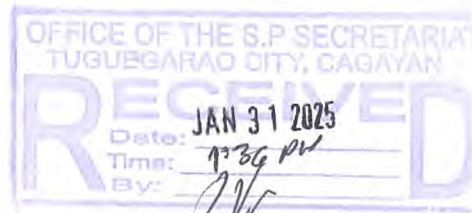




Republic of the Philippines  
Province of Cagayan  
Tuguegarao City

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



**OFFICE OF THE CITY MAYOR**

---

31 January 2025

**THE PRESIDING OFFICER AND MEMBERS**

Sangguniang Panlungsod  
This City

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

We are forwarding to your level the attached letter, and documents from Mr. Ferdinand M. De Guzman requesting for rezoning/reclassification from Commercial Zone to Industrial Zone.

For your information and appropriate action.

  
**MAILA ROSARIO S. TING-QUE**  
City Mayor





BAGONG PILIPINAS

Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

## CITY PLANNING & DEVELOPMENT OFFICE

January 30, 2025

**HON. MAILA ROSARIO S. TING-QUE**

City Mayor

Tuguegarao City, Cagayan

OFFICE OF THE CITY MAYOR

Date: JAN 30 2025  
Time: 1:10 PM  
By: [Signature]

**Mam;**

Respectfully transmitting the application for Rezoning/Reclassification from commercial zone to industrial zone of Mr. Ferdinand De Guzman located at Capatan, Tuguegarao City for your appropriate action and endorsement to the Sangguniang Panlungsod. The application includes the documentary requirements and inspection report of the Technical Working Group (TWG) on land use, zoning, reclassification and subdivision approval.

Thank you very much and more power.

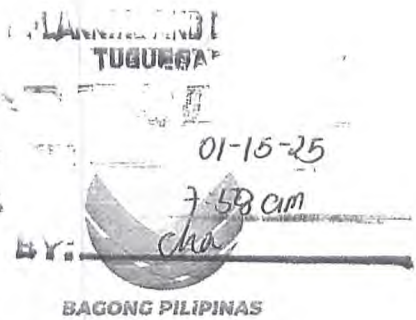
Respectfully yours,

  
**EnP. GILBERT Z. QUINAN, MPA**

Assistant City Planning and Development Coordinator



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



Date: 01/14/25

TO/FOR: CPDC AND ASSESSOR

SUBJECT: REQUEST FOR REZONING/RECLASSIFICATION OF LOT  
(FERDINAND DE GUZMAN)

FOR: ☒ Appropriate/Immediate Action ☐ Let's discuss/see me  
☐ Comment/Recommendation ☐ Please advice action taken  
☐ Information & Guidance ☐ Please prepare reply  
☐ Evaluation /Review ☐ File  
OTHERS: MESDAMES, FOR YOUR INFORMATION AND AA.

BEST OF THANKS!

DONNE ANGELO C. ONATE  
Executive Assistant IV

GARA

January 8, 2025

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

RECEIVED CITY MAYOR  
JAN 10 1:40 PM  
ft

Dear Madam:

The undersigned respectfully requests your good Office for the rezoning / reclassification of our lot with an area of 0.1736 (has) located at Barangay Capatan, Tuguegarao City, Cagayan from Commercial Zone to Industrial Zone.

The said request for reclassification is for the purposed of putting up a Liquefied Petroleum Gas (LPG) Refilling Station which the undersigned perceived it as a suitable business establishment in the area.

Thank you very much for your kind consideration and favorable action.

