



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

June 21, 2021

MEMORANDUM

FOR : The Regional Executive Director  
DENR-R-IV-B, MIMAROPA Region  
1515 L & S Building, Roxas Blvd., Ermita, Manila

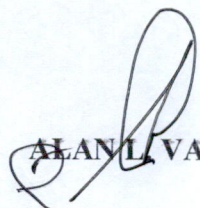
THRU : The Provincial Environment and  
Natural Resources Officer  
Sta. Monica, Puerto Princesa City

FROM : The OIC-Community Environment and  
Natural Resources Officer

SUBJECT : **COMPLETE STAFF WORK (CSW) ON THE REQUEST FOR  
INVESTIGATION ON THE APPROVAL OR ISSUANCE OF FREE  
PATENT OVER LOT 259-A COVERED BY FP-0045320-10-208818**

Respectfully forwarding is the Complete Staff Work (CSW) dated June 10, 2021 of Administrative Officer Elvie G. Base pertaining to the request of Jorvina Law Office for investigation on the approval or issuance of free patent over lot 259-A covered by FP-0045320-10-208818.

For information and further instruction.

  
ALAN L. VALLE

**DENR CENRO**  
**TAYTAY, PALAWAN**  
**RELEASED**

BY: fu  
DATE: 6/22/2021 CN 1912





June 10, 2021

**MEMORANDUM**

**FOR :** The Community Environment and Natural Resources Office  
Taytay-El Nido, Palawan

**FROM :** Administrative Officer I (Records)

**SUBJECT :** **COMPLETE STAFF WORK (CSW) ON THE REQUEST FOR INVESTIGATION ON THE APPROVAL OR ISSUANCE OF FREE PATENT OVER LOT 259-A COVERED BY FP-0045320-10-208818**

**DENR CENRO  
TAYTAY, PALAWAN  
RECEIVED**

BY: *SMA*  
DATE: 6.17.21 **CN 2866**

This *CSW* is in compliance to the instruction of the Regional Executive Director (*RED*) dated May 26, 2021 as received by this Office on June 1, 2021 relative to the follow up letter dated March 29, 2021 of Jorvina Law Office (Annexes 1-1<sub>b</sub>).

On March 3, 2021, this Office received via electronic mail two (2) letter of inquiry dated March 1, 2021 from Atty. Josue L. Jorvina, Jr. of Jorvina Law Office regarding (1) status of requested survey authority of Zarcilla Corporation through its representative Elpidio de Luna on September 21, 2020 (Annex 2) and (2) status of the request of Julie Gumayagay for investigation on the approval or issuance of Free Patent on Lot 259-A under FP-00453320-10-208818 on June 6, 2017 (Annexes 3-3<sub>a</sub>).

**RECORDS VERIFICATION**

**1. Elpidio de Luna letter dated September 21, 2020**

Based on records, Elpidio de Luna's letter content was a request for verification survey of Lots 261 and 334, Cad 841-D to determine the coverage of the project of Royal Palm Resort and the appropriate land application is needed. It has been replied by this Office through letter dated September 25, 2020 (Annexes 4 & 5).

**2. Julie Gumayagay's request for investigation on June 6, 2017**

Records reveal that requested investigation of Mr. Gumayagay through his representative Ma. Sheila P. Tambasin in 2017 has been addressed by this Office (Annexes 6-6<sub>i</sub>). On August 29, 2017, Special Investigator Daryl I. Pingol conducted the investigation with the assistance of Ms Tambasin and the report was submitted on September 11, 2017 recommending reconciliation proceedings at the Office of the

*[Signature]*



concerned Punong Barangay or Lupon Tagapamayapa pursuant to Presidential Decree 1508 (Annex 7-7<sub>c</sub>).

Further, on October 17, 2018, this Office received a complaint from Mr Gumayagay logged via 8888 Citizens Complaint Hotline with Ticket Reference No. ASRMD-2018-0024850 (Annexes 8-8<sub>h</sub>), accordingly, for the inaction of this Office to his complaint filed on December 4, 2017 which was addressed by this Office through letter dated October 18, 2018 (Annex 9).

Furthermore, Mr Gumayagay's requested investigation in 2017 was reiterated in the March 1, 2021 letter of Atty. J.L.Jorvina (Annexes 3-3<sub>a</sub>). It was again addressed by this Office through letter dated April 20, 2021 informing and furnishing him the copy of the actions taken by this Office and elucidating the Free Patent No. 045320-10-28818 and its area covered (Annex 10)

## DISCUSSION

The subject of the letter of Mr. de Luna relative to Lots No. 261 and 334, Cad 841-D has been long addressed. As of to date, request for Survey Authority for the said lots has been forwarded to the Provincial Environment and Natural Resources Office (PENRO) for consideration and evaluation.

As to the allegation of approval and issuance of patent over Lot 259-A, this is **untrue**. The mentioned Free Patent No. 0045320-10-208818 in Atty. Jorvina's letter dated March 29, 2021 is actually Free Patent No. 045320-10-28818 which pertains to Lot 259-B, Csd-04-0032971-D of Susana Pe Ma issued on November 22, 2010 with *Katibayan ng Orihinal na Titulo Bilang* E-47199 (Annexes 11-11<sub>a</sub>) which she acquired from the Heirs of Albino Garcia by virtue of Extrajudicial Settlement of Estate with Waiver of Rights duly subscribed by Atty. Luis E. Estiller under Doc.No. 383, Page No. 77, Book No. 44, series of 2009 (Annexes 12-12<sub>a</sub>).

## Lot Verification

Lot 259, Cad 841-D has an area of 5.1555 hectares and surveyed for Albino Garcia. It is within agricultural land (alienable and disposable) as per Block I, Project 9-F, Land Classification Map 2664, certified as such since May 15, 1970 and originally covered by Free Patent Application No. 045320-942 of Donato Aurelio filed on July 1, 1996. On June 28, 2009, it was subdivided into two (2) lots under Csd-04-032971-D in favor of Susana Pe Ma, approved on March 5, 2010 in accordance with Survey Authority 384-2009 (Annex 13-13<sub>b</sub>). Lot designated as Lot 259-A identical to Lot 16397 containing an area of 4.1557 remains public land to present and free from neither public application nor patent. While designated Lot 259-B identical to Lot 16398 containing an area of 1.0002 hectares is covered by Free Patent No. 045320-10-28818 of Susana Pe Ma issued on November 22, 2010.

