



Department of Environment and Natural Resources  
Kagawaran ng Kapaligiran at Likas Yaman



April 29, 2025

**MEMORANDUM**

**FOR :** THE CENR OFFICER  
DENR-R13-D4, MANGAGOY, BISLIG CITY  
This Office

**FROM :** FT I MARK LLOYD CASIMERO  
FR ROSALIE L. URIARTE  
DENR-R13-D4, MANGAGOY, BISLIG CITY

**SUBJECT :** VERIFICATION REPORT IN RELATION TO THE APPLICATION FOR REGISTRATION AS LUMBER DEALER PERMIT (NEW) OF RODERICK B. GUMBAN LOCATED AT MURIO ST. P3 ST. PAUL DISTRICT MANGAGOY, BISLIG CITY, SURIGAO DEL SUR.



In compliance with the instruction for verification, the undersigned personnel conducted geo-tagging/checking of the uploaded documents of Mr. Roderick Gumban, in relation to his Application for Registration as a Lumber Dealer (New) at Murio St., Purok 3, Saint Paul District, Mangagoy, Bislig City.

**FACTS/REFERENCE:**

1. The application for RG Lumber Supplies was filed by its proprietor, Mr. Roderick B. Gumban, and received by this office duly notarized by DMO IV Mamerto V. Valbares on April 28, 2025.
2. The raw materials will be sourced from registered tree farmer Felixberto P. Cabiling, Sr., under a Lumber Supply Contract with Mr. Gumban. The Private Tree Plantation Registration (PTPR No. R13-SDS-D4-05-2024-0007, dated May 10, 2024) covers a total volume of 14,840 board feet of Falcata, Mangium, Durian, and Marang species.
3. Mayor's Permit was issued to the proponent duly approved by City Administrator Engr. Romulo C. Garay, of Bislig City on December 6, 2024.
4. Business Plan was prepared by the proponent and indicated therein that venturing on lumber dealership in order to cater the needs of the populace in the locality as a lumber permittee, the business will endeavor to assist the consuming public who maybe needing their service by availing all lumber materials as they may require within the scope of business.
5. A copy of the applicant's latest Certificate of Registration (2025) was submitted.
6. A Special Power of Attorney duly executed between the landowner (Elenita B. Gumban) who is the mother of the applicant (Mr. Roderick B. Gumban) was duly submitted as proof of ownership of the proposed lumberyard.

## FINDINGS/OBSERVATION:

1. The applicant retained all **original copies** of the required documents, including certified true copies of uploaded materials.
2. The proposed lumberyard has an estimated area of **50 square meters**.
3. The **GIS map** confirms that the location falls under **Alienable and Disposable Land**, with coordinates **Longitude: 126.2113, Latitude: 8.117**.
4. As stipulated in the Annual Business Plan, the proprietor will be utilizing a maximum of 14,840 board feet for a period of one (1) year based on the executed Lumber Supply Contract from the said registered tree farms.
5. The applicant has fully complied with all **documentary requirements**, per **MNR Memorandum Order No. 13, Series of 1986**, including payment of administrative fees amounting to **Php 2,146.00**, in accordance with **DAO 2004-16 (June 15, 2004)**.

## RECOMMENDATION:

In view of the foregoing, the undersigned recommends for the approval of the herein application and issuance of Certificate of Registration as Lumber Dealer of RODERICK B. GUMBAN based on the guidelines set forth under DAO 2022-10, Revised DENR Manual of Authorities on Technical Matters.

Attached are **geotag photos** and a **GIS-generated sketch map** from the verification activity.

For his information, perusal and record.

  
**ROSLIE L. URIARTE**  
Forest Ranger/Tech Staff FFULU

  
**MARK LLOYD S. CASIMERO**  
Forest Technician I

/rlu

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

Registry of Deeds for Tandag, Surigao del Sur

# Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 161-2024001174

IT IS HEREBY CERTIFIED that certain land situated in MANGAGOY, BISLIG,  
SURIGAO DEL SUR, bounded and described as follows:

LOT : 2142-D-4-B-4, PSD-13-002261 BEING A PORTION OF : 2142-D-4-B,  
PSD-139-001110 SURVEYED BY : RICHARD C. CASTILLO LAND USE :  
RESIDENTIAL LOCATION : MANGAGOY, BISLIG, SURIGAO DEL SUR BOUNDARIES :  
NW., ALONG LINE 1-2 BY EXISTING ROAD; NW & SW., ALONG LINE 2-3-4-1 BY  
LOT (Continued on next page)

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

Owner: ELENITA B. GUMBAN, OF LEGAL AGE, FILIPINO, WIDOW

Address: ST. PAUL DISTRICT, MANGAGOY, BISLIG CITY, SURIGAO DEL  
SUR CARAGA

(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.: N-520
Orig. Reg. Date: 03/03/1976	Decree No.: N-157000
Original RD : TANDAG, SURIGAO DEL SUR	OCT No.: OCT-D-120
Volume No.: I	Page No.: 120

Original Owner: CHILDREN OF FLOMENCIA CLAR

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE  
T-9530 (TOTALLY CANCELLED) by virtue hereof in so far as the  
above-described land is concerned.

Entered at Tandag, Surigao del Sur, Philippines on  
the 16th day of JULY 2024 at 01:35pm.

*Atty. Zoraida R. Sillano*  
Atty. Zoraida R. Sillano  
Register of Deeds



2022042742000274

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

**Owner:** ALLAN B. GUMBAN, OF LEGAL AGE, FILIPINO, MARRIED TO DIVINA B. GUMBAN

**Address:** ST. PAUL DISTRICT, MANGAGOY, BISLIG CITY, SURIGAO DEL SUR CARAGA

**Owner:** JOEY B. GUMBAN, OF LEGAL AGE, FILIPINO, MARRIED TO MELANN ROSE C. GUMBAN

**Address:** 186 ROOSEVELT AVE. SFDM, QUEZON CITY

**Owner:** AVELINO B. GUMBAN, JR., OF LEGAL AGE, FILIPINO, SINGLE

**Address:** ST. PAUL DISTRICT, MANGAGOY, BISLIG CITY, SURIGAO DEL SUR CARAGA

**Owner:** AILEEN GUMBAN SUAN, OF LEGAL AGE, FILIPINO, MARRIED TO WINSTON T. SUAN

**Address:** PUROK 3, MURIO STREET, MANGAGOY, BISLIG CITY, SURIGAO DEL SUR CARAGA

**Owner:** RODERICK B. GUMBAN, OF LEGAL AGE, FILIPINO, MARRIED TO JACKIE NEIL R. GUMBAN

**Address:** MURIO STREET, ST. PAUL DISTRICT, MANGAGOY, BISLIG CITY, SURIGAO DEL SUR CARAGA

**Owner:** ELAINE JOY B. GUMBAN, OF LEGAL AGE, FILIPINO, SINGLE

**Address:** ST. PAUL DISTRICT, MANGAGOY, BISLIG CITY, SURIGAO DEL SUR CARAGA

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

2142-D-4-B-6, PSD-13-002261 BEGINNING AT THE POINT MARKED "1" ON THE PLAN BEING S., 49 DEG. 10'E., 5554.38 METER FROM BLLM NO. 1, PLS-480-D; 1-2 N., 24 DEG. 39'E., 19.50 M. 2-3 S., 66 DEG. 15'E., 18.25 M. 3-4 S., 25 DEG. 13'W., 19.09 M. 4-1 N., 67 DEG. 35'W., 18.07 M. AREA : THREE HUNDRED FIFTY (350) SQUARE METERS. BEARINGS : TRUE DESC. OF CORNERS : ALL CORNERS BY PS. ORIGINAL SURVEY : AUGUST 7, 1957, MAY 2, 1958 DATE SURVEYED : JUNE 10, 1998 DATE APPROVED : AUGUST 19, 1998





**MEMORANDUM OF ENCUMBRANCES**

Entry No.: 2024001780

Date: July 16, 2024 01:35:29PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED AVELINO A. GUMBAN AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MARCH 7, 2024.

Acty. 29 Ayda R. Sullivan  
Register of Deeds



**SPECIAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS:

That I, **ELENITA BUAR GUMBAN**, of legal age, Filipino citizen, widow and presently residing at Purok 3, St. Paul District, Mangagoy, Bislig City, Surigao del Sur, have constituted, named and appointed and by these presents DO NAME, CONSTITUTE AND APPOINT my son, **RODERICK BUAR GUMBAN**, likewise of legal age, Filipino citizen, married and a residence of the same address as above, to be my true and lawful Attorney-in-fact, for me in my name, place and stead, to do and perform the following act and thing, to wit:

**"To allow my son, Roderick B. Gumban as co-owner of a parcel of residential land known as Lot 2142-D-4-B-4, PSD-13-002261, embraced under Transfer Certificate of Title (TCT) No. 161-2024001174 registered in my name, located at Purok 3, St. Paul District, Mangagoy, Bislig City to construct a Lumber Yard inside the said land; and for the purpose, execute, sign any documents, and deliver receipt/s or other document/s necessary under the foregoing authority."**

HEREBY GIVING AND GRANTING unto my said Attorney-in-fact full power and authority to do and perform each and every act and requisite or necessary to carry into effect for all intents and purposes as I might or could lawfully do if personally present and HEREBY CONFIRMING AND RATIFYING ALL that my said representative shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I hereunto set my hand this 8<sup>th</sup> day of November, 2024, at Mangagoy, Bislig City, Surigao del Sur, Philippines.

**ELENITA B. GUMBAN**  
Principal

ACCEPTED:

**RODERICK B. GUMBAN**  
Attorney-In-Fact

SIGNED IN THE PRESENCE OF:

1. A. T. B. Gumban  
Witness

2. Khaiken J. Sucayn  
Witness

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF SURIGAO DEL SUR : S.S.  
CITY OF BISLIG )

BEFORE ME this 8<sup>th</sup> day of November, 2024, at Mangagoy, Bislig City, Surigao del Sur, Philippines, appeared: Elenita B. Gumban with her Senior Citizen's I.D. No. 15-601264, who is personally known to me and to me known to be the same person who executed the foregoing instrument and she acknowledged to me that the same is her true voluntary act and deed.

WITNESS MY HAND AND THE SEAL OF THE OFFICE.

**ATTY. DOMINGO R. DE CASTRO**

Notary Public

Until December 31, 2024

Roll of Attorney No. 26385

TIN - 142-679-922

PTR No. 1438596/dated 01-08-22024 - Bislig City

I.B.P. Receipt No. 407590 & 407591

dated 01/08/2024 - Bislig City

# Transaction Success

Dear customer,  
Thank you for using our service.

The details are as follows:

*Payment Channel*

**GCASH**

*Order Number*

**607704282025850931**

*Date & Time*

**2025-04-28 16:41:34**

*Transaction ID*

**21636139**

*Reference Number*

**4BYTB4CP0Z**

*Transaction Amount*

**PHP 2,116.00**

*Bank Fee*

**PHP 0.00**

*Convenience Fee*

**PHP 30.00**

*Total Amount*

**PHP 2,146.00**

**Sincerely,**

**MYEG Philippines, Inc.**