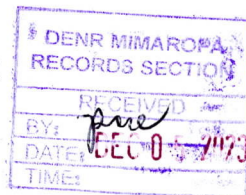




Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Brgy. Sta. Monica, Puerto Princesa City, Palawan  
Telfax No. (048) 434 - 8791  
Email Add: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)



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. BUSYBEES, 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:


- 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.
- That subject lots was plotted and evaluated based on the attached technical descriptions (V-37) from the Office of the CENRO Taytay.
- That Lot 21 consist of six (6) corners with an area of 25,052 sq. meters, Lot 22 consist of five (50 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.
- 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

Reference No. 2023-10525  
RPSFiles/Memo/RO/Lot21,22and 6394  
AAP

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**  
By   
Date: **23 NOV 2023** **23-3163**



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](mailto:penropalawan@denr.gov.ph)

Control No. 2023-10525-020

**ANNEX "B"**

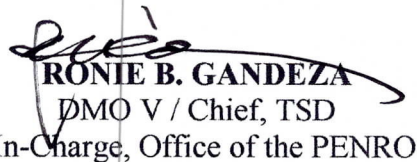
**CERTIFICATION**

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 8<sup>th</sup> 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 \_\_\_\_\_  
Date: 08 NOV 2023 CN. 22-3183



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](mailto: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 8<sup>th</sup> 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

Note:

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

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**

By   
Date: 08 NOV 2023 CN 22-3163



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](mailto: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 8<sup>th</sup> day of November 2023 for confirmatory verification of the Regional office.

For the PENRO:

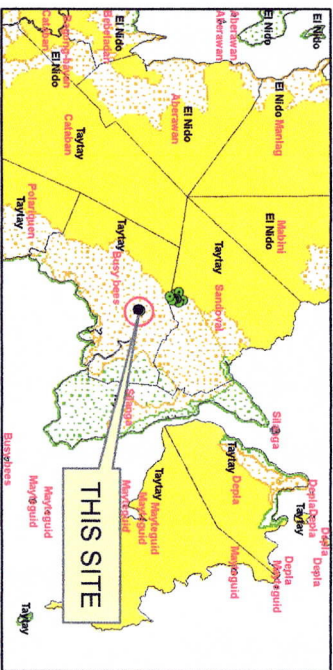
  
**RONIE B. GANDEZA**  
DMO V / Chief, TSD  
In-Charge, Office of the PENRO

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

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

PROJECT NO.9-A  
BLOCK NO. 1X  
LC STATUS ALIENABLE & DISPOSABLE  
LC MAP NO. 1614

Busy bees



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 Brgy. 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
  - Communal Forest
  - Forestland
  - No Data
  - UPF

Prepared by:  
*Alma Almonte-Padilla*  
ALMA ALMONTE-PADILLA DONNA BELLE E. LUENGO  
EA I Engineer II







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

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

October 26, 2023

**MEMORANDUM**

BY: [Signature]  
DATE: 10/27/2023 CN 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 BUSYBEES, 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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Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
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Mobile: 0917-501-0503 TM 0912-171-3889 TNT  
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  
**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

**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 BUSYBEES, 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 Seascape (MSPLS) 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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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 Seascape (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

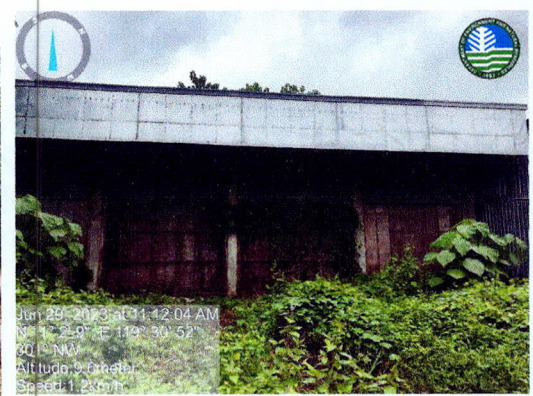
Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated June 29, 2023.

  
**JOANNA JEAN L. TALAMAYAN**

  
**JONES MANOEL Y. LAFUENTE**



## PHOTOS





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  
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Email: cenrotaytay@denr.gov.ph



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-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.

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. Eguiz, 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 4394, 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. Eguiz  
Affiant

CTC/ID No: 23-002137487  
Issued on: \_\_\_\_\_ at/by Philkath

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

Joanna Jean L. Talamayan  
**JOANNA JEAN L. TALAMAYAN**  
Land Management Inspector

Jones Manuel Y. Lafuente  
**JONES MANUEL Y. LAFUENTE**  
Special Investigator



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**03-050397858-6**  
**HESARZA, ANDY DURANA**  
NOVEMBER 22, 1976 - MALE  
BUSY BEES TAYTAY, PALAWAN - 5312



Signature



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**23-002137687-1**  
**EQUIZ, ROWENA DAIZON**  
DECEMBER 11, 1964 - FEMALE  
BUSY BEES TAYTAY, PALAWAN



Signature



2 3 0 0 2 1 3 7 6 8 7 1

**INDIGENT**



**VILLARUEL SURVEYING AND ENGINEERING SERVICES**

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

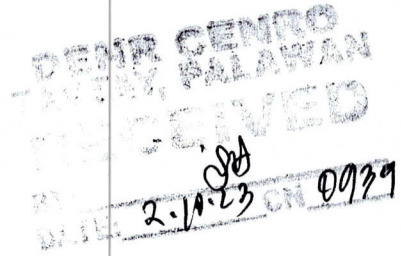
Email add: [villaruelsurveyingoffice@gmail.com](mailto:villaruelsurveyingoffice@gmail.com)

Contact No. 09187956434- 09051412734

February 10, 2023

**DENR-CENRO**

Poblacion, Taytay, Palawan



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 A. VILLARUEL

## LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: APRIL E. GRAVAMIN

Present Address: ARADO 2, P.O.B. MAY MAY, 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 Bucs Taytay

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: 09512965323 / 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.

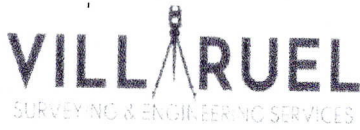
Geodetic Engineer ABIGAIL A. VILLANUEL

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;
- \_\_\_\_\_ 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);
- OK 6. Barangay Certification (actual occupant of the area);
- OK 7. Sworn 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
- \_\_\_\_\_ 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

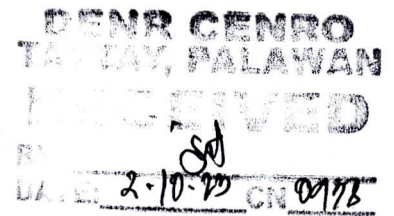
Email add: [villaruelsurveyingoffice@gmail.com](mailto:villaruelsurveyingoffice@gmail.com)

Contact No. 09187956434- 09051412734

February 10, 2023

**DENR-CENRO**

Poblacion, Taytay, Palawan



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,

A handwritten signature in black ink, appearing to be "Abigail A. Villaruel". Below the signature, the name "ABIGAIL A. VILLARUEL" is printed in all caps, followed by "GE" on the next line.

ABIGAIL A. VILLARUEL  
GE

## LETTER REQUEST FOR SURVEY AUTHORITY

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

Present Address: ARADO 2, P.O. 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

Survey No. Ccs - 04-002530

Identical to Lot No. 15660

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

Portion of Lot No. \_\_\_\_\_

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

Area: 20.436

Location of the Land: Byg. 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. 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: 09756 791457 / 0951 29 65323

### 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  
to personally follow-up the issuance thereof.

Geodetic Engineer ABIGAIL A. VILLANUEL  
Licensed No. 10928  
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. Sown 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

**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:

*le gazon*  
**"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;

*le gazon*  
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;

*le gazon*  
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;

*le gazon*  
**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.

*Ammon*  
**APRIL E. GRAVAMIN**

Representative

PRC ID No. Reg No. 0993319

Valid.04.22.24/Taytay,Pal.

*l cordero*  
**ELSIENOR E. CORDERO**

Principal

HH ID No.

Taytay,Pal.

*legazon*  
**ELEANOR E. GANZON**

Principal

PDCWDI ID No. TAY 009

Taytay,Pal.

*l mario*  
**LOTA E. MARIANO**

Principal

TIN ID No. 926-663-219-000

Issued.8.5.19/Taytay,Pal.

Witnesses:

*CERINO*  
**CERINO**

*RIZAN L. DOMDOM*  
**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



*Philip Ray L. Mangkil*  
**ATTY. PHILIP RAY L. MANGKIL, CPA, RES, REA, IBP**  
NPLROX NO. 2020-008 NOTARY PUBLIC PALAWAN UNIT 30 JUN  
ROLL OF ATTORNEYS NO. 54560  
PTR NO. 0091089/01-03-22/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

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.



Signature of Professional



**TEOFILO S. PILANDO, JR.**  
Chairman







COMMUNITY TAX CERTIFICATE			INDIVIDUAL	CCI2021 10607933	
YEAR 2023	PLACE OF ISSUE (City/Mun./Prov.) Taytay, Palawan	DATE ISSUED 1, 18, 23		TAXPAYER'S COPY	
NAME (SURNAME) Gravador		MIDDLE Amil E		(In (If Any))	
ADDRESS Pinaraya, Tayay, Palawan		SEX <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE			
CITIZENSHIP Fil	ICR NO. (If an alien)	PLACE OF BIRTH Tayay, Palawan		HEIGHT	
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married	<input type="checkbox"/> 3 Widow/Widower/Legally Separated <input type="checkbox"/> 4 Divorced	DATE OF BIRTH 9-22-86		WEIGHT	
PROFESSION / OCCUPATION / BUSINESS Teacher		TAXABLE AMOUNT		COMMUNITY TAX DUE	
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)				P 5-	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)					
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)		P			
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)				245-	
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)					
Right Thumb Print	TAXPAYER'S SIGNATURE 		TOTAL		P 250
	MUNICIPAL / CITY TREASURER BENEDICTO P. PABLO		INTEREST		
			TOTAL AMOUNT PAID (In words) Two hundred and fifty pesos		P 250



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. VILLANOCHÉ  
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 t his 7<sup>th</sup> day of FEBRUARY, 2023 at the Office of the Punong barangay, BusyBees, Taytay, Palawan.

CERTIFIED BY:

HON. CEFERINO D. CUZON  
Punong Barangay

Paid under O.R No.: Not Available O.R.

Issued on:

At Barangay BusyBees, Taytay, Palawan.

"A leader can create a company, but a community creates a movement." -Blake Mycoskie

Address: PUROK TAGUMPAY, BUSY BEES, TAYTAY, PALAWAN, 5312

Email: \_\_\_\_\_

## 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 tagapagmana na sina **APRIL ESPARES GRAVAMIN, ELEANOR E. GANZON, ELSIENOR E. CORDERO** at **LOTA ESPARES MARIANO**, ay nagmamay-ari ng 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;

2. Dahil dito kinikilala namin ang pagmamay-ari ni Gregorio Espares (patay na) sa nabanggit na parsela ng 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 nabanggit 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 tagapagmana 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 parsela ng lupang nabanggit sa itaas;

4. Sa pamamagitan nito, kinikilala ko ang anumang pagkilos ng pagmamay-ari ng nasabing mga naiwang tagapag-mana ni Gregorio Espares sa nabanggit na parsela ng lupa sa itaas;

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.

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

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

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

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

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

Witness:

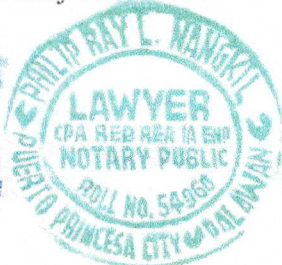
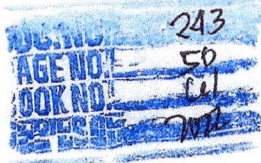
**CETERINO EQUIZON**

**RIHAN DOMDOM**

### **ACKNOWLEDGMENT**

Republic of the Philippines )  
Taytay, Palawan ) ss.

**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 aforementioned affidavit.



**ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, IA, EnP**  
EX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL **30 JUN 2022**  
ROLL OF ATTORNEYS NO. 54960  
PTR NO. D891069/01-03-22/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 tagapagmana ni PEPITO HABEL EQUIZ na namatay noong July 27, 2007 sa Brgy. Busy Bees, Taytay, Palawan, Philippines, kalakip 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 EIGHTEEN (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 pinagtitiyay 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 regalang 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 EIGHTEEN (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 kaniya 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:

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

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

*Jwillan*  
**EVELYN E. VILLASANA**  
TIN No. 501-780-124-000

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

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

Mga Waivee:

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

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

*Lervde W*  
**ELSIENOR E. CORDERO**  
HH ID No. \_\_\_\_\_  
Taytay, Pal.

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

Testigo: CEFERINO *[Signature]*

*[Signature]*  
Rizal Domidom

#### 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



*[Signature]*  
**ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, IA, EnP**  
NLRX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL 30 JUN 2022  
ROLL OF ATTORNEYS NO. 54960  
PTR NO. 0891085/01-03-22/PAL.  
IBP 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)

OCCT/CT/CLOA No.

CCT

Class

Boundaries

North: SEC. 04, ALN 00

East: SEC. 04, 006

South: BGY SITE

West: BGY ROAD, ALN 024

Survey No. CAD-841-D

Lot No. 6386 (PART)

Blk. No.

## KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐ Others:

Specify:

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 %	16,180.00	TAXABLE
AGRICULTURAL (RCL2-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 %	9,810.00	TAXABLE
<b>Total</b>	<b>51.149.00 sq.m.</b>	<b>Php</b>	<b>581,845.11</b>			<b>93,090.00</b>	

Total Assessed Value NINETY-THREE THOUSAND NINETY PESOS

(Amount in Words)

Taxable ☒

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.

ISSUED PURSUANT 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 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 Raulo M. Dancel 2:57:17 PM

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

Fourth Judicial Region  
Email Address: [rtc1prpccc@judiciary.gov.ph](mailto:rtc1prpccc@judiciary.gov.ph)  
Hotline Number: 09289352669

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

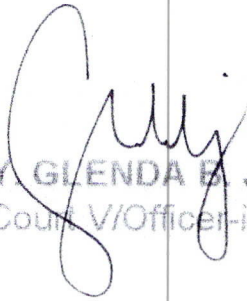
**CERTIFICATION**

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, Elsie E. Cordero, and Lota 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 20<sup>th</sup> 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  
Sign/

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

Fourth Judicial Region  
Email Address: [rtc1ppccc@judiciary.gov.ph](mailto:rtc1ppccc@judiciary.gov.ph)  
Hotline Number 09289352669

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

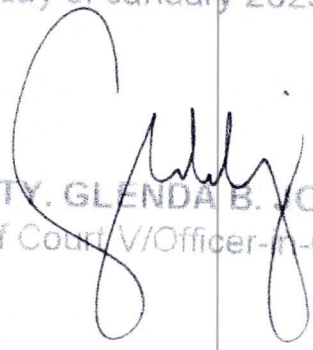
**CERTIFICATION**

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, Elsenor E. Cordero, and Lota 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 20<sup>th</sup> 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  
Sign:



**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.

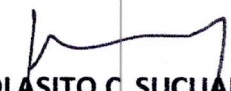
This certification is issued upon request of **Mr. Gregorio Espares**, with postal address at Busy Bees, Taytay, Palawan, for reference purposes.

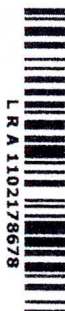
**IN WITNESS WHEREOF**, we have hereunto set our hands and affixed the seal of this Authority this 13th day of September, 2022.

Verified by:

  
JAYSON L. PE

**FOR THE ADMINISTRATOR**

  
**NICOLASITO C. SUCUANGCO**  
Examiner II  
Plan Examination Section



**EPEB No.:** E-CCV-2022-040485  
**Fees Paid:** PHP 381.94  
**OR No:** 1028398861  
**Date:** Sen 07, 2022



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:

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.

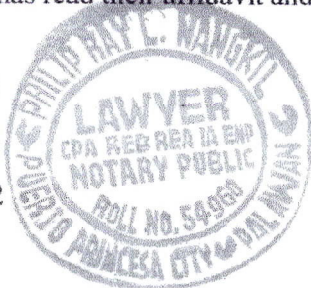
SUBSCRIBED AND SWORN to before me this APR 04 2022, Palawan, affiant having exhibited to me their competent evidence of identity. I have personally examined them and they has freely executed and has read their affidavit and has understood the contents thereof.

Doc. No. 245

Page No. 50

Book No. 61

Series of 2022



ATTY. PHILIP RAY L. NANGKIL, CPA, REB, REA, IA, EnP

NPLRQX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL 30 JUN 2022

ROLL OF ATTORNEYS NO. 54960

PTR NO. 0891089/01-03-22/PAL

IRP NO. 195508/01-04-22/PAL




## CERTIFICATION

### 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:

  
**CONRADO 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. \_\_\_\_\_

Applicant \_\_\_\_\_

Surveyed for REPUBLIC OF THE PHILIPPINES

Surveyed by ERWIN G. MESINA

Date of Survey SEPTEMBER 9 -NOVEMBER 30, 2004

Survey No. CCS-04-002530

Lot No. 21

Area: 25,052 SQUARE METERS

Location BARANGAY BUSYBEES , TAYTAY, PALAWAN

Cad Map No. 11'02' N 119'30' E

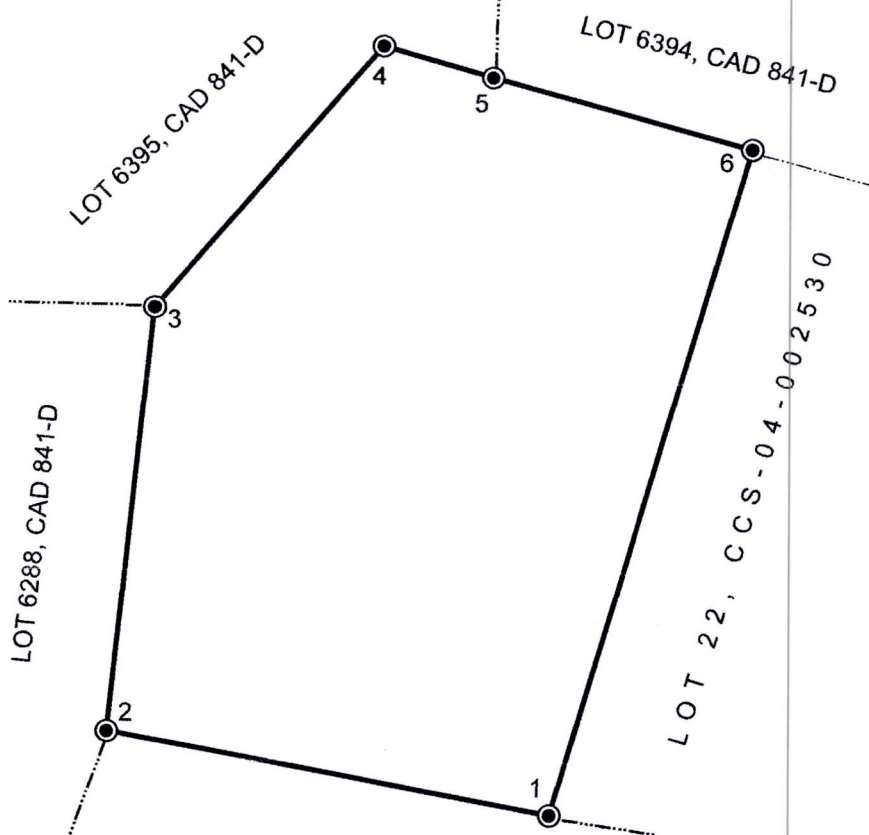
Date Approved JULY 12, 2005

**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: LY

T. D. Checked by: \_\_\_\_\_

T. D. Sketched by: LY

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

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

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

## CERTIFICATION


### 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:

Checked and Verified by:

  
**TIMOTEO B. MAGNAYE, JR.**  
Forest Technician I

  
**DAVID F. DALINO**  
LMO III/ Chief, RPS

Attested by:

  
**CONRADO 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. \_\_\_\_\_  
Applicant \_\_\_\_\_  
Surveyed for REPUBLIC OF THE PHILIPPINES  
Surveyed by ERWIN G. MESINA  
Date of Survey SEPTEMBER 9 -NOVEMBER 30, 2004

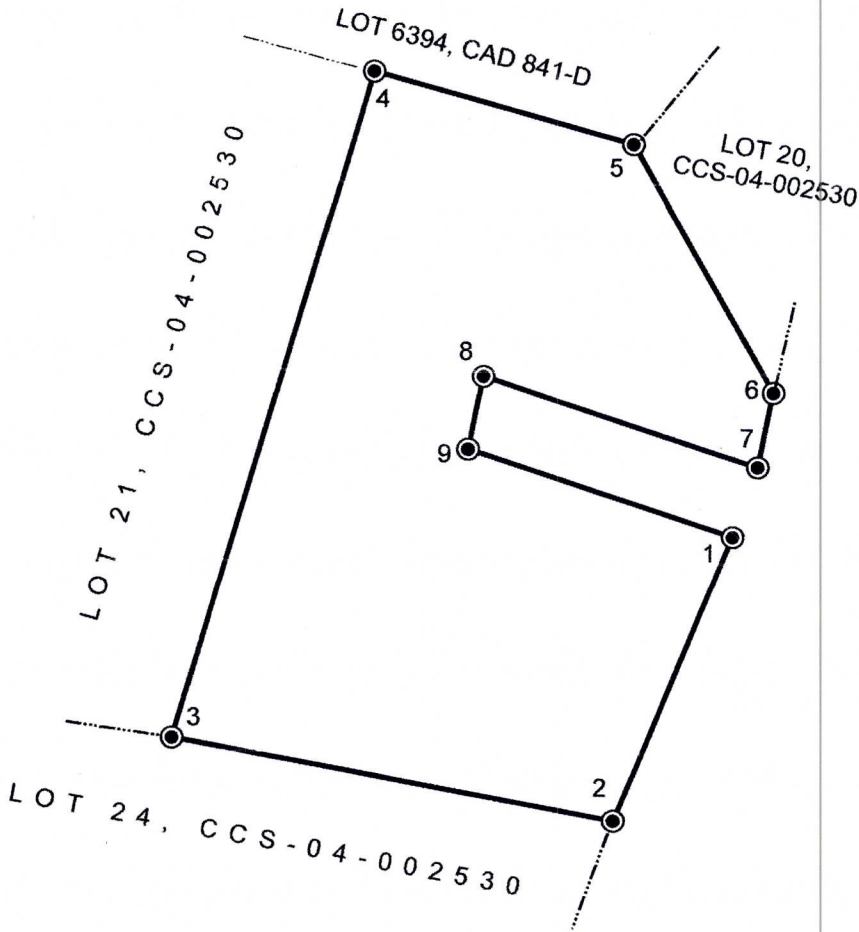
Survey No. CCS-04-002530  
Lot No. 22  
Area: 20,436 SQUARE METERS  
Location BARANGAY BUSYBEES , TAYTAY, PALAWAN  
Cad Map No. 11'02' N 119'30' E  
Date Approved JULY 12, 2005

**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: LV  
T. D. Checked by: \_\_\_\_\_  
T. D. Sketched by: LV

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



**VILLARUEL SURVEYING AND ENGINEERING SERVICES**

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

Email add: [villaruelsurveyingoffice@gmail.com](mailto:villaruelsurveyingoffice@gmail.com)

Contact No. 09187956434- 09051412734

November 29, 2022

**DENR-CENRO**

Poblacion, Taytay, Palawan

11-21-22 02998

To whom it may concern ,

Submitting herewith the requirements of **APRILE 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. Cad 891-D

Identical to Lot No. \_\_\_\_\_

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

Portion of Lot No. \_\_\_\_\_

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

Area: 46.83

Location of the Land: Bugy Boco 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. Villamel 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

### GEODETC ENGINEER'S COMMITMENT

I, Abigail A. Villamel, 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. VILLAMEL  
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



Republic of the Philippines  
**PROFESSIONAL REGULATION COMMISSION**  
**PROFESSIONAL IDENTIFICATION CARD**





LAST NAME

▶ **GRAVAMIN**

FIRST NAME

▶ **APRIL**

MIDDLE NAME

▶ **ESPARES**

REGISTRATION NO.

▶ **0983319**

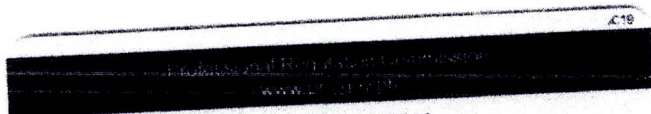
REGISTRATION DATE

▶ **12/11/2008**

VALID UNTIL

▶ **04/22/2024**

**PROFESSIONAL REGISTRATION**



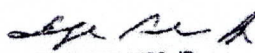
**CERTIFICATION**

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.

Signature of Professional

  
**TEOFILO S. PILANDO, JR.**  
Chairman

COMMUNITY TAX CERTIFICATE

CC12019 / 56 74 704

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MILYNE PARAPINA

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. HEZARSA  
Bgy. Kagawad

HON. MIGUELITO D. GARCIA  
Bgy. Kagawad

HON. NORA A. MEMOR  
Bgy. Kagawad

HON. ARRAY G. CORDERO  
Bgy. Kagawad

HON. ELMA M. CAABAY  
Bgy. Kagawad

MA. CRISTINA B. EQUIZ  
SK Chairperson

MA. LOURDES E. VILLANOCHIE  
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 03<sup>rd</sup> day of February, 2022 at office of the Punong Barangay of BusyBees, Taytay, Palawan.

CERTIFIED BY:

HON. CEFERINO D. SUZON  
Punong Barangay

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

# TAX DECLARATION OF REAL PROPERTY

TC OR

18-23-010-0178

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

VICTOR HALNIN, JR

BUSY BEES, TAYTAY, PALAWAN

Beneficial User

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)

Block No

North: ALN 066

South: ALN 010

East: ALN 005

West: ALN 003, 046

## PROPERTY ASSESSED:

LAND

☐

MACHINERY

Brief Description

BUILDING

☐

Others

Specify

No. of Storeys

Brief Description

Category	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (CASHW LND)	2 0000 ha	150 000 Php	210 000 00	AGRICULTURAL (Cashew Land)	16 %	Php 33 600 00	TAXABLE
AGRICULTURAL		Php	12 610 00	AGRICULTURAL (Palm/Trees)	16 %	Php 2 050 00	TAXABLE
	20 000 00 sq m	Php	222 610 00			Php 35 650 00	

Assessed Value THIRTY-FIVE THOUSAND SIX HUNDRED FIFTY PESOS

(Amount in Words)

☒

Exempt

☐

Effectivity of Assessment/Reassessment

2019

Year

By Authority of the Provincial Assessor

LEZEL G. DEL ROSARIO, REA  
ACTING MUNICIPAL ASSESSOR

12/6/2018

Date

Encloses TD No 23-010-0077

Previous A.V. Php 20 050 00

Previous PIN 066-23-010-03-005

VICTOR HALNIN, JR

Previous Area 20000 sq m

IN ACCORDANCE WITH 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 the province and duly enacted into an Ordinance by the Sangguniang Pangasinan under Ordinance No. 1914-2018 dated March 26, 2018. It does not constitute any ownership or legal title to the property.

SWORN STATEMENT No

SWORN STATEMENT Date

Printed Name of Assessor: 2/27/2018

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 OCT 25 2022, at Taytay, Palawan.

**VICTOR C. HALNIN**/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: L. Esmeralda Halnin

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

**ELSIENOR E. CORDERO**/Waivee  
HH ID No. 175320007-0847-00028/Taytay,Pal.

ARJAY G. CORDERO

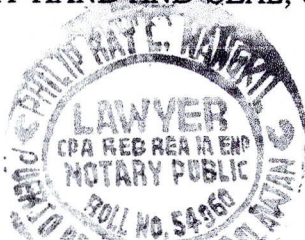
ACKNOWLEDGMENT

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. 108  
Page No. 102  
Book No. 11  
Series of 2022



ATTY. PHILIP RAY C. NANKIL, CPA, REG. REA. I.A. ENP  
PROX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL 31 DEC  
ROLL OF ATTORNEYS NO. 54960  
PTR NO. 0851583/01-03-22/PAL  
IRP NO. 185562/01-04-22/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, Dumarán, 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 FORTY-FOUR (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 FORTY-FOUR (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 / Dumarán, Pal.  
Witnesses: Lovesminda Halnin

**RIZAN L. DOMDOM** / Waivee  
D11-1901134 / Issued. 2024.07.19 / Taytay, Pal.  
ARJAY G. CORDERO

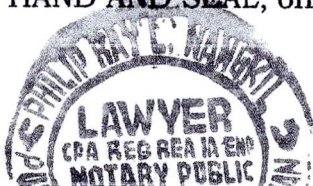
ACKNOWLEDGMENT

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. 579  
Page No. 102  
Book No. 14  
Series of 2022



**ATTY. PHILIP M. L. NANGKIL, CPA, REG. REA. I.A. ENP**  
PLRDX NO. 2023-005 NOTARY PUBLIC FOR PALAWAN UNCL. DEC  
ROLL OF ATTORNEYS NO. 54960  
PTR NO. 00910007/01-03-22/PAL

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


**CERTIFICATION**

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 10<sup>th</sup> 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

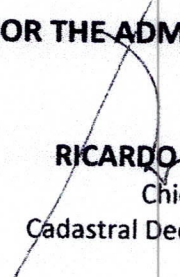
This certification is issued upon request of Engr. Abigail Villaruel of Taytay, Palawan. For reference purposes only.

**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





## 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:

Verified by:

**ESTER T. BIONA**  
LMO I

**MARIA 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  
BY: Shi  
DATE: AUG 20 2021 2604

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



## CERTIFICATION

### TO WHOM IT MAY CONCERN:

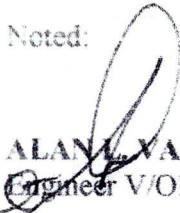
**THIS IS TO CERTIFY** that as per records of this Office, **Lot 6394, Cad 841-D**, Taytay Cadastre situated in Barangay Busybees, Taytay, Palawan, containing **Forty-six Thousand Five Hundred Eighty-three (46,583)** square meters was surveyed for **Victor Halnin** and not covered by any public land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

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

  
**ELVIR G. BASE**

Administrative Officer I  
(Records)

Noted:

  
**ALANA L. 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



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. 841-D

Applicant \_\_\_\_\_

Lot No. 6394

Surveyed for VICTOR HALNIN

Area: 46,583.56 square meters

Surveyed by Ceasar Q. Del Moro

Location Barangay Busybees, Taytay, Palawan

Date of Survey November 16 - December 15, 1988

Cad Map No. 11° 02' N. 119° 30' E.

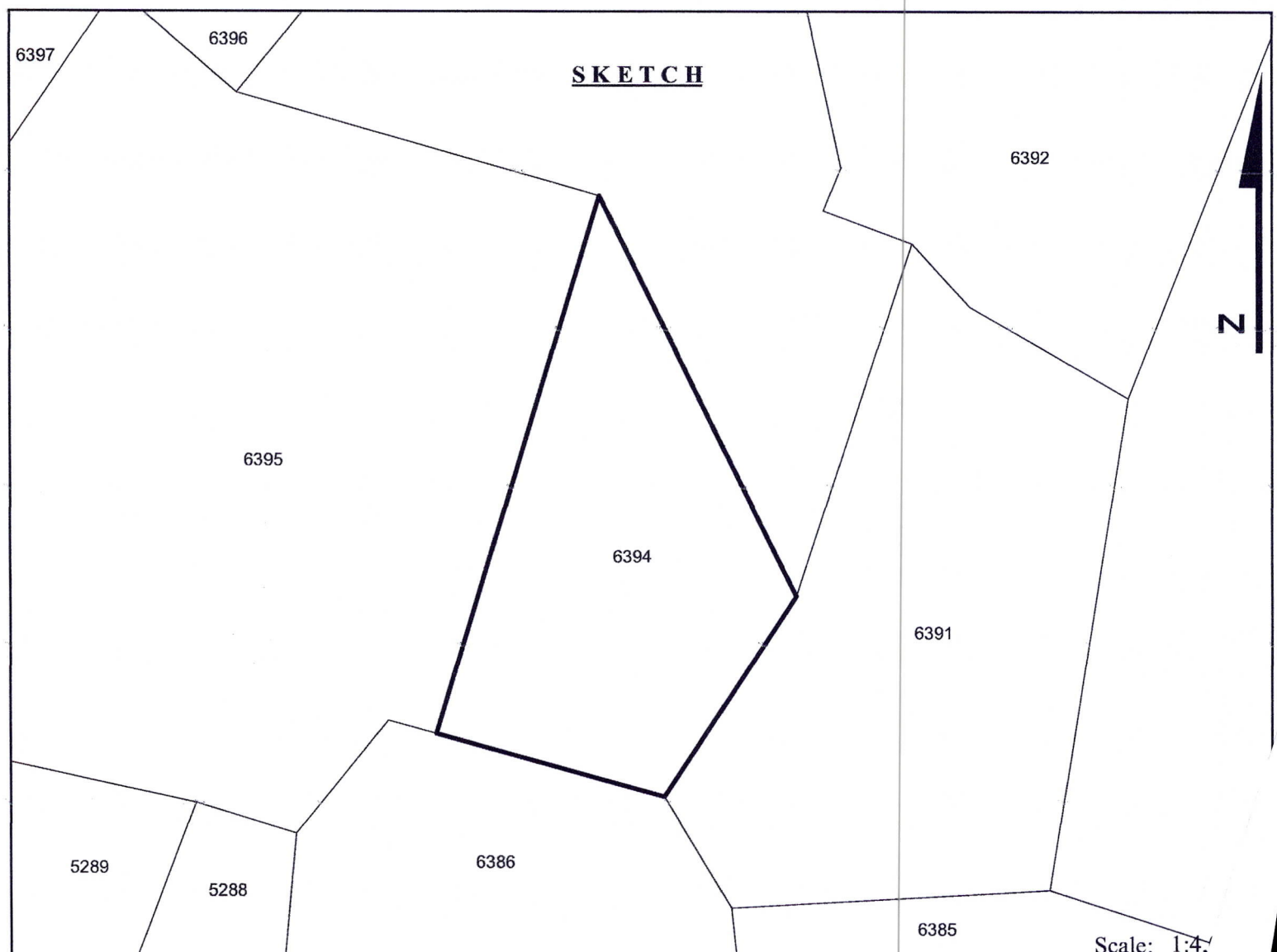
Date of Original Survey: \_\_\_\_\_

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: LV

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

T. D. Checked by: \_\_\_\_\_

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

T. D. Sketched by: LV

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