Very truly yours,

  
**FERDINAND M. DE GUZMAN**  
Applicant



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

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024003377

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF CAPATAN, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND OF LOT NO. 2749-A-2 OF THE SUBD. PLAN PSD-AF-02-040459 BEING A PORTION OF LOT # 2749-A, PSD-AF-02-035970, SITUATED IN THE BARRIO OF CAPATAN, MUNICIPALITY OF TUGUEGARAO, PROVINCE OF CAGAYAN, ISLAND OF LUZON. BOUNDED ON THE SW., ALONG LINE 1-2 BY LOT 2749-A-1 (Continued on next page)

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

Owner: SPS. FERDINAND M. DE GUZMAN AND JANTZEN CRIZELLE N. DE GUZMAN, BOTH OF LEGAL AGE, FILIPINO CITIZENS

Address: 48 CABALZA ST., ATCLAYAN SUR, TUGUEGARAO CITY, CAGAYAN

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: 01 1927

Decree No.: 231482

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT-6743

Volume No.:

Page No.:

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-153040 (TOTALLY CANCELLED); by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 15th day of MAY 2024 at 03:55pm.

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

TCT No.: 032-2024003377

Page No.: 2

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

OF THE SUBD. PLAN; ON THE N., ALONG LINE 2-3 BY LOT 2743, CAD-151; ON THE NE., ALONG LINE 3-4 BY LOT 2749-B, PSD-AF-02-035970; ON THE S. ALONG LINE 4-1 BY PROVINCIAL ROAD. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 85-43'W., 553.00 M. FROM BLLM NO. 5, CAD-151; THENCE N. 04-14'W., 129.89 M. TO POINT 2; N. 84-33'E., 13.13 M. TO POINT 3; S. 04-21'E., 131.83 M. TO POINT 4; N. 87-12'W., 13.50 M. TO POINT 1; POINT OF BEGINNING, CONTAINING AN AREA OF ONE THOUSAND SEVEN HUNDRED THIRTY SIX (1,736) SQUARE METERS MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: ALL CORNERS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS. BEARINGS TRUE. AND THAT OF THE SUBD. SURVEY WAS EXECUTED BY GEODETIC ENGR. ELITA FERNANDEZ ON N/A

It is hereby certified that this is a true electronic copy of TCT 2024003377 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: VIRGINIA TUMALIUAN

Ref. : 2025001024 OR No. : 1034526018  
Date : 01/13/2025 OR Date : Jan 13 2025  
Time : 01:18:08 PM Amt. Paid : 196.97

## TAX DECLARATION OF REAL PROPERTY

Property Identification No. \_\_\_\_\_

182-03-0020-011-18

TIN:

Telephone No. \_\_\_\_\_

TIN:

Telephone No.

Tuguegarao City

(Barangay/District)

(Municipality &amp; Province/City)

Survey No. 2749-A-2 Psd-af-02-040459 port. of lot 2749-A

Lot No.

Blk No.

South: Provincial Road

S West: lot - 2749-A-1

☒ LAND☐ MACHINERY

**Brief Description:**

☐ BUILDING☐ Others:

No. of Storeys:

Specify:

**Brief Description:**

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	0.1736	9,680.00	Cornland	17%	1,650.00
				%	
				%	
				%	
				%	
Total	0.1736	9,680.00			1,650.00

ONE THOUSAND SIX HUNDRED FIFTY PESOS AND XX / 100

(Amount in Words)

### Effectivity of Assessment/Reassessment:

Qtr.

Yr.

(SGD.) ENGR. MARVIE QUILANG-ALVAREZ, REA

Provincial/City/Municipal Assessor

Date \_\_\_\_\_

This declaration cancels TD No. 03-0020-00703 Owner: ABRIGO, ROMANA C. (SINGLE) Previous A.V. Php 1650.00

Memoranda: Transferred as per electronic certified true copy of TCT no. 032-2024003377 issued on 5-15-24 in favor of the declarant. 2024 tax paid under OR no. 0432021 dated 1-15-24. Tax transfer fee paid under OR no. 3436815 dated 5-23-24. Pin maintained. BIR-CAR no: 00664888 Issued on:08/26/2021 Issued by: Atty. Maria Isabel Q. Barcia, ARO Amount: P52,109.00

★

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 Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 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 VIRGINIA A. TUMALIUAN FOR  
REFERENCE PURPOSES CERTIFICATION FEE

