



DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
KAGAWARAN NG KAPALIGIRAN AT LIKAS YAMAN  
Caraga Region  
PENRO SURIGAO DEL NORTE SATELLITE OFFICE



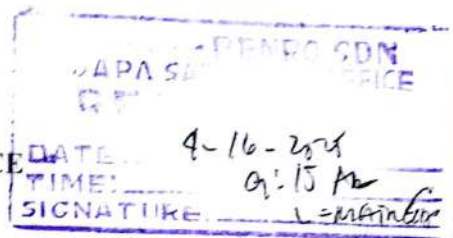
MEMORANDUM

**FOR :** THE HEAD, PENRO SATELLITE OFFICE  
PENRO Satellite Office  
Catabaan, Brgy. 12 , Dapa, Surigao del Norte

**FROM :** FR MARC KAVEN D. CASTAÑARES  
Lumber Dealer Focal/SIPLAS FUU

**SUBJECT :** VERIFICATION REPORT IN RELATION TO THE APPLICATION  
FOR REGISTRATION AS LUMBER DEALER PERMIT (NEW) OF J  
& R LUMBER TRADING LOCATED AT BRGY. OSMEÑA, DAPA,  
SURIGAO DEL NORTE

**DATE :** APRIL 16, 2025



In compliance with the instructions to conduct verification of the aforementioned subject, the undersigned conducted geo-tagging/checking of the uploaded documents of J & Lumber Trading in relation to their Application for Registration as Lumber Dealer (New) located at Brgy. Osmeña, Dapa, Surigao del Norte.

FACTS/REFERENCE:

1. The application of J & R Lumber Trading was filed by its Proprietor, Mr. Jezreel B. Dumanjog which was received by this office last April 15, 2025 duly notarized by a Notary Public, Atty. Mark Neste J. Virtudazo dated April 4, 2025;
2. The source of raw materials will be taken from the registered plantation whose registration is still under the name of the supplier: **Ms. Marializa T. Custodio authorized representative of Mr. Edoy Mabido holder of Private Land Timber Permit (PLTP) No. RXIII-03-2025 dated March 21, 2025 to supply 100.0 cubic meters/33, 920.00 board feet: 49.224 cubic meters/16,696.80 board feet of Philippine Mahogany Group (Mayapis); 9.478 cubic meters/3,214.90 board feet of Apitong Group (Apitong); 8.547 cubic meters/2,899.20 board feet of Nato Group (Nato – 6.874 cu.m./2,331.7 bd. ft. and Red Nato – 1.673 cu.m./567.5 bd.ft.); 32.751 cubic meters/11,109.10 board feet of Furniture and Construction Hardwood (Toog) and Ms. Marializa T. Custodio authorized representative of Mr. Fabian Juagpao Private Tree Plantation Registration (PTPR) No. SDS13-23-07-0011 dated March 21, 2025 to supply 23.0 cubic meters/4,876. board feet of Falcata;**
3. Mayor's Permit was issued by to the proponent duly approved by the Municipal Mayor Elizabeth T. Matugas, Municipality of Dapa on February 27, 2025 under O.R. No. 8101634;
4. Business Plan was prepared by the J & R Lumber Trading under the supervision of the proprietor, indicated therein that the proponent provides employment to residents of this municipality and it's adjacent vicinities in order to contributeon the upliftment of the socio-economic of the urban por and to generate revenue for the government and to establish a functional lumber dealer business to cater the lumber needs of the growing economic activities of the municipality and other neighboring localities within and outside the province ;
5. A copy of owner's BIR latest income tax return for the year 2025 was submitted;



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6. Agreement entered between the land owner and the applicant (Contract of Lease) was duly submitted as proof of ownership of the lumberyard.

