



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



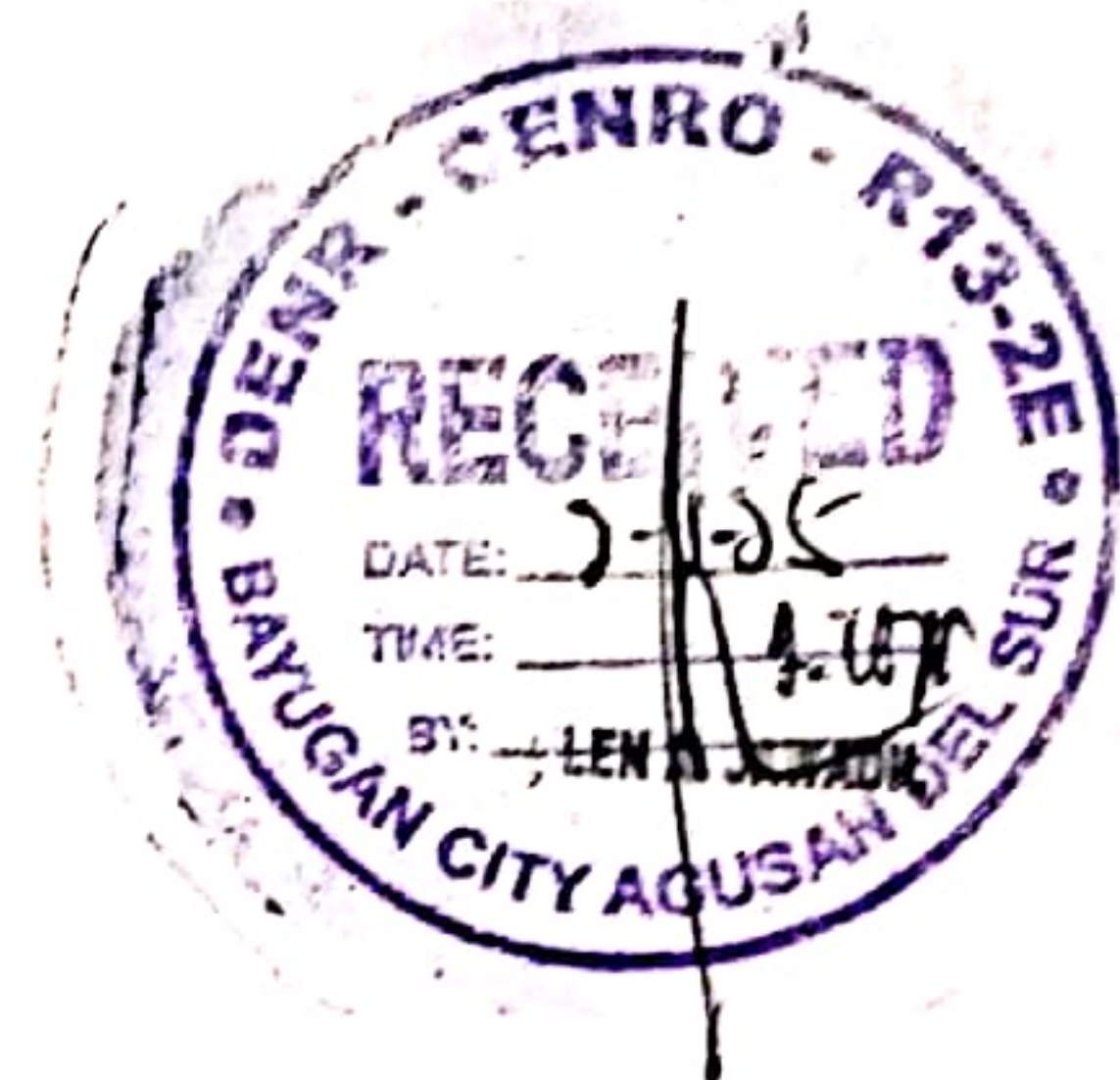
MEMORANDUM

FOR : The CENR Officer
DENR Bayugan City
Brgy. Maygatasan, Bayugan City

FROM : The Field Operations Supervisor
Prosperidad MIAC
Brgy. Sta. Irene, Prosperidad, AdS

SUBJECT : VERIFICATION REPORT OF THE APPLICATION FOR REGISTRATION OF LUMBER DEALER PERMIT (RENEWAL) OF BENAMBAN STICK & LUMBER RETAILING HOLDER OF PERMIT NO. LD-R13-ADS-03-01092025 WITH BUSINESS ADDRESS LOCATED AT PUROK 9, BARANGAY STA. IRENE, PROSPERIDAD, AGUSAN DEL SUR.

