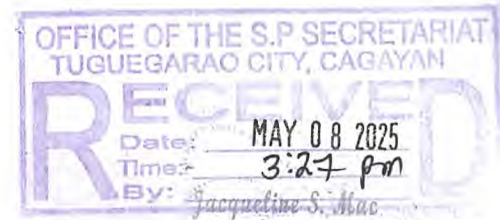




Republic of the Philippines  
Province of Cagayan  
TUGUEGARAO CITY

Phone number : 0953-588-3721 | email address : [cmotuguegaraocity@gmail.com](mailto:cmotuguegaraocity@gmail.com)



**OFFICE OF THE CITY MAYOR**

08 May 2025

**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 Atty. Mila C. Lauigan, for reclassification of parcels of land from agricultural zone to residential zone, for your information and appropriation.

Thank you and regards!

In the name of public service,

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

*Copy furnished:*

- Atty. Mila C. Lauigan
- City Legal Office
- Zoning Unit, CPDO





May 8, 2025

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

OFFICE OF THE CITY MAYOR  
RECEIVED  
Date: MAY 08 2025  
Time: 8:15 A.M.  
By: /

Mam,

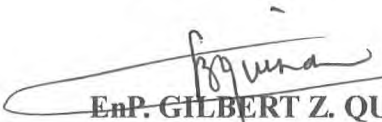
Respectfully transmitting herewith, the documentary requirements for reclassification of Jamaica Realty and Marketing Corporation Represented by their Attorney-In-Fact Atty. Mila C. Lauigan from agricultural zone to residential zone. The documents are evaluated and the subject properties are inspected by the Technical Working Group (TWG) for your appropriate action and endorsement to the Sangguniang Panlungsod.

Lots subject for reclassification:

OWNER	LOT NO.	TITLE NUMBER	TOTAL AREA (Sq.m)	LOCATION
Jamaica Realty and Marketing Corporation	4-A	T-032-2024007442	25, 315	Libag Sur, Tuguegarao City
Jamaica Realty and Marketing Corporation	4-B	T-032-2024007443	1, 529	Libag Sur, Tuguegarao City
<b>TOTAL</b>			<b>26, 844</b>	

Thank you very much.

Respectfully yours,

  
**EnP. GILBERT Z. QUINAN, MPA**  
Assistant City Planning and Development Coordinator

# 2521

April 22, 2025

HON. MAILA TING QUE  
MAYOR  
CITY OF TUGUEGARAO

HON. VICE MAYOR BIENVENIDO DE GUZMAN AND THE  
HONORABLE MEMBERS OF THE SANGGUNIANG PANGLUNGSOD  
TUGUEGARAO CITY

OFFICE OF THE CITY MAYOR  
RECEIVED

Date: APR 21 2025  
Time: 3:20 PM  
By: [Signature]

Undersigned wrote purposely to your good office to request for the reclassification of 2 parcels of land located at Libag, Tuguegarao City.

The said properties are owned by Jamaica Realty and Marketing Corporation and the corresponding title number and area, to wit:

Name	Title Number	Total Area	Area Covered	Remarks
Jamaica Realty and Marketing Corporation	TCT-032-2024007442	25,315sqm	25,315sqm	Whole lot sold
Jamaica Realty and Marketing Corporation	TCT 032-2024007443	1,529sqm	1,529sqm	Whole lot sold

A photocopy of the titles hereto attached as Annexes A to B

In this connection, we would be providing whatever documents you may require for this reclassification. I may be reached at 09176560619 for any query or clarifications

Very truly yours,

[Signature]  
Atty. Mila C. Lauigan  
Attorney-in-Fact



TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01398 Property Identification No. 182-03-0035-007-106

Owner: JAMAICA REALTY AND MARKETING CORPORATION TIN:

Bulilan Sur, Pila, Laguna & 101 Agulrre Ave. Bf Homes, Parañaque,

Address: Metro Manila Telephone No.

Administrator/Beneficial User: REP BY. JAIME B. BIANA TIN:

Address: Telephone No.

Location of Property : Libag Sur/03 Tuguegarao City

OCT/TCT/CLOA No. 032-2024007442 Survey No. 4-A PSd-(af)-02-103835

CCT Lot No.

Dated Blk No.

Boundaries:

North W: Lot 4-B, Lot 3115 South E :Road, Road lot 1, Lot 4-B, Lot 4-C

N East : Excludes Area 7. Road West : Lot 4-C , Lot 4-D / S West: Lot 4-C, Lot 4-B , Lot 4-C

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

Brief Description:

☐ BUILDING

☐ Others:

Specify:

No. of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	2.5315	224,760.00	Cornland	17	38,210.00
Total	2.5315	224,760.00			38,210.00

Total Assessed Value THIRTY-EIGHT THOUSAND TWO HUNDRED TEN PESOS AND XX / 100

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: 2024

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ, REA

This declaration cancels TD No. 03-0035-01284 Owner: Same Previous A.V. Php 7,278 060

Memoranda: Revised to retained its original classification as per zoning certification and letter request hereto attached. Taxes paid under OR NO. 0455735 Dated 5/13/2024 Pin maintained

