

AFFIDAVIT OF OWNERSHIP
(Lumberyard for Retail Sale of Lumber and Furniture)

We, the undersigned, of legal age, married, Filipino, and a resident of Bayugan City, Agusan del Sur, after having been duly sworn in accordance with law, hereby depose and state:

That we are the sole proprietor of a retail sale of lumber and furniture business operating under the registered business name Bayugan City Lumber and Wood Working Supply Employees Association (BALUWSSEA) Inc., with principal address Purok 8, Brgy. Taglatawan, Bayugan City, Agusan del Sur;

That the said business is engaged in the sale and distribution of lumber, furniture and related construction materials to the general public;

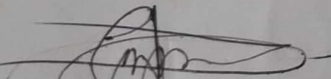
The lumberyard used in the operation of the Bayugan City Lumber and Wood Working Supply Employees Association (BALUWSSEA) was under a lease contract with Mr. Niceforo Calo, located in Brgy. Taglatawan, Bayugan City, Agusan del Sur with a total area of 819.0 square meter;

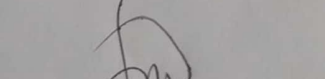
That since the date of lease contract, I have been in actual, peaceful, and continuous possession, and management of the said lumberyard in support of my business operations;

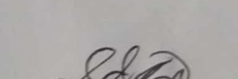
That both the business and the lumberyard are duly compliant with government regulations, and have been registered with the Department of Trade and Industry (DTI) and the Local Government Unit (LGU) of Bayugan City, Agusan del Sur;

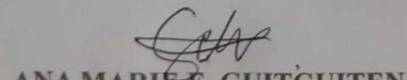
That I am executing this Affidavit to formally declare and affirm my lawful possession of the lumberyard used in my retail lumber business, and for whatever legal purpose this may serve.

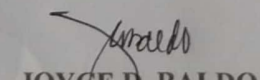
IN WITNESS WHEREOF, I have hereunto affixed my signature this 02 day of Feb, 2025 in Bayugan City, Agusan del Sur, Philippines.

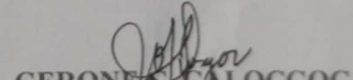

JORNIDO C. SINGSON
Affiant/Proponent

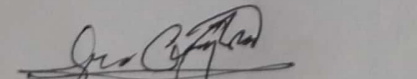

MARICEL B. SAGARAL
Affiant/Proponent

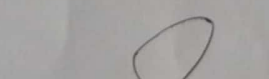

ARGIE OXTERO
Affiant/Proponent

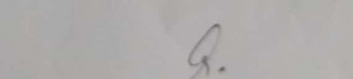

ANA MARIE E. GUITGUITEN
Affiant/Proponent

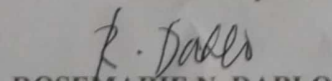

JOYCE D. BALDO
Affiant/Proponent

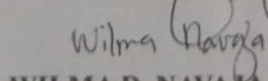

GERONE C. GALOCGOC
Affiant/Proponent

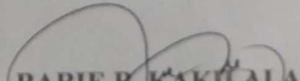

CARMELITA M. GUINSISANA
Affiant/Proponent

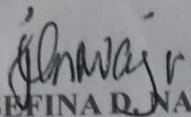

MERLINDA M. GUINSISANA
Affiant/Proponent



MARICEL N. TAHUD
Affiant/Proponent

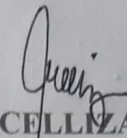

ROSEMARIE N. DABLO
Affiant/Proponent

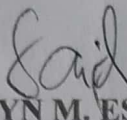

WILMA D. NAVAJA
Affiant/Proponent


BABIE B. KAKILALA
Affiant/Proponent


JOSEFINA D. NAVAJA
Affiant/Proponent


RONNIE D. NAVAJA
Affiant/Proponent


LANY CELLIZA MASONG
Affiant/Proponent


MARIALYN M. ESPINOLA
Affiant/Proponent

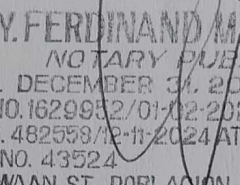
SUBSCRIBED AND SWORN to before me this 02 day of 2025, 2025 at Bayugan City, Agusan del Sur, Philippines. Affiant exhibited to me their valid identification document as per details below his name.