DATE : February 11, 2025




In relation to the application for registration as Lumber Dealer (renewal) of Benamban Stick and Lumber Retailing located at Purok 9, Brgy. Sta. Irene, Prosperidad, Agusan del Sur, the undersigned conducted geotagging/stock inventory/checking of the uploaded documents.

Please be informed that upon verification of the document's authenticity, it was found out that the owner had kept all original copies of the required documents. The display center was within a titled area covered with TCT No. T-15788 under Certificate of Land Ownership Award (CLOA) No. 00682117.

In view of the foregoing, the undersigned recommends the approval of the herein application and issuance of a Certificate of Registration as Lumber Dealer of Benamban Stick and Lumber Retailing based on the guidelines under DAO 2022-10, Revised DENR Manual of Authorities on Technical Matters.

Attached are the geotagged photos and the GIS-generated map.

For information and record.


GIOVANNI R. GO

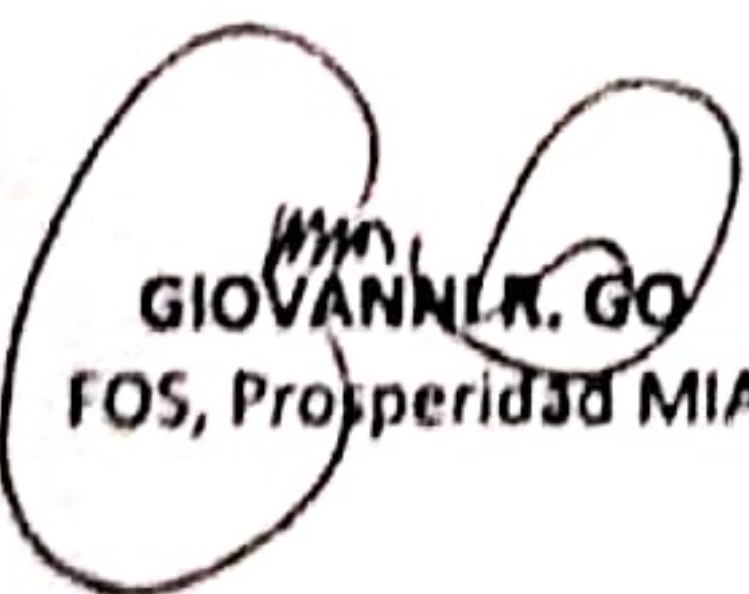


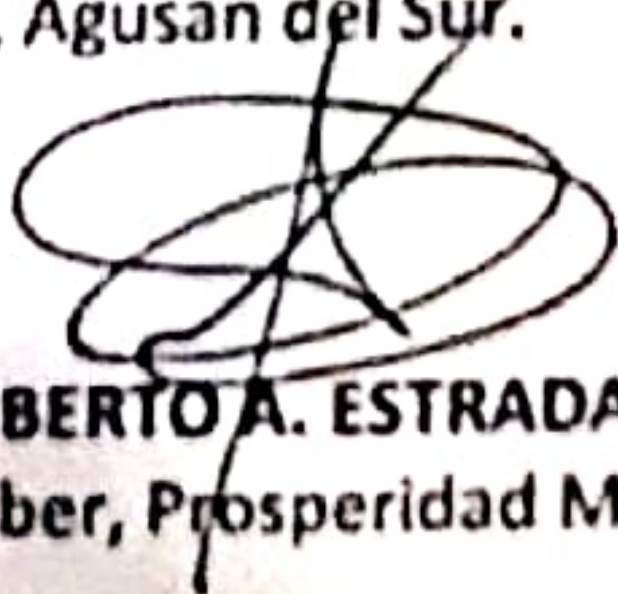
CERTIFICATION

TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY that the geo-tagged photos appearing above are true pictorial taken by the undersigned lumber yard of Benamban Stick and Lumber Retailing, holder of Permit no. LD-R13-ADS-03-01092025 located at Purok 9, Barangay Sta. Irene, Prosperidad, Agusan del Sur.