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 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.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF Jennifer D. Carag FOR REFERENCE PURPOSES/ CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO. 3197316 DATE April 16, 2024 RUBEN Z. BACULI ASSISTANT CITY ASSESSOR (4-16-25)

TAX DECLARATION OF REAL PROPERTY

TD No. 03-0035-01400 Property Identification No. 182-03-0035-007-108

Owner: JAMAICA REALTY AND MARKETING CORPORATION TIN: \_\_\_\_\_

Bulilan Sur, Pila, Laguna & 101 Aguirre Ave. Bf Homes, Parañaque,

Address: Metro Manila Telephone No. \_\_\_\_\_

Administrator/Beneficial User: REP BY. 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. 032-2024007443 Survey No. 4-B Psd-(af)-02-103835

CCT \_\_\_\_\_ Lot No. \_\_\_\_\_

Dated \_\_\_\_\_ Blk No. \_\_\_\_\_

Boundaries:

North W : Lot 4-A South E: Lot 4-A

N East : lot 4-A S West : Lot 4-C

KIND OF PROPERTY ASSESSED:

☒ LAND ☐ MACHINERY

☐ BUILDING Brief Description: \_\_\_\_\_

No. of Storeys: \_\_\_\_\_ Others: \_\_\_\_\_

Brief Description: \_\_\_\_\_ Specify: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	0.1529 Php	13,580.00	Cornland	17 %	2,310.00
				%	
				%	
				%	
Total	0.1529 Php	13,580.00			2,310.00

Total Assessed Value TWO THOUSAND THREE HUNDRED TEN PESOS AND XX / 100

(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: 2024

Qtr. Yr.

APPROVED BY: (SGD.)ENGR. MARVIE QUILANG-ALVAREZ,REA \_\_\_\_\_

Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 03-0035-01286 Owner: Same Previous A.V. Php 439,590

Memoranda: Revised to retained its original classification as per zoning certification and letter request hereto attached. Taxes paid under OR NO. 0455735 Dated 5/13/2024 Pin maintained

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 Panlungsod under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13 20 20 . It does not and cannot by itself alone confer any ownership or legal title to the property.

ASR-011

CERTIFIED TRUE COPY ISSUED UPON THE REQUEST OF Jennifer D. Carat FOR REFERENCE PURPOSES CERTIFICATION FEE OF P50.00 PAID UNDER O.R. NO. 3407314 DATE April 16, 20 25

RUBEN B. SACULI ASSISTANT CITY ASSESSOR (4-16-25)



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City



## OFFICE OF THE CITY AGRICULTURIST

### INSPECTION REPORT


Nature of Application: Reclassification from Agricultural to Commercial  
Name of Applicant: Jamaica Realty and Marketing Corporation  
Date of Inspection: February 12, 2025  
Time of Inspection: 4:18 PM  
Title Number & Area: TCT No. 032-2024007443 - 1,529 square meters  
TCT No. 032-2024007444 - 49,039 square meters  
TCT No. 032-2024007445 - 3,792 square meters

#### Findings:

1. Subject lots have flat topography.
2. Accessible to all types of land transportation.
3. The subject lots were backfilled with soil, and heavy equipment vehicles and piles of boulders are present on-site.
4. There is neither an existing irrigation system nor irrigation facilities within the lot.
5. Dominant existing land uses of adjacent properties:

**North** - Rice areas  
**South** - Existing road  
**East** - Private lots/Residential areas  
**West** - Private lots/Residential areas

Submitted by:

  
ENGR. ANTHONY S. REQUIMIN  
Assistant City Agriculturist





Republic of the Philippines  
Province of Cagayan  
Tuguegarao City



OFFICE OF THE CITY AGRICULTURIST

## Site Inspection



Inspection Report  
Date: 10/10/2020  
By: [Signature]



*[Handwritten signature]*



## ZONING CERTIFICATION

This is to certify that the parcel of land situated in Barangay Libag Sur, Tuguegarao City, covering a total area of 79,675 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	4-A	032-2024007442	2.5315	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-B	032-2024007443	0.1529	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-C	032-2024007444	4.9039	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-D	032-2024007445	0.3792	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:

☒ 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 Mr./Ms. Jennifer D. Carag , this 3<sup>rd</sup> day of January, 2025, for whatever purpose it may serve him/her.

Recommending Approval:

**ENGR. MANOLO M. BARREO**  
Zoning Officer II

Approved by:

**CHONA Q. SEDANO, EnP.**  
City Planning and Development Coordinator

Application No. 0006  
Fee Paid: P5,730.00  
O.R. No. 3517584  
Tuguegarao City  
December 17, 2024





Republic of the Philippines  
Province of Cagayan  
Tuguegarao City



**OFFICE OF THE CITY AGRICULTURIST**

**INSPECTION REPORT**

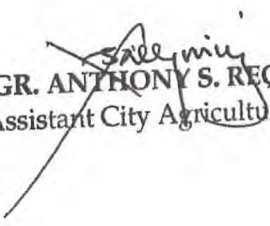
Nature of Application:	Reclassification from Agricultural to Residential
Name of Applicant:	Jamaica Realty and Marketing Corporation
Date of Inspection:	February 12, 2025
Time of Inspection:	4:12 PM
Title Number & Area:	TCT No. 032-2024007442 - 25,315 square meters