**FINDINGS/OBSERVATIONS:**

1. Upon the verification of the documents authenticity it was found out that the kept all of the original copies of the documents, including a certified true copy of all the documents uploaded also the owner is coconut lumber dealer license by the Philippine Coconut Authority (PCA);
2. During the verification, it was discovered that the proposed lumberyard has an área of approximately Three Hundred Seventy Five (375) square meters only;
3. The attached GIS map shows that applicant's area falls under the Alienable and Disposable Lands as verified and projected by PENRO Satellite Office;
4. As stipulated in the Annual Business Plan, the proprietor has adequate capital, which is enough to run the business. If the demand of the lumber increase thus requiring more capital investment for expansión, a loan maybe considered to apply to any financial institution;
5. The applicant had religiously complied all the documentary requirements pursuant to MNR Memorandum Order No. 13, series of 1996 including payment of the required forestry administrative fees in the amount of 2,116 in accordance DENR Administrative Order (DAO) No. 16 series of 2004.
6. The undersigned properly checked all the original copies of the documents submitted by the applicant.

**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 J & R Lumber Trading based on the guidelines set forth under DAO 2022-10, Revised Manual of Authorities on Technical Matters.

Attached are the geotag photos and GIS generated map during the conduct of activity.

For information, perusal and record.

**MARC KAVEN D. CASTAÑARES**  
Forest Ranger/ Lumber Dealer Focal/SIPLAS FUU





DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
KAGAWARAN NG KAPALIGIRAN AT LIKAS YAMAN  
Caraga Region  
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GEO-TAGGED PHOTOS DURING THE CONDUCT OF VERIFICATION ACTIVITY



CERTIFICATION

TO WHOM IT MAY CONCERN:

*THIS IS TO CERTIFY* that the pictures shown above are the actual verification in relation to the application for registration as Lumber Dealer Permit (new) of **J and R Lumber trading** located at Brgy. Osmeña, Dapa, Surigao del Norte.

  
**MARC KAVEN D. CASTAÑARES**  
Forest Ranger/Lumber Dealer Focal/SIPLAS FUU

**SUBSCRIBE AND SWORN** to before me this 16<sup>th</sup> day of April 2025 at DENR PENRO Satellite Office, Pob.12, Dapa, Surigao del Norte.

  
**MARJUP. DE JESUS**  
DMO III/Head/DENR Satellite Office



**CONTRACT OF LEASE**  
(With Special Power of Attorney)

KNOW ALL MEN BY THESE PRESENTS:

We, the heirs of **TERESITA BUO QUIBAN**, namely:

**JORGE B. QUIBAN, EUBERTO B. QUIBAN, REAL B. QUIBAN, JR.**, Filipinos, all of legal ages, and residents of Barangay Osmeña, Dapa, Surigao del Norte, herein represented by their attorney-in-fact and co-heir **NILO B. QUIBAN**, Filipino, of legal age, married, and resident of Barangay Osmeña, Dapa, Surigao del Norte, thru a Special Power of Attorney, a copy of which is hereto attached;

**REALINDA Q. MACAYAN**, Filipino, of legal age, married, and resident of Montalban Rizal; **TERESA B. QUIBAN**, Filipino, of legal age, married, and resident of Gravel Pit., Commonwealth, Quezon City, herein represented by their Attorney-in-Fact **NILO B. QUIBAN** thru a Special Power of Attorney, a copy of which is hereto attached;

**NILO B. QUIBAN**, Filipino, of legal age, married, and resident of Barangay Osmeña, Dapa, Surigao del Norte;

**FERNANDO B. QUIBAN**, Filipino, of legal age, married and resident of Barangay Osmeña, Dapa, Surigao del Norte;

**ANNALIZA Q. DATANAGAN**, Filipino, of legal age, married and resident of Saint Paulia St., Commonwealth, Quezon City; herein represented by his brother and co-heir **FERNANDO B. QUIBAN**;