Done this 21st day of March, 2025 at CENRO Bayugan, Agusan del Sur.


GIOVANNI R. GO
FOS, Prosperidad MIAC


ROBERTO A. ESTRADA
Member, Prosperidad MIAC

SUBSCRIBED AND SWORN to before me this 21st day of March, 2025 at Brgy. Maygatasan, Bayugan City, Agusan del Sur.


ANA MARIA C. GUNAY
DMO III/Chief, RPS

816500 m

959500 m

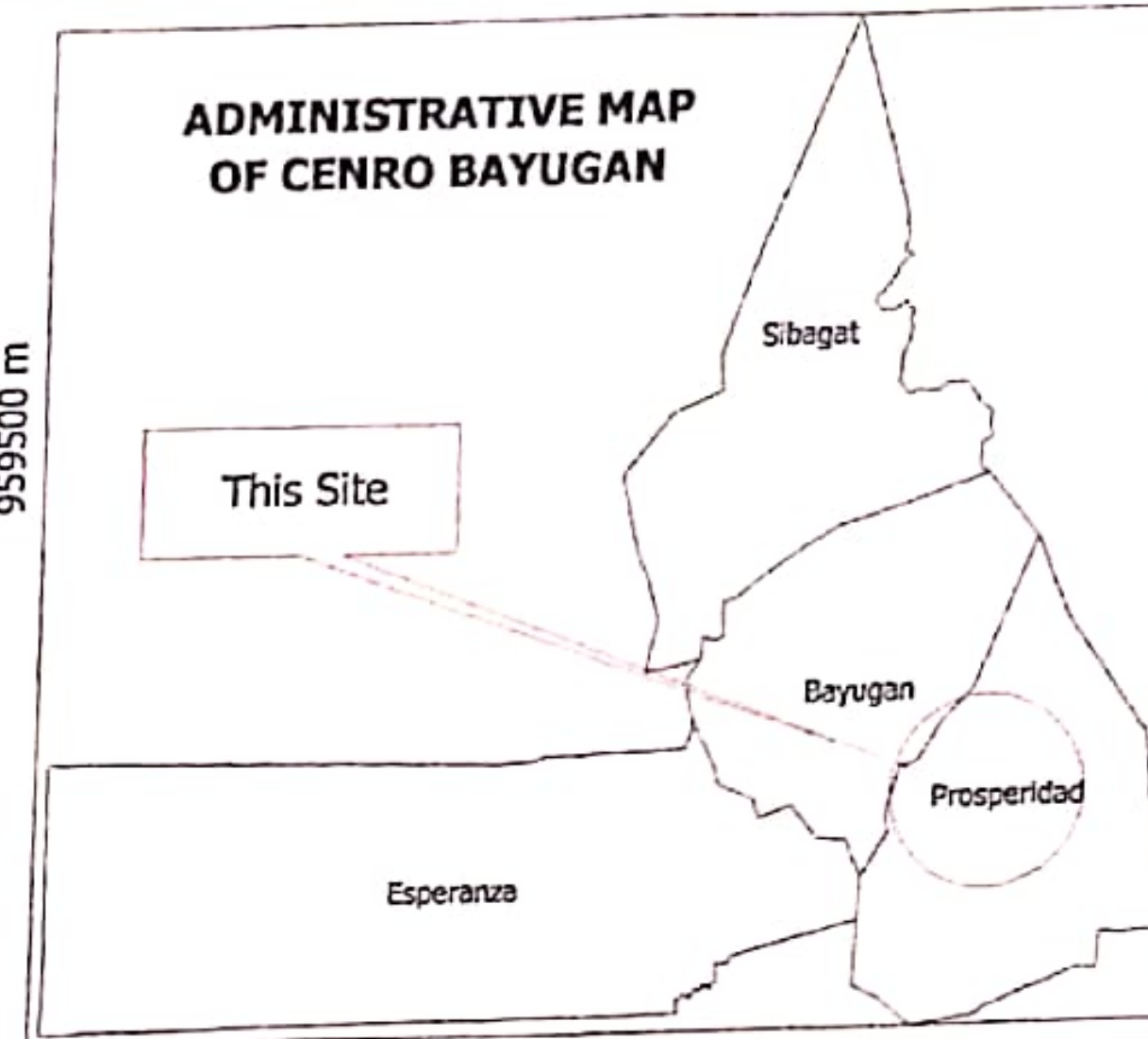


Technical Description

Corner	Easting	Northing
1	816574	959432
2	816565	959437
3	816569	959441
4	816577	959436