**Findings:**

1. Subject lot has flat topography.
2. Accessible to all types of land transportation.
3. The subject lot has been backfilled with soil, and a current road network development within the said lot.
4. There is neither an existing irrigation system nor irrigation facilities within the lot.
5. Dominant existing land uses of adjacent properties:

<b>North</b>	-	Rice areas
<b>South</b>	-	Existing road
<b>East</b>	-	Residential areas
<b>West</b>	-	Private lots

Submitted by:

  
**ENGR. ANTHONY S. REQUIMIN**  
Assistant City Agriculturist



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City



OFFICE OF THE CITY AGRICULTURIST

## Site Inspection





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

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024007442

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows:

LOT NO: 4-A, PLAN NO: PSD-(AF)-02-103835

PORTION OF: LOT 4, 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 2012002501 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on  
the 28th day of OCTOBER 2024 at 01:42pm.

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

It is hereby certified that this is a true electronic copy of TCT 2024007442 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG



LRA 112658520

Ref. : 2024028792 OR No. : 1034519723  
Date : 10/30/2024 OR Date : Oct 30 2024  
Time : 03:13:35 PM Amt Paid : 1963.68



TCT No.: 032-2024007442

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	EXCLUDED AREA 7, .
2-3-4-5-6-7	SE, NE	ROAD, .
7-8-9-10	SE	ROAD LOT 1, .
10-11	SW	LOT 4-C, PSD-(AF)-02-103835
11-12-13-14-15-16-17-18	NW, SW, SE	LOT 4-B, PSD-(AF)-02-103835
18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35	SE, SW, WEST	LOT 4-C, PSD-(AF)-02-103835
35-36	WEST	LOT 4-D, PSD-(AF)-02-103835
36-37-38	NW	LOT 3115, CAD 151
38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-1	NE	EXCLUDED AREA 7, .

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

LINE	BEARING	DISTANCE
TO CORNER 1	N. 06 ° 21` E	1369.06 M.
1-2	S. 56 ° 31` E	3.75 M.
2-3	S. 33 ° 48` W	13.73 M.
3-4	S. 34 ° 26` W	14.82 M.
4-5	S. 41 ° 49` W	10.42 M.
5-6	S. 44 ° 08` W	14.36 M.
6-7	S. 40 ° 43` E	5.01 M.
7-8	S. 47 ° 56` W	8.96 M.
8-9	S. 51 ° 32` W	14.05 M.
9-10	S. 53 ° 46` W	34.71 M.
10-11	N. 36 ° 12` W	5.08 M.
11-12	N. 54 ° 01` E	17.02 M.
12-13	N. 53 ° 44` E	17.00 M.
13-14	N. 51 ° 02` E	17.21 M.
14-15	N. 36 ° 14` W	29.18 M.
15-16	S. 53 ° 45` W	17.20 M.
16-17	S. 53 ° 45` W	17.00 M.
17-18	S. 53 ° 45` W	17.01 M.
18-19	S. 63 ° 53` W	4.66 M.
19-20	S. 86 ° 35` W	5.87 M.
20-21	N. 70 ° 25` W	4.71 M.
21-22	N. 48 ° 13` W	5.54 M.
22-23	N. 36 ° 14` W	20.73 M.
23-24	N. 31 ° 55` W	35.28 M.
24-25	N. 27 ° 01` W	4.56 M.
25-26	N. 25 ° 33` W	7.35 M.
26-27	N. 23 ° 00` W	13.29 M.
27-28	N. 20 ° 33` W	7.26 M.
28-29	N. 18 ° 58` W	4.83 M.

It is hereby certified that this is a true electronic copy of TCT 2024007442 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG



Ref. : 2024028792 OR No. : 1034519723  
Date : 10/30/2024 OR Date : Oct 30 2024  
Time : 03:13:35 PM Amt Paid : 1963.68

TCT No.: 032-2024007442  
Page No.: 3

29-30	N. 17 ° 44 ' W	5.71 M.
30-31	N. 16 ° 00 ' W	8.02 M.
31-32	N. 13 ° 34 ' W	12.58 M.
32-33	N. 10 ° 18 ' W	13.25 M.
33-34	N. 04 ° 22 ' W	35.51 M.
34-35	DUE NORTH	43.60 M.
35-36	DUE NORTH	17.93 M.
36-37	N. 89 ° 59 ' E	60.86 M.
37-38	N. 89 ° 59 ' E	54.75 M.
38-39	DUE SOUTH	69.96 M.
39-40	S. 01 ° 26 ' E	5.17 M.
40-41	S. 04 ° 33 ' E	5.18 M.
41-42	S. 07 ° 26 ' E	5.33 M.
42-43	S. 10 ° 24 ' E	4.93 M.
43-44	S. 13 ° 13 ' E	4.94 M.
44-45	S. 16 ° 03 ' E	5.17 M.
45-46	S. 19 ° 11 ' E	5.33 M.
46-47	S. 22 ° 10 ' E	5.36 M.
47-48	S. 25 ° 15 ' E	5.09 M.
48-49	S. 28 ° 02 ' E	5.04 M.
49-50	S. 30 ° 53 ' E	4.75 M.
50-51	S. 33 ° 54 ' E	5.88 M.
51-52	S. 36 ° 57 ' E	4.54 M.
52-53	S. 39 ° 09 ' E	5.54 M.
53-54	S. 39 ° 15 ' E	5.01 M.
54-55	S. 39 ° 15 ' E	5.07 M.
55-56	S. 41 ° 37 ' E	9.56 M.
56-57	S. 45 ° 26 ' E	5.67 M.
57-58	S. 48 ° 05 ' E	5.00 M.
58-59	S. 50 ° 38 ' E	5.28 M.
59-1	S. 53 ° 08 ' E	4.80 M.