The area bought by Mr Gumayagay is portion of Lot 259-A containing an area of 1.5000 hectares as evidenced by the Extrajudicial Settlement of Estate with Simultaneous Waiver of Rights and Tax Declaration No. 001-2053-A attached to his request for investigation in 2017 (Annexes 6<sub>b</sub>-6<sub>f</sub>). It is not yet segregated from the 4.1557 hectares of Lot 259-A, Csd-04-032971 identical to Lot 16397, Cad 841-D. As per records, there was a survey authority issued for Lot






259-A in 2014 in favor of Hubert Pe Ma dated October 10, 2014 (Annex 14-14<sub>d</sub>) as a result of sale to John Hubert P. Ma, et.al of the 2.5777 portion of this lot by a certain Lucila Edenden per Doc. No. 30, Page No. 6, Book No. , series of 2011 of Atty. Luis E. Estiller (Annex 15) and covered by Tax Declaration No. 18-23-001-0255 (Annex 16).

#### **RECOMMENDATION**

Since the issuance of Survey Authority and processing of the titling in the municipality of Taytay, Palawan has been lifted, the undersigned recommends to inform Mr Gumayagay to coordinate with John Hubert P. Ma, et.al. or his representative for the subdivision of Lot 259-A since they both bought portion of this lot. They may jointly request for survey authority and hire one Geodetic Engineer who will conduct the survey for transparency. Once the subdivision plan is approved, both parties can already apply for titling for their respective lot claim.

  
ELYDE G. BASE





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region

Annex 1

MEMORANDUM

MAY 26 2021

TO : The PENR Officer  
Palawan

ATTENTION : The CENR Officer  
Taytay, Palawan

FROM : The Regional Executive Director

SUBJECT : FOLLOW-UP LETTER DATED MARCH 29, 2021 FROM  
JORVINA LAW OFFICE RELATIVE TO THEIR REQUEST FOR  
INVESTIGATION ON THE APPROVAL OR ISSUANCE OF  
FREE PATENT OVER LOT 259-A COVERED BY FP-00453320-  
10-208818

15-31-2021 H-5366

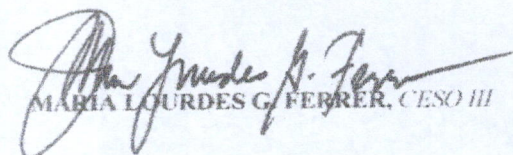
This pertains to the follow-up letter dated March 29, 2021 from Jorvina Law Office relative to letter dated March 01, 2021 on their client's request for Survey Authority and investigation on the approval or issuance of Free Patent over Lot 259-A identical to Lot 16397, Cad 841-D under Free Patent No. FP-00453320-10-208818.

Accordingly, Zarcilla Corporation represented by Elpidio de Luna sent a letter addressed to your office dated 21 September 2020 requesting for Survey Authority. However, said Corporation has not received any response/feedback for more than three (3) years.

Please be reminded of RA 11032, also known as the Ease of Doing Business and Efficient Government Service Delivery Act of 2018, which mandates all government offices and agencies to facilitate and expedite actions or resolution of all government transactions with efficiency.

In this regard, you are hereby directed to submit report within seven (7) days in CSW form on any action taken in accordance with existing laws, rules and regulations with commends and recommendations as basis for further action by this Office. Further, inform/apprise the concerned party/ies on you action regarding the matter.

For strict compliance.

  
MARIA LOURDES G. FERRER, CESO III

Copy furnished.

Jorvina Law Office  
Email Address: jrlawoffice@yahoo.com



Doc ID: 42724



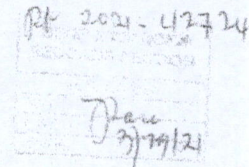


**JORVINA**  
LAW OFFICE

Unit 1520 Cityland 10, Tower 2 Bldg.  
H. V. dela Costa cor. Valero Sts.  
Salcedo Village, Makati City 1227  
Tel. Nos. (02) 810-0565 / 812-7931  
Fax No. (02) 812-7931  
Email Address: [jjlawoffice@yahoo.com](mailto:jjlawoffice@yahoo.com)

29 March 2021

Engr. Allan I. Valle  
Engr. V, OIC  
Community Environment &  
Natural Resources Officer (CENRO)  
MIMAROPA Region  
Poblacion, Taytay, Palawan  
(via [cenrotaytay@denr.gov.ph](mailto:cenrotaytay@denr.gov.ph))



Dear Engr. Valle:

This letter simply follows up our letter of 01 March 2021, a copy of which is hereto attached so as to refresh your memory in case the same has been misplaced, re: **requesting for investigation on the approval or issuance of Free Patent on Lot 259-A under FP-00453320-10-208818**. Per your records Lot 259-A is identical to Lot 16397, Cad 841-D.

As our client has **not received any response** from your office for more than three (3) years, we wish to emphasize the **gravity, urgency and importance** of the requested investigation because of the probability that fraud and falsification may have been committed in the issuance thereof since the person, i.e. *Albino Garcia*, who was supposed to have **"signed"** a Confirmatory Affidavit of Waiver and Relinquishment of Right on 16 June 2009, was already dead way back in April 2001.

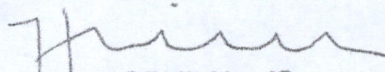
That said, may we be informed/apprised of **what action** has your Office done/taken regarding this matter **within ten (10) days from date of receipt of this letter**. The law office certainly does not want to entertain the idea that your Office is wittingly or unwittingly **protecting** the owner of this Free Patent which may give rise to both anti-graft and criminal cases. You may consider this letter as our humble but firm and final reminder on the matter, failing which shall constrain us to pursue any



appropriate legal action against those involved in this questionable issuance of a Free Patent.