OF P50.00 PAID UNDER O.R. NO.3524008

DATE January 3, 20 25

**ASSISTANT CITY ASSESSOR (1-3-25)**



OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines  
City of Tuguegarao  
OFFICE OF THE CITY TREASURER



PREVIOUS TAX RECEIPT NO.	
DATED	FOR THE YEAR

No. <b>TUG</b>
DATE <b>0464545</b> <b>January 03, 2025</b>
Amount in figures <b>28.05</b>
<input type="checkbox"/> BASIC TAX <input type="checkbox"/> SPECIAL EDUCATION FUND

Received from <b>SPS. DE GUZMAN, FERDINAND M. and JANTZEN CRIZELLE N. DE GUZMAN</b>	the sum of <b>TWENTY-EIGHT AND 05/100</b>	Pesos
Philippine Currency, in <input type="checkbox"/> full <input type="checkbox"/> installment	payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year	<b>2025 1st Qtr - 4th Qtr</b>

NAME OF TAXPAYER OWNER	LOCATION No./Street/Barangay	LOT BLOCK NO.	TAX DEC. NO.	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	penalty %	TOTAL
				Land	Improvement	Total		No.	Payment			
SPS. DE GUZMAN, FERDINAND M. and JANTZEN CRIZELLE N. DE GUZMAN	Capatan		03-0020-01097			1,650.00	33.00			33.00	(4.96)	28.05

Payment without penalty may be made  
within the periods stated below if by  
installment.