*The heirs of the late* **FEDERICO B. QUIBAN**, namely: **ARCHIE REAL Y. QUIBAN, RHEA KENRELL Y. QUIBAN, AISHA FE Y. QUIBAN, FEDERICO Y. QUIBAN, JR.**, and **QUEZZA BLISS Y. QUIBAN**, all of legal ages, Filipinos, and residents at 10 Kalusugan St., Batasan Hills, Quezon City, herein represented by their Attorney-in-Fact and co-heir **NILO B. QUIBAN**, thru a Special Power of Attorney, a copy of which is hereto attached; and hereinafter jointly referred to as the **LESSORS**;

-and-

**JEZREEL BOTONA DUMANJOG**, Filipino, of legal age, married and resident of Barangay Abad Santos, Sta. Monica, Surigao del Norte; hereinafter referred to as the **LESSEE**;

That the LESSORS hereby grant and let unto the LESSEE and the latter hereby accepts to lease a portion with an area of THREE HUNDRED SEVENTY-FIVE (375) square meters of a certain parcel of land under Lot No. 1055 situated at Tontonan, Barangay Osmeña, Dapa, Surigao del Norte which the LESSORS acquired through inheritance from their late mother TERESITA B. QUIBAN, the declared lot owner as shown by Tax Declaration No. 2017-05-0024-00692;

That the term of this Contract of Lease shall be a for a period of only **FOUR (4) YEARS** and shall start on July 1, 2025;

That the monthly rental is hereby fixed at **FIFTEEN THOUSAND PESOS (PhP15,000.00)** and that the parties agree that shall be a three-month advance rentals and one-month advanced security deposit to be paid upon the execution of this contract;

The parties agree to a yearly increase in such amount as they may agree hereafter;

And the Lessee, for and in consideration of this Contract of Lease, does hereby bind himself and promise to pay or cause to be paid unto the said Lessors the said monthly rental without need of further demand;

And it is hereby stipulated: That the Lessee shall have no right to sublease the above-described premises; and that any fixed improvement made by the LESSEE in the above premises, and existing at the termination of the lease, shall remain as the property of the LESSORS;

That this contract shall be complied with by the parties, their representatives, successors in interest, or assigns religiously and in good faith.

That the LESSORS hereby authorize their co-heir **ANNALIZA QUIBAN DATANAGAN** or her agents and representatives to represent them in any further transactions concerning their lease and to receive any and all proceeds or rentals relative to this lease;

IN WITNESS WHEREOF, we have hereunto set our hands this 23<sup>rd</sup> day of June, 2025 at Dapa, Surigao del Norte, Philippines.

**ARCHIE REAL Y. QUIBAN  
RHEA KENRELL Y. QUIBAN  
AISHA FE Y. QUIBAN  
FEDERICO Y. QUIBAN, JR.  
QUEZZA BLISS Y. QUIBAN**

Lessors

Rep. by:  
With Special Power of Attorney

**NILO B. QUIBAN**

Attorney-in-Fact  
PIC: 2830-5364-2609-6157

**JORGE B. QUIBAN  
EUBERTO B. QUIBAN  
REAL B. QUIBAN, JR.**

Lessors

Rep. by:  
With Special Power of Attorney

**REALINDA Q. MACAYAN  
TERESA B. QUIBAN**

Lessors

Rep. by:  
With Special Power of Attorney

**NILO B. QUIBAN**

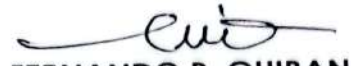
Attorney-in-Fact  
PIC: 2830-5364-2609-6157

**NILO B. QUIBAN**

Attorney-in-Fact  
PIC: 2830-5364-2609-6157



  
**NILO B. QUIBAN**  
Lessor  
PIC: 2830-5364-2609-6157


  
**FERNANDO B. QUIBAN**  
Lessor  
UMID CRN-0111-7967848-5

**ANNALIZA Q. DATANAGAN**

Lessor

By:

  
**FERNANDO B. QUIBAN**  
Lessor's Representative

  
**JEZREEL B. DUMANJOG**  
Lessee  
DL No. K07-15-000544

Signed in the presence of:

  
**ELVIN C. QUIBAN**

ACKNOWLEDGMENT

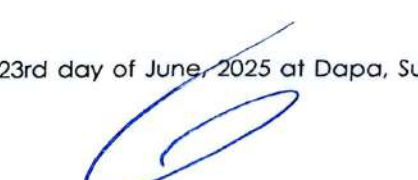
Republic of the Philippines )  
Dapa, Surigao del Norte ) S.S.