ADMINISTRATIVE MAP OF CENRO BAYUGAN



959500 m



scale: 1:1000
Universal Transverse Mercator - Zone 51 (N)

MAP

SHOWING THE DISPLAY CENTER OF
BENAMBAN STICK & LUMBER RETAILING

located at:

Barangay: Sta. Irene
Municipality: Prosperidad
Province: Agusan del Sur

Prepared by:

GIOVANNI R. GO
PMF/FOS, Prosperidad MIAC

LEGEND

- Benamban Area
- Rivers & creeks
- Road network
- Barangay boundaries
- Alien or Disp
- Timberland
- Mun. boundary

816500 m

Payment Summary

Transaction Number: 020725-7412-123

Status: **Paid**

Details	Amount
Registration Fee	P600.00
Permit Fee	P480.00
Oath Fee	P36.00
Cash Bond	PN/A.00
TOTAL	P1116.00

Note:

- Future-dated and partial payments are not allowed.
- Cancellation and reversal of transactions are not allowed.
- LANDBANK Link.BizPortal shall accept transactions during weekends and holidays; however, it will be reflected as transactions for the next banking day.

Payment options:

- a. LANDBANK-ATM Card
- b. BancNet
- c. PCHC PayGate
- d. Cash Payment and GCash, Maya, ShopeePay, and GrabPay via MYEG

Republic of the Philippines
Province of Agusan del Sur
Municipality of Prosperidad
BARANGAY STA. IRENE

OFFICE OF THE BARANGAY COUNCIL

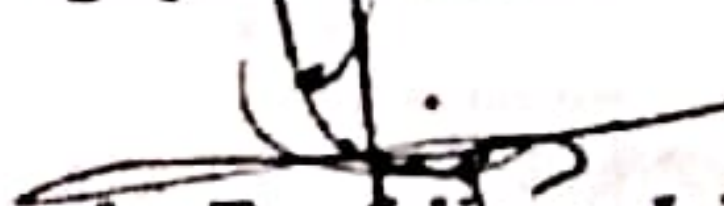
March 2, 2010

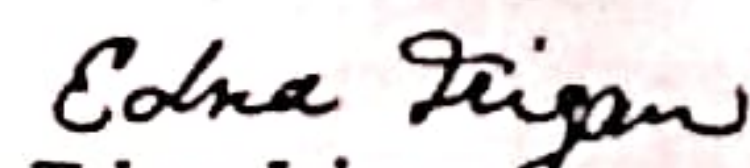
Kasabutan mahitungod sa pagbaligya sa yuta:

Ako si **Fregidiano M. Irigan**, lumulopyo sa Purok-9 Brgy. Sta Irene, Prosperidad, Agusan del Sur. Ako ug ang akong asawa nagkasabot nga ibaligya ang yuta pito ka-ektarya (7hectares) lakip ang mga tanom niini mgadto kang **Mr. Julius P. Benamban** nga lumupoyo sa Purok-9 Brgy. Sta Irene, Prosperidad, Agusan del Sur sa kantidad 30, 000.00 pesos. Kini nahimutang sa Purok – 9 Brgy. Sta Irene, Prosperidad, Agusan del Sur. Walay nagapugos ug walay maka-argabyar niini. Ang maong salaping Pilipinhon nga insakto gayud sa kantidad nga 30, 000.00 pesos (Thirty thousand pesos) gikan sa kamot ni Mr. Julius P. Benamban.

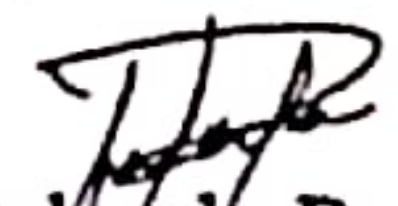
Busa kining tanan nga nahisulat sa itaas amo kining pagatumanon pina-ago sa pagperma sa among mga pangalan uban sa mga Testigos ning ika- 2 sa Marso tuig 2010.