- Jan. 1 to Mar. 31
- Apr. 1 to Jun. 30
- Jul. 1 to Sept. 30
- Oct. 1 to Dec. 31

MODE OF PAYMENT <b>28.05</b>	
CASH	₱ 0.00
CHECK	0.00
TW/PMO	28.05
TOTAL	₱

TOTAL ₱

28.05

BROOKLYN RIVER QUE CONICO BUENAVENTURA LAGUNDI

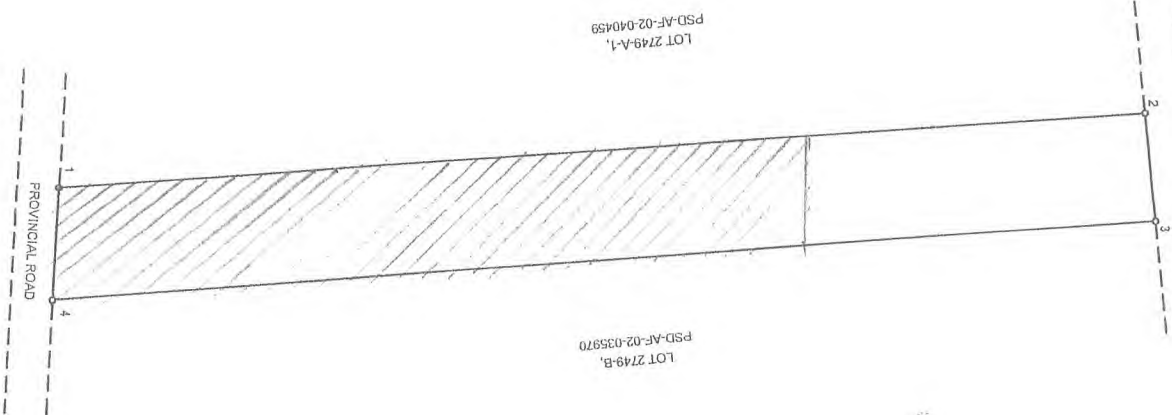
Deputy/Collecting Agent

City Treasurer



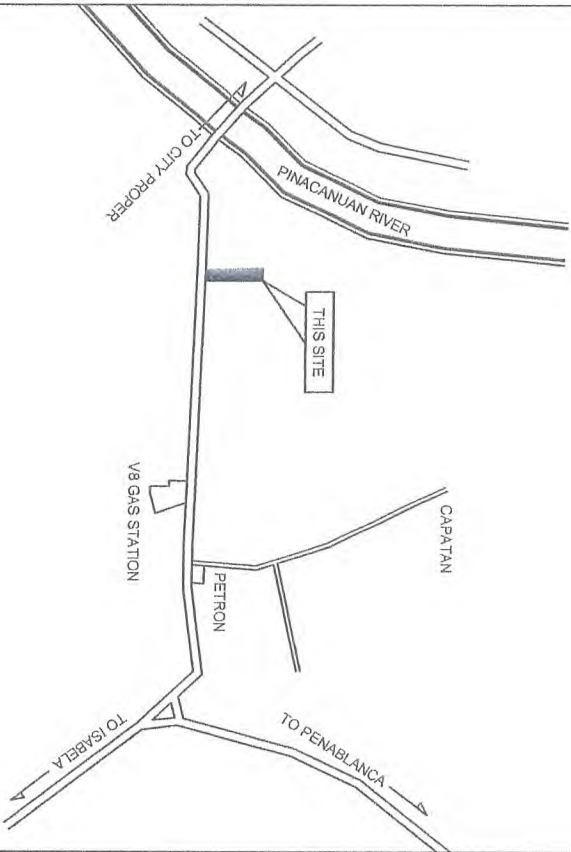
TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
BOUNDARY		
1-2	N.04°14'W.	129.89M.
2-3	N.04°35'E.	131.13M.
3-4	S.04°21'E.	131.83M.
4-1	N.87°12'W.	13.50M.
TIE LINE: N.85°43'W.		
553.00 M.: From BLM 5,		
CAD 151 to Corner "1";		

LOT 2743, CAD 151



NOTE:  
All corners are P. S. cyl. conc. mons 15 x 60 cms.

## VICINITY MAP



## SKETCH PLAN

LOT 2749-A-2,  
PSD-AF-02-040459  
AS PREPARED FOR  
FERDINAND M. DE GUZMAN

SITUATED IN THE

BURBAN CODE  
BARANGAY OF : CAPATAN  
MUN. OF : TUGUEGARAO  
PROVINCE OF : CAGAYAN  
ISLAND OF : LUZON  
CONTAINING AN AREA OF

1,736 SQ. M.

ZONE NO.: III  
PPCS-FW/PRS 92:  
BEARING: TRUE  
SCALE 1:500

## CERTIFICATION

This is to certify that preparations of this sketch plan was based on the approved plans & technical descriptions of Lot 2749-A-1, PSD-AF-02-040459 inscribed in Title No. T-153040 presented by the owner.

23104734  
Date prepared:  
JOSE CALINO JR.  
PROFESSIONAL ENGINEER  
Reg. Cert. No.: 003392 Date: 01/03/2023  
License No.: 3353958 Date: 01/03/23

Republic of the Philippines  
Department of Environment and Natural Resources

## VERIFICATION

I certify that this survey plan is verified and found to conform with survey data / records on file in this office. THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION.

DATE: 20

PURPOSE:

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

## INSPECTION REPORT

**NATURE OF APPLICATION** : Application for Rezoning from Commercial Zone to Industrial Zone

**NAME OF OWNER** : SPS. FERDINAND M. DE GUZMAN and JANTZEN CRIZELLE N. DE GUZMAN

**APPLICANT** : FERDINAND M. DE GUZMAN

**LOCATION** : Capatan, Tuguegarao City

**LOT NOS. /TCT NO.** : Lot No. 2749-A-2/TCT No. 032-2024003377

**TOTAL AREA** : 0.1736 Hectares

**APPROVED LAND USE 2019-2028:** **COMMERCIAL/AGRICULTURAL ZONE**  
(First 50m strip along the city road is classified as commercial zone & the remaining portion is still classified as agricultural zone)

### SITE INSPECTION FINDINGS

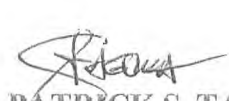
Date of Inspection: JANUARY 23, 2024

Time: 9:32 A.M.