BEFORE ME, personally came and appeared the Lessors or their authorized representatives and the Lessee with their competent evidences of identity as above-indicated; known to me to be the same persons who executed the foregoing Contract of Lease and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument consisting of three (3) pages has been signed by the parties and their witnesses on each and every page thereof.

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of June, 2025 at Dapa, Surigao del Norte, Philippines.

Doc. No. 4050  
Page No. 1203  
Book No. 11  
Series of 2025

  
**ATTY. EDGAR A. ESPARRAGO**  
Notary Public  
Until December 31, 2025  
Notarial Application No. PANP-2024-04  
PTR No. 8152561 3/24/25  
ICP Life Member No. 012068 8/13-19  
Roll No. 38616



Republic of the Philippines  
PROVINCE OF SURIGAO DEL NORTE  
MUNICIPALITY OF DAPA

**TAX DECLARATION OF REAL PROPERTY**

Reference No. : **05371**

TD No. : **2017-05-0024-00692**

Property Identification No. : **048-05-0024-010-66**

Owner: **QUIBAN, TERESITA B.**

TIN: \_\_\_\_\_

Address: **KM. 2 GEN. LUNA, SURIGAO DEL NORTE**

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

Administrator/Beneficial User: \_\_\_\_\_

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

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

Location of Property: **TONTONAN**  
(Number and Street)

**BARANGAY OSMEÑA**  
(Barangay/District)

**DAPA, SURIGAO DEL NORTE**  
(Municipality & Province/City)

OCT/TCT/CLOA No. : \_\_\_\_\_

Survey No. : \_\_\_\_\_

CCT : \_\_\_\_\_

Lot No. : **1055**

Date : \_\_\_\_\_

Blk. No. **10**

Boundaries: North: **LOT # 923 AND 1053**

East: **PROVINCIAL ROAD**

South: **LOT # 1057 AND 1065**

West: **LOT # 922**

KIND OF PROPERTY ASSESSED :

☒ LAND

☐ MACHINERY Brief Description : \_\_\_\_\_

☐ BUILDING No. of Storeys : \_\_\_\_\_

☐ OTHERS Brief Description : \_\_\_\_\_

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

Classification	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	2.060900	HA	214,620.00	COCONUT LAND	30%	64,390.00
AGRICULTURAL	1.112600	HA	46,060.00	CORNLAND	30%	13,820.00
Subtotal :			260,680.00			78,210.00

Total Market Value **P 260,680.00** Total Assessed Value **P 78,210.00**

Total Assessed Value **SEVENTY EIGHT THOUSAND TWO HUNDRED TEN AND 00/100**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **2018**

Appraised and Assessed By: \_\_\_\_\_

Recommended By: \_\_\_\_\_

Approved By: \_\_\_\_\_

(SGD.) **LYDIA D. REYES, MPA, REA**

(SGD.) **LYDIA D. REYES, MPA, REA**

(SGD.) **VICTORIA O. EDER, REA**

**12/27/2017**

MUNICIPAL ASSESSOR

MUNICIPAL ASSESSOR

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. : **2013-07-024-00740**

Previous PIN : **048-07-024-10-066**

Previous Owner : **QUIBAN, TERESITA B.**

Previous Administrator : \_\_\_\_\_

Previous Area (sqm) : **31,735.00**

Previous M.V. Php : **365,550.00**

Previous A.V. Php : **58,690.00**

**CERTIFIED TRUE AND CORRECT**

**RUEL BOY B. MORALES, REA**

MUNICIPAL ASSESSOR

Paid Under OR # : 6571659-Z

Date Issued : January 12, 2023

Amount Paid : P 305.00

MEMORANDA: REVISED PURSUANT TO 5TH GENERAL REVISION UNDER SEC. 219 OF R.A. 7160 PER APPROVED PROVINCIAL TAX ORDINANCE NO. 01, SERIES OF 2017 (ETRACS PROJECT.)

