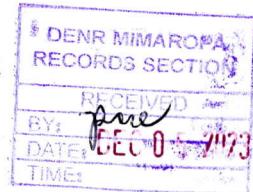




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph



November 8, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT: RE; INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY APRIL E. GAVANIN COVERING LOTS 21 AND 22, CCS-04-002530 AND LOT 6394, CAD 841-D, ALL LOCATED IN BRGY. BUSYBEEES, TAYTAY, PALAWAN**

Forwarded is the memorandum of CENRO Taytay, Palawan dated October 26, 2023 with the investigation report with categorical recommendation on the application for Survey Authority of Lot Nos. 21 and 22, Ccs-04-002530 and Lot 6394, Cad 841-D, all located at Brgy. Busybees, Taytay Palawan, applied by April E. Gravamin, et. al.

After evaluation, this office found out the following:

- a. That the subject lots falls within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block IX, certified on September 23, 1952.
- b. That subject lots was plotted and evaluated based on the attached technical descriptions (V-37) from the Office of the CENRO Taytay.
- c. That Lot 21 consist of six (6) corners with an area of 25,052 sq. meters, Lot 22 consist of five (5) corner with an area of 20,436 sq. meters and Lot 6394 has four (4) corners with an area of 46,583.56 sq. meters.
- d. Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

For the PENRO:

RONIE B. GANDEZA
DMO V / Chief, TSD
In-Charge, Office of the PENRO

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By RONIE B. GANDEZA On 23 NOV 2023
Date: 13 NOV 2023 On 23 NOV 2023



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PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

Control No. 2023-10525-020

ANNEX "B"

CERTIFICATION

This is to certify that **Lot No. 6394, Cad 841-D**, falls within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block IX, certified on September 13, 1952.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 8th day of November 2023 for confirmatory verification of the Regional office.

For the PENRO:


RONIE B. GANDEZA
DMO V / Chief, TSD
In-Charge, Office of the PENRO
⑨

Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By: _____ CN: 22 3163
Date: 08 NOV 2023



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

Control No. 2023-10525-019

ANNEX "B"

CERTIFICATION

This is to certify that **Lot No. 21, Ccs-04-002530**, falls within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block IX, certified on September 13, 1952.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 8th day of November 2023 for confirmatory verification of the Regional office.

For the PENRO:


RONIE B. GANDEZA
DMO V / Chief, TSD
In-Charge, Office of the PENRO

9

Note:
Reference used was based on the rectified LC map provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By _____ CN. 23-3163
Date: 08 NOV 2023



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

Control No. 2023-10525-020

ANNEX "B"

CERTIFICATION

This is to certify that **Lot No. 22, Ccs-04-002530**, falls within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block IX, certified on September 13, 1952.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 8th day of November 2023 for confirmatory verification of the Regional office.

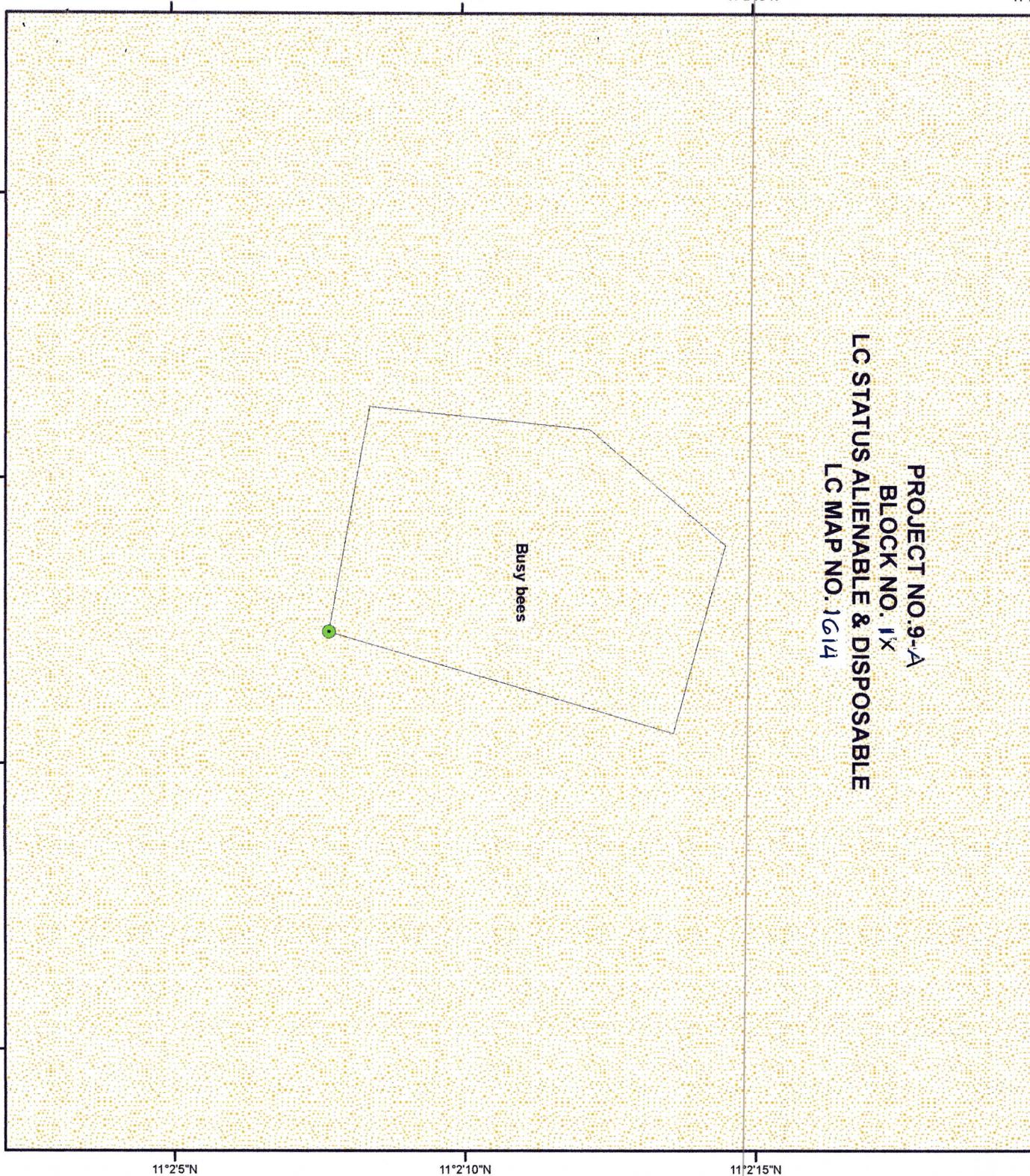
For the PENRO:


RONIE B. GANDEZA
DMO V / Chief, TSD
In-Charge, Office of the PENRO

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By _____
Date: **08 NOV 2023** 23-3183

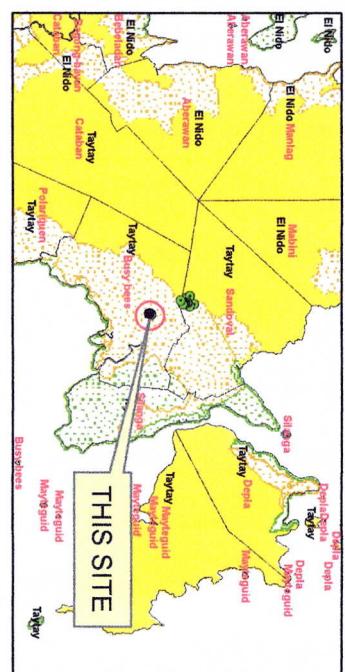
Note:
Reference used was based on the rectified LC map provided and projected by the Regional Office