Tag-iya sa Yuta:


1. **Fregidiano Irigan**


2. **Edna Irigan**

Testigos:


1. **Rolando Perez**


2. **Romeo Salinas**

Nagpalit:


1. **Julius P. Benamban**

agapito Perez

APPROVED:


QUILBERT A. PEREZ
Punong Barangay

SN No. 00682117

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
LAND REGISTRATION AUTHORITY

REGISTRY OF DEEDS FOR THE PROVINCE OF AGUSAN DEL SUR

Transfer Certificate of Title
No. T-15788

Entered in accordance with Republic Act No. 6657, dated June 10, 1988, pursuant to a Certificate of Land Ownership Award issued by the Department of Agrarian Reform, at Quezon City, and spread in the records of the said Department of Agrarian Reform, as follows:

"REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRARIAN REFORM
CERTIFICATE OF LAND OWNERSHIP AWARD NO. 00682117

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, pursuant to the provisions of Republic Act No. 6657, dated June 10, 1988, INSTITUTING A COMPREHENSIVE AGRARIAN REFORM PROGRAM TO PROMOTE SOCIAL JUSTICE AND INDUSTRIALIZATION AND PROVIDING THE MECHANISM FOR ITS IMPLEMENTATION, there is hereby awarded unto FRIGIDIANO M. IRIGAN

Sta. Irene, a parcel of agricultural land situated in Barangay Prosperidad, Municipality of Prosperidad, Province of Agusan del Sur, Island of Mindanao, Philippines, containing an area of TWENTY SEVEN THOUSAND SIX HUNDRED FORTY (27,640) square meters, more or less, which is now more particularly bounded and described at the back hereof.

WHEREAS, it has been established that the herein awardee has fully complied with the requirements for the grant of title under Republic Act No. 6657.

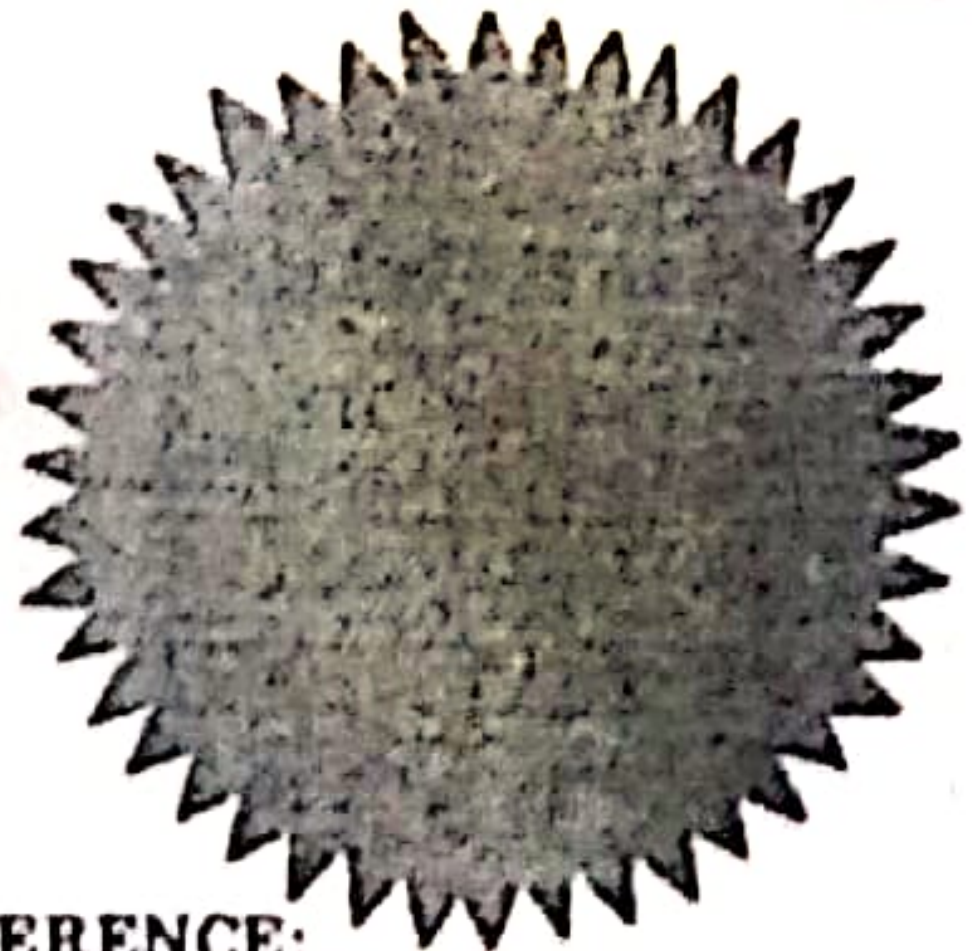
NOW, THEREFORE, KNOW YE, That by authority of the provisions of Republic Act No. 6657, there is hereby awarded unto the said* FRIGIDIANO M. IRIGAN, of legal age, fil., married to Edna Galope, and a resident of P-9, La Purisima, Prosperidad, Agusan del Sur