**CERTIFIED  
TRUE COPY**

**MUNICIPAL ASSESSOR'S OFFICE  
MUNICIPALITY OF DAPA  
January 12, 2023**

Requested by: **JEZREEL B. DUMANJOG**

Address : **DAPA, SURIGAO DEL NORTE**

Purpose : **BUSINESS PERMIT**

Annotations:

**ANNOTATION FOR BAILBOND ON FAVOR OF CHITO ARGENTE/DATED 4/15/97 INITIALED:/ ABB-97-53**

**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 PANLALAWIGAN under Ordinance No. 01, S. 2017 dated 2017-10-23. It does not and cannot by itself alone confer any ownership or legal title to the property.


Republic of the Philippines )  
Dapa, Surigao del Norte ) S.S.

### AFFIDAVIT OF OWNERSHIP

I, **JEZREEL BOTONA DUMANJOG**, Filipino, of legal age, married, and resident of Barangay Pob. 4, Dapa, Surigao del Norte, after being duly sworn according to law, hereby depose and state that:

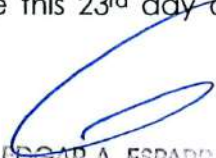
1. I am the same person who have caused the execution of this *Affidavit of Ownership*;
2. I am the sole proprietor and owner of a lumberyard located at Tontonan, Barangay Osmeña, Dapa, Surigao del Norte and operating under the name and style *J & R LUMBER TRADING*;
3. I am the registered owner of the lumberyard and is authorized to operate as such by the LGU of Dapa, Surigao del Norte and other government agencies;
4. I execute this affidavit in order to attest to the truth of the foregoing; to establish my ownership of *J & R LUMBER TRADING*; and for all legal purposes it may serve;

IN WITNESS WHEREOF, I hereby affix my hand this 23<sup>rd</sup> day of June, 2025 in Dapa, Surigao del Norte, Philippines.