Thank you.

Sincerely yours,

  
J. L. JORVINA, JR.  
Counsel for Zarcilla Corp./  
R. Elkin

Cc:

Maria Lourdes G. Ferrer, CESO III  
MIMAROPA RED





# JORVINA LAW OFFICE

Annex 2

JOSUE L. JORVINA, JR.

Unit 1520 Cityland 10, Tower 2 Bldg.

H. V. dela Costa cor. Valero Sts.

Salcedo Village, Makati City 1227

Tel. Nos. (02) 810-0565 / 812-7931

Fax No. (02) 812-7931

Email Address: [jjlawoffice@yahoo.com](mailto:jjlawoffice@yahoo.com)

01 March 2021

Engr. Allan I. Valle  
Engr. V, OIC  
Community Environment &  
Natural Resources Officer (CENRO)  
MIMAROPA Region  
Poblacion, Taytay, Palawan  
(via [cenrotaytay@denr.gov.ph](mailto:cenrotaytay@denr.gov.ph))

Dear Engr. Valle:

Sometime last 16 February, the law office sent you a *simple inquiry* as to the status of our client, **Zarcilla Corporation's** representative, Elpidio de Luna, who wrote your office a letter dated 21 September 2020 and filed/received on 22 September 2020, about our client's request for Survey Authority.

As we write this letter and despite the lapse of twelve (12) days now, our *simple inquiry* as to its status remains **unanswered**. Lest it be said that we have not given you enough time to answer our *simple inquiry*, we are now taking the initiative of giving you one **last opportunity of five (5) days from receipt of this letter** within which to answer the same failing which shall constrain us to take any appropriate **legal action** on the matter. Let it not be said Engineer, that we did not give you a fair warning.

Thank you.

Sincerely yours,

J. L. JORVINA, JR.  
Counsel for Zarcilla Corp./  
R. Elkin

Cc: MIMAROPA RED  
Manila



Unit 1520 Cityland 10, Tower 2 Bldg.

H. V. dela Costa cor. Valero Sts.

Salcedo Village, Makati City 1227

Tel. Nos. (02) 810-0565 / 812-7931

Fax No. (02) 812-7931

Email Address: [jjlawoffice@yahoo.com](mailto:jjlawoffice@yahoo.com)

JOSUE L. JORVINA, JR.

01 March 2021

Engr. Allan I. Valle  
Engr. V. OIC  
Community Environment &  
Natural Resources Officer (CENRO)  
MIMAROPA Region  
Poblacion, Taytay, Palawan  
(via [cenrotaytay@denr.gov.ph](mailto:cenrotaytay@denr.gov.ph))

Dear Engr. Valle:

The law office writes for and in behalf of its client, *Julie Gumayagay* re: his letter-request of 06 June 2017 (see *Annex "A" hereof*) requesting for investigation on the approval or issuance of Free Patent on Lot 259-A under FP-00453320-10-208818. Per your records Lot 259-A is identical to Lot 16397, Cad 841-D. As our client has **not received any response** from your office for more than three (3) year, may we be updated or apprised of its status.

For the record and lest it be overlooked the entire Lot 259 is a 5.562-hectare property owned by **Albino Garcia** (married to Nilda Edeneden-Garcia) **and Ludovico Edeneden**. Later, both occupants/owners partitioned the same into two (2) lots, with Sps. Albino and Nilda Garcia getting an area of 2.5777 hectares while Ludovico Edeneden got 2.5785 hectares. As per Certification issued on 08 March 1999 by then Mayor Evelyn V. Rodriguez, Mr Albino Garcia is the legal claimant/occupant thereof (see *Annex "B" hereof*).

In April 2001, however, Mr. Albino Garcia died such that his heirs executed on 29 August 2006, an Extra-judicial Settlement of Estate (EJS) with Waiver in favour of Julie Gumayagay covering the latter's purchase of 1.5 hectares (see *Annex "C" hereof*). Thus, said Lot 259 was subdivided/partitioned into two (2), i.e. Lots 259-A with an area of 1.5 hectares and 259-B with an area of 1,002 hectares. Our client, Julie Gumayagay, being the owner of Lot 259-A via the afore-mentioned EJS, desired to buy





# JORVINA LAW OFFICE

Annex 3a

JOSUE L. JORVINA, JR.

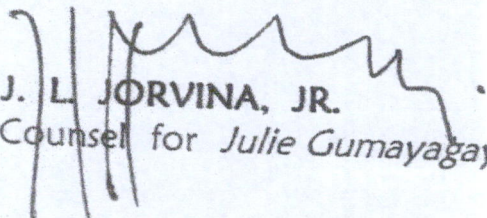
Unit 1520 Cityland 10, Tower 2 Bldg.  
H. V. dela Costa cor. Valero Sts.  
Salcedo Village, Makati City 1227  
Tel. Nos. (02) 810-0565 / 812-7931  
Fax No. (02) 812-7931  
Email Address: jljlawoffice@yahoo.com

too Lot 259-B as it is contiguous/adjacent to his Lot 259-A but deferred his purchase as the legal papers were not yet fixed at that time.

While waiting for the Lot 259-B papers to be fixed, our client came to know that Lot 259-B was issued a Free Patent in favour of Susana Ma presumably because of a Confirmatory Affidavit of Waiver and Relinquishment of Right dated 16 June 2009 (see **Annex "D" hereof**). But how could Mr. Albino Garcia sign said document in 2009 when he died already as of April 2001 (see **Annex "E" hereof**)?. That said, it is for this reason why we are following up this matter. **Unless we are mistaken, falsification and misrepresentation/deceit had been used in securing such Free Patent approval.** Verily, it demands an outright and immediate investigation.

Thank you and we look forward to hearing from you *soonest or no later than ten (10) days from date of receipt of this letter* as the gravity of the offense (if true) cannot just be ignored. We certainly do not want to presume that someone is protecting the irregularity of such Free Patent approval.