this Certificate of Land Ownership Award covering the parcel of agricultural land herein described.

TO HAVE AND TO HOLD IN OWNERSHIP AND TO USE PRODUCTIVELY said parcel of agricultural land with all the rights and privileges appurtenant thereto, subject to the condition that it shall not be sold, transferred or conveyed except through hereditary succession, or to the Government, or to the Land Bank of the Philippines, or to the other qualified beneficiaries for a period of ten (10) years, Provided, however, that the children or the spouse of the transferor shall have a right to repurchase the land from the Government or the Land Bank of the Philippines within a period of two (2) years from the date of transfer.

IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, GLORIA M. ARROYO President of the Philippines, hereby cause these letters to be made patent and the seal of the Republic of the Philippines to be hereunto affixed.

Given at Quezon City, Philippines, on this DEC 12 2005 day of DEC 12 2005 in the year of Our Lord two thousand and .



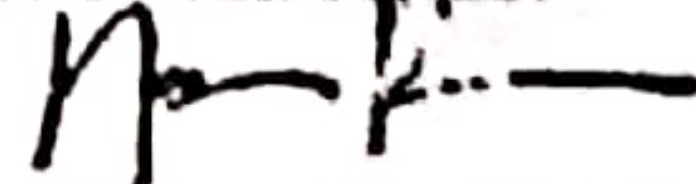
REFERENCE:

This certificate is a transfer from Original Certificate of Title No. P-9817

P-9, La Purisima, Prosperidad, Agusan del Sur
(Owner's postal address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the awardee.

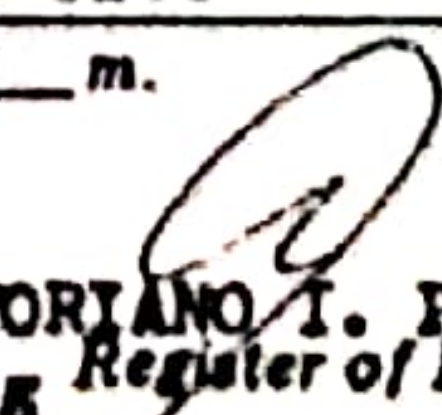
BY AUTHORITY OF THE PRESIDENT
OF THE PHILIPPINES:



NASSER C. PANGANDAMAN

Secretary of Agrarian Reform

Entered in the Registry of Deeds of Agusan del Sur pursuant to Section 24 of Republic Act No. 6657 on the 13th day of December, two thousand and five at 8:00 a. m.


VICTORIANO I. PAG-ONG, NPS IV
Acting Register of Deeds

DESCRIPTION OF THE LAND

LOT : 38 Bsd-13-002754AR
 BEING A PORTION : of Swo-10-000171
 LOCATION : Sta. Irene, Prosperidad, Agusan del Sur
 BOUNDARIES :

SW ., along line	1 - 2	by Lot 37, Bsd-13-002754AR
NW ., along line	2 - 3 - 4	by Lot 35, Bsd-13-002754AR
NE ., along line	4 - 5 - 6	by Lot 34, Bsd-13-002754AR
., along line	6 - 7	by Lot 118, Bsd-13-002754AR
SE ., along line	7 - 8	by Lot 42, Bsd-13-002754AR
., along line	8 - 1	by Lot 43, Bsd-13-002754AR

Beginning at the point marked "1" on the plan being N.04 deg. 32' W., 13268.83 meters
 from BLM No. 1, Pls-43 thence;