AREA: TWENTY FIVE THOUSAND THREE HUNDRED FIFTEEN (25,315) SQUARE METERS, MORE OR LESS  
DESCRIPTION OF CORNERS: P.S. CYL. CONC. MONS. 15X40 CMS.  
BEARINGS: TRUE  
DECLINATION:  
DATE OF ORIGINAL SURVEY: .  
DATE OF SUBD/CONS SURVEY: JANUARY 06, 2022  
DATE APPROVED: MAY 18, 2022  
GEODETIC ENGINEER: MONALIZA ABROGENA  
NOTES:

It is hereby certified that this is a true electronic copy of TCT 2024007442 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: JENNIFER CARAG



LR A 112658522

Ref. : 2024028792 OR No. : 1034519723  
Date : 10/30/2024 OR Date : Oct 30 2024  
Time : 03:13:35 PM Amt Paid : 1963.68



REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF AGRARIAN REFORM  
Tunay na Pagbabago sa Repormang Agraryo



## CERTIFICATION


**To whom it may concern;**

**This is to certify that** a parcel of land identified as **Lot No. 4-A**, covered by title no. **TCT-No. 032-2024007442**, owned by **JAMAICA REALTY AND MARKETING CORPORATION** with an area of **25,315 sq.m.** and located at **Libag Sur, Tuguegarao City, Cagayan**, is not covered by any land reform program of the government.

Further certified that as of the date of inspection, it was found idle without any mark of agricultural productivity, Hence, untenanted.

This certification is issued upon the request of Jennifer D. Carag for reclassification purposes only.

Issued this **21st** day of **January, 2025** at **DARMO-Tuguegarao, Cagayan**.

  
**NUMERIANO S. TUMBALI**

Municipal Agrarian Reform Program Officer

Not valid for transfer





Republic of the Philippines  
Province of Cagayan  
Tuguegarao City  
Barangqay 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 Libag Sur, Tuguegarao City, represented by **MR. ANTONIO D. COMIDA, JR. Regional Manager** of the said Corporation owns a **lot** under **Transfer Certificate Title No. 032-2024007442**.

**This further certify** that the said lot is **NOT TENANTED**.

**This certification** is issued upon the request of the above named person for **whatever lawful purpose it may serve**.

**ISSUED** on this **7<sup>th</sup>** day of **February, 2025** at Barangay Hall, Libag Sur, Tuguegarao City.

Certified by :

**ROMEO B. IQUIN**  
Punong Barangay

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE

Land Registration Authority  
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2024007443

IT IS HEREBY CERTIFIED that certain land situated in LIBAG, TUGUEGARAO CITY, CAGAYAN, bounded and described as follows:

LOT NO: 4-B, PLAN NO: PSD-(AF)-02-103835

PORTION OF: LOT 4, 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 2012002501 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on  
the 28th day of OCTOBER 2024 at 01:42pm.

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

It is hereby certified that this is a true electronic copy of TCT 2024007443 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



L R A 112655528

Ref. : 2024028792 OR No. : 1034519723

Date : 10/30/2024 OR Date : Oct 30 2024

Time : 03:16:17 PM Amt. Paid : 1963.68

TCT No.: 032-2024007443  
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 4-C, PSD-(AF)-02-103835
2-3-4-5-6	NW, NE	LOT 4-A, PSD-(AF)-02-103835
6-7-8-1	SE	LOT 4-A, PSD-(AF)-02-103835

  
/ ROAD

**TIE POINT:** BLTM NO. 4, CAD 151, TUGUEGARAO CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 06 ° 21` E	1369.06 M.
1-2	N. 36 ° 14` W	29.93 M.
2-3	N. 53 ° 45` E	17.01 M.
3-4	N. 53 ° 45` E	17.00 M.
4-5	N. 53 ° 45` E	17.20 M.
5-6	S. 36 ° 14` E	29.18 M.
6-7	S. 51 ° 02` W	17.21 M.
7-8	S. 53 ° 44` W	17.00 M.
8-1	S. 54 ° 01` W	17.02 M.