Sincerely yours,

  
J. L. JORVINA, JR.  
Counsel for Julie Gumayagay



September 21, 2020

ENGR. ALAN VALLE  
OIC-CENRO  
Taytay, Palawan

SUBJECT: REQUEST FOR VERIFICATION SURVEY

RECEIVED  
TAYTAY  
SEP 22 2020  
3767

Dear CENRO Valle

Isang maka-kalikasang araw sa inyo!

This refers to our area located at Sitio Pagdurianen, Poblacion, Taytay, Palawan to be developed into a Royal Palm Resort after all the necessary permits and clearances have been secured.

This area has been the subject of the inspection/evaluation last September 17, 2020 by a joint/composite group from your office (CENRO Taytay), PENRO Palawan, PCSD, PEMO Palawan and the Local Government Units (Barangay and Municipal) regarding our letter dated August 27, 2020 appealing for site re-inspection.

Initial findings of your office and during the discussion of the findings/observations by the joint/composite group disclosed that the area where improvements have been introduced what we called as "Environmental Enhancement, Mitigation and Protection Measures" is outside the lot we purchased and there's an excess lot not covered by the cadastral map/survey.

We firmly believe that all these areas have been legally purchased from the previous owner who pinpointed its ground boundary. We can say that we are buyer in good faith.

In this regard, it was agreed that we should request a verification survey from your good office to determine the area coverage of our project and what appropriate land application is needed pursuant to existing laws and regulations on the matter.

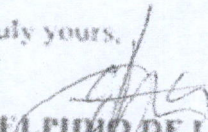
We commissioned Engr. Aldrin Cabasares to execute the verification survey subject to your permission and supervision during the actual ground verification survey.

The area cover lots 261 and 334 CAD 841-D Taytay, Cadastre with an approximate area of 9 hectares and classified as Agricultural (A&D) land.

It is understood that all necessary expenses to be incurred during the conduct of the survey will be borne by us.

Hoping for your consideration. Thank you very much!

Very truly yours,

  
ELPIDIO DE LUNA  
Representative with SPA from the owner



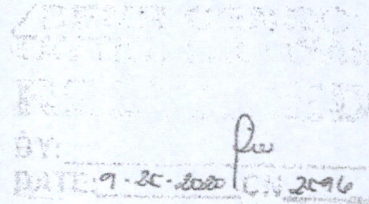


Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**5312 Taytay, Palawan**

Annex 5

September 25, 2020

**MR. ELPIDIO DE LUNA**  
Royal Palm Resort  
So. Pagdurianen, Poblacion, Taytay, Palawan



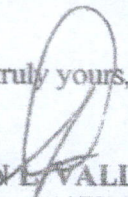
Sir,

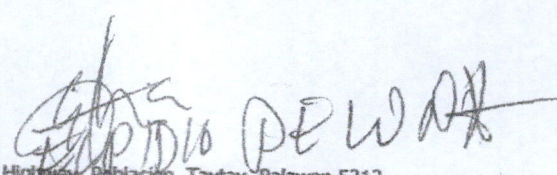
Greetings!

This is to acknowledge your letter dated September 21, 2020 for the verification survey request of Royal Palm Resort. This Office have no objection of the said verification survey which will be executed by Engr. Aldrin Cabasares.

Please be informed that he is required to submit report regarding of his findings on the said area as agreed during the joint inspection with PENRO, CENRO, PCSD, BLGU and other government agency.

Very truly yours,

  
**ALAN L. VALLE**  
Engineer V/CENRO

  
by the National Highway, Poblacion, Taytay, Palawan 5312  
email: cenro@denr.gov.ph



June 6, 2017

MR. PABLO L. CRUZ  
CENRO  
Taytay, Palawan

*LPOU - for evaluation  
- determine probability of the  
allegation  
- apply ADR procedure when  
called for.*

DENR CENRO  
TAYTAY, PALAWAN  
RECORDED  
B1: *Get*  
DATE: 6/13/17 2361

Annex C

Subject : Request for Immediate Investigation of Lot 259A and  
Questionable Free Patent Title

Dear Sir,

We would like to request for an immediate investigation on the following:

Lot 259A with TD # 001-2053-A PIN 066-23001-00-040 revised per Section 219 of RA 7160 and Sec.23 of Provincial Ordinance # 1281-12 dated Nov. 6, 2012 to TD #23-001-0269 in the name of Julie B. Gumayagay as the Registered Owner (photocopies hereto attached).

The above property was sold by Mrs. Nelda Garcia and all the Heirs of Albino Garcia to Mr. Julie Gumayagay as evidenced by the Extra-Judicial Settlement with Simultaneous Waiver of Rights dated Aug. 29, 2006 (photocopies hereto attached with BIR receipts, Notice of Publication with Palawan Mirror Newsweekly with receipt, Transfer Tax Receipts and ROD/LRA receipts).

We diligently paid the Property Taxes due and we have advanced payments up to 2021 (Receipt Nos. \_3819664-5 dated April 26, 2017- photocopy hereto attached).

Recently, we requested for a Certified True Copy of the Tax Map from the Provincial Assessor and portion of Lot259A has been transferred to a certain Susana Ma. When I made some queries at CENRO-Taytay last June 2, 2017, we're surprised to discover that the same has been patented to Susana Pe Ma with FP-045320-10-208818 according to Mr. Jun Galasinao.

The total lot area previously owned by Albino Garcia is 2.5777has. as evidenced by Tax Declaration # 001-0238-A PIN\*066-23-001-01-008 (photocopy hereto attached).



The property was 'subdivided/surveyed' WITHOUT our presence and approval; hence we are left with only 0.8000ha. (more or less) and without access going to our property.

We are requesting that a 'FAIR and THOROUGH INVESTIGATION' be conducted to settle the matter.

Should there be concerns, you may contact me at mobile nos. 0935-9037167 or 0946-0491518.

Very truly yours,

MR. JULIE GUMAYAGAY

Sgd.