1. There is an on-going construction of a property perimeter fence with a height of 3.5 meters and above during the time of inspection.
2. The subject property was elevated approximately 1.5 meters from the level of the city road.
3. There is an existing city road on the southern part of the lot making it accessible to any forms of land transportation.
4. Approved Land Uses of adjacent properties:
  - North : Agricultural Zone
  - East : Agricultural Zone
  - South : City Road/Agricultural Zone
  - West : Agricultural Zone
5. Dominant Existing Land Uses of adjacent properties:
  - North : Agricultural Areas
  - East : Agricultural Areas
  - South : City Road/Agricultural Areas
  - West : Dirt Road right of way (ROW)/temporary bunkhouse

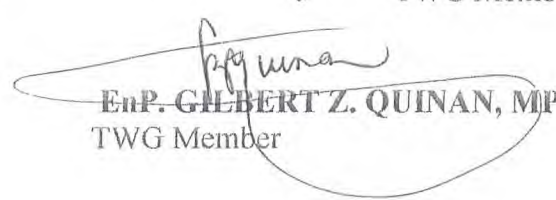
### SUBMITTED BY:

  
ENGR. REMYEL B. IQUIN  
TWG Member

  
ENGR. PATRICK S. TAGUBA  
TWG Member

  
ENGR. CATHERINE G. TAGUAM  
TWG Member

ENGR. MANOLO M. BARREO  
TWG Member

  
EnP. GILBERT Z. QUINAN, MPA  
TWG Member



**Note:** Write the number and date of this receipt on the back of treasury warrant, check or money order received.





## ZONING CERTIFICATION

This is to certify that the parcel of land situated at Capatan, Tuguegarao City covering a total area of 1,736 sq. m. specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TC T No.	Area Per Title (Has)	Zoning Classification
SPS. DE GUZMAN, FERDINAND M.	Lot 2749-A-2, PSD-AF-02-040459	032-2024003377	0.1736	FIRST 50 M. STRIP ALONG THE CITY ROAD IS CLASSIFIED AS COMMERCIAL ZONE & THE REMAINING PORTION IS STILL CLASSIFIED AS AGRICULTURAL 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:

[ 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 Mr./Ms. Virginia R. Tumaliuan this 29<sup>th</sup> day of November 2024, for whatever purpose it may serve him/her.

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. 0847  
Fee Paid: P 720.00  
O.R. No. 3511935  
Tuguegarao City  
November 29, 2024



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City  
Barangay Capatan



**CERTIFICATION OF NO OBJECTION**


**TO WHOM IT MAY CONCERN:**

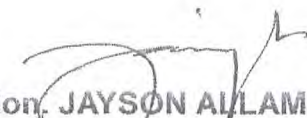
This is to certify that the Barangay Council of Capatan, during its regular session held on 24<sup>th</sup> day of May, 2024, has no objections to the proposed establishment of FDG Gas Refilling Station owned by Ferdinand M. De Guzman located at Barangay Capatan, Tuguegarao City.

Provided that the above mention entity must comply, act and abide with existing Local Ordinance, Rules and Regulation as well as the requirements for the application of FDG Gas Refilling Station.

Issued this 24<sup>th</sup> day of May 2024, upon the request of above-named person for whatever legal purpose this may serve.