**AREA:** ONE THOUSAND FIVE HUNDRED TWENTY NINE (1,529) SQUARE METERS, MORE OR LESS  
**DESCRIPTION OF CORNERS:** P.S. CYL. CONC. MONS. 15X40 CMS.  
**BEARINGS:** TRUE  
**DECLINATION:**  
**DATE OF ORIGINAL SURVEY:** .  
**DATE OF SUBD/CONS SURVEY:** JANUARY 06, 2022  
**DATE APPROVED:** MAY 18, 2022  
**GEODETIC ENGINEER:** MONALIZA ABROGENA  
**NOTES:**

It is hereby certified that this is a true electronic copy of TCT 2024007443 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. : 2024028792 OR No. : 1034519723  
Date : 10/30/2024 OR Date : Oct 30 2024  
Time : 03:16:17 PM Amt Paid : 1963.68





REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF AGRARIAN REFORM  
Tunay na Pagbabago sa Repormang Agraryo



## CERTIFICATION

To whom it may concern;

This is to certify that a parcel of land identified as **Lot No. 4-B**, covered by title no. **TCT-No. 032-2024007443**, owned by **JAMAICA REALTY AND MARKETING CORPORATION** with an area of **1,529 sq.m.** and located at **Libag Sur, Tuguegarao City, Cagayan**, is not covered by any land reform program of the government.

Further certified that as of the date of inspection, it was found idle without any mark of agricultural productivity, Hence, untenanted.

This certification is issued upon the request of Jennifer D. Carag for reclassification purposes only.

Issued this **21st** day of **January, 2025** at **DARMO-Tuguegarao, Cagayan**.

**NUMERIANO S. TUMBALI**  
Municipal Agrarian Reform Program Officer

Not valid for transfer



Republic of the Philippines  
Province of Cagayan  
Tuguegarao City  
Barangqay 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 Libag Sur, Tuguegarao City, represented by **MR. ANTONIO D. COMIDA, JR. Regional Manager** of the said Corporation owns a lot under **Transfer Certificate Title No. 032-2024007443**.

**This further certify** that the said lot is **NOT TENANTED**.

**This certification** is issued upon the request of the above named person for **whatever lawful purpose it may serve**.

**ISSUED** on this **7<sup>th</sup>** day of **February, 2025** at Barangay Hall, Libag Sur, Tuguegarao City.

Certified by :

**ROMEO B. IQUIN**  
Punong Barangay

TECHNICAL DESCRIPTION		
LINE	BEARINGS	DISTANCES
BOUNDARY		
1-2	S 56°31'E	3.75 m.
2-3	S 33°48'W	13.73 m.
3-4	S 34°26'W	10.42 m.
4-5	S 41°48'W	14.82 m.
5-6	S 44°03'W	10.42 m.
6-7	S 40°45'E	14.36 m.
7-8	S 47°56'W	5.01 m.
8-9	S 47°56'W	8.86 m.
9-10	S 51°32'W	14.05 m.
10-11	S 35°45'W	189.21 m.
11-12	N 36°20'W	68.33 m.
12-13	N 15°35'W	81.43 m.
13-14	N 32°12'W	74.03 m.
14-15	N 22°12'W	17.84 m.
15-16	N 25°11'W	42.46 m.
16-17	N 25°49'W	30.81 m.
17-18	N 18°55'W	18.25 m.
18-19	N 18°55'W	275.86 m.
19-20	N 8°59'E	54.75 m.
20-21	Due South	69.96 m.
21-22	S 01°26'E	5.17 m.
22-23	S 04°33'E	5.18 m.
23-24	S 07°26'E	5.33 m.
24-25	S 10°24'E	4.94 m.
25-26	S 13°13'E	4.94 m.
26-27	S 16°03'E	5.33 m.
27-28	S 18°11'E	5.33 m.
28-29	S 22°10'E	5.09 m.
29-30	S 25°15'E	5.04 m.
30-31	S 28°02'E	5.04 m.
31-32	S 30°53'E	4.75 m.
32-33	S 33°54'E	5.68 m.
33-34	S 36°57'E	4.54 m.
34-35	S 39°09'E	5.54 m.
35-36	S 41°37'E	5.07 m.
36-37	S 43°26'E	5.67 m.
37-38	S 45°05'E	5.00 m.
38-39	S 46°38'E	5.23 m.
39-40	S 48°08'E	4.80 m.
40-41	S 49°58'E	4.80 m.
41-42	S 51°32'W	3.75 m.
42-1	S 56°31'E	3.75 m.