Doc. No. 736;

Page No. 86;

Book No. W11;

Series of 2025.


ATTY. FERDINAND M. BANOSIA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2025
PTR NO. 1629952/01-02-2025 AT BAYUGAN CITY
IBP NO. 482558/12-11-2024 AT AGUSAN DEL SUR
ROLL NO. 43524
101 LAWAAN ST., POBLACION, BAYUGAN CITY
VCE COMPLIANCE NO. 0015905/NOVEMBER 12, 2021

025

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This LEASE CONTRACT made and executed by and between:

NICEFORO CALO, of legal age, Filipino, married to **Herculana D. Calo** and a resident of P-19, Curbada St., Poblacion, Bayugan City, Agusan del Sur, hereinafter known as the **LESSOR**;

- and -

JOSEPHINA NAVAJA, GARCIANO NAVAJA, JERBEN DENIEGA, RONIE NAVAJA and JONATHAN MAKILALA, all of legal age, Filipinos, and residents of Taglatawan, Bayugan City, Agusan del Sur, hereinafter referred to as the **LESSEES**;

WITNESSETH:

That the LESSOR is the absolute and declared owner of a lot knowns as Lot No. 1826-1-8 under TD/ARP No. 06-01-0038-01774 located at Brgy. Taglatawan, Bayugan City, Agusan del Sur with an area of 819.00;

That the LESSOR hereby leases unto each LESSEE a block portion of the above-mentioned lot with an area of Six (6) by Fifteen (15) meter for each LESSEE;

THAT FOR AND IN CONSIDERATION of the terms and conditions hereinafter set forth, the LESSOR hereby leases unto the LESSEES and the latter hereby accept to lease the aforementioned rice farm land under the following stipulations:

- a) That the term of the lease shall be for **five (5) years** only which shall commence on February 1, 2023 until February 1, 2028. This contract is subject for renewable;
- b) That the monthly rental shall be **Seven Thousand Pesos (PhP7,000.00)**;
- c) That each LESSEE shall pay to the LESSOR, an advance monthly rental for one (1) month in the amount of PhP7,000.00 and a one (1) month deposit also in the amount of PhP7,000.00;
- d) That the LESSEE may remove all their things and materials built in the above-mentioned lot at the end of the five years contract;
- e) That at the termination of this contract, the LESSEE shall return the leased property to the LESSOR peacefully, free from all liens and encumbrances, and in the condition in which it was at the commencement of this contract;

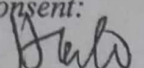
The LESSOR hereby warrants the peaceful possession and enjoyment of the leased premises by the LESSEE.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this ___ day of NOV 26 2020, 20___, at Bayugan City, Agusan del Sur, Philippines.

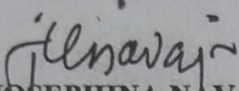

NICEFORO CALO

Lessor

With my marital consent:


HERCULANA D. CALO

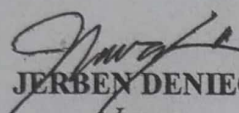
Lessor's Wife


JOSEPHINA NAVAJA

Lessee


GARCIANO NAVAJA

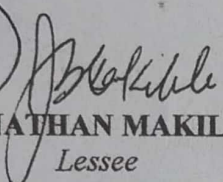
Lessee


JERBEN DENIEGA

Lessee

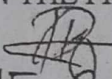

RONE NAVAJA

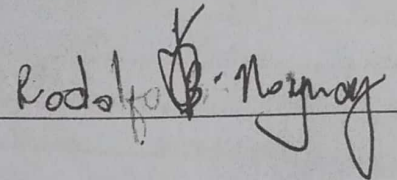
Lessee


JONATHAN MAKILALA

Lessee

SIGNED IN THE PRESENCE OF:


RONE B. GERVALE


RODOLFO B. NOYORA


ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF AGUSAN DEL SUR) S. S.
CITY OF BAYUGAN)
X-----/

BEFORE ME, a Notary Public, personally appeared the above-mentioned persons with their ID's aforesated, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand this NOV 26 2020 day of 20, in Bayugan City, Agusan del Sur, Philippines.