MA. SHEILA P. TAMBASEN  
Attorney-in-Fact

Encls. As Stated

Cc: Barangay Poblacion Council - Taytay  
The Municipal Assessor - Taytay  
The Provincial Assessor - PPC, Palawan  
The Provincial Register of Deeds - PPC, Palawan  
PENRO - PPC, Palawan  
Presidential Action Center- Malacanang, Manila  
Legal Counsel  
File



# Annex 6b

Republic of the Philippines  
**PROVINCE OF PALAWAN**  
Municipality of Taytay, Palawan

## NOTICE OF ASSESSMENT OF REAL PROPERTY

**JULIE B. GUMAYAGAY**

(Name of Property Owner)

NOA No. \_\_\_\_\_

**Indang Village, Calumpang Lejos**

**Indang, Carite**

Date: October 20, 2006

Madam/Sir:

This is to notify you of the new/revised assessment(s) of the real property/properties summarized hereunder, ownership of which is/are stated in your name for taxation purposes.

Location of Property:

**So. Lolekion** (Number and street) **(Cantabl)** (Barangay/District) **Poblacion Taytay, Palawan** (City/Municipality/Province)

Certificate or Title Number: \_\_\_\_\_


Property Index Number: 066-23-001-09-040

Cadastral Lot Number: 259-A, Cad 841-D part

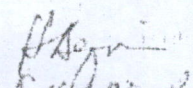
## SUMMARY OF NEW/REVISED ASSESSMENT(S)

KIND OF PROPERTY	TD ARP NO.	MARKET VALUE	ASSESSED VALUE
Agricultural	<u>001-2013-A</u>	<u>P37,800.00</u>	<u>P.6,950.00</u>

Note: Please keep this notice for your further reference

  
**CRISTOBAL B. LUCERO**  
Acting Provincial Assessor

Received:

  
**TEREN GRACE P. AQUINO**  
(Signature over printed name)

Date: 10/20/06







# OWNER'S COPY

Annex Gd  
TC: GR

## TAX DECLARATION OF REAL PROPERTY

TD No. **23-001-0269**

Property Identification No. **066-23-001-09-040**

Owner: **JULIE B. GUMAYAGAY**

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

Address: **INDANG VILLAGE, CALUMPANG LEJOS INDANG CAVITE**

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

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

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

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

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

Location of Property:

**SO. LOLOKION**  
(Number and Street)

**POBLACION**  
(Barangay/District)

**TAYTAY, PALAWAN**  
(Municipality & Province)

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

Survey No. **CAD 841-D**

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

Lot No. **259-A (PART)**

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

Blk. No. \_\_\_\_\_

Boundaries:

North: **NW-001**

South: **SE - 009**

East: **NE-006**

West: **SW - 001, SEC.10**

### 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
Upland R/L (RICUP2-ML)	1.5000 ha.	40,000	Php 50,400.00	AGRICULTURAL	16 %	Php 8,060.00	TAXABLE
Total	15,000.00 sq.m.	Php	50,400.00		Php	8,060.00	
Total Assessed Value <b>EIGHT THOUSAND SIXTY PESOS</b>							

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

**2014**  
Year

Approved: By Authority of the Provincial Assessor:

*Mildred A. Valdez*  
**MILDRED A. VALDEZ**  
MUNICIPAL ASSESSOR

**7/10/2013**  
Date

This declaration cancels TD No. **001-2053-A**

Previous A.V. Php **6,050.00**

Previous PIN **066-23-001-09-040**

Previous Owner: **JULIE B. GUMAYAGAY**

Previous Area: **1.5 ha.**

Memoranda:

**REVISED PURSUANT TO SECTION 219 OF RA 7160 AND SECTION 23 OF PROVINCIAL ORDINANCE NO. 1281-12, SERIES OF 2012.**

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No. \_\_\_\_\_  
SWORN STATEMENT Date: \_\_\_\_\_



EXTRAJUDICIAL SETTLEMENT OF ESTATE  
WITH SIMULTANEOUS WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This deed, made and executed, by and among:

-NILDA EDENDEN-GARCIA, of legal age, widow, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan, herein called HEIR/WAIVOR,

-RONIE E. GARCIA, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan,

-ELVIE DEDAMA, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan,

-EVELYN GARCIA-BARQUE, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan,

-JOVELYN GARCIA-WIST, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan,

-ANGELYN GARCIA-CAGWAT, of legal age, married, Filipino and a resident of Lolokion, Poblacion, Taytay, Palawan,

-JOVELYN GARCIA-DALABAJAN, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan, and

-JOVIE GARCIA, of legal age, married, Filipino, and a resident of Lolokion, Poblacion, Taytay, Palawan, all of them referred to as HEIRS/WAIVORS,

-and-

-JULIE B. GUMAYAGAY, of legal age, married, to LIRIO F. GUMAYAGAY, Filipino, and a resident of Indang Village, Calumpang Lejos, Indang, Cavite, herein after called the WAIVER,

## WITNESSETH: THAT:

1. WHEREAS, on April 06, 2001, ALBINO GARCIA died intestate at Poblacion, Taytay, Palawan, leaving certain real property located in Sitio Lolokion, Poblacion, Taytay, Palawan, under T.D, No. 001-0231-A, P.I.N. 066-23-001-09-008, Lot no. 259, CAD 841-D, and more particularly described as follows:

North: ALN 007

South: SE-ALN 009

East : NE-ALN 006

West + SW-ALN 001, sec. 10

Area : MORE OR LESS TWO POINT FIVE SEVEN SEVEN SEVEN (2.5777) HECTARES

2. WHEREAS, the parties hereto are the sole and only heirs of the decedent entitled to succeed to his estate. they being his wife and children;

3. WHEREAS, there are no known debts or obligations due against the estate of said decedent; and it is to the best interests of the parties hereto to divide, partition and adjudicate among themselves the entire estate particularly the real property above described extrajudicially in the manner and form hereinafter set forth;

4. NOW, THEREFORE, for and in consideration of the foregoing premises, and invoking the provision of Section 1, Rule 74 of the Rules of Court, the parties hereto have agreed as they do so agree to divide, partition and adjudicate the above estate among themselves in PRO INDIVISO EQUAL SHARES, subject, however, to contingent liabilities to creditors, heirs and other persons who might have been deprived of lawful participation in the estate of the decedent, for a period of two(2) years from and after the settlement and distribution thereof, in accordance with the provision of Section 4, Rule 74 of the Rules of Court; and

witness

①

Exaltacion F. Reja

②

③

⑤

Jovelyn West

Angelyn Cagwat

⑦

Jovelyn Dalaga

JOVIE GARCIA

(4) Edendén

Nilda

Taytay

Palawan

Jovelyn West



Extrajudicial settlement of estate with Simultaneous waiver.