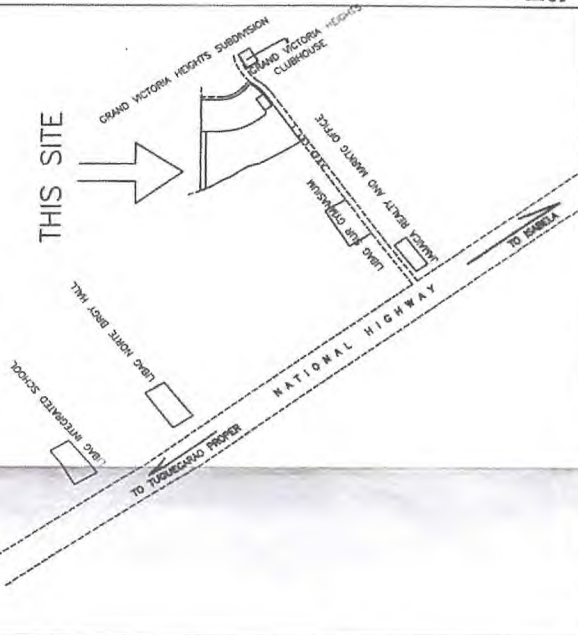
LOT 4-A		
1-2	S 56°31'E	3.75 m.
2-3	S 33°48'W	13.73 m.
3-4	S 34°26'W	10.42 m.
4-5	S 41°48'W	14.82 m.
5-6	S 44°03'W	10.42 m.
6-7	S 40°45'E	14.36 m.
7-8	S 47°56'W	5.01 m.
8-9	S 47°56'W	8.86 m.
9-10	S 51°32'W	14.05 m.
10-11	S 35°45'W	189.21 m.
11-12	N 36°20'W	68.33 m.
12-13	N 15°35'W	81.43 m.
13-14	N 32°12'W	74.03 m.
14-15	N 22°12'W	17.84 m.
15-16	N 25°11'W	42.46 m.
16-17	N 25°49'W	30.81 m.
17-18	N 18°55'W	18.25 m.
18-19	N 18°55'W	275.86 m.
19-20	N 8°59'E	54.75 m.
20-21	Due South	69.96 m.
21-22	S 01°26'E	5.17 m.
22-23	S 04°33'E	5.18 m.
23-24	S 07°26'E	5.33 m.
24-25	S 10°24'E	4.94 m.
25-26	S 13°13'E	4.94 m.
26-27	S 16°03'E	5.33 m.
27-28	S 18°11'E	5.33 m.
28-29	S 22°10'E	5.09 m.
29-30	S 25°15'E	5.04 m.
30-31	S 28°02'E	5.04 m.
31-32	S 30°53'E	4.75 m.
32-33	S 33°54'E	5.68 m.
33-34	S 36°57'E	4.54 m.
34-35	S 39°09'E	5.54 m.
35-36	S 41°37'E	5.07 m.
36-37	S 43°26'E	5.67 m.
37-38	S 45°05'E	5.00 m.
38-39	S 46°38'E	5.23 m.
39-40	S 48°08'E	4.80 m.
40-41	S 49°58'E	4.80 m.
41-42	S 51°32'W	3.75 m.
42-1	S 56°31'E	3.75 m.

37-38	N 88°59'E	54.75 m.
38-39	Due South	69.96 m.
39-40	S 01°26'E	5.17 m.
40-41	S 04°33'E	5.18 m.
41-42	S 07°26'E	5.33 m.
42-43	S 10°24'E	4.93 m.
43-44	S 13°13'E	4.94 m.
44-45	S 16°03'E	5.17 m.
45-46	S 18°11'E	5.33 m.
46-47	S 22°10'E	5.36 m.
47-48	S 25°15'E	5.09 m.
48-49	S 28°02'E	5.04 m.
49-50	S 30°53'E	4.75 m.
50-51	S 33°54'E	5.68 m.
51-52	S 36°57'E	4.54 m.
52-53	S 39°09'E	5.54 m.
53-54	S 41°37'E	5.07 m.
54-55	S 43°26'E	5.67 m.
55-56	S 45°05'E	5.00 m.
56-57	S 46°38'E	5.23 m.
57-58	S 48°08'E	4.80 m.
58-59	S 49°58'E	4.80 m.
59-1	S 51°32'W	3.75 m.

LOT 4-B		
1-2	N 36°14'W	28.93 m.
2-3	N 53°48'E	17.01 m.
3-4	N 53°48'E	17.00 m.
4-5	N 53°48'E	17.00 m.
5-6	S 36°14'E	28.18 m.
6-7	S 31°02'W	17.21 m.
7-8	S 35°44'W	17.00 m.
8-1	S 54°01'W	17.02 m.
LOT 4-C		
1-2	S 36°12'E	5.08 m.
2-3	N 33°45'W	164.50 m.
3-4	N 33°45'W	59.53 m.
4-5	N 30°20'W	81.43 m.
5-6	N 23°02'W	49.41 m.
6-7	N 32°17'W	74.03 m.
7-8	N 27°12'W	17.84 m.
8-9	N 25°11'W	42.46 m.
9-10	N 25°49'W	30.81 m.
10-11	N 18°55'W	18.25 m.
11-12	Due East	208.57 m.
12-13	Due South	43.60 m.
13-14	S 04°22'E	35.51 m.
14-15	S 10°18'E	13.28 m.
LOT 4-D		
1-2	N 88°59'E	214.80 m.
2-3	Due South	17.93 m.
3-4	Due West	208.57 m.
4-5	N 25°28'W	0.70 m.
5-1	N 18°55'W	18.25 m.



VICINITY MAP  
NOT DRAWN TO SCALE



SKETCH  
LOT 4, PCS-AF-02-004009  
AS SURVEYED FOR  
JAMAICA REALTY AND MARKETING CORP.

SITUATED IN THE  
RURBAN CODE:  
BARANGAY OF : LIBAG  
MUN. / CITY OF : TUGUEGARAO CITY  
PROVINCE OF : CAGAYAN  
ISLAND OF : LUZON  
Containing an area of 79,675 Sq. M.  
PTMPRS 82 ZONE NO.:  
BEARINGS : TRUE  
SCALE 1: 2000



I hereby certify that this is true and correct sketch plan of EXCLUDED AREA 4, PCS-AF-02-004009 herein plotted based from the Technical Description as filed from Record section DENR-LUS Tuguegarao City, Cagayan.  
record section DENR-LUS Regional Office-02 and as inscribed in the Transfer Certificate of Title No. 035-270002501 issued by the Registry of Deeds of the Republic of the Philippines.  
This Certification is issued thru the request of the above-named claimant for reference purposes only.