Certified by:

  
**MARIA LIEZEL T. DANA O**  
Brgy. Secretary

  
**Hon. JAYSON ALLAM**  
Punong Barangay





Republic of the Philippines  
Province of Cagayan  
Tuguegarao City  
Barangay Capatan



**EXCERPTS** from the minutes of the **10<sup>th</sup> Regular Session** of the **Barangay Council of Barangay Capatan** on May 24, 2024, 3:00 pm at that Barangay Hall, Barangay Capatan, Tuguegarao City, Cagayan,

**P R E S E N T**

Hon. JAYSON B. ALLAM	Punong Barangay
Hon. RANDY F. BACCAY	Brgy. Kagawad
Hon. JESUS A. BANGAYAN	Brgy. Kagawad
Hon. KERBIN L. BACCAY	Brgy. Kagawad
Hon. MARY JANE S. CORPUZ	Brgy. Kagawad
Hon. TIRSO A. PADDAYUMAN	Brgy. Kagawad
Hon. VIRGILIO G. ANZIA	Brgy. Kagawad
Hon. MARLON C. CORPUZ	Brgy. Kagawad
Hon. KARL ANDREI A. LY	SK Chairman

**RESOLUTION NO. 18**  
**SERIES OF 2024**

**“A RESOLUTION GRANTING CLEARANCE TO MR. FERDINAND M. DE GUZMAN TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN FDG GAS REFILLING STATION WITHIN THE PROPERTY OF BARANGAY CAPATAN, TUGUEGARAO CITY, CAGAYAN”**

**WHEREAS**, pursuant to Article IV Section 152c of the Local government Code of 1991, this clearance is hereby upon the request of the above-named person/company in connection with their application indicated above, subject to revocation for any violation of existing rules and ordinances of the Barangay and the City;

**WHEREAS**, Last Sangguniang Barangay Session held on May 24, 2024, Mr. Ferdinand M. De Guzman presents their Business Proposal and Operations;

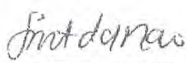
**WHEREAS**, that this May, body interposes no objection in the site development, construct, install, operate, and maintain FDG Gas Refilling Station at the property of Barangay Capatan, Tuguegarao City, Cagayan.

**RESOLVED, AS IT IS HEREBY RESOLVED** that this body in meeting confirms to ratify this resolution of **GRANTING CLEARANCE TO MR. FERDINAND M. DE GUZMAN TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN FDG GAS REFILLING STATION WITHIN THE PROPERTY OF BARANGAY CAPATAN, TUGUEGARAO CITY, CAGAYAN**

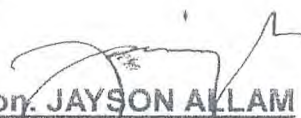


**RESOLVED Further**, that copies of this Resolution be furnished to agencies concerned which may take concrete measures towards realization of this resolutions.

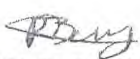
I **HEREBY CERTIFY**, to the correctness of the above stated resolution and unanimously approved by the SANGGUNIANG BARANGAY OF **BARANGAY CAPATAN PROPER** held on **24<sup>th</sup> DAY OF MAY, 2024**.


  
**MARIA LIEZEL T. DANA O**  
Brgy. Secretary


**APPROVED**

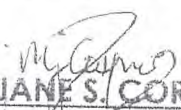
  
**Hon. JAYSON A. LAM**  
Punong Barangay

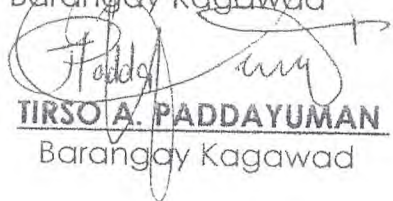
Signed in the presence of:

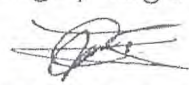
  
**RANDY F. BACCAY**  
Barangay Kagawa

  
**JESUS A. BANGAYAN**  
Barangay Kagawad

  
**KERBIN L. BACCAY**  
Barangay Kagawad

  
**MARY JANE S. CORPUZ**  
Barangay Kagawad

  
**TIRSO A. PADDAYUMAN**  
Barangay Kagawad

  
**VIRGILIO G. ANZIA**  
Barangay Kagawad

**MARLON C. CORPUZ**  
Barangay Kagawad

**KARL ANDREI LY**  
SK CHAIRMAN