**PROJECT NO.9-A
BLOCK NO. IX
LC STATUS ALIENABLE & DISPOSABLE
LC MAP NO. 1014**



LOCATION MAP

SCALE: 1:500,000



MAP SHOWING

**THE RELATIVE LOCATION OF LOT 21
FOR LC CERTIFICATION APPLIED BY
HEIRS OF GREGORIO ESPARES**

Located at *Brig. Busybees*

Municipality of Taytay

Province of Palawan

Coordinate System: UTM

Projection: Transverse Mercator

Datum: Luzon 1911

SCALE: 1:3000

Legend

— LOT 21

Land Classification

Alienable & Disposable

Community Forest

Forestand

No Data

Upf

ALMA ALIMONTE-PADILLA

DONNA BELLE E. LUENGO
Engineer II

119°30'40"E

119°30'55"E

119°30'50"E

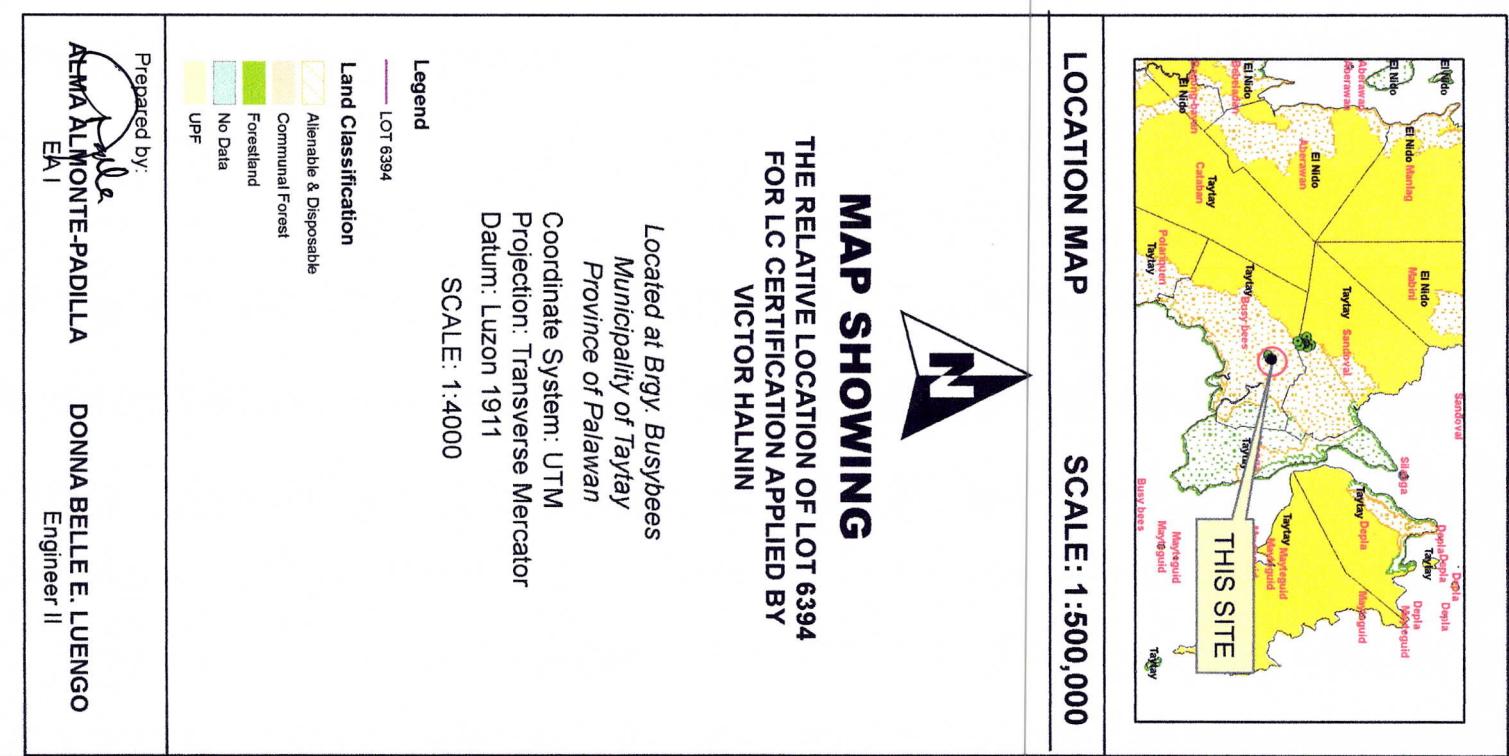
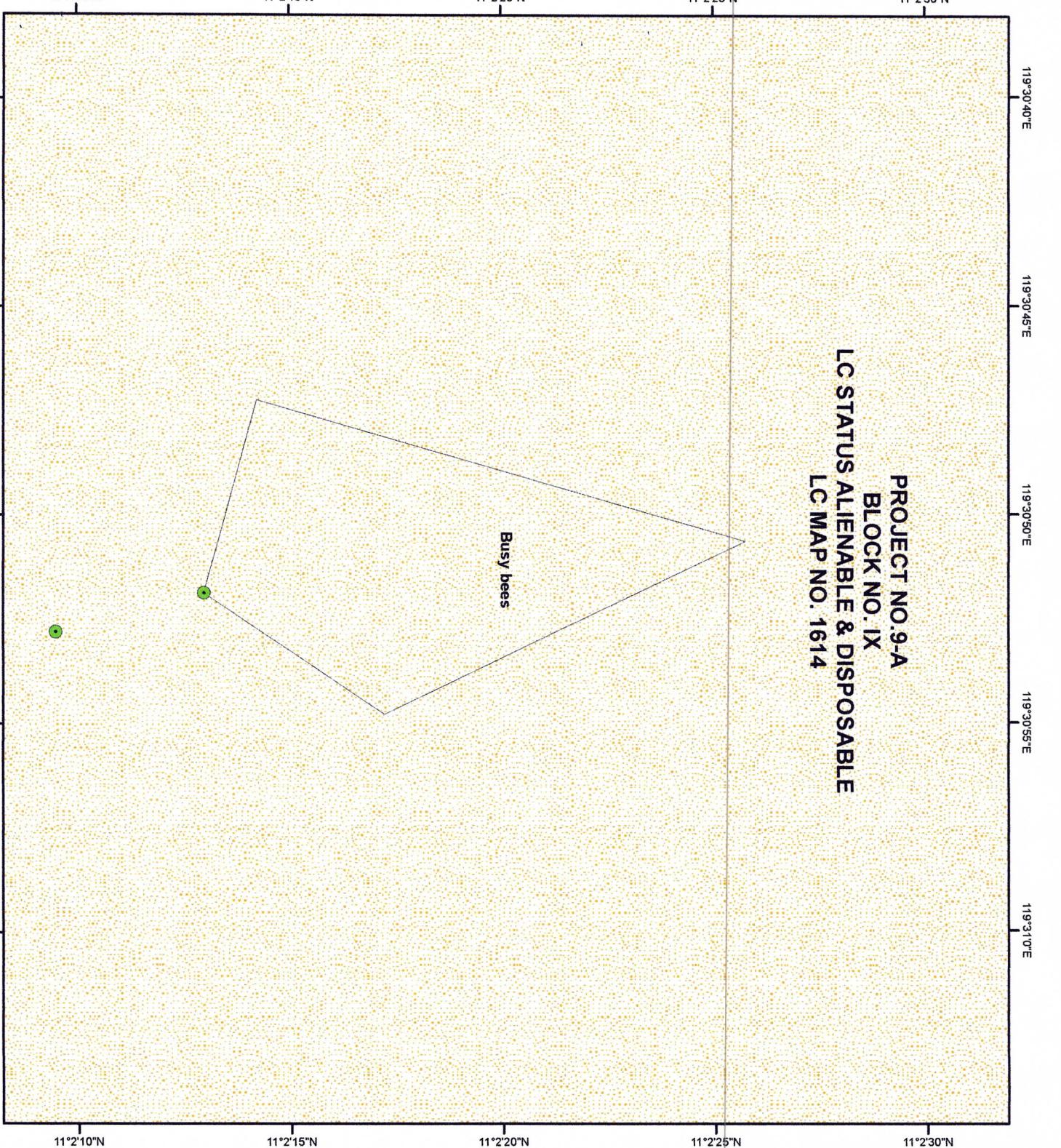
119°30'55"E

119°30'45"E

119°30'50"E

119°30'55"E

119°30'55"E





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Department of Environment and Natural Resources

MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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Email: cenorotaytay@denr.gov.ph

DENR PENRO

PALAWAN RECORDS

RECEIVED

October 26, 2023

MEMORANDUM

BY: 8
DATE: 10/26/2023 BN 23/10525

FOR : The Provincial Environment and Natural Resources Officer
Brgy. Sta. Monica, Puerto Princesa City. Palawan

FROM : The Community Environment and Natural Resources Officer
Brgy. Poblacion, Taytay, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT FOR CLEARANCE RE:
INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED APRIL E. GRAVAMIN COVERING LOTS 21 &
22, CCS-04-002530 AND LOT 6394, CAD 841-D, ALL
LOCATED IN BARANGAY BUSYBEEES, TAYTAY,
PALAWAN**

Respectfully forwarded is the investigation report dated October 16, 2023 of Special Investigator Jones Manoel Y. Lafuente and Land Management Inspector Joanna Jean L. Talamayan relative to the request of April E. Gravamin, et.al. for the issuance of Survey Authority with the subject Lots 21 and 22, Ccs-04-002530 and Lot 6394, Cad 841-D pursuant to DENR Memorandum Circular (DMC) No. 2019-10, Section 4.2 item a.

In view hereof, please be informed of the following findings:

1. Based on records, Lots 21 and 22, Ccs-04-002530, and Lot 6394, Cad 841-D fall within Agricultural Land (Alienable & Disposable) as per Project 9-A, Land Classification Map No. 1614 certified on September 23, 1952, covering a total area of Twenty-five Thousand Fifty-two (25,052) square meters, Twenty Thousand Four Hundred Thirty-six (20,436) square meters, and Forty-six Thousand Five Hundred Eighty-three (46,583) square meters, respectively;
2. The applicant acquired the portion of Lots 21 and 22, Ccs-04-002530 through Affidavit of Quitclaim of Rights and Interest dated April 4, 2022 and *Pagbabahaging labas sa hukuman ng lupang pag-aari ni Pepito Habal Equiz na may pagtalikod sa Karapatan at interest* dated March 28, 2022 containing an area of Seven Thousand Eight Hundred Eighteen (7,818) square meters and Seven Thousand Two Hundred Forty-two (7,242) square meters, respectively. While for Lot 6394, it was acquired through Waiver of Rights dated October 25, 2022;
3. The purpose of the request is to consolidate the area and subdivide with more or less thirty-five (35) resultant lots;
4. The subject lot is outside the military reservation and Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342, dated July 12, 2000; and
5. The subject lot **has no pending case or adverse claim** as per the Certification issued by the Regional Trial Court.



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Email: cenrotaytay@denr.gov.ph

This Office concurs with the recommendation of SI Lafuente and LMI Talamayan for the **approval** of the application for survey authority consolidating the subject lots and subdividing with more or less (35) resultant lots including the Road Right of Way

For information, consideration, and further instruction.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: _____
DATE: OCT 26 2023 3983

CONRADO M. CORPUZ
Community Environment and
Natural Resources Officer ✓



Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region

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Email: cenrotaytay@denr.gov.ph

RECEIVED
TAYTAY, PALAWAN
10-16-23
6397

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : Special Investigator JONES MANOEL Y. LAFUENTE
Land Mgt. Inspector JOANNA JEAN. L TALAMAYAN

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY APRIL E. GRAVAMIN COVERING LOTS 21 & 22, CCS-04-002530 AND LOT 6394, CAD 841-D, ALL LOCATED IN BARANGAY BUSYBEEES, TAYTAY, PALAWAN**

DATE : October 16, 2023

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application of MS. APRIL E. GRAVAMIN.

SUBJECT LOT

The subject of this investigation is the portion of the following lots:

Lot No. 21, Ccs-04-002530 – 25,052 square meters (SC: No Name)
Lot No. 22, Ccs-04-002530 – 20,436 square meters (SC: No Name)
Lot 6394, Cad 841-D – 46,583 square meters (SC: Victor Halnin)

CLASSIFICATION

Based on records, the subject lots fall within Agricultural Land (Alienable and disposable) as per Project 9-A, Land Classification Map No. 1614 certified on September 23, 1952.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted investigation. The following were undertaken:

1. The undersigned review the attached documents to the request, and verify how the area was acquired by the applicant;
2. The undersigned had made coordination with the applicants relative on the date of ground investigation/ inspection and advised them to prepare two (2) witnesses that could justify their occupation and claims on the area;
3. Ocular inspection/ investigation on the area was conducted by the undersigned on June 29, 2023 at about 10:20 o'clock in the morning to verify if there is an existing improvement introduced therein; and
4. That during the conduct of investigation/ inspection, the undersigned had subscribed the applicant's "Affidavit of Two Disinterested Person" as one of the requirements for Survey Authority.



FINDINGS/RECOMMENDATION

Upon investigation and records verification, I found the following:

Lots 21 and 22, Ccs-04-002530

1. Lots 21 and 22, Ccs-04-002530 were listed as no name containing an area of Twenty-five Thousand Fifty-two (25,052) square meters and Twenty Thousand Four Hundred Thirty-six (20,436) square meters, respectively;
2. The said lots are portion of Lot 6386, Cad 841-D surveyed for Pepito Equiz containing an area of Eighty-six Thousand Two Hundred Eighty-one (86,281) square meters;
3. The Heirs of Pepito Equiz executed an Affidavit of Quitclaim of Rights and Interest dated April 4, 2022 and *Pagbabahaging labas sa hukuman ng lupang pag-aari ni Pepito Habal Equiz na may pagtalikod sa Karapatan at interest* dated March 28, 2022 for the portion of Lots 21 and 22, Ccs-04-002530 containing an area of Seven Thousand Eight Hundred Eighteen (7,818) square meters and Seven Thousand Two Hundred Forty-two (7,242) square meters, respectively, in favor of the Heirs of Gregorio Espares;
4. Lot 6386, Cad 841-D (part) is covered by the Tax Declaration of Real Property with TD No. 18-23-010-0191 with Property Identification No. 066-23-010-08-023 in the name of Pepito Equiz;
5. That Gregorio Espares started to occupy the area sometime in the year 1970s;
6. A certification from the Office of Punong Barangay of Busybees signed by Hon. Ceferino D. Cuizon was issued to Heirs of Gregorio Espares as the actual occupant/ possessor of a parcel of land;
7. The subject lot is outside the military reservation and Malampaya Sound Protected Landscape and Seascapes (MSPS) per Presidential Proclamation No. 342, dated July 12, 2000;
8. The subject lot has no pending case or adverse claim as per Certification issued by the Regional Trial Court dated January 20, 2023; and
9. Based on the certification dated September 13, 2022, issued by the Land Registration Authority (LRA), the said lots do not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section.

Lots 6394, Cad 841-D

1. Lot 6394, Cad 841-D was listed in the name of Victor Halnin during the survey with a total area of Forty-six Thousand Five Hundred Eighty-three (46,583) square meters;
2. Listed claimant, Victor Halnin, waived his rights to Eleanor E. Ganzon, Elsienor E. Cordero, Lota E. Mariano, and April E. Gravamin for the Twenty-two Thousand Sixty-nine (22,069) square meters through Waiver of Rights dated October 25, 2022. While the Twenty-four Thousand Five Hundred Fourteen (24,514) square meters was waived by Mr. Halnin to Rizan Lota Domdom through Waiver of Rights dated October 25, 2022;
3. Victor Halnin started to occupy the area sometime in the year 1970s;



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Email: cenrotaytay@denr.gov.ph

4. It is covered by the Tax Declaration of Real Property with TD No. 18-23-010-0178 with Property Identification No. 066-23-010-08-004 in the name of Victor Halnin, Jr. (part of 6394);
5. A certification dated February 3, 2022, from the Office of Punong Barangay of Busybees signed by Hon. Ceferino D. Cuizon was issued to Mrs. Elsa H. Espares (deceased) as the actual occupant/ possessor of a parcel of land. This certification was issued upon the request of Eleanor E. Ganzon (daughter of the deceased claimant);
6. The subject lot is outside the military reservation and Malampaya Sound Protected Landscape and Seascapes (MSPLS) per Presidential Proclamation No. 342, dated July 12, 2000;
7. The subject lot has no pending case or adverse claim as per Certification issued by the Regional Trial Court dated December 10, 2020; and
8. Based on the certification dated May 31, 2022 issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section.

The purpose of the request is to consolidate the portions of the subject lots (21 and 22, Ccs-04-002530 and 6394, Cad 841-D) and subdivide with more or less thirty-five (35) resultant lots including the Road Right of Way. Further, it is generally plain and level in slope with existing residential houses built within the area and with improvements found thereon.

In view of the above, the undersigned recommends the **approval** of the application for survey authority consolidating the subject lots and subdividing with more or less (35) resultant lots including the Road Right of Way

Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated June 29, 2023.

JOANNA JEAN L. TALAMAYAN

JONES MANOEL Y. LAFUENTE



Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region

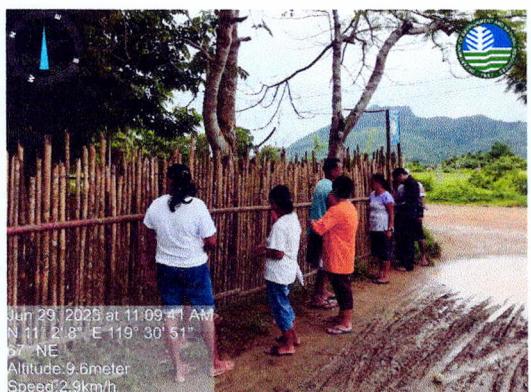
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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PHOTOS





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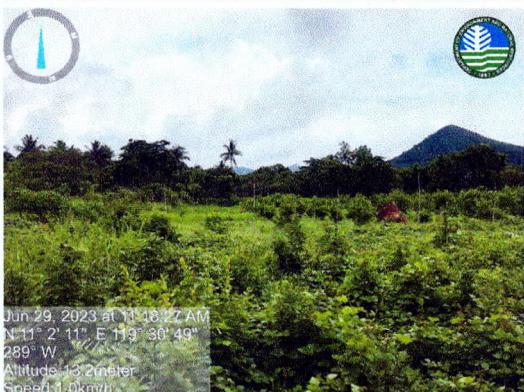
Jun 29, 2023 at 11:12:55 AM
N 11° 2' 10" E 119° 30' 52"
253° W
Altitude: 9.9meter
Speed: 0.9km/h



Jun 29, 2023 at 11:13:48 AM
N 11° 2' 10" E 119° 30' 51"
293° NW
Altitude: 11.0meter
Speed: 0.3km/h



Jun 29, 2023 at 11:14:30 AM
N 11° 2' 10" E 119° 30' 51"
290° W
Altitude: 11.8meter
Speed: 0.2km/h



Jun 29, 2023 at 11:18:27 AM
N 11° 2' 11" E 119° 30' 49"
289° W
Altitude: 13.2meter
Speed: 1.0km/h



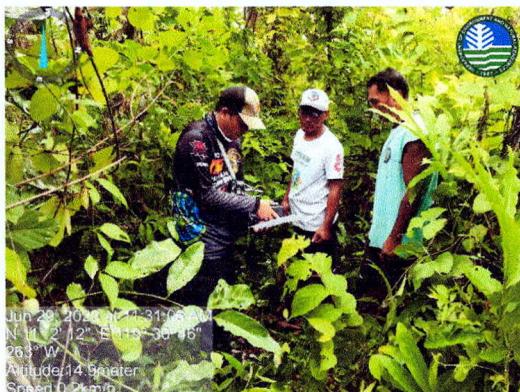
Jun 29, 2023 at 11:19:07 AM
N 11° 2' 11" E 119° 30' 49"
336° NW
Altitude: 13.4meter
Speed: 0.8km/h



Jun 29, 2023 at 11:21:45 AM
N 11° 2' 11" E 119° 30' 48"
126° SE
Altitude: 13.6meter
Speed: 0.7km/h



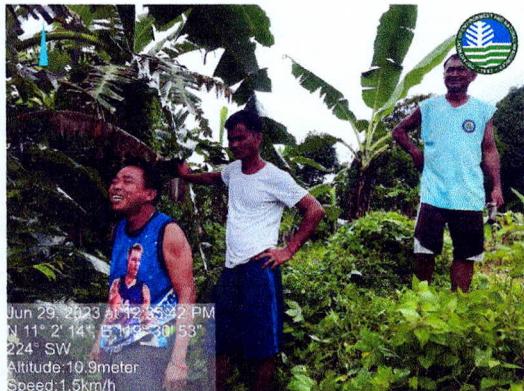
Jun 29, 2023 at 11:22:30 AM
N 11° 2' 10" E 119° 30' 53"
112° S
Altitude: 13.8meter
Speed: 0.8km/h



Jun 29, 2023 at 11:31:05 AM
N 11° 2' 12" E 119° 30' 48"
263° W
Altitude: 14.9meter
Speed: 0.2km/h



Jun 29, 2023 at 11:35:12 AM
N 11° 2' 10" E 119° 30' 45"
281° W
Altitude: 14.0meter
Speed: 0.6km/h



Jun 29, 2023 at 12:05:42 PM
N 11° 2' 14" E 119° 30' 53"
224° SW
Altitude: 10.9meter
Speed: 1.5km/h



Jun 29, 2023 at 12:29:02 PM
N 11° 2' 9" E 119° 30' 47"
280° W
Altitude: 11.4meter
Speed: 1.9km/h



Jun 29, 2023 at 12:31:23 PM
N 11° 2' 14" E 119° 30' 52"
30° NW
Altitude: 11.7meter
Speed: 0.6km/h



Jun 29, 2023 at 12:43:22 PM
N 11° 2' 14" E 119° 30' 53"
324° NW
Altitude: 10.9meter
Speed: 1.5km/h



Jun 29, 2023 at 12:46:09 PM
N 11° 2' 14" E 119° 30' 51"
152° SE
Altitude: 17.0meter
Speed: 1.8km/h



Jun 29, 2023 at 11:37:56 AM
N 11° 2' 10" E 119° 30' 43"
30° E
Altitude: 6.6meter
Speed: 5.3km/h

REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF TAYTAY

AFFIDAVIT OF DISINTERESTED PERSON

I, Andy D. Hesarza, Filipino, single/married, of legal age, and a resident of Barangay Busybees, Taytay, Palawan after having been duly sworn on oath in accordance with the law, do hereby voluntarily depose and state:

1. That I personally know April E. Gravamin who was the owner/claimant of a parcel of land located in Barangay Busybees, Taytay, Palawan identified as Lots 21 & 22, CCS-041-C02530 & Lot 6394, Cad 841-D
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership;
3. That I am not related to the applicant either consanguinity or affinity and I am not interested in the land applied for;
4. That I am executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan; and
5. THAT AFFIANTS FURTHER SAYETH NAUGHT

IN WITNESS WHEREOF, I have hereunto set my hand this
June 2023 in the place above first written.


Andy D. Hesarza

Affiant

CTC/ID No: 03-050397858-4

Issued on: _____ at/by PhilHealth

SUBSCRIBE AND SWORN TO before me on the date and place stated above.


JOANNA JEAN L. TALAMAYAN
Land Management Inspector


JONES MANOEL Y. LAFUENTE
Special Investigator

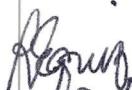
REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF TAYTAY

AFFIDAVIT OF DISINTERESTED PERSON

I, Rowena D. Equiz, Filipino, single/married, of legal age, and a resident of Barangay Busybees, Taytay, Palawan after having been duly sworn on oath in accordance with the law, do hereby voluntarily depose and state:

1. That I personally know April E. Gravamin, et al. who was the owner/claimant of a parcel of land located in Barangay Busybees, Taytay, Palawan identified as Lots 21 & 22, CCS-04-002530 & Lot 6394, Cad 841-D
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership;
3. That I am not related to the applicant either consanguinity or affinity and I am not interested in the land applied for;
4. That I am executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan; and
5. THAT AFFIANTS FURTHER SAYETH NAUGHT

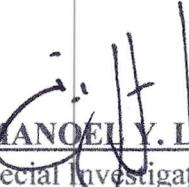
IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of June 2023 in the place above first written.


Rowena D. Equiz
Affiant

CTC/ID No: 23-002137487
Issued on: _____ at/by PhilHealth

SUBSCRIBE AND SWORN TO before me on the date and place stated above.


JOANNA JEAN L. TALAMAYAN
Land Management Inspector


JONES MANOEL Y. LAFUENTE
Special Investigator





VILLARUEL SURVEYING AND ENGINEERING SERVICES
Add: Purok 6, San Lorenzo, Poblacion Taytay, Palawan 5312
Email add: villaruelsurveyingoffice@gmail.com
Contact No. 09187956434- 09051412734

February 10, 2023

DENR-CENRO
Poblacion, Taytay, Palawan

DENR-CENRO
TAYTAY, PALAWAN
RECEIVED
2023
2.10.23 ON 0939

To whom it may concern ,

Submitting herewith the requirements of **APRIL E. GRAVAMIN ET-AL** (applicant) , for application for survey authority to segregate their occupation and improvements over which they have interest on: Lot 21, CCS-04-002530 located at Bgy. Busy Bees, Taytay, Palawan.

Please see attached file. Thank you.

Sincerely yours,


ABIGAIL M. VILLARUEL
EE

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: APRIL E. GRAVAMIN

Present Address: ARADO 2, POM. PAY PAY, PALAWAN

Date:

**The Community Environment and
Natural Resources Officer**

Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to

Subdivide Segregate our occupation and improvements over which we have
interest on:

Lot No. 21 CCS - 04 - 002530

Survey No. _____

Identical to Lot No. 15659

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: 25,052

Location of the land: Pgy. Busy Bees Taytay

Survey No. _____

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer Abigail A. Villanuel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: APRIL E. GRAVAMIN

Contact No: 091512965323 / 0975677145

GEODETIC ENGINEER'S COMMITMENT

I, Abigail A. Villanuel, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land and to personally follow-up the issuance thereof.

Geodetic Engineer _____

Licensed No. 10338

Contact No. 09051412734

Requirements:

1. Accomplished and signed letter request for Survey Authority
2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
6. Barangay Certification (actual occupant of the area);
7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
8. Photo copy of any government-issued Identification Card.
9. Community Tax Certificate (CEDULA);
10. Special Power of Attorney (if applicable); and
11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS



VILLARUEL SURVEYING AND ENGINEERING SERVICES

Add: Purok 6, San Lorenzo, Poblacion Taytay, Palawan 5312

Email add: villaruelsurveyingoffice@gmail.com

Contact No. 09187956434- 09051412734

February 10, 2023

DENR-CENRO

Poblacion, Taytay, Palawan

**DENR CENRO
TAYTAY, PALAWAN**

RECEIVED

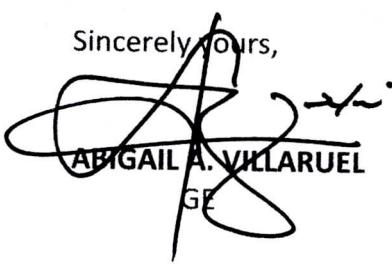
**RECEIVED
2-10-19 CN 0978**

To whom it may concern ,

Submitting herewith the requirements of **APRIL E. GRAVAMIN ET-AL** (applicant) , for application for survey authority to segregate their occupation and improvements over which they have interest on: Lot 22, CCS-04-002530 located at Bgy. Busy Bees, Taytay, Palawan.

Please see attached file. Thank you.

Sincerely yours,


ABIGAIL A. VILLARUEL
GE

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: APRIL E. GRAVAMIN ET-AL

Present Address: ARADO 2, P.B. TAYTAY, PALAWAN

Date: Nov.

**The community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
 Subdivide Segregate our occupation and improvements over which we have
interest on:

Lot No. 22

Identical to Lot No. 15460

Portion of Lot No. _____

Area: 20.436

Location of the Land: Big. Busy Bees Taytay Palawan

Survey No. CCS - 04-002530

Survey No. _____

Survey No. _____

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer Abigail A. Villaruel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: April E. Gravamin
Contact No: 09756791457 / 09512965323

GEODETIC ENGINEER'S COMMITMENT

I, Abigail A. Villaruel, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land to personally follow-up the issuance thereof.

Geodetic Engineer ABIGAIL A. VILLARUEL
Licensed No. 1038
Contact No. 0905412784

Requirements:

- Accomplished and signed letter request for Survey Authority.
- Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- Regional Trial Court (RTC) Certification/ clearance (proof that the area has no pending case);
- Barangay Certification (actual occupant of the area);
- Sown affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- Photo copy of any government-issued Identification Card.
- Community Tax Certificate (CEDULA);
- Special Power of Attorney (if applicable); and
- Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN THESE PRESENTS:

WE, ELEANOR E. GANZON, ELSIENOR E. CORDERO and LOTA ESPARES MARIANO, all of legal ages, both married, both Filipinos and residents of Barangay Poblacion, Taytay, Palawan, do hereby **NAME, APPOINT** and **CONSTITUTE APRIL ESPARES GRAVAMIN**, of legal age, Filipino, married and a resident of Poblacion Taytay, Palawan, as our true and legal representative to act for and in our name and stead and to perform the following acts:

1. To represent us to process, to sign and to appear in our behalf, which parcel of land are hereinafter describe as follows:

"Lot No. 21, CCS-04-002530 A, with an area of SEVEN THOUSAND EIGHT HUNDRED EIGHTY ONE (7,818.SQ.M) SQUARE METERS, involving Lot No. 22, CCS-04-002530 A, with an area of SEVEN THOUSAND TWO HUNDRED FORTY TWO (7,242.SQ.M) SQUARE METERS, located at Brgy. Busy bees, Taytay, Palawan"

2. To execute and sign any and all documents necessary for the approval by the government agencies such as but not limited to Bureau of Internal Revenue (BIR), Provincial Assessor, Provincial Register of Deeds, Municipal Assessor, Department of Environment and natural Resources (DENR/CENRO), and Department of Agrarian Reform (DAR), and to pay all the taxes and obligations due to the government;

3. To represent us, to appear in our behalf and to apply and fallow-up the LRA Certification by the Land Registration Authority-Philippines of the real property abovementioned;

4. To prepare or cause to be prepared and instruments, and papers that are necessary to facilitate the proper processing and paper documentation, the proper transfer and conveyance of title, rights and other improvements and assessment to the buyer/s and for other legal purposes;

HEREBY GRANTING unto our representative full power and authority to execute and perform every act necessary to render effective the aforementioned acts, as though ourself have so performed it, and **HEREBY APPROVING ALL** that they x may do by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this
at Taytay, Palawan.

Gravamin
APRIL E. GRAVAMIN
Representative
PRC ID No. Reg No. 0993319
Valid.04.22.24/Taytay,Pal.

Ganzon
ELEANOR E. GANZON
Principal
PDCWDI ID No. TAY 009
Taytay,Pal.

Cordero
ELSIENOR E. CORDERO
Principal
HH ID No.
Taytay,Pal.

Mariano
LOTA E. MARIANO
Principal
TIN ID No. 926-663-219-000
Issued.8.5.19/Taytay,Pal.

Witnesses: CEFERINO S. CHITON

Ray
RIZAN L. DOMDOM

ACKNOWLEDGMENT

Republic of the Philippines
Taytay, Palawan) s.s

BEFORE ME, a Notary Public for and in the Palawan, this APR 04 2022, personally appeared the abovenamed persons known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument has been signed by the concerned party and his witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 167
Page No. 35
Book No. 14
Series of 2022



+
ATTY. PHILIP RAY L. MARCIAL, CPA, REA, /& C.E.B.
NPLROK NO. 2020-008 NOTARY PUBLIC, PUERTO PRINCESA CITY, 30 JUN
ROLL NO. 54668, 54668
PTR NO. D831089/01-03-22/PAL,
IBP NO. 195508/01-04-22/PAL



Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
PROFESSIONAL IDENTIFICATION CARD



LAST NAME ► GRAVAMIN
FIRST NAME ► APRIL
MIDDLE NAME ► ESPARES
REGISTRATION NO. ► 0993319
REGISTRATION DATE ► 12/11/2008
VALID UNTIL ► 04/22/2024

PROFESSIONAL TEACHER



Professional Regulation Commission
www.prc.gov.ph

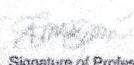
4C19

CERTIFICATION

This is to certify that the person whose name, photograph, and signature appear herein is a duly registered professional, legally authorized to practice his/her profession with all the rights and privileges appurtenant thereto.

19-3231452

This is to certify further that he/she is a professional in good standing and that his/her certificate of registration/professional license has not been suspended, revoked or withdrawn.


Signature of Professional


TEOFILO S. PILANDO, JR.
Chairman







COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CC12021 10607933
YEAR 2023	PLACE OF ISSUE (City / Mun / Province) Taytay, Palawan	DATE ISSUED 18.23	
NAME (SURNAME) <i>Gravamen</i> (FIRST) <i>April</i> (MIDDLE) <i>B</i>		TAXPAYER'S COPY (In 00's)	
ADDRESS <i>Atmosi, Taytay, Palawan</i>		SEX <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE	HEIGHT
CITIZENSHIP <input checked="" type="checkbox"/> PH	ICR NO. (If an Alien)	PLACE OF BIRTH <i>Taytay, Palawan</i>	WEIGHT
CIVIL STATUS <input type="checkbox"/> Single <input checked="" type="checkbox"/> Married <input type="checkbox"/> Widower / Widower / Legally Separated <input type="checkbox"/> Divorced		DATE OF BIRTH <i>9-22-81</i>	COMMUNITY TAX DUE
PROFESSION / OCCUPATION / BUSINESS <i>Teacher</i>		TAXABLE AMOUNT	₱ 5-
A. BASIC COMMUNITY TAX (₱ 5.00) Voluntary or Exempted (₱ 1.00)			
B. ADDITIONAL COMMUNITY TAX (tax not to exceed ₱ 5,000.00)			
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (₱ 1.00 for every ₱ 1,000.00)			
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (₱ 1.00 for every ₱ 1,000.00)			
3. INCOME FROM REAL PROPERTY (₱ 1.00 for every ₱ 1,000.00)			
Right Thumb Print <i>Samson</i>	TAXPAYER'S SIGNATURE <i>Samson</i>		TOTAL ₱ 200
			INTEREST
	MUNICIPAL / CITY TREASURER <i>DMLN P. Mabano Jr.</i>		TOTAL ₱ 250 AMOUNT PAID (In 00's) <i>for the third year in</i>

DOP: 05.14.2021



Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay Busy Bees



OFFICE OF THE PUNONG BARANGAY

SANGGUNIANG BARANGAY

HON. FLORVIN A. DURANA.
Bgy. Kagawad

HON. EDITHA A. LOTA
Bgy. Kagawad

HON. ANDY D. HEZARSA
Bgy. Kagawad

HON. MIGUELITO D. GARCIA
Bgy. Kagawad

HON. NORA A. HEMOR
Bgy. Kagawad

HON. ARJAY G. CORDERO
Bgy. Kagawad

HON. ELMA M. CAABAY
Bgy. Kagawad

MA. CRISTINA B. EQUIZ
SK Chairperson

MA. LOURDES E. VILLANOCHE
Bgy. Secretary

ERDEN M. LOTA
Bgy. Treasurer

CERTIFICATION

TO WHOM IT MAY CONCERN;

THIS IS TO CERTIFY that **GREGORIO E. ESPARES** (DECEASED) late resident of Barangay Busybees, Taytay, Palawan is the actual occupant / claimant / possessor of a certain parcel of agricultural land located at Sitio Nabang of this barangay

CERTIFY FURTHER, that the following description described below:

Lot No: 6386
Lot 21, CCS-04-002530 A -area of (7,818 square meters) and
Lot 22, CCS -04 -002530 A – area (7,242 square meters).

This certification is being issued upon request of MRS. APRIL ESPARES GRAVAMIN daughter of the said person mention above for the legal purposes it may serve her best.

Issued this 7th day of FEBRUARY, 2023 at the Office of the Punong barangay, BusyBees, Taytay, Palawan.

CERTIFIED BY:

HON. CEFERINO D. CUIZON
Punong Barangay

Paid under O.R No.: No Available O.R.
Issued on:
At Barangay BusyBees, Taytay, Palawan.

AFFIDAVIT OF QUITCLAIM OF RIGHTS AND INTERESTS

Kami, **MELODY EQUIZ BUAYA, MORIEL EQUIZ DE JESUS, ARIEL D. EQUIZ, ROWENA DAIZON EQUIZ at EVELYN EQUIZ VILLASANA**, lahat nasa legal na edad, mga Pilipino, at mga naninirahan sa Brgy. Busy Bees, Taytay, Palawan, matapos manumpa alinsunod sa batas ay nagsasabi ng mga sumusunod NA:

1. Kami ang mga anak ni Pepito Habel Equiz (patay na) at nagsasabing ang lupang pagmamay-ari ni Gregorio Espares (patay na) na minana ng kanyang mga anak na mga tunay at direktang tagapagmama na sina **APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO at LOTA ESPARES MARIANO**, ay nagsasabing ang lupang napaloob sa mga dokumentong nasa pangalan ng aming magulang, na makikita at kinikilalang nasa porsiyong **Lot No. 21, CCS-04-002530 A**, na may sukat na **SEVEN THOUSAND EIGHT HUNDRED EIGHTY ONE (7,818.SQ.M) SQUARE METERS**, at porsiyong **Lot No. 22, CCS-04-002530 A**, na may sukat na **SEVEN THOUSAND TWO HUNDRED FORTY TWO (7,242.SQ.M) SQUARE METERS**, na matatagpuan sa Brgy. Busy bees, Taytay, Palawan;

Gregorys
2. Dahil dito kinikilala namin ang pagmamay-ari ni Gregorio Espares (patay na) sa nabanggit na parselang lupang pang-agrikultura na idineklara sa aming magulang na si Pepito Habel Equiz (patay na), sa pamamagitan nito ay humihinto kami sa pag-claim dito at aming isinusuko ang anuman karapatan, interes at partisipasyon anuman sa nabangit na parcela ng lupa sa itaas para kina **APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO at LOTA ESPARES MARIANO**, at sa kanilang mga tagapagmama na kahalili at itinalaga ngayon at magpakailanman ito aming ay mapapatunayan ng Affidavit of Quitclaim of Rights and Interest na ito;

3. Kami ay kusang loob na nagsasabi na hindi kami papasok o tumututol sa anumang gagawin nila sa parselang lupang nabanggit sa itaas;

Gregorys
4. Sa pamamagitan nito, kinikilala ko ang anumang pagkilos ng pagmamay-ari ng nasabing mga naiwang tagapagmama ni Gregorio Espares sa nabanggit na parselang lupang itaas;

Gregorys
5. Ang salaysay naming ito ay pawang katotohanan lamang at ito ay kusang-loob naming ginawa at hindi kami tinakot o pinilit upang gawin ito.

SA KATOTOHANAN NG LAHAT NA ITO, ako ay lumagda sa ibaba nito ngayong
APR 04 2022 sa Taytay, Palawan.

M. Buaya
MELODY E. BUAYA
BRGY ID No. 2021-0801
El Nido, Pal.

S. Equiz
MORIEL E. DE JESUS
BRGY ID No. 0000-313
Taytay, Pal.

E. Villasana
EVELYN E. VILLASANA
TIN No. 501-780-124-000

A. Equiz
ARIEL D. EQUIZ
BRGY ID No. 0000-229
Taytay, Pal.

R. Equiz
ROWENA D. EQUIZ
VIN: 5320-0046B-L1164RDE20000B
Taytay, Pal.

R. Dom Dom
DOM DOM

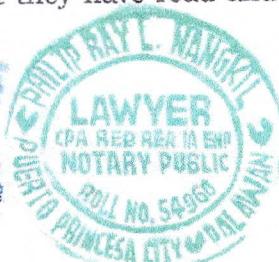
Witness:

CEFERINO D. SOUTON

ACKNOWLEDGMENT

Republic of the Philippines)
Taytay, Palawan) ss.

Philip Ray L. Nangkil
SUBSCRIBED AND SWORN to before me this APR 04 2022 at Taytay, Palawan. I hereby certify that I have personally examined the affiants and that I am fully satisfied that they have read and fully understood and voluntarily executed their aforesaid affidavit.



ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, IA, Enr.
No. 2020-003 MULUSAN FOR PALAWAN UNTIL 30 JUN 2022
ROLL OF ATTORNEYS NO. 54960
PTR NO. D891088/01-03-22/PAL
IBP NO. 195508/01-04-22/PAL

**PAGBABAHAGING LABAS SA HUKUMAN NG LUPANG PAG-AARI NI PEPITO HABEL
EQUIZ NA MAY PAGTALIKOD SA KARAPATAN AT INTERES**

ALAMIN NG LAHAT NA:

KAMI SINA:

MELODY EQUIZ BUAYA, nasa legal na edad, may asawa, Filipino at nakatira sa El Nido, Palawan;

MORIEL EQUIZ DE JESUS, nasa legal na edad, may asawa, Filipino at nakatira sa Brgy. Busy Bees, Taytay, Palawan;

ARIEL D. EQUIZ, nasa legal na edad, may asawa, Filipino at nakatira sa Brgy. Busy Bees, Taytay, Palawan;

ROWENA DAIZON EQUIZ, nasa legal na edad, may asawa, Filipino at nakatira sa Brgy. Busy Bees, Taytay, Palawan;

at

EVELYN EQUIZ VILLASANA, nasa legal na edad, may asawa, Filipino at nakatira sa Brgy. Busy Bees, Taytay, Palawan;

Sa pamamagitan ng kasulatang ito ay nagpapatunay at nagsasalaysay NA:

1. Kami ang mga anak at tunay na tagapagmama ni PEPITO HABEL EQUIZ na namatay noong July 27, 2007 sa Brgy. Busy Bees, Taytay, Palawan, Philippines, kalaup bilang "Annex A";
2. Ang aming magulang ay namatay na walang naiwang Huling Habilin o Testamento, at walang anumang pagkakautang sa kaninumang tao o samahan;
3. Sa pagkamatay ng aming magulang siya ay nakaiwan ng lupain na sumusunod:

Napaloob sa Lot 21, CCS-04-002530 A, na may sukat na SEVEN THOUSAND EIGHT HUNDRED EIGHTEN (7,818SQ.M) SQUARE METERS, na matatagpuan sa Brgy. Busy Bees, Taytay, Palawan, bilang "Annex B":

Napaloob sa Lot 22, CCS-04-002530 A, na may sukat na SEVEN THOUSAND TWO HUNDRED FORTY TWO (7,242SQ.M) SQUARE METERS, na matatagpuan sa Brgy. Busy Bees, Taytay, Palawan, bilang "Annex C".

4. Sa bisa at kapangyarihan ng Rule 74, Sec. 1 of the Revised Rules of Court of the Philippines ay aming pinagkasunduan na hatiin ng parehas na sukat sa aming mga sarili ang mga lupang naiwan ng aming magulang na nabanggit sa itaas;

5. Isinagawa namin ang pagbabahaging ito ng bukal at malaya sa aming sarili, na walang sinumang nag-udyok, nanakot at namilit sa amin at aming pinagtibay na tinanggap na namin ang tumpak at sapat naming kabahagi at kami ay wala nang paghahabol sa bawat isa;

NA MAY PAGTALIKOD SA KARAPATAN AT INTERES

6. Na KAMING LAHAT NA MGA ANAK ng yumaong si **PEPITO HEBAL EQUIZ**, para sa sapat na pagsasaalang-alang, sa pamamagitan ng mga regalong ito ay aming ISINASALIN AT INILILIPAT sa kanila, na sina **APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO** at **LOTA ESPARES MARIANO**, mga nasa legal na edad, mga Filipino at nakatira sa Brgy. Busy Bees, Taytay, Palawan, ang posisyon na aming lupain na may sukat na sumusunod napaloob sa Lot 21, CCS-04-002530 A, na may sukat na SEVEN THOUSAND EIGHT HUNDRED EIGHTEN (7,818SQ.M) SQUARE METERS, na matatagpuan sa Brgy. Busy Bees, Taytay, Palawan, at Lot 22, CCS-04-002530 A, na may sukat na SEVEN THOUSAND TWO HUNDRED FORTY TWO (7,242SQ.M) SQUARE METERS, na matatagpuan sa Brgy. Busy Bees, Taytay, Palawan, bilang na aming matatanggap mula sa nasabing hatian sa itaas ng may parehas na sukat.

7. Aming ginagarantiya sa mga WAIVEE na kami ay mayroong legal na karapatan na talikuran ang aming karapatan, talikdan at ilipat ng lubusan ang aming nasabing karapatan at interes sa nasabing lupain sa mga WAIVEE; na ang nasabing porsiyon ng lupain ay walang pananagutan na bayarin sa buwis sa pamahalaan o pagkakautang sa ibang tao; at tutulong kami sa maayos na paglipat ng pagkamay-ari ng lupain sa mga WAIVEE na nabanggit at patuloy naming bibigyan ng proteksyon laban sa sinumang umangkin ng mga porsiyong amin ng ibinahagi sa kanya at sa pamamagitan ng;

SA KATUNAYAN NG LAHAT NG ITO, kami ay lumagda sa ibaba nito ngayong
MAR 28 2022, dito sa TAYTAY, PALAWAN

Mga Tagapagmana/Waivor:

Melody
MELODY E. BUAYA
BRGY ID No. 2021-0801
El Nido, Pal.

Moriel
MORIEL E. DE JESUS
BRGY ID No. 0000-313
Taytay, Pal.

Evelyn
EVELYN E. VILLASANA
TIN No. 501-780-124-000

Ariel
ARIEL D. EQUIZ
BRGY ID No. 0000-229
Taytay, Pal.

Rowena
ROWENA D. EQUIZ
VIN: 5320-0046B-L1164RDE20000B
Taytay, Pal.

Mga Waivee:

April
APRIL E. GRAVAMIN
PRC ID No. Reg No. 0993319
Valid.04.22.24/Taytay, Pal.

Eleanor
ELEANOR E. GANZON
PDCWDI ID No. TAY 009
Taytay, Pal.

Elvionor
ELSIENOR E. CORDERO
HH ID No. _____
Taytay, Pal.

Lot
LOTA E. MARIANO
TIN ID No. 926-663-219-000
Issued.8.5.19/Taytay, Pal.

Testigo: CEFERINO G. GANZON

Rizah Demidom

ACKNOWLEDGMENT

Republic of the Philippines)
Taytay, Palawan) s.s

BEFORE ME, a Notary Public for and in Palawan, this MAR 28 2022, personally appeared the above persons, known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument consisting of two (2) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page hereof by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 159,

Page No. 33,

Book No. 14,

Series of 2022



ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, JA, Enr
N°1 R.O.X. NO.2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL 30 JUN 2022
ROLL OF ATTORNEYS NO. 54960
PTR NO. D891088/01-03-22/PAL
IEP NO. 195508/01-04-22/PAL

TAX DECLARATION OF REAL PROPERTY

TC GR

TD NO 18-23-010-0191

Property Identification No 066-23-010-08-023

Owner: PEPITO EQUIZ
Address: BUSY BEES, TAYTAY, PALAWAN
Administrator/Beneficial User:
Address:

TIN _____
Telephone No. _____
TIN _____
Telephone No. _____

Location of Property: BGY. PROPER
(Number and Street)

BUSY BEES
(Barangay/District)

TAYTAY, PALAWAN
(Municipality & Province)

DBIT/TCT/CLOA No. _____
CST. _____
DPA. _____

Survey No. CAD-841-D

Lot No. 6386 (PART)

Bld. No. _____

Boundaries: North: SEC. 04, ALN 00
East: SEC. 04, 006

South: BGY SITE

West: BGY ROAD, ALN 024

END OF PROPERTY ASSESSED:

LAND

MACHINERY

BUILDING

Brief Description

No. of Storeys: _____

Others

Specify: _____

Brief Description: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (CASHEW-ML)	2.0000 ha	150,000 Php	231,000.00	AGRICULTURAL (Cashew Land)	16 %	36,960.00	TAXABLE
AGRICULTURAL (A-3)	1.0000 ha	147,600 Php	113,652.00	AGRICULTURAL (Orchard Land)	16 %	18,180.00	TAXABLE
AGRICULTURAL (RICOL-ML)	1.0000 ha	230,000 Php	177,100.00	AGRICULTURAL (Irrigated RL)	16 %	28,340.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.1149 ha	70,000 Php	60,093.11	AGRICULTURAL (Upland RL)	16 %	9,610.00	TAXABLE
	51,149.00 sq.m.	Php	581,845.11			93,090.00	

Total Assessed Value: NINETY-THREE THOUSAND NINETY PESOS

(Amount in Words)

liable Exempt

Effectivity of Assessment/Reassessment:

2019

Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR

12/6/2018

Date

This declaration cancels TD No. 23-010-0096 Previous A.V. Php 65,380.00 Previous PIN 066-23-010-03-019
Previous Owner: PEPITO EQUIZ Previous Area: 51149 sq.m.

RECD PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018

The 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. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.

SWORN STATEMENT Date

Printed by: Ruel M. Dangol 2:57:17 PM

Republic of the Philippines
REGIONAL TRIAL COURT OF PALAWAN
AND PUERTO PRINCESA CITY

Fourth Judicial Region

Email Address: rctpprcoc@judiciary.gov.ph

Hotline Number: 09289362669

OFFICE OF THE CLERK OF COURT

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

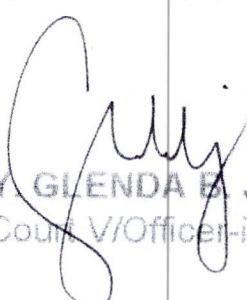
C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Eleanor E. Ganzon, Elsienor E. Cordero, and Lola E. Mariano represented by April E. Gravamin covering Lot No. 21, Ccs-04-002530 located at Barangay Busybees, Taytay, Palawan

This Certification is being issued upon the request of Mariano P. Lilang, Jr. for survey authority.

At Puerto Princesa City, this 20th day of January 2023.


ATTY. GLENDA B. JOSOL
Clerk of Court, V/Officer-in-Charge

Clerk Fee: P15.00/35.00/10.00
O.R. No. 0676410/0680415/3906192
Dated: January 20, 2023
Signed:

Republic of the Philippines
**REGIONAL TRIAL COURT OF PALAWAN
AND PUERTO PRINCESA CITY**

Fourth Judicial Region

Email Address: mtlppocc@judiciary.gov.ph

Hotline Number 09289352669

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

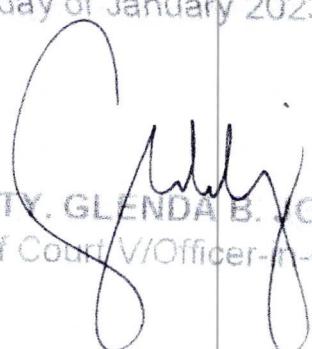
C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Eleanor E Ganzon, Elsienor E. Cordero, and Lola E. Mariano represented by April E. Gravamin covering Lot No. 22, Ccs-04-002530 located at Barangay Busybees, Taytay, Palawan.

This Certification is being issued upon the request of Mariano P. Lilang, Jr. for survey authority.

At Puerto Princesa City, this 20th day of January 2023.


ATTY. GLENDA B. JOSOL
Clerk of Court/V/Officer-in-Charge

Cert. Fee: P15.00/35.00/10.00
O.R. No. 0675410/0680415/3906192
Dated: January 20, 2023
Signed:



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that plan Ccs-04-002530 (consolidation & subdivision plan of Lots 6386, 6387, 6389, 6390 and 6391, Cad.841-D, Taytay Cadastre), Lot 21 = Lot 15655, Cad. 841-D, Taytay Cadastre, situated in the Barangay of Busy Bees, Municipality of Taytay, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, it does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

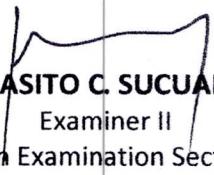
This certification is issued upon request of **Mr. Gregorio Espares**, with postal address at Busy Bees, Taytay, Palawan, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 13th day of September, 2022.

Verified by:


JAYSON L. PE

FOR THE ADMINISTRATOR


NICOLASITO C. SUCUANGCO
Examiner II
Plan Examination Section



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that plan Ccs-04-002530 (consolidation & subdivision plan of Lots 6386, 6387, 6389, 6390 and 6391, Cad.841-D, Taytay Cadastre), Lot 22 = Lot 15656, Cad. 841-D, Taytay Cadastre, situated in the Barangay of Busy Bees, Municipality of Taytay, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, it does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

This certification is issued upon request of **Mr. Gregorio Espares**, with postal address at Busy Bees, Taytay, Palawan, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 13th day of September, 2022.

Verified by:

9/14/22
JAYSON L PE

FOR THE ADMINISTRATOR

NICOLASITO C. SUCUANGCO
Examiner II
Plan Examination Section

SWORN AFFIDAVIT OF TWO DISINTERESTED PERONS

Kami, RIZAN L. DOMDOM at ROWENA D. EQUIZ, nasa legal na edad at mga Pilipino, at residente nang Brgy. Busy Bees, Taytay, Palawan, pagkatapos na manumpa alinsunod sa batas ay nagsalaysay na:

1. Personal namin na kilala ang mga pagkatao nina APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO at LOTA ESPARES MARIANO, mga nasa legal na edad, Pilipino at residente ng Brgy. Busy Bees, Taytay, Palawan;
2. Personal namin na nalalaman na sina APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO at LOTA ESPARES MARIANO, ay may lupain na makikita at kinikilalang nasa porsiyong Lot No. 21, CCS-04-002530 A, na may sukat na SEVEN THOUSAND EIGHT HUNDRED EIGHTY ONE (7,818.SQ.M) SQUARE METERS, at porsiyong Lot No. 22, CCS-04-002530 A, na may sukat na SEVEN THOUSAND TWO HUNDRED FORTY TWO (7,242.SQ.M) SQUARE METERS, na matatagpuan sa Brgy. Busy bees, Taytay, Palawan;
3. Personal namin na nalalaman na sila ang mga may-ari, aktwal na nag-ookupa at nasa posesyon ng nabanggit na lupa dito simula pa noong taong 1960 at kami ay magkakaibigan at magkakakilala ng matagal na panahon na;
4. Hindi namin kamag-anak sina APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO at LOTA ESPARES MARIANO, sa dugo man o sa kasal;
5. Ang salaysay naming ito ay malaya at kusang-loob naming ginawa at hindi kami tinakot, binayaran o pinilit ninuman para gawin ito.

SA KATUNAYAN NG LAHAT NG ITO, kami ay lumagda sa ibaba nito ngayong

APR 04 2022

, sa Taytay, Palawan.

May salaysay:

RIZAN L. DOMDOM

Affiant

BRGY ID No. 031/Taytay, Pal

ROWENA D. EQUIZ

Affiant

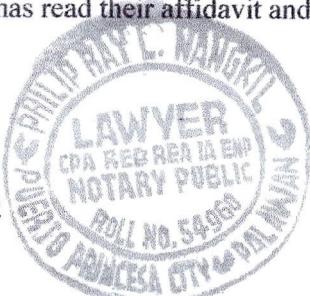
BRGY ID No. 039/Taytay, Pal

Republic of the Philippines)

Taytay, Palawan) ss.

SUBSCRIBED AND SWORN to before me this APR 04 2022, Palawan, affiant having exhibited to me their competent evidence of identity. I have personally examined them and they has freely executed and has read their affidavit and has understood the contents thereof.

Doc. No. 245
Page No. 50
Book No. 61
Series of 2022



ATTY. PHILIP RAY L. NANGKUK, CPA, REB, REA, IA, EnP
NPLR0X NO.2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL 30 JUN 2022
ROLL OF ATTORNEYS NO. 54960
PTR NO. DB91089/01-03-22/PAL
IPP NO. 195508/01-04-22/PAL



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region

By the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0917-501-0503 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on the available records in our Office, that tract of land in Barangay Busybees, Municipality of Taytay, Province of Palawan, containing an area of Twenty-five Thousand Fifty-two (25,052) square meters identified as Lot 21, Ccs-04-002530 as applied by **Heirs of Gregorio Espares** for survey authority, was verified to be within **Agricultural Land (Alienable and Disposable)** per LC Map No. 1614, Block No. IX, Project No. 9-A, certified on September 23, 1952.

Issued this _____ at CENRO Taytay-El Nido.

Projected by:


TIMOTEO B. MAGNAYE, JR.
Forest Technician I

Checked and Verified by:


DAVID F. DALINO
LMO III/ Chief, RPS

Attested by:


CONRADOM. CORPUZ
CENRO



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

Application No. _____

Survey No. CCS-04-002530

Applicant _____

Lot No. 21

Surveyed for REPUBLIC OF THE PHILIPPINES

Area: 25,052 SQUARE METERS

Surveyed by ERWIN G. MESINA

Location BARANGAY BUSYBEEES, TAYTAY, PALAWAN

Date of Survey SEPTEMBER 9 - NOVEMBER 30, 2004

Cad Map No. 11°02' N 119°30' E

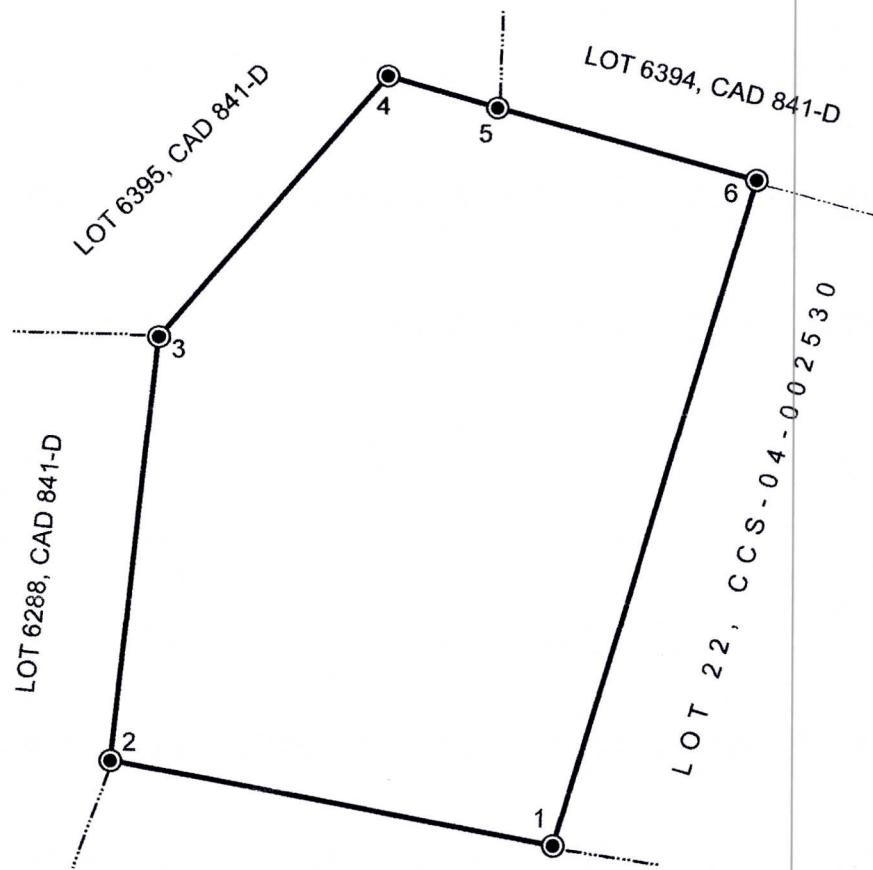
Date Approved JULY 12, 2005

TECHNICAL DESCRIPTION

TIE LINE : N 01-01 W, 23,197.11 M FROM BLLM NO. 1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE
1-2	N 79-47 W	121.93
2-3	N 05-58 E	116.93
3-4	N 40-34 E	94.59
4-5	S 74-00 E	30.75
5-6	S 74-54 E	72.87
6-1	S 16-23 W	190.02

SKETCH



SCALE : 1:2,000

T. D. Researched by: LMV

Date: _____

T. D. Checked by: LMV

Date: _____

T. D. Sketched by: LMV

Date: _____



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0917-501-0503 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on the available records in our Office, that tract of land in Barangay Busybees, Municipality of Taytay, Province of Palawan, containing an area of Twenty Thousand Four Hundred Thirty-six (20,436) square meters identified as Lot 22, Ccs-04-002530 as applied by **Heirs of Gregorio Espares** for survey authority, was verified to be within **Agricultural Land (Alienable and Disposable)** per LC Map No. 1614, Block No. IX, Project No. 9-A, certified on September 23, 1952.

Issued this _____ at CENRO Taytay-El Nido.

Projected by:


TIMOTEO B. MAGNAYE, JR.
Forest Technician I

Checked and Verified by:


DAVID F. DALINO
LMO III/ Chief, RPS

Attested by:


CONRAD M. CORPUZ
CENRO



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

Application No. _____

Survey No. CCS-04-002530

Applicant _____

Lot No. 22

Surveyed for REPUBLIC OF THE PHILIPPINES

Area: 20,436 SQUARE METERS

Surveyed by ERWIN G. MESINA

Location BARANGAY BUSYBEE, TAYTAY, PALAWAN

Date of Survey SEPTEMBER 9 - NOVEMBER 30, 2004

Cad Map No. 11°02' N 119°30' E

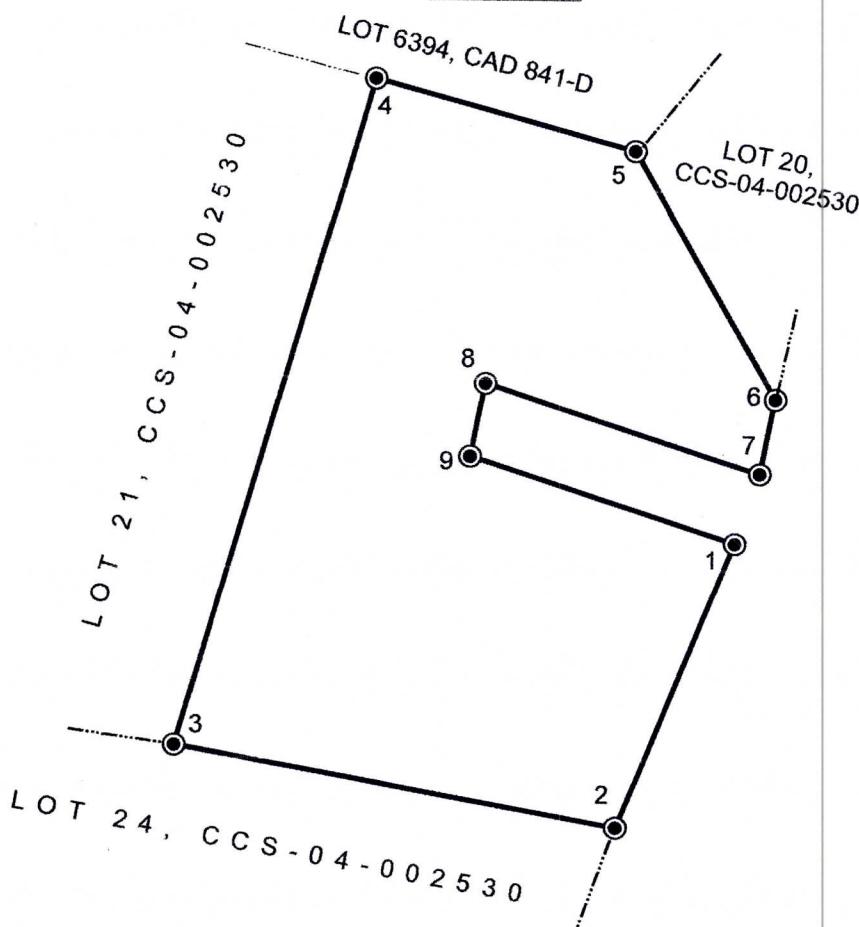
Date Approved JULY 12, 2005

TECHNICAL DESCRIPTION

TIE LINE : N 00-38 W, 23,250.91 M FROM BLLM NO. 1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 22-15 W	83.86	6-7	S 11-19 W	20.61
2-3	N 79-47 W	121.93	7-8	N 72-09 W	78.34
3-4	N 16-23 E	190.02	8-9	S 11-33 W	20.15
4-5	S 74-54 E	72.87	9-1	S 71-55 E	75.79
5-6	S 29.30 E	78.01			

SKETCH



SCALE : 1:2,000

T. D. Researched by: LMV

Date: _____

T. D. Checked by: _____

Date: _____

T. D. Sketched by: LMV

Date: _____



VILLARUEL SURVEYING AND ENGINEERING SERVICES
Add: Purok 6, San Lorenzo, Poblacion Taytay, Palawan 5312
Email add: villaruelsurveyingoffice@gmail.com
Contact No. 09187956434- 09051412734

November 29, 2022

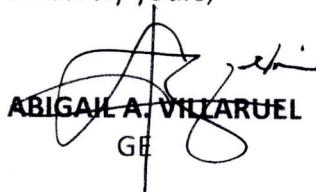
DENR-CENRO
Poblacion, Taytay, Palawan

RECEIVED
TAYTAY
CENRO
11-29-22
62998

To whom it may concern ,

Submitting herewith the requirements of **APRIL E. GRAVAMIN ET-AL** (applicant) , for application for survey authority to segregate their occupation and improvements over which they have interest on: Lot 6394 Cad 841-D, Taytay, Cadastre located at Bgy. Busy Bees, Taytay, Palawan.

Sincerely yours,


ABIGAIL A. VILLARUEL
GE

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: APRIL E. GRAVAMIN ET AL

Present Address: Arado 2 Pob. Taytay Palawan

Date: Nov. 29, 2022

**The community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
 Subdivide Segregate our occupation and improvements over which we have
interest on:

Lot No. 6394

Survey No. Cap 891-D

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: 46.583

Location of the Land: Busy Bees Taytay Palawan

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer Abigail A. Villaruel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: APRIL E. GRAVAMIN
Contact No: 091756791457 / 091572965323

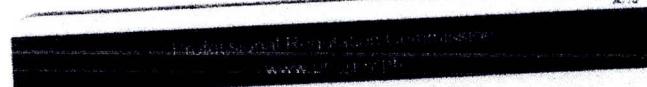
GEOEDTIC ENGINEER'S COMMITMENT

I, Abigail A. Villaruel, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land to personally follow-up the issuance thereof.

Geodetic Engineer ABIGAIL A. VILLARUEL
Licensed No. 10338
Contact No. 09051412734

Requirements:

- OK 1. Accomplished and signed letter request for Survey Authority.
- OK 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- OK 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- OK 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- OK 5. Regional Trial Court (RTC) Certification/ clearance (proof that the area has no pending case);
- OK 6. Barangay Certification (actual occupant of the area);
- OK 7. Sown affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- OK 8. Photo copy of any government-issued Identification Card.
- OK 9. Community Tax Certificate (CEDULA);
- OK 10. Special Power of Attorney (if applicable); and
- OK 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS



CERTIFICATION

19-3231452

This is to certify that the person whose name, photograph, and signature appear herein is a duly registered professional, legally authorized to practice his/her profession with all the rights and privileges appurtenant thereto.

This is to certify further that he/she is a professional in good standing and that his/her certificate of registration/professional license has not been suspended, revoked or withdrawn.


TEOFILO S. PILANDO, JR.
Chairman

Signature of Professional

COMMUNITY TAX CERTIFICATE

20 41 2010 10
NAME (PROPERTY OWNER)
ADDRESS
CITY
STATE
CITY
PROFESSION

STATUS
PROFESSION OCCUPATION ADDRESS

A. BASIC COMMUNITY TAX
B. ADDITIONAL COMMUNITY TAX
1. PROPERTY TAXES ON ESTATE, HOME, BUILDINGS, MACHINERY, EQUIPMENT, ETC.
2. SAVINGS OR CAPITAL INVESTMENT IN BUSINESS, FARMING, TRADES, ETC.
3. INCOME FROM RENT, PROPERTY, ETC.
Right Thumb
Print

MARY B. PARAPINA

UPC: 08639013

Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay BusyBees

OFFICE OF THE PUNONG BARANGAY

SANGGUNIANG BARANGAY

HON. FLORVIN A. DURANA
Bgy. Kagawad

HON. EDITHA A. LOTA
Bgy. Kagawad

HON. ANDY D. HEZARA
Bgy. Kagawad

HON. MIGUELITO D. GARCIA
Bgy. Kagawad

HON. NORA A. HEMOR
Bgy. Kagawad

HON. ANJAY G. CORDEO
Bgy. Kagawad

HON. ELMA M. CAABAY
Bgy. Kagawad

MA. CRISTINA B. EQUIZ
SK Chairperson

MA. LOURDES E. VILLANOCHÉ
Bgy. Secretary

ERDEN M. LOTA
Bgy. Treasurer

CERTIFICATION

TO WHOM IT MAY CONCERN;

THIS IS TO CERTIFY that Mrs. ELSA H. ESPARES (deceased), Filipino citizen, late resident of, Barangay Busybees, Taytay, Palawan, is the actual occupant/ claimant/possessor of a certain parcel of agricultural land located at Sitio Nabang of this barangay.

CERTIFY FURTHER, that the following description described below:

LOT NO: 6394
TAX DEC. NO.: 010-0133-A
PIN: 066-23-010-08-004
SURVEY NO: CAD 841-D
AREA: 75,494 sq m.

This certification is being issued upon the request of Mrs. ELEANOR E. GANZON daughter the said person mentioned above for the legal purposes it may serve her best.

Issued this 03rd day of February, 2022 at office of the Punong Barangay of BusyBees, Taytay, Palawan.

CERTIFIED BY:

HON. CEFERINO D. CUIZON
Punong Barangay

Paid under O.R. No. _____
Amount : _____ Php. 50.00
Date : February 03, 2022

TAX DECLARATION OF REAL PROPERTY

TC OR

10-23-010-0178

Property Identification No: 066-23-010-08-004

VICTOR HALINN, JR.

BUSY BEES, TAYTAY, PALAWAN

Beneficial Owner

TIN

Telephone No

TIN

Telephone No

Address of Property

(Number and Street)

BUSY BEES

TAYTAY, PALAWAN

(Barangay/District)

(Municipality & Province)

ENCLOSURE NO.

Survey No.

Lot No. 6394 (PART)

BK No.

North ALN 066

South ALN 010

East ALN 005

West ALN 003 B46

PROPERTY ASSESSED

MACHINERY

Brief Description

Others

Specify

BUILDING

No. of Storeys

Brief Description

Description	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability	
AGRICULTURAL	2.0000 ha	150.000	210.000	AGRICULTURAL (Cultiva Land)	16 %	33.600	00	TAXABLE
AGRICULTURAL		150.000	12.810	AGRICULTURAL (Plants/Trees)	16 %	2.050	00	TAXABLE

20.000.00 sq m.

Php 222.812.00

Php 35.650.00

Assessed Value THIRTY-FIVE THOUSAND SIX HUNDRED FIFTY PESOS

(Amount in Words)

Exempt

Effectivity of Assessment/Reassessment

2019

Year

For By Authority of the Provincial Assessor

LEZEL G. BEL ROSARIO, REA
LEZEL G. BEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR

12/6/2018

Date

Assessor TIN No 23-010-0077

Previous A.V. Php 20.050.00

Previous PIN 066-23-010-03-005

Previous Area 20000 sq m

REASON TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018

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 taxation and duly recorded into an Ordinance by the Sanggunang Panlungsod under Ordinance No. 1914-2018 dated March 26, 2018. It does not confer any ownership or legal title to the property.

RAISON STATEMENT No.
RAISON STATEMENT Date

WAIVER OF RIGHTS AND INTERESTS

KNOW ALL MEN BY THESE PRESENTS:

This Waiver of Rights and Interests has been made and executed by and between:

VICTOR C. HALNIN, of legal age, Filipino, married and a resident of Brgy, Sta. Teresita, Dumaran, Palawan, and hereinafter called the "**WAIVOR**";

-AND-

ELEANOR E. GANZON, ELSIENOR E. CORDERO and LOTA ESPARES MARIANO
and APRIL ESPARES GRAVAMIN, all of legal ages, Filipinos, and residents of Brgy.
Poblacion, Taytay, Palawan, hereinafter called the "**WAIVEES**",

WITNESSETH THAT:

1. The WAIVOR is the legal claimant, actual occupant and possessor of land with improvements, containing a total land measuring TWENTY TWO THOUSAND SIXTY NINE (22,069) square meters, identified as Lot No 6394, CAD 841-D, located at Brgy. Busy Bees, Palawan;
3. For good and valuable consideration, the receipt of which is hereby acknowledged to his full satisfaction by the WAIVEES, the WAIVOR do hereby CEDE, WAIVE, TRANSFER and CONVEY in a manner absolute and irrevocable unto the said WAIVEES, his heirs, successors and assigns, TWENTY TWO THOUSAND SIXTY NINE (22,069) square meters of land together with all the improvements found thereon, in favor of the WAIVEES herein, their heirs, successor-in-interest and assigns;
4. That the WAIVOR hereby warrants with the WAIVEES that he has a perfect right to waive, transfer and convey of the same; that it is free from all liens and encumbrances; and that he will forever defend the rights of the WAIVEES over the same by virtue hereof against any and all lawful claims of any third person whomsoever.

IN WITNESS WHEREOF, the parties have hereunto set their hands this
at Taytay, Palawan.

VICTOR C. HAMIN/Waivor
OSCA ID No. 2017-37/Dumaran.Pal.

APRIL E. GRAVAMIN/Waivee
PRC ID No. Reg No. 0993319/ Valid.04.22.24/Taytay, Pal.

LOTA E. MARIANO/Waivee
TIN ID No. 926-663-219-000/ Issued.8.5.19/Taytay,Pal.

Witnesses: James Hahn

Leahay
ELEANOR E. GANZON/Waivee
PDCWDI ID No. TAY 009/Taytay, Pal.

L cov de no
ELSIENOR E. CORDERO/Waivee
HH ID No. 175320007-0847-00028/Taytay, Pal

MRID No. 173210007, 08/17/20026, Tuytay, Iran.