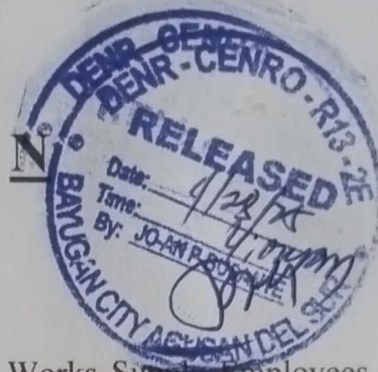
Doc. No. 15
Page No. 4
Book No. IV
Series of 2020


ATTY GERARDO M. BASTILLA
ROMNO. 49777
TIN: 939-908-719-000
UNTIL DEC. 31, 2020
PROVINCE OF ADS, BAYUGAN CITY
PTR NO. 8594922/01-07-20
IBP NO. 1068262/01-07-20
NOTARY PUBLIC
MCLE NO. VI-0021975/4-12-2019



CENRO R13-2E / LANDS

CERTIFICATION



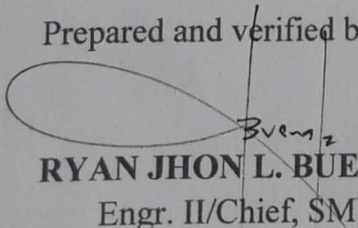
TO WHOM IT MAY CONCERN:

This is to certify that Bayugan City Lumber and Wood Works Supply Employees Association, Inc. with Geographical Location of latitude 8°42'31.00"N and longitude 125°45'25.00"E situated at Purok 2-C, Brgy. Taglatawan, Bayugan City, Agusan del Sur is found within **Alienable and Disposable land under Project No. 34-A as indicated in LC Map No. 1831, certified on February 17, 1955.** The Geographical Coordinates has been pointed on ground by the claimant using handheld GPS reading as shown in the attached GIS generated map.

This certification is issued upon the request of Mr. Jornido C. Singson of Brgy. Taglatawan, Bayugan City, Agusan del Sur for whatever legal purpose it may serve them best.

Issued this 28th day of April 2025 at CENRO Bayugan City, Agusan del Sur.

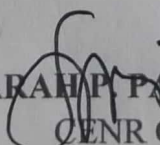
Prepared and verified by:

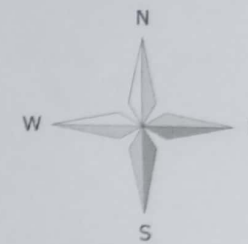
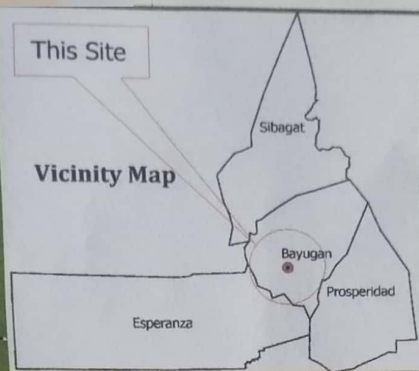
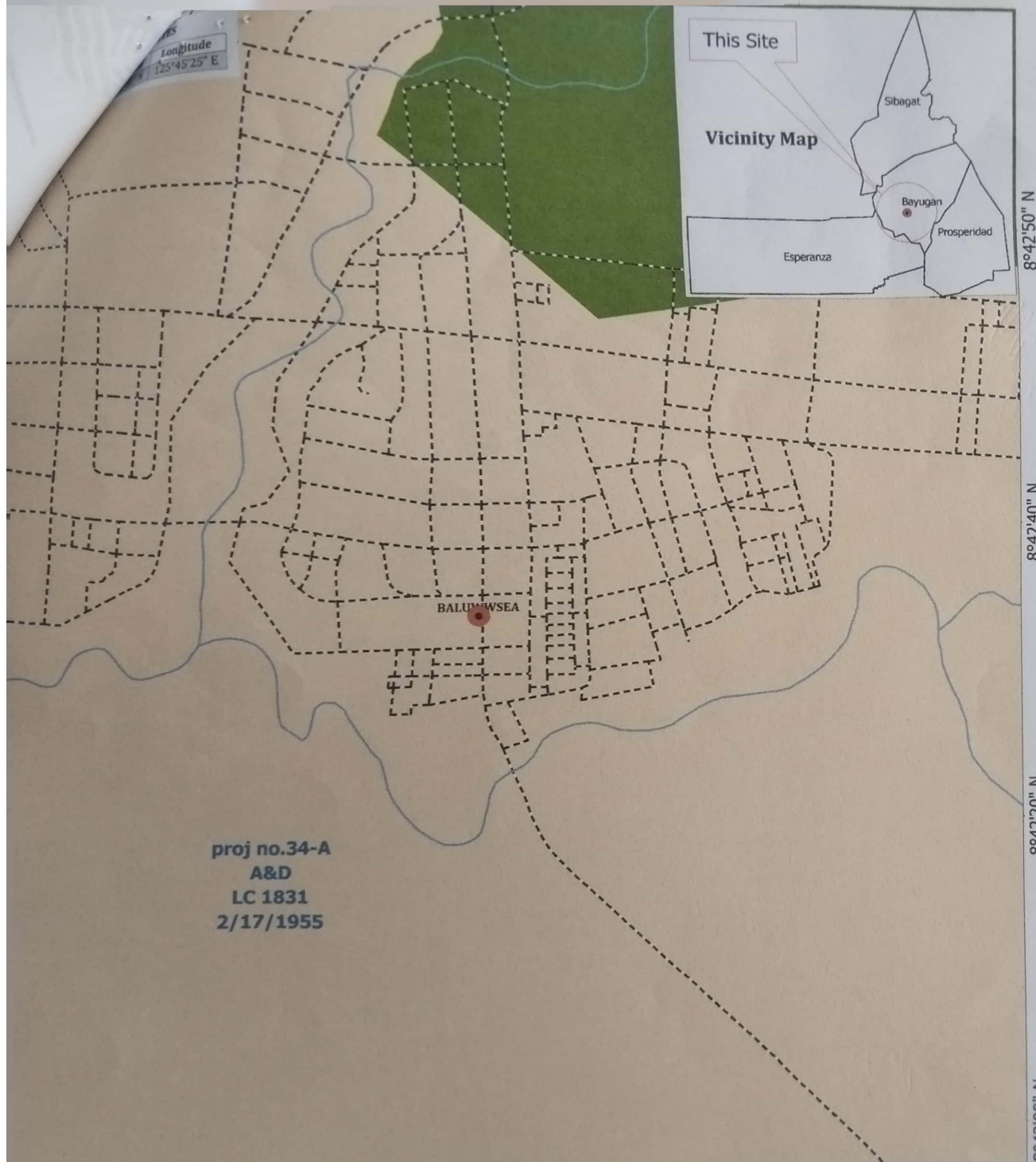

RYAN JHON L. BUENA, GE
Engr. II/Chief, SMU

Reviewed By:


ANA MARIA C. GUNAY
DMO III/Chief, RPS

Approved by:


SARAH P. PAREJO, RPF
CENR Officer



**LAND CLASSIFICATION MAP OF
BALUWWSEA
LOCATED AT PUROK 2-C, BRGY.TAGLATAWAN,
BAYUGAN CITY, AGUSAN DEL SUR**



Scale: 1:11000
Datum: World Geodetic 1984 (WGS84)
Projection: Universal Transverse Mercator - Zone 51 (N)

LEGEND	
	Verified area
	River/creek
	Road network
	Alien & Dispo
	Timberland

Note: Per available data of this Office, BALUWWSEA located at P-2-C, Brgy. Taglatawan, Bayugan City, Agusan del Sur is within Alienable and Disposable land per Project No. 34-A of LC Map No. 1831 certified on February 17, 1955 as plotted in accordance with the Geographical coordinates pointed on ground by the claimant using handheld GPS reading.

This is issued thru the request of Mr. Jornido C. Singso for reference only and not for any registration purpose.

Prepared & plotted by:

ROMEO S. BLASE, RPF.
LMO II Land Class verifier

Checked & reviewed by:

RYAN JHON L. BUENA, GE.
Egnr. II/Chief, SMU