1 - 2 N ., 15 deg.	1 'W ., 218.67 m.,
2 - 3 N ., 73 deg.	37 'E ., 39.12 m.,
3 - 4 N ., 26 deg.	4 'E ., 60.60 m.,
4 - 5 S ., 27 deg.	20 'E ., 84.01 m.,
5 - 6 N ., 68 deg.	50 'E ., 69.77 m.,
6 - 7 S ., 43 deg.	48 'E ., 69.68 m.,
7 - 8 S ., 42 deg.	0 'W ., 120.33 m.,
8 - 1 S ., 42 deg.	1 'W ., 117.81 m.,

AREA : TWENTY-SEVEN THOUSAND, SIX HUNDRED FORTY
 (27,640) SQUARE METERS, more or less

BEARINGS : TRUE

DESC. OF CORNERS : All corners are marked on the ground by AR
 cyl. conc. mon. 15 x 50 cm.

ORIGINAL SURVEY : November 15, 1982 to January 28, 1983

DATE SURVEY : March to July 01, 2005

DATE APPROVED : August 25, 2005

GEODETIC ENGINEER : ROEL C. ABESAMIS

Checked by

Certified correct:

ROEL C. ABESAMIS
 Geodetic Engineer

(Continued on Page B, _____)

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No. _____

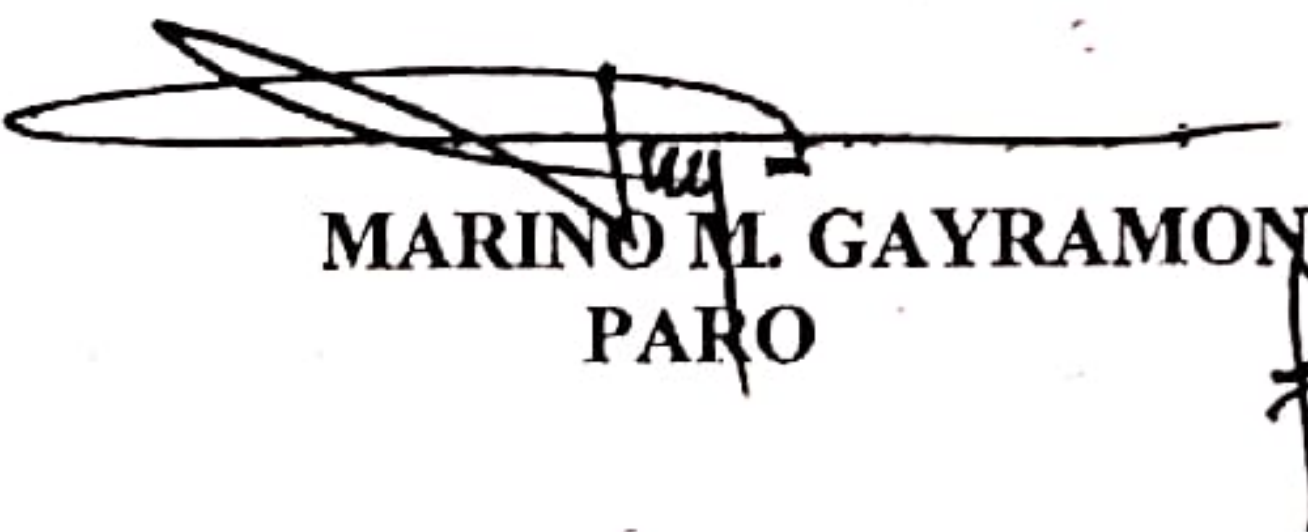
ANNO T A T I O N

THE PARCEL OF LAND DESCRIBED IN THIS CERTIFICATE OF LAND OWNERSHIP AWARD (CLOA) IS ENCUMBERED IN FAVOR OF :

LAND BANK OF THE PHILIPPINES

TO ENSURE FULL PAYMENT OF ITS VALUE PURSUANT TO R.A. 6657 BY THE AGRARIAN REFORM BENEFICIARIES/FARMER'S COOPERATIVE OR FARMER'S ASSOCIATION NAMED HEREIN :

DATE : December 12, 2005


MARINO M. GAYRAMON
PARO

(Memorandum of Encumbrances continued on Page _____)