Certified Correct:  
MONALIZA D. ABROGENA  
Geodetic Engineer  
PRC ID No. 534 DATE ISSUED 8-8-2022  
PTR No. 182949 DATE GRANTED 21-2-2024

NOTE:  
All corners marked "P.S." are cyl. conc. mona. 15x40 cms.  
All corners not otherwise described are Old P.S. cyl. conc. mona. 15x40 cms.









ZONING CERTIFICATION

This is to certify that the parcel of land situated in Barangay Libag Sur, Tuguegarao City, covering a total area of 79,675 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	4-A	032-2024007442	2.5315	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-B	032-2024007443	0.1529	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-C	032-2024007444	4.9039	AGRICULTURAL ZONE
JAMAICA REALTY AND MARKETING CORPORATION	4-D	032-2024007445	0.3792	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. Jennifer D. Carag , this 3<sup>rd</sup> day of January, 2025, for whatever purpose it may serve him/her.

Recommending Approval:

ENGR. MANOLO M. BARREO  
Zoning Officer II

Approved by:

CHONA O. SEDANO, EnP.  
City Planning and Development Coordinator

Application No. 0006  
Fee Paid: P5,730.00  
O.R. No. 3517584  
Tuguegarao City  
December 17, 2024

PDC-006-002



Republic of the Philippines  
DEPARTMENT OF AGRICULTURE  
Regional Field Office No. 02  
Tuguegarao City, Cagayan  
Integrated Laboratory Division  
0960-896-3458 / 078-377-0263  
Email: [ild.rfo2@da.gov.ph](mailto:ild.rfo2@da.gov.ph)



REGIONAL SOIL LABORATORY

Test Report No.: RSL-S-2024-0019

Name of Customer: **Grand Victoria Heights Subdivision**  
Address: **Libag Sur, Tuguegarao City, Cagayan**  
Farm Location: **Libag Sur, Tuguegarao City, Cagayan**  
Contact Information: **0906-938-0500 / [erwin.figueroa09@gmail.com](mailto:erwin.figueroa09@gmail.com)**  
Sample Submitted: **Soil**  
Submitted by: **Erwin P. Figueras**  
Area (Ha.): **7.9675**

Date Received: **January 29, 2024**  
Date(s) Analyzed: **Jan. 29 - Feb. 1, 2024**  
Date Reported: **February 1, 2024**  
Tentative Claiming Date: **February 28, 2024**  
Analysis Requested: **pH & Macronutrient Land Conversion**

REPORT OF ANALYSIS

Lab No. (S-24-XXXX)	pH	MACRONUTRIENT		
		* Organic Matter, %	Available Phosphorus P, mg/kg (ppm)	Available Potassium K, mg/kg (ppm)
0047	7.37	0.75	11.69	262.60

Note: 1) Sample will be kept only for three months after analysis;  
2) Environmental Conditions, Temperature: 25°C ± 3, Relative Humidity: 40-60%  
3) \* - %Organic Matter is the sole PAB accredited parameter of the laboratory. Any additional parameters are not within the scope of PAB Accreditation for this analysis.

Test Method

pH: Potentiometric  
OM: Walkley-Black Colorimetric  
Available P: Olsen  
Available K: Cold Sulfuric Extraction

Reference Method

Bureau of Soil and Water Management (BSWM) Test Method Manual 2022

Analyzed by/Date:

**RHODA D. SALVADOR, RChT**  
Project Assistant III  
License No: 01304

Reviewed by/ Date:

**ALLISA MARIE A. AGUSTIN, RCh**  
Science Research Technician III  
License No. 15360

**ALTHEA D. BUENO, RChT**  
Project Assistant III  
License No: 03290

Certified by/ Date:

**EEVIE RICA A. ANCHETA, RCh**  
Chemist IV  
License No.: 11765

**CHRISTINE JOY Y. AGUINALDO, RChT**  
Project Assistant III  
License No. 03741

Noted by/ Date:

**SAMUEL JR. E. TRINIDAD, RChT**  
Project Assistant III  
License No. 07474

**GERLY T. ZULUETA, DVM**  
OIC-Chief, ILLD  
FEB 01 2024



## SECRETARY'S CERTIFICATE

Board Resolution No. 2025-002

I, **MARK CHRISTOPHER DG. BIANA**, Filipino Citizen, single, of legal age, being first duly sworn to in accordance with law, do hereby depose and state:

That I am the duly elected and qualified Corporate Secretary of **JAMAICA REALTY AND MARKETING CORPORATION**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with Principal Office address at Bulilan Sur, Pila, Laguna and Executive Office address at 101 Aguirre Avenue, BF Homes, Paranaque City (the "Corporation");

That as Corporate Secretary of the Corporation, I have under my custody and control the Minutes Book where the minutes of the meetings of the Board of Directors are recorded;

