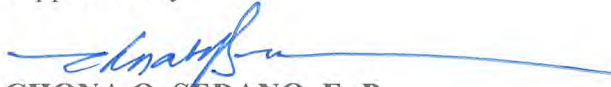
Evaluated By:


ENGR. MELSON A. LAGUNDI
Zoning Officer I

Recomending Approval:


ENGR. MANOLO M. BARREO
Zoning Officer II

Approved By:


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.

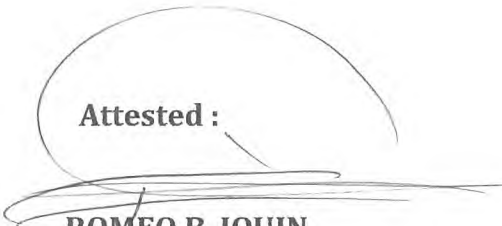
RESOLVED finally that this Barangay **INTERPOSES NO OBJECTION.**

Done this 2nd day of October , 2024, in Libag Sur, Tuguegarao City.

Certified true and correct


ADELAIDA C. MACATUGGAL
Barangay Secretary

Attested :


ROMEO B. IQUIN
Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
BARANGAY LIBAG SUR



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

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 **4th** day of **August , 2024** at Libag Sur, Tuguegarao City, Cagayan.


ROMEO B. IQUIN

Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
BARANGAY LIBAG SUR



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

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 **4th** day of **August, 2024** at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN

Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
BARANGAY LIBAG SUR



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

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 **4th** day of **August , 2024** at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN

Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
BARANGAY LIBAG SUR



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

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 4th day of **August**, 2024 at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN

Punong Barangay



Republic of the Philippines
PROVINCE OF CAGAYAN
TUGUEGARAO CITY
BARANGAY LIBAG SUR



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

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 **4th** day of **August , 2024** at Libag Sur, Tuguegarao City, Cagayan.

ROMEO B. IQUIN

Punong Barangay

**REQUIREMENTS FOR REZONING OF LOTS FROM RESIDENTIAL ZONE
TO COMMERCIAL ZONE/INSTITUTIONAL ZONE/OPEN SPACES**

- ✓ 1. Electronic Copy of Title/s
- ✓ 2. Copy of Tax Declaration
- ✓ 3. Vicinity Map
4. Subdivision Plan
- ✓ 5. City Planning and Development Coordinating Office (CPDCCO) Certification Stating that the landholdings are classified as Residential.
6. Deed of Absolute Sale of a Registered Land (If not registered to the applicant)
7. Barangay Resolution of No Objection
8. 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

LOCATION : Libag Sur, Tuguegarao City

Registered Owner	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

SITE INSPECTION FINDINGS


Date of Inspection: October 9, 2024

Time: 9:30 A.M.

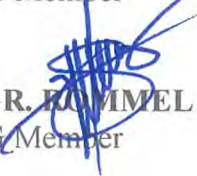
1. The subjects lots are flat in topography.
2. Facilities and amenities in the subject lots are seen during the inspection such as:
 - a. Temporary staff house on Lot No. 1-E
 - b. Office and parking area on Lot No. 1-D and Lot No. 1-C
 - c. Temporary barangay nursery and children's park on Lot No. 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

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


SUBMITTED BY:



JEREMIAS G. SUSTENTO JR.
TWG Member


ENGR. CATHERINE G. TAGUAM
TWG Member


ENGR. HUMMEL B. IQUIN
TWG Member


ENGR. ANTHONY S. REQUIMIN
TWG Member


ATTY. MARIES ZALUN-ALAN
TWG Member


EnP. GILBERT Z. QUINAN, MPA
TWG Member