5. In the remote event that any other property of the decedent should ever be found which is not included hereinabove, the parties hereto further agree as they do so agree to settle and distribute the same in like manner and proportion as herein established and disposed.

6. FURTHERMORE, as a simultaneous act of the herein parties that, for and in consideration of the sum of SEVENTY FIVE THOUSAND PESOS (P75,000.00), Philippine Currency, the receipt whereof is hereby acknowledged from the WAIVEE, the herein HEIRS/WAIVORS, by these presents WAIVE, CEDE, TRANSFER and CONVEY, in an manner absolute and irrevocable, their corresponding shares in the above described property inclusive of the improvements thereon unto the WAIVEE, his heirs and assigns; and totalling an area of ONE POINT FIVE (1.5) HECTARES;

7. The herein HEIRS/WAIVORS covenant and agree that they are lawfully seized in fee of said premises, and will forever defend the WAIVEE, his heirs and assigns from lawful claims of third persons whomsoever.

WITNESS OUR HANDS, at Manila, this 29th day of August, 2006.

THE HEIRS/WAIVORS:

Nilda E. Garcia  
NILDA EDENDEN-GARCIA  
CTC No. 10140571  
on 5-17-06  
at Pamantelon, Taytay Pal.

Ronnie E. Garcia  
RONNIE E. GARCIA  
CTC No. 10140572  
on 5/17/06  
at Pamantelon, Taytay Pal.

Elvie Dedama  
ELVIE DEDAMA  
CTC No. 10140573  
on 5/17/2006  
at Pamantelon, Taytay Pal.

Evelyn Barquez  
EVELYN GARCIA-BARQUE  
CTC No. 10140574  
on 5/17/06  
at Pamantelon, Taytay Pal.

Jovelyn Wist  
JOVELYN GARCIA-WIST  
CTC No. 10140575  
on 5/17/06  
at Pamantelon, Taytay Pal.

Angelyn Cagwat  
ANGELYN GARCIA-CAGWAT  
CTC No. 10140576  
on 5/17/06  
at Pamantelon, Taytay Pal.

Jocelyn Dalabajan  
JOCELYN GARCIA-DALABAJAN  
CTC No. 10140577  
on 5/17/06  
at Pamantelon, Taytay Pal.

Jovie Garcia  
JOVIE GARCIA  
CTC No. 10140578  
on 5-17-06  
at Pamantelon, Taytay Pal.

WITNESSES:  
Exequiel F. Riosa

REPUBLIC OF THE PHILIPPINES }  
CITY OF MANILA } SS.

Before me, at MANILA, this 29 day of AUGUST, 2006, personally appeared the parties hereto known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free acts and deeds.

This instrument consist of two(2) pages including this whereon the acknowledgment is written, and signed by the parties on each and every page thereof and their witnesses.

WITNESS MY HAND AND SEAL, at the place and date above first written.  
docl no. 76  
page no. 10  
book no. 23  
series of 2006

ATTY. RICHARD L. ANOLIN  
NOTARY PUBLIC

UNTIL DECEMBER 31, 2007  
PTR. NO. 4570828/1-09-06-MANILA  
IDP LIFETIME NO. 05179/2-12-09-4ANL  
ROLL NO. 43596

Engine

Dalabajan

Jovelyn

West

Jovelyn







CAR 2005 00143340

10  
11  
12

### Control of Internet Access

ALPHONSO REVENUE OFFICER

Chen, L.-C. 2000. The effects of the 1997 Asian financial crisis on the export and import of Taiwan. *Journal of International Trade and Development* 11: 1-17.





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

**Annex 7**

September 11, 2017

**MEMORANDUM**

TO : **The Community Environment and Natural Resources Officer**  
DENR-CENRO, Taytay, Palawan

THRU : **The Chief, LPDU**  
DENR-CENRO, Taytay, Palawan

FROM : **SPECIAL INVESTIGATOR I**  
DENR-CENRO, Taytay, Palawan

SUBJECT : **REPORT ON THE OCULAR INSPECTION OF A PARCEL OF LOT IDENTIFIED AS LOT 259-A, CAD 841 -B SUBJECT TO CONFLICTING CLAIMS BETWEEN JULIE GUMAYAGAY, REP. BY SHEILA P. TAMBASEN VS. SUSANA P. MA, SITUATED IN SO. LANGAYAN/LOLOKION, BRGY. POBLACION, TAYTAY.**

*Handwritten notes:*  
LPDU  
For appropriate action  
for info & records  
CENRO  
Taytay  
9/11/17

*Stamp:*  
DENR CENRO  
TAYTAY  
PALAWAN  
RECEIVED  
BY: [Signature]  
DATE: 9/11/17 CH 3751

**INSPECTION REPORT**

Pursuant to a PENRO Memorandum dated 21 June 2017 and received by the Office of the CENRO Taytay on 12 July 2017 as well as a Letter Request dated 6 June 2017 received by the Office on 13 June 2017, the undersigned investigator proceeded to the area to conduct inspection/investigation on 29 August 2017. Hence, this report.

