



DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
KAGAWARAN NG KAPALIGIRAN AT LIKAS YAMAN



MEMORANDUM

TO : **THE REGIONAL EXECUTIVE DIRECTOR**
DENR-Region 4-B
1515 DENR by the Bay Bldg., Roxas Boulevard,
Brgy. 668, Ermita, Manila

FROM : **THE ASSISTANT SECRETARY**
Field Operations - Luzon & Visayas and Director,
Environmental Management Bureau in concurrent capacity

SUBJECT : **LETTER FROM MR. AMADEO GARBANZOS OF 214 G, SOFIA
BELLEVUE, CAPITOL HILLS, OLD BALARA, QUEZON CITY**

DATE : **NOV 29 2023**

This pertains to the letter dated November 21, 2023 from Mr. Amadeo Garbanzos of 214-G, Sofia Bellevue, Capitol Hills, Old Balara, Quezon City, requesting for immediate assistance about his intention to apply for land titling (RA 10023), over certain parcels of land identified as Lot Nos. 63 and 80, Cad. 1037-D, El Nido Cadastre, with an aggregate area of 146 square meters, located in Barangay Buena Suerte, El Nido, Palawan. Per Certification issued on February 23, 2006 by CENRO Taytay, Palawan, the said lots is classified as Alienable and Disposable being within Project 5, Land Classification (LC) Map No. 473 dated January 24, 1925.

Kindly take immediate appropriate action on the matter, consistent with the existing policies, rules and regulation. Please directly inform Mr. garbanzos of any action taken on the same, copy furnish this Office citing Document Tracking No. DENR-ASRMD-2023-028704 for monitoring purposes.

FOR STRICT COMPLIANCE.


GILBERT C. GONZALES, CESO III

Copy furnished:

MR. AMADEO GARBANZOS
214-G, Sofia Bellevue, Capitol Hills, Old Balara, Quezon City



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FOR STRICT COMPLIANCE.


GILBERT C. GONZALES, CESO III

Copy furnished:

MR. AMADEO GARBANZOS
214-G, Sofia Bellevue, Capitol Hills, Old Balara, Quezon City

11/21/23

MR. GILBERT C. GONZALES, CESO III
 ASSISTANT SECRETARY FOR FIELD OPERATIONS
 FOR LUZON AND VISAYAS
 DENR, HEAD OFFICE



DEAR ASST. GONZALES,

I AM AMADEO A. GARBANZOS, OWNER OF AMADEUS INN, EL NIDO, PALAWAN.

WHEN I BOUGHT MY LAND IN EL NIDO IN 2012, I BOUGHT IT SINCE IT WAS DOCUMENTED AS ALIENABLE AND DISPOSABLE. HOWEVER WHEN WE WERE PROCESSING FOR ITS TITLING WE WERE TOLD THAT IT WAS AGAIN DECLARED AS A TIMBERLAND. WE ASK WHY?

THE FRONT OF OUR HOTEL IS AN EASEMENT WHICH IS PART OF THE SHORELINE. TOOK THE LGU MADE A SEA WALL. THE BARANGA CAPTAIN OF BUENASERVE IS SAYING THAT THERE ARE NOW LOT OWNERS OF THIS EASEMENT OR SHORELINE LOTS. AGAIN WE ASK WHY?

PRIOR TO THE BUILDING OF THE SEAWALL, THE FRONT OF MY HOTEL HAS A FISH MARKET BUILDING WHICH WAS DEMOLISHED TO GIVE WAY TO AN STP PROJECT OF THE LGU. WHICH STP PROJECT HAS NOT BEEN FINISHED UP TO NOW.

(PAGE 1)

Thank you for OTHER THAN THIS ASSEC.

As of now our concern is to continue
and finish the RFP Application 045312
so that we can title our land legally.

Thank you very much for answering
our concerns.