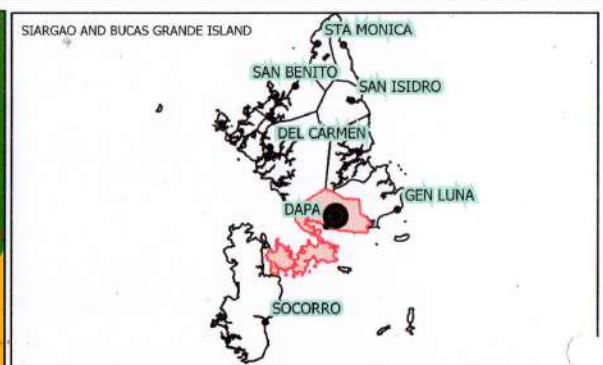
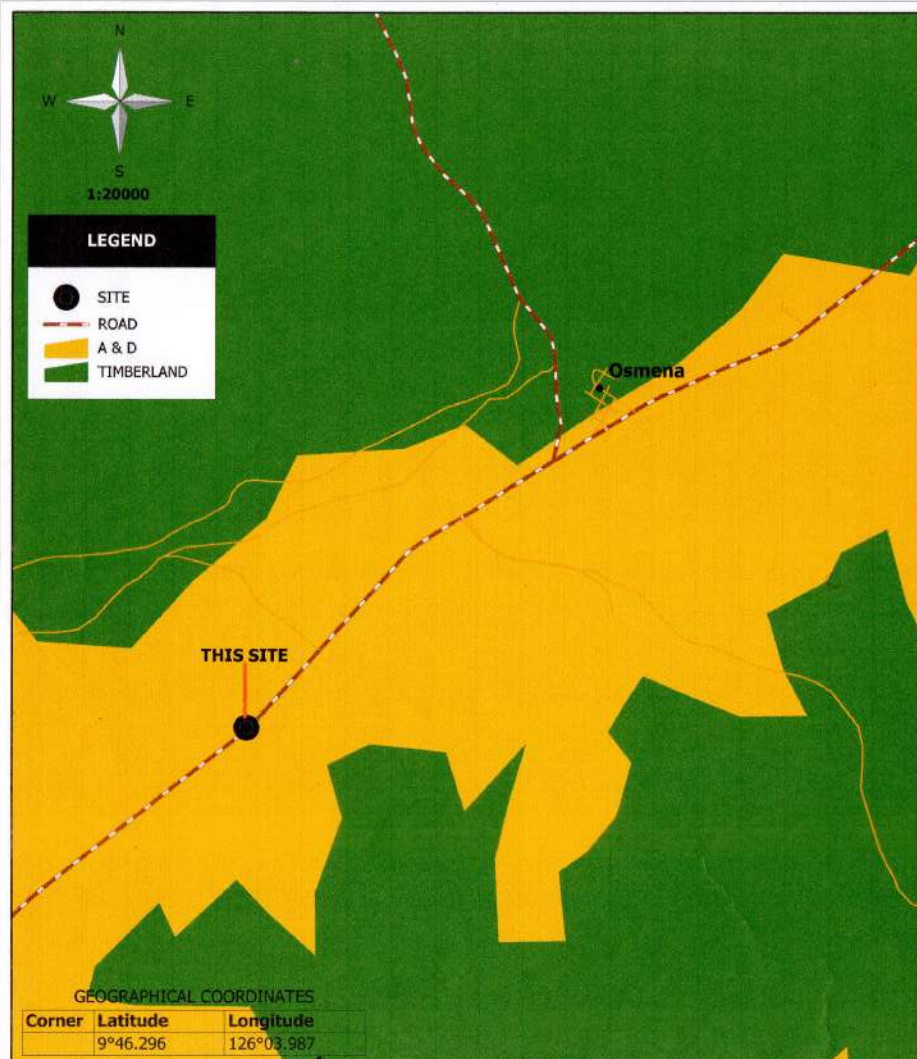
  
**JEZREEL B. DUMANJOG**  
Lessee  
DL No. K07-15-000544

SUBSCRIBED AND SWORN to before me this 23<sup>rd</sup> day of June, 2025 at Dapa, Surigao del Norte, Philippines.

Doc. No. 6567  
Page No. 1207  
Book No. 11  
Series of 2025

  
**ATTY. EDGAR A. ESPARIMAGO**  
Notary Public  
Until December 31, 2025  
Notarial Jurisdiction No. PANP-2024-01  
PTR No. 8162561 3/24/25  
ICP Life Member No. 012066 8/13-19  
Roll No. 38616





**MAP SHOWING  
THE LOCATION OF J&R LUMBER TRADING  
WITHIN A&D**

LOCATED IN THE

BARANGAY OF: OSMENA

MUNICIPALITY OF: DAPA

PROVINCE OF: SURIGAO DEL NORTE

ISLAND OF: SIARGAO

OWNER: JEZREEL B. DUMANJOG

Prepared by:

ZICON IAN D. ARCIGA  
EO/SIS

MARC KAVEN D. CASTAÑARES  
FR

Checked and Verified by:

LILIBETH T. OCHAVEZ  
DMOII/CHIEF RPU

Attested by:

MARJO P. DE JESUS  
DMO III/ HEAD SATELLITE OFFICE

Transaction Number	767
Client Name	JEZREEL DUMANJOG
Business Name	J&R LUMBER TRADING
Reference Number	041525-8172-123

Contact Number: 09126366632

Payment Details:

Paid

Registration Fee	P600.00
Permit Fee	P480.00
Oath Fee	P36.00
Cash Bond	P1,000.00
Total	P 2116.00

✓ Confirm

📷 Capture Screenshot