That at the Quarterly Board Meeting duly held on **October 15, 2024**, at the **THE PALMS COUNTRY CLUB, 1410 Laguna Heights Dr., Alabang, Muntinlupa City**, wherein a quorum was present, the Board of Directors unanimously approved and adopted the following resolutions:

**"RESOLVED**, as it is hereby resolved, that the Board of Directors authorized, as it is hereby authorized, the CORPORATION to represent, transact and process all regulatory compliance requirements with any and all Government Offices and its Instrumentalities in the CORPORATION's application for the processing of the reclassification of the following lots located at Brgy. Libag Sur, Tuguegarao City, Cagayan;

LOT NO.	TCT NO.	TD NO.	AREA (IN HECTARES)
4-A	032-2024007442	03-0035-01284	2.5315
4-B	032-2024007443	03-0035-01286	0.1529
4-C	032-2024007444	03-0035-01285	4.9039
4-D	032-2024007445	03-0035-01287	0.3792

**RESOLVED FURTHER** that ANYONE of the following:

1. **ANTONIO D. COMIDA JR.**, Regional Manager
2. **JENNIFER D. CARAG**, Branch Manager
3. **ATTY. MILA PERPETUA C. LAUGAN**, Contracted Person

as each of them is hereby authorized in the name of the CORPORATION with full power and authority to transact and represent the CORPORATION before the Department of Environment and Natural Resource, Registry of Deeds, and all Government Offices, its Agencies, and Instrumentalities.

**RESOLVED FURTHERMORE**, that the above-named representatives are hereby authorized to execute, sign, and deliver, for and on behalf of the CORPORATION, any and all documents and instruments, and to perform all acts and deeds which are necessary and appropriate to give effect to the foregoing resolution and accomplish the above purpose.

**RESOLVED FINALLY**, that the foregoing resolutions shall remain valid, subsisting, and binding on the CORPORATION, unless specifically revoked or amended in writing, thereby superseding prior authorizations or approvals."

That I hereby certify the correctness of the foregoing statements in accordance with the records of the **CORPORATION** and shall be in full force and in effect until changed or amended.

AFFIANT FURTHER SAYETH NAUGHT.

05 DEC 2024

IN WITNESS WHEREOF, this certification has been signed this day of \_\_\_\_\_ at \_\_\_\_\_

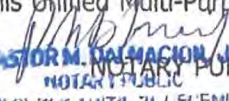
CAJALANQUE CITY

  
**MARK CHRISTOPHER DG. BIANA**  
Corporate Secretary

05 DEC 2024

CAJALANQUE CITY SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ in \_\_\_\_\_, Corporate Secretary exhibited to me his Unified Multi-Purpose ID No. CRN-0034-1013210-9.

Doc. No. 093  
Page No. 45  
Book No. XX  
Series of 2024

  
**ASTOR M. PALMACION JR.**  
NOTARY PUBLIC  
NOTARY PUBLIC UNTIL 31 DECEMBER 2025  
NOTARIAL COMMISSION NO. 287-2025  
ATTORNEY'S ROLL 28115  
LIFE TIME NO. 67223  
\*TR NO. 3450568 PARADISE/ 1/2/2023  
MCLE NO. 11-0032055-11/20/23  
RD J. PALANCA COR. AVELINO S  
PHASE 1, BF HOMES POUE. CIT  
TIN NO. 112-624-544

INSPECTION REPORT

NATURE OF APPLICATION : Application for Reclassification from Agricultural Zone to Residential Zone

OWNER : JAMAICA REALTY AND MARKETING CORPORATION

APPLICANT : ATTY. MILA C. LAUGAN/ Attorney-In-Fact

LOT AREA : 2.6844 hectares

OWNER	LOT. NO.	TITLE NO.	LOCATION	AREA (sq.m.)
Jamaica Realty and Marketing Corporation	Lot No. 4-A	TCT-032-2024007442	Libag Sur, Tuguegarao City	25, 315
Jamaica Realty and Marketing Corporation	Lot No. 4-B	TCT-032-2024007443	Libag Sur, Tuguegarao City	1, 529
TOTAL				26, 844

APPROVED LAND USE 2019-2028: AGRICULTURAL ZONE

SITE INSPECTION FINDINGS

Date of Inspection: May 2, 2025

Time: 10:35 A.M.

1. The subject lots are idle during the time of inspection.
2. The subject lots are partially backfilled with mixed gravel approximately 1.5 to 2.0 meters in height.
3. There is an existing subdivision road (Grand Victoria Subdivision) on the southern part of the property connecting to national road making it accessible to all forms of land transportation.
4. Approved Land Uses of adjacent properties:
  - North : Agricultural Zone
  - East : Residential Zone (Grand Victoria Subdivision)
  - South : Subdivision Road/Agricultural Zone
  - West : Agricultural Zone
5. Dominant Existing Land Uses of adjacent properties:
  - North : Agricultural Areas
  - East : Residential Areas
  - South : Subdivision Road/Agricultural Areas
  - West : Agricultural Areas

SUBMITTED BY:

JEREMIAS G. SUSTENTO JR.  
TWG Member

ENGR. CATHERINE G. TAGUIAM  
TWG Member

ENGR. ROMMEL B. IQUIN  
TWG Member

ENP. GILBERT Z. QUINAN, MPA  
TWG Member