Yours Truly,

A. GARBARO

Amador A. Garbaro III

c/o Arnold A. Garbaro

- 09273540137

- aji.r2d2@gmail.com

- 214 G Woodruffe, Sofia

Belleve, Capital Hill,

Old Dorra, Q.C.

chavezta12@gmail.com

ATTACHMENTS:

- DENR TAYTA RFP Application # 045312 (1)

- Joint Affidavit in support to Free parent
Application as of Sept 22, 2015 (1)

- Free parent Application # 0453 (1)

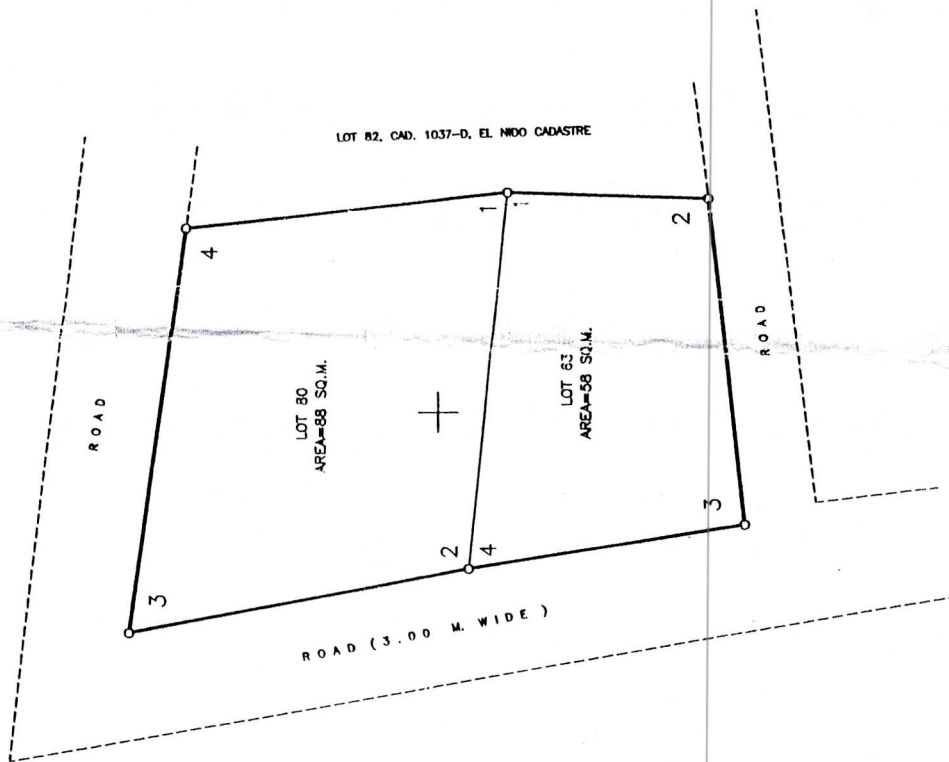
- LT. Verification of DENR, TAYTA, PARAY (1)

- Deed of Absolute Sale Dated July 2011 (2)

- Certification of ACD Dated 2/2006 (1)

- Subdivision plan of Lot 63 and Lot 80 (1)

(PAGE 2)



SUBDIVISION
PLAN
OF LOT 63 AND LOT 80
CAD. 10.37-D, EL NIDO CADASTRE
AS PREPARED FOR
AMY L BALAGOSA

SITUATED IN THE

RURBAN CODE :
BARANGAY : BUENA SUERTE
MUNICIPALITY OF : EL NIDO
PROVINCE OF : PALAWAN
ISLAND OF : PALAWAN
CONTAINING AN AREA OF

146 SQ. M.

ZONE NO.:
PPCS-PTM-PRS 92-
BEARING- GRID/
SCALE 1:100

Figure 1 is a line graph showing the effect of the concentration of the inhibitor on the rate of polymerization. The y-axis is labeled "Rate of polymerization" and ranges from 0 to 10. The x-axis is labeled "Concentration of inhibitor" and ranges from 0 to 10. Five curves are shown, labeled 1 through 5. Curve 1 is the highest, followed by 2, 3, 4, and 5. All curves show a decrease in the rate of polymerization as the concentration of the inhibitor increases.

CERTIFICATION

Date prepared: _____

4 **EMMANUEL N. ORTILE**
GEOMETRIC ENGINEER

Reg. Cert. No.: A504 Date: _____
License No.: 00000001 Exp.: _____

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

DATE _____ 20____
PURPOSE _____

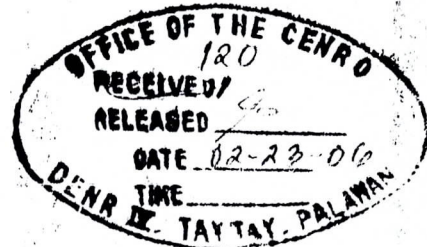
ROMAN G. LEGASPI
CHIEF, REGIONAL SURVEYS DIVISION

Partnership

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

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

CERTIFICATION



TO WHOM IT MAY CONCERN

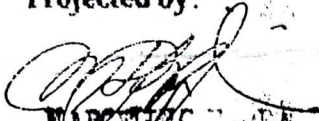
THIS IS TO CERTIFY that Lot No 80, Cad 1037-D situated at Barangay Buenavista, El Nido, Palawan consisting an area of EIGHTY-EIGHT

(88) SQUARE METERS, is Alienable and Disposable being within Block 9 of Project 9, Land Classification Map No. 473, established as such on January 24, 1995


THIS IS TO CERTIFY FURTHER that the actual occupant/claimant of the aforementioned parcel of land is Mrs. May T. Balagon

Issued this 23rd day of February 2006 at CENR Office, Taytay, Palawan upon request of Mrs. May T. Balagon for whatever legal purpose it may serve him/her best.

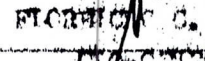
Projected by:


MARCELO T. TAYTAY
Land Management Inspector

Verified by:


GABRIEL C. TAYTAY
Verifier

Certified:


FLORENCE C. TAYTAY
Certifier

Verification/
Cert. Fee P60.00
O.R. # 2147412-B
Dated Feb. 23, 2006

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, Mrs. AMY BALAGOSA, of legal age, Filipino, married to Mr. RUEL R. BALAGOSA, with residence at Buena Suerte, El Nido, Palawan, Philippines, is/ are the owner/s of a two parcels of land situated in Buena Suerte, El Nido, Palawan more particularly described as follows:

TAX DECLARATION No. 007-0516-R

A parcel of land situated at Buena Suerte, El Nido, Palawan. Bounded on the NORTH by AL #123 on the SOUTH., AL #125; on the EAST AL#125 and on the WEAST by #123. Containing an area of EIGHTY EIGHT (88) SQUARE METERS.

TAX DECLARATION NO. 007-0517-R

A parcel of land situated at Buena Suerte, El Nido, Palawan. Bounded on the NORTH by AL#123; on the SOUTH AL#125; on the EAST AL#123 and on the WEST by AL#123. Containing an area of FIFTY EIGHT (58) SQUARE METERS.

That for and in consideration of the sum of FIVE HUNDRED THOUSAND PESOS (P500,000.00) PESOS, Philippine Currency, is hereby acknowledged to our satisfaction, we do hereby SELL, TRANSFER AND CONVEY unto Mr. AMADEO A. GARBANZOS, likewise of legal age, Filipino, divorced, with residence at 7520 Hornwood Dr #904 Houston TEXAS U.S.A. 77036, his heirs, assigns and successors-in-interest the above described properties which is free from any lien or encumbrance and of which we are the absolute owner and possessor.

That we warrant valid ownership, peacefull possession of the said parcels of land and we will defend the vendees rights and interests from any claim of anybody on the said properties.

A - GMM

Amy Balagosa Ruel Balagosa


Amadeo A. Garbanzos

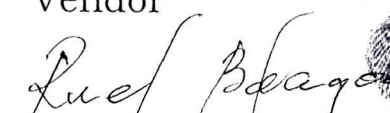
[Signature]

-Page 2-

IN WITNESS WHEREOF, I have hereunto set my hand
this ____ day of July, 2011 at Puerto Princesa City, Palawan,
Philippines.


AMY BALAGOSA
Vendor


AMADEO A. GARBANZOS
Vendee


RUEL R. BALAGOSA
Vendor's Husband

Signed in the presence of:


ROSARIO FLORES-FRANCO


ROSALIE ALBERTO

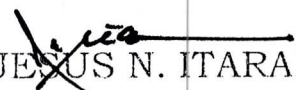
REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA)S.S.

BEFORE ME, personally appeared:

Name	Res. Cert. No.	Place/Date Issued
1. Mrs. Amy L. Balgosa	32649652	El Nido, Palawan
2. Mr. Ruel R. Balagosa	Postal I.D. No. 8438737	10-19-2012
3. Mr. Amadeo A. Garbabzos	Class C Texas Driver's Lic. No. 12974192	7-13-2015

all known to me and to me known to be the same persons
who executed the foregoing Deed of Absolute Sale of a
parcels of land and they acknowledged to me that the same is
their free act and voluntary deed.

WITNESS MY HAND and NOTARIAL SEAL on the date
and in the place first above written.


JESUS N. ITARALDE
Notary Public
Until Dec. 31, 2012
44 Fernandez St. Pto. Prin. City
Atty. Roll No. 21043
PTR#0383068/IBP#818273

Doc. No. 337 Page No. 8/
Book No. LIII Series of 2011.



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

LOT VERIFICATION

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

TO WHOM IT MAY CONCERN:

BY: [Signature]
DATE: 05-27-2017

THIS IS TO CERTIFY that based from the records of this Office Lot Nos. 63 and 80, Cad 1037-D located at Barangay Buena Suerte, El Nido, Palawan containing an area of **FIFTY EIGHT (58) square meters and EIGHTY EIGHT (88) square meters** respectively has been verified to be within **PUBLIC LAND** per approved Land Classification Map No. 473, Project 5, certified on January 24, 1925 for the Province of Palawan.

This certification is issued upon request of **AMADEO GARBANZOS III** represented by **VILMA FERRIOL** for whatever legal purpose it may serve best.

Issued this MAY 26 2017 at DENR-CENRO Taytay, Palawan.

Projected by:

[Signature]
RUDY S. BULACAN
Forest Ranger
OIC-Chief Engineering Unit

Attested by:

[Signature]
DAVID F. DALINO
LMO III/ Chief, LPDU

SUBSCRIBED AND SWORN to before me this MAY 26 2017 at DENR-CENRO Taytay, Palawan.

[Signature]
RABLO L. CRUZ
OIC-CENRO

Certification/Verification Fee P 116.00

O.R. No. 4092452
Dated: MAY 29 2017



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

RFP Application No. 045312

Applicant AMADEO A. GARBANZOS

Surveyed for SERANO, LOLITA
MONCADA, LILIA

Surveyed by ROLANDO C. SICCION

Date of survey SEPT. 29/90 - APRIL 22, 1991

Survey No. CAD 1037-D

Lot No. 63
80

Area: 58 sq. m.
88 sq. m.

Location BUENA SUERTE, EL NIDO, PALAWAN

Cad Map No. 11° 10' N. 119° 23' E. SEC. 1-A

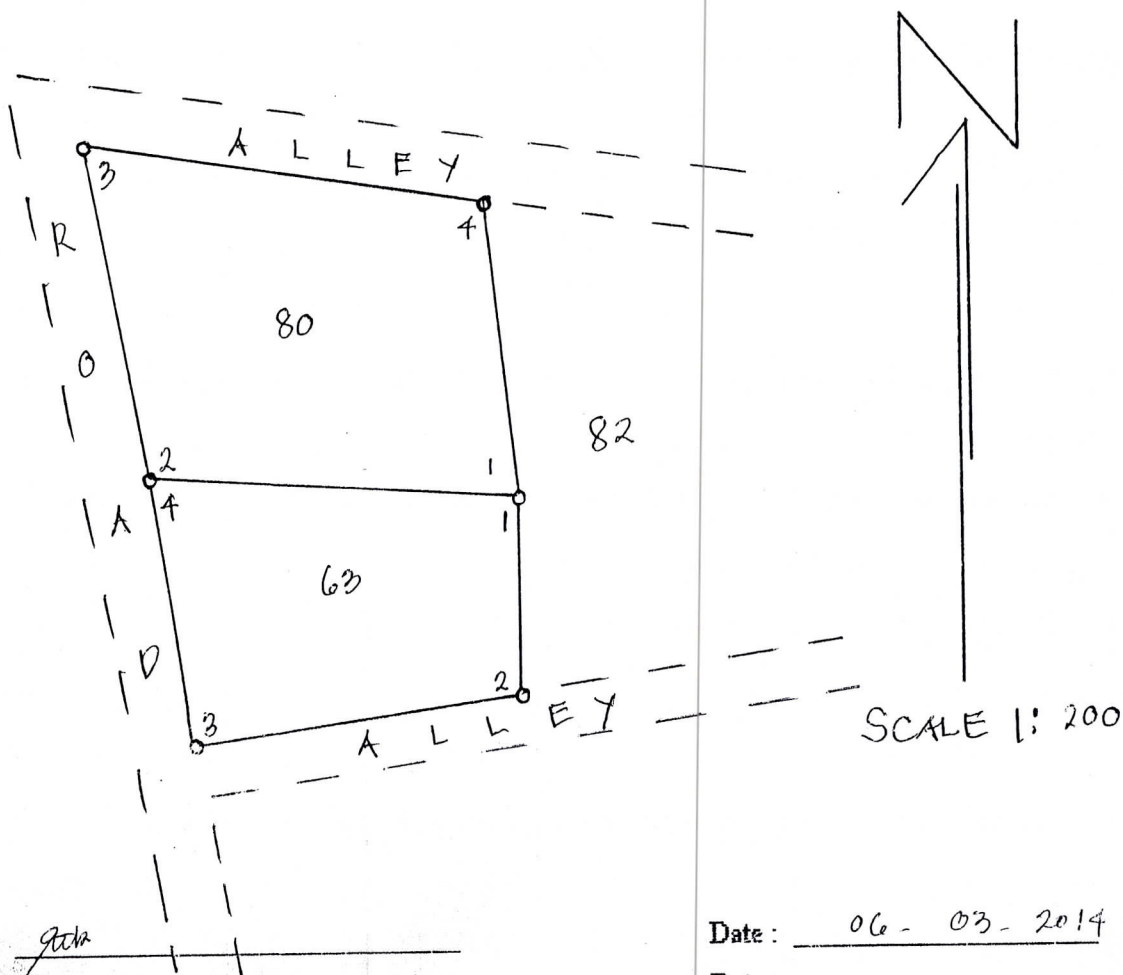
Date Approved APRIL 10, 1992

TECHNICAL DESCRIPTIONS

TIE LINE: N. 84° 17' W 580.60 m. FROM BLLM #1, CAD 1037-D, EL NIDO CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
LOT 63, CAD 1037-D			LOT 80, CAD 1037-D		
1-2	S. 1° 46' W	5.21 m.	1-2	N. 84° 34' W	10.05 m.
2-3	S. 83° 29' W	8.73 m.	2-3	N. 10° 58' W	8.99 m.
3-4	N. 9° 18' W	7.25 m.	3-4	S. 82° 39' E	10.80 m.
4-1	S. 84° 34' E	10.05 m.	4-1	S. 6° 47' E	8.46 m.

SKETCH



T.D. Research by: gch

T.D. Checked by:

T.D. Sketched by: gch

Date: 06-03-2014

Date:

Date: 06-03-2014

public of the Philippines)
Province of Palawan : S.S.
PUERTO PRINCESA CITY

JOINT AFFIDAVIT IN SUPPORT TO FREE PATENT APPLICATION

We, Sofia Montillano married to Antonio Montillano Sr
and Antonio Montillano Jr married to Minerik Montillano, both of legal
age and residents of _____, Palawan after having been sworn to law,
depose and say:

That we personally know Anader Garbanos who has filed
Free Patent Application No. 0453 - _____ for Lot No. #63 and #80
situated in EL NIDO, Palawan.

That we are actual residents of the municipality where the land is located and we very
well know the land applied for;

That said applicant himself or thru his predecessor-in-interest has continuously occupied
and cultivated the land since or prior to November 11, 1972 and the land is free from claims and
conflict;

That we are not related to the applicant either by consanguinity or affinity and we
are not interested in the land applied for;

That the applicant is a natural born Filipino citizen and does not own twelve hectares of
land in the country even if to include the land subject hereof;

IN WITNESS WHEREOF, we sign this affidavit this SEP 22 2015, 20____
in the Municipality of PUERTO PRINCESA CITY, Province of Palawan:

① Sofia Montillano

CTC No. 08421896

Taken on 11-26-14

Taken at EL NIDO PAL

② [Signature]

CTC No. 08422759

Taken on 01-02-14

Taken at EL NIDO PAL

SUBSCRIBED AND SWORN to before me on and in the same date and place stated above.

COL. NO. 394
PAGE NO. 80
BOOK NO. XVII
SERIES OF 2015

[Signature]
ATTY. ANTONIETO B. JUSTO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2015
PTR NO. 3344586, IBP NO. 895570
ROLL NO. 23001, TIN NO. 130525601
PUERTO PRINCESA CITY

Form 28-8-(R)

OFFICE OF THE GENRO
Poblacion, Taytay, Palawan
RECEIVED & INDEXED:

Date: _____

by: **AFELLEVERA**

Patent Application No. **0453**

1. I hereby file this application for (mark appropriate box)

☒ **FREE PATENT** ☐ **HOMESTEAD** ☐ **SALES**

(If application is for **SALES PATENT**, mark appropriate box)

☐ **Agri** ☐ **Comerc'l/ Industr'l** ☐ **Resident'l** ☐ **Mixed Use**

2. The land applied for is: **LOT NO. 80 and 63** Palawan.

3. Area (sq. m.) **146** in Barangay **Buena Suerte, El Nido**

4. My personal circumstances are:

Applicant: **Amadeo A. Garbanoz** Filipino; Age: **49** Born: **Cebu City, Phil.**

Born in: **Cebu City** Address: **001 Garbanoz St. Iligan City** Ppin

Spouse: **DPA** Filipino, a native of: _____

(If application is filed in the name of the heirs of a deceased claimant, indicate name of predecessor-in-interest: _____)

Name: _____ Place of birth: _____
QUESTIONS which must be answered by the applicant: (Mark appropriate box):

To the best of your knowledge, information and belief, is the land applied for a public agricultural land and outside any military/civil reservation, forest/timber, mineral and national park?
☒ **YES** ☐ **NO**

Do you have personal occupation/possession, cultivation of the land?
☒ **YES** ☐ **NONE**

Since when? **July 14, 2011**

From whom did you acquire the land?
MRS AMY & RUEL BALAGOSA

Is your occupation/cultivation of the land open, peaceful, notorious, continuous, public, adverse and exclusive on the concept of an owner?
☒ **YES** ☐ **NO**

Do you own:

a) More than 12 hectares of free patent
☐ **YES** ☒ **NO**

b) More than 5 hectares of homestead?
☐ **YES** ☒ **NO**

Is the land applied for claimed by any other person or subject of any case/dispute involving ownership?
☐ **YES** ☒ **NO**

Are you as CARP beneficiary?
☐ **YES** ☒ **NO**

I agree to all the conditions, terms, restrictions, prohibitions imposed on this patent application and to observe the liens, encumbrances, easements and servitudes provided by laws, rules and regulations and declare that I have met all the qualifications and none of the disqualifications required for this application as provided by the pertinent laws.

I understand that if I willfully and knowingly submit false statement and apply for public land despite not being qualified to do so, my application shall be rejected or cancelled, and all amounts paid on account thereof shall be forfeited in favor of the government and I shall no longer be entitled to apply for any public land in the Philippines.

I have read and thoroughly understood this application and I affirm that this was translated to the dialect that I understand and that all the statements therein are true and correct to my knowledge and belief

Applicant

Subscribed and sworn to before me, this **SEP 22 2015** day of **SEP 22 2015** taken at **PUERTO PRINCESA CITY**, applicant exhibiting to me his/her CTC No. _____ on _____

P1500 Documentary Stamp

Filing Fee paid

CR # _____

Date _____

PAGE NO. **80**
BOOK NO. **XVIII**
SERIES OF **2015**

Deputy Public Land Inspector

ATTY. ANTONIO B. JUSTO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2015
PTR NO. 3344686/IBPN 095570
ROLL NO. 23001, TIN NO. 130-525-60
PUERTO PRINCESA CITY