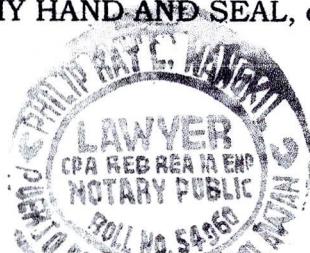
ACKNOWLEDGMENT

Republic of the Philippines)
Taytay, Palawan) s.s.

BEFORE ME, a Notary Public for and in the Palawan, this OCT 25 2022, personally appeared the abovenamed persons, known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument has been by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 108
Page No. 103
Book No. 111
Series of 2022



~~ATTY. PHILIP RONAL RANCARL, CPA, REB, REA, IA, EnP~~
~~PERIOD NO. 2020-033 NO. 3000 PPAIC FOR PALAWAN UNTIL 31 DEC~~
~~RELL OF ATTORNEY'S NO. 54960~~
~~PTC NO. 0531003/01-03-22/PAL~~
~~IRP NO. 185512/01-04-22/PAL~~

WAIVER OF RIGHTS AND INTERESTS

KNOW ALL MEN BY THESE PRESENTS:

This Waiver of Rights and Interests has been made and executed by and between:

VICTOR C. HALNIN, of legal age, Filipino, married and a resident of Brgy, Sta. Teresita, Dumaran, Palawan, and hereinafter called the "**WAIVOR**";

-AND-

RIZAN LOTA DOMDOM, of legal age, Filipino, married and a resident of Brgy, Busy Bees, Taytay, Palawan, hereinafter called the "**WAIVEE**",

WITNESSETH THAT:

1. The WAIVOR is the legal claimant, actual occupant and possessor of land with improvements, containing a total land measuring TWENTY FOUR THOUSAND FIVE HUNDRED FORTEEN (24,514) square meters, identified as Lot No 6394, CAD 841-D, located at Brgy. Busy Bees, Palawan;
3. For good and valuable consideration, the receipt of which is hereby acknowledged to his full satisfaction by the WAIVEE, the WAIVOR do hereby CEDE, WAIVE, TRANSFER and CONVEY in a manner absolute and irrevocable unto the said WAIVEE, his heirs, successors and assigns, TWENTY FOUR THOUSAND FIVE HUNDRED FORTEEN (24,514) square meters of land together with all the improvements found thereon, in favor of the WAIVEE herein, her heirs, successor-in-interest and assigns;
4. That the WAIVOR hereby warrants with the WAIVEE that he has a perfect right to waive, transfer and convey of the same; that it is free from all liens and encumbrances; and that he will forever defend the rights of the WAIVEE over the same by virtue hereof against any and all lawful claims of any third person whomsoever.

IN WITNESS WHEREOF, the parties have hereunto set their hands this
OCT 25 2022 at Taytay, Palawan.


VICTOR C. HALNIN / Waivor
OSCA ID No. 2017-37/Dumaran.Pal.

Witnesses: livesminda Halnin


RIZAN L. DOMDOM / Waivee
D11-1901134 / issued 2024.07.19/Taytay, Pal.

ARIJAY G. CORDERO

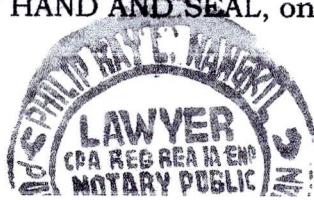
ACKNOWLEDGMENT

Republic of the Philippines)
Taytay, Palawan) s.s.

BEFORE ME, a Notary Public for and in the Palawan, this OCT 25 2022, personally appeared the abovenamed persons, known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument has been by the concerned parties and their witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 101
Page No. 102
Book No. 11
Series of 2022



ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, JA, EnP
PNR No. 2023-003 Notary Public for Palawan until 1 DEC
ROLL OF ATTORNEYS No. 54960
PTR No. DR91889/TH-03-22/PAL

1

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court involving Lot No. 6394, Cad 841-D located at Barangay Busy Bees, Taytay, Palawan.

This Certification is being issued upon request of Abigail A. Villaruel for survey authority.

At Puerto Princesa City, this 10th day of December 2020.


JYL C. LAUROS-PADRONES
Clerk of Court

Cert. Fee: P15.00/35.00/10.00
O.R. No. 4128143/4132440/1580336
Dated: December 10, 2020



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our available records, it was found that Lot 6394, Cad. 841-D Taytay Cadastre, situated in the Municipality of Taytay, Province of Palawan, has no record under the Cadastral proceedings.

When the technical description was plotted, thru its tie line, by the Land Projection Section, this Authority, it does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section.

This certification is issued upon request of Engr. Abigail Villaruel of Taytay, Palawan. For reference purposes only.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 31st day of May, 2022.

Verified by:

JOMARK B. CARDINOZA
Examiner

FOR THE ADMINISTRATOR

RICARDO R. NILO
Chief
Cadastral Decree Section





Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN:

It is hereby certified, based on the records kept in this Office, that Lot 6394, Cad 841-D containing an area of **Forty-six Thousand Five Hundred Eighty-three (46,583)** square meters in Barangay Busybees, Taytay, Palawan is an **Agricultural land (alienable and disposable)** as per Block IX, Project No. 9-A, LC Map No. 1614 certified as such since September 23, 1952. This was determined per the given tie line N.0042° W., 23,358.56 M from BLLM # 1, Cad 841-D, Taytay Cadastre. The above findings is subject for confirmation from the Regional Office as provided under DMC 2019-10. Attached as an integral part hereof is the certification of even date of Administrative Officer I Elvie G. Base regarding the disposition status of this land.

This certification is issued this July 29, 2021 as per the request of **Elsa Hemor Espares represented by April E. Gravamin** dated July 21, 2021.

Projected by:

ESTER T. BIONA
LMO I

Verified by:

MARIAN B. LACHICA
Engineer II

ALEXANDER E. MANCIO
SEMS/Chief, RPS

ALAN L. VALLE
Engineer V, OIC, CENRO

Certification fee paid

Amount P 60.00

Official Receipt No. 1411981

Date: AUG 20 2021

DENR CENRO
TAYTAY, PALAWAN
RELEASED
DATE: AUG 20 2021 BY 2604

Caution: Any erasure or alteration hereon renders this document void.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that as per records of this Office, **Lot 6394, Cad 841-D**, Taytay Cadastre situated in Barangay Busybees, Taytay, Palawan, containing **Forty-six Thousand Five Hundred Eighty-three (46,583)** square meters was surveyed for **Victor Halnin** and not covered by any public land application.

Issued this 29th day of July, 2021 upon request of **Elsa Hemor Espares** represented by **April E. Gravamin** dated July 21, 2021.

M. M. Espares
ELVIE G. BASE
Administrative Officer I
(Records)

Noted:

ALAN VALLE
ALAN VALLE
Engineer V/OIC, CENRO

DENR CENRO
TAYTAY, PALAWAN
RELEASED
AUG 20 2021 *2604*

Note: This certification is invalid when it is not marked officially released and when not paid of corresponding fee/s.

Certification Fee paid (P 60.00)

O.R. No. 1411981
Date AUG 20 2021

by the National Highway, Poblacion, Taytay, Palawan 5312
email add: cenro.taytay@denr.gov.ph
Contact No. 0912-171-3889 (TNT)/0926-505-9335 (TM)



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

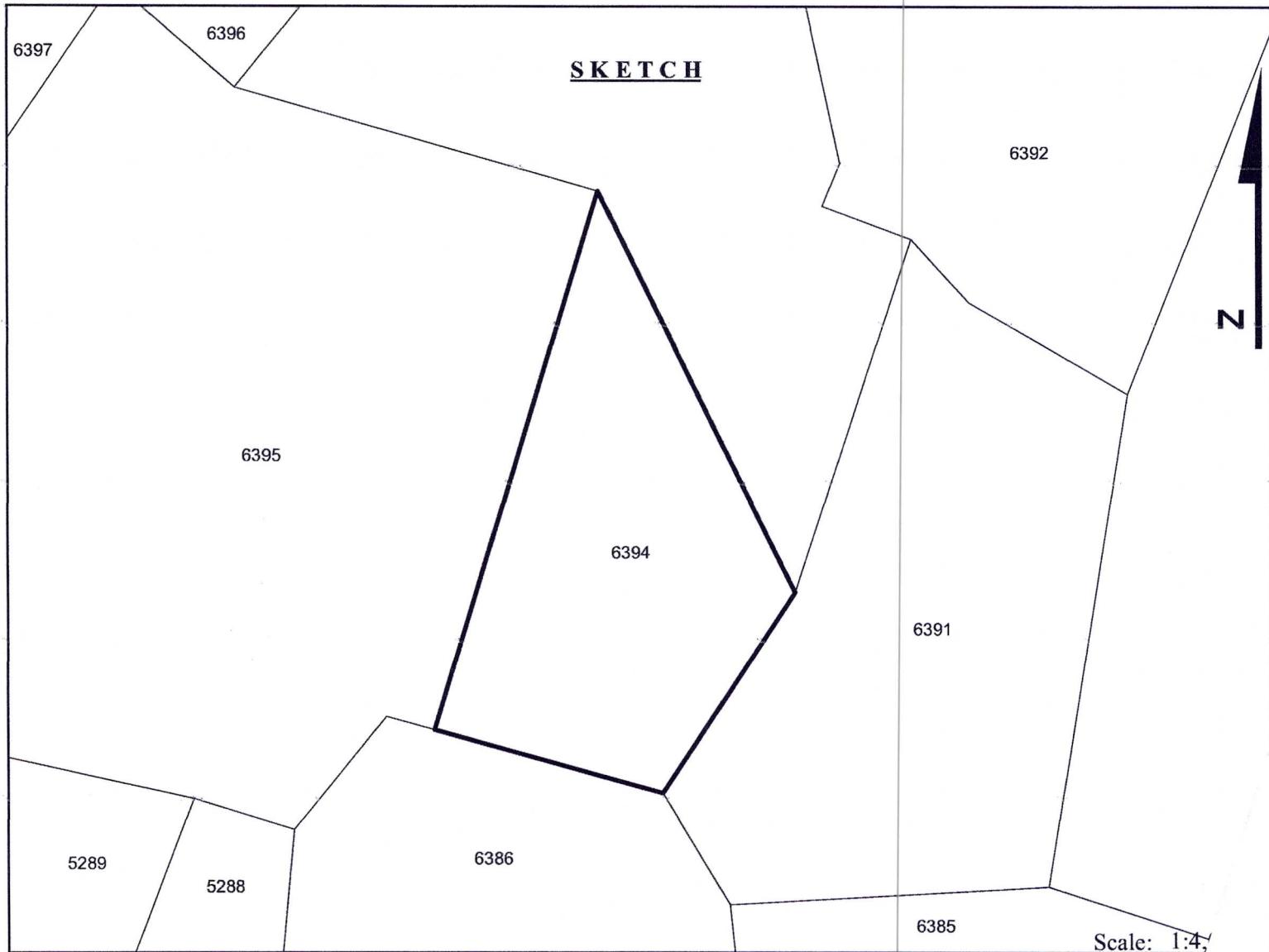
Application No. _____
Applicant _____
Surveyed for VICTOR HALNIN
Surveyed by Cesar Q. Del Moro
Date of Survey November 16 - December 15, 1988
Date of Original Survey: _____

Survey No. 841-D
Lot No. 6394
Area: 46,583.56 square meters
Location Barangay Busybees, Taytay, Palawan
Cad Map No. 11° 02' N. 119° 30' E.
Date Approved October 4, 1989

TECHNICAL DESCRIPTION

TIE LINE : N 00° 42' W ; 23358.56 M. FROM BLLM #1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE
1-2	N 74-54 W	145.75
2-3	N 16-05 E	368.60
3-4	S 25-47 E	290.37
4-1	S 33-53 W	157.42



T. D. Researched by: ✓
T. D. Checked by: _____
T. D. Sketched by: ✓

Date: _____
Date: _____
Date: _____