1. In accordance to the letter-request of the complainant dated 6 June 2017 and attached to the above-mentioned PENRO Memorandum, Julie Gumayagay (hereafter "Gumayagay") requests for an investigation over Lot 259-A allegedly purchased by him from Mrs. Nelda Garcia and all the Heirs of Albino Garcia by virtue of an *Extrajudicial Settlement of Estate with Simultaneous Waiver of Rights* sometime in August 29, 2006 (attached as **ANNEX A**).
2. However, Sheila Tambasen, the representative of Gumayagay admitted personally to the undersigned during ocular inspection on 29 August 2017, that they failed to have the portion bought properly delineated and segregated through a segregation plan by a duly licensed private geodetic engineer when they purchased the property. Allegedly, they have secured the services of Engr. Nonito Lachica but the latter has failed to issue the corresponding segregation plan despite payment of Php 18,000. Nevertheless, Tambasen provided the undersigned a copy of an unapproved





segregation plan (**ANNEX B**) showing the respective claims of the parties concerned. Ironically, Susana P. Ma, was the claimant therein of Lot 259-A and A-2 therein.

3. On site, the unidentified portion pointed to the undersigned was generally sloping to hilly with various growing crops such as coconut trees, mango trees and banana trees among others (see **Fig. 1 & 2**). Mr. Mario Sabroso (see **Fig. 3**), son of Eufemio Sabroso, neighboring lot owner, attested that it was indeed Albino Garcia who previously owned the said portion and was actually the one who planted the coconut trees among others.
4. During the inspection, Tambasen stated that the alleged survey of Lot 259-A by Susana P. Ma was without their knowledge and consent and thus protests the claim of Susana P. Ma. Thereafter, Engr. Villaroel, the alleged surveyor of Susana P. Ma, subsequently told them that the portion that they bought in 2006 will be exchanged for a portion for Lot 258 claimed by Jolito Soliva. Thus, they have allegedly in their possession a Waiver (nothing shown nor provided to the undersigned) of a portion of Lot 258 from Soliva to Gumaygay. This they also protest as they insist on the original location with an estimated area of 1.5 hectares.
5. As per records, Lot 259, CAD 1037-D was subdivided into two, i.e., Lot 259-A & 259-B as per **CSD-04-032971-D**. Lot 259-B was already patented to Susana P. Ma on 22 November 2010 with an area of 10,000 square meters under FP-045320-10-28818. **Lot 259-A**, on the other hand, with an area of **41,557 square meters** was issued a survey authority (**SA 646-2014**) in favor of **HUBERT P. MA** on **10 October 2014**.

Recommendation/s:

From the foregoing, the undersigned hereby recommends that the matter be endorsed to the Lupon of Barangay Poblacion through an appropriate complaint to be filed by Gumaygay as no complaint has yet been initiated by GUMAYAGAY at the barangay level. This is in consonance to the Katarungang Barangay Law as enshrined under the Local Government Code of 1991 (R.A. No. 7160).

At the outset, complainant GUMAYAGAY committed negligence by failing to actually determine the metes and bounds of the property he purchased. The belated submission of a proposed subdivision plan could not revoke much less set aside the already approved subdivision plan executed in favor of Susana P. Ma (CSD-04-032971-D).

Attached herewith is the photo documentation.

For information and compliance.



EXTRAJUDICIAL SETTLEMENT OF ESTATE  
WITH SIMULTANEOUS WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This deed, made and executed, by and among:

-NILDA EDENDEN-GARCIA, of legal age, widow, Filipino,  
and a resident of Lolokion, Poblacion, Taytay, Palawan,  
herein called HEIR/WAIVOR,-RONIE E. GARCIA, of legal age, married, Filipino, and  
a resident of Lolokion, Poblacion, Taytay, Palawan,-ELVIE DEDAMA, of legal age, married, Filipino, and a  
resident of Lolokion, Poblacion, Taytay, Palawan,-EVELYN GARCIA-BARQUE, of legal age, married, Filipino,  
and a resident of Lolokion, Poblacion, Taytay, Palawan,-JOVELYN GARCIA-WIST, of legal age, married, Filipino,  
and a resident of Lolokion, Poblacion, Taytay, Palawan,-ANGELYN GARCIA-CAGWAT, of legal age, married, Filipino  
and a resident of Lolokion, Poblacion, Taytay, Palawan,-JOVELYN GARCIA-DALABAJAN, of legal age, married, Fili-  
pino, and a resident of Lolokion, Poblacion, Taytay,  
Palawan, and-JOVIE GARCIA, of legal age, married, Filipino, and a  
resident of Lolokion, Poblacion, Taytay, Palawan, all of  
them referred to as HEIRS/WAIVORS,

-and-

-JULIE B. GUMAYAGAY, of legal age, married, to LIRIO F. GUMAYAGAY  
a resident of Indang Village, Calumpang Lejos, Indang,  
Cavite, herein after called the WAIVEE,

## WITNESSETH: THAT:

1. WHEREAS, on April 06, 2001, ALBINO GARCIA died  
intestate at Poblacion, Taytay, Palawan, leaving certain  
real property located in Sitio Lolokion, Poblacion, Taytay,  
Palawan, under T.D. No. 001-0231-A, P.I.N. 066-23-001-09-008,  
Lot no. 259, CAD 841-D, and more particularly described as  
follows: NW

North: ALN 007

South: SE-ALN 009

East : NE-ALN 006

West + SW-ALN 001, sec. 10

Area : MORE OR LESS TWO POINT FIVE SEVEN SEVEN SEVEN  
(2.5777) HECTARES2. WHEREAS, the parties hereto are the sole and only heirs  
of the decedent entitled to succeed to his estate. they being  
his wife and children;3. WHEREAS, there are no known debts or obligations due  
against the estate of said decedent; and it is to the best  
interests of the parties hereto to divide, partition and ad-  
judicate among themselves the entire estate particularly the  
real property above described extrajudicially in the manner  
and form hereinafter set forth;4. NOW, THEREFORE, for and in consideration of the fore-  
going premises, and invoking the provision of Section 1, Rule  
74 of the Rules of Court, the parties hereto have agreed as  
they do so agree to divide, partition and adjudicate the  
above estate among themselves in PRO INDIVISO EQUAL SHARES,  
subject, however, to contingent liabilities to creditors,  
heirs and other persons who might have been deprived of law-  
ful participation in the estate of the decedent, for a period  
of two(2) years from and after the settlement and distribu-  
tion thereof, in accordance with the provision of Section 4,  
Rule 74 of the Rules of Court; and

Witness

①

Exaltacion F. Reoja

②

③

⑤

Jovelyn West

Angelyn Cagwat

⑦

⑧

JOVELYN DALABAJAN

④ Evelyn

② Julie

Angelyn

NW

Jovelyn West





**DARYL I. PINGOL**  
Special Investigator I

**Photo Documentation**



Fig. 1 Alleged Lot 259-A claimed by both Julie Gumaygay & Susana Ma.



Fig. 2 Within the property.





Fig. 3 Sheila Tambasen and Mario Sabroso, son of Eufemio Sabroso, neighboring lot owner of Lot 259, CAD 841-D.



Fig. 4 Portion of Lot 258, CAD 841-D claimed by Susana P. Ma (SC: Julito Soliva) with a small nipa hut erected by Susana.

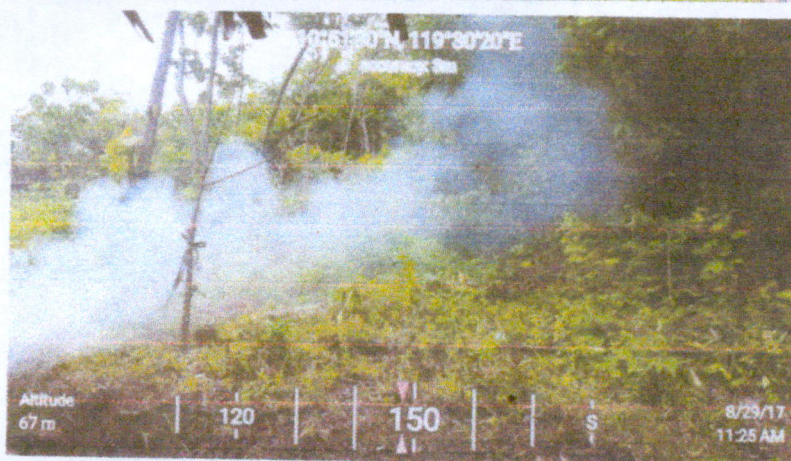


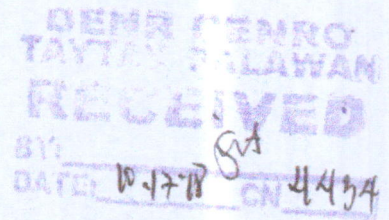
Fig. 5 Portion of Lot 258, CAD 841-D claimed by Susana P. Ma (SC: Julito Soliva) showing a mojon on the left side.



Annex 8

*Records  
- trace/refine the basic  
letter and check what  
action has been made  
so far. x 11.17.18*

Fw: Advance Copy of letter complaint by Mr. Julie Gumayagay re: illegal titling  
Inbox



DENR  
PENRO

Dear Sir/Madam: Good day! Kindly confirm receipt of this email. Thank you. ....DENR-P

DENR PENRO

to 8888, Regional, DENR, Aksyoncenter, DENR, 8888, usecsfieldops@denr.gov.ph, usecsb@denr.gov.ph, me

## 8888 CITIZENS COMPLAINT HOTLINE


**TICKET REFERENCE NUMBER: ASRMD-2018-0024850**

**DATE RECEIVED: October 16, 2018**


**ACTION TAKEN:** Memo dated October 17, 2018 emailed to CENRO Taytay instructing to verify the stated allegation and take appropriate action consistent with existing laws, rules and regulations, coordinate with the concerned party and furnished a copy to the addressee stated in the acted memo and hard copy to be sent thru JRS.

**STATUS:** Memo dated October 17, 2018





Department of Environment and Natural Resources  
MIMAROPA Region  
1515 L&S Bldg. Roxas Blvd, Ermita, Manila



REGIONAL DOCUMENT ACTION TRACKING SLIP

Regional Doc. Number	CO-2018-8538		
Originating Office	Central Office - ASEC for field Operations, Luzon Office	Date Received: 24 Sep-2018	Date Encoded: 03-Oct-2018
Sender	Joselin Marcus F. Fragada -the ASEC Field Operations		
Address	Diliman, Quezon City		
Subject	Memo dtd Sept 17, 2018 - Re; complaint of Mr. Julie G. Mayagay on the inaction of DENRCENRO Taytay, Palawan to her complaint on illegal titling		
Addressee	The Regional Executive Director DENR MIMAROPA Region		
Document Type	Memorandum		
Attachment(s)	PCC letters July 23 & 21 2018, Sept 4, 2017, memo dtd June 19, 2018 & Title Blg.B37199 - all 6pages		
Urgent	No   Recieved by: Records-Rose		

Route to/Date/Time Received	Released to/Date/Time Released	Action Required/Taken Remarks/Status								
RECORDS 2018-09-24 by: RECORDS-ROSE	Office of the Regional Director / 2018-10-03	Endorsed to the Office of the Regional Executive Director / OUT / 2018-10-03								
<div>OCT 03 2018</div> <div>2:42 PM OCT 04 2018</div> <div>9:41 am OCT 16 2018   10:10 AM</div> <div><div>DENR-RO IVB OFFICE OF THE ENFORCEMENT DIVISION</div><div>DOC. NO. 206-2</div><table><tr><td>RECEIVED</td><td>RELEASED</td></tr><tr><td>BY: Anj</td><td>BY:</td></tr><tr><td>DATE: OCT 2018</td><td>DATE:</td></tr><tr><td>TIME: 1:30</td><td>TIME:</td></tr></table></div>	RECEIVED	RELEASED	BY: Anj	BY:	DATE: OCT 2018	DATE:	TIME: 1:30	TIME:	<div>OUT / ONED</div> <div>Chief ED</div> <div>DMO II J. Vitay</div> <div>10/16/18</div>	<div>Respectfully forwarded to the Regional Executive Director For info &amp; a/c. Thank you.</div> <div>For AIA. M/s. &amp; ARDTS</div> <div>- Pls. forward to DENRO - Palawan through 8888 and make a referral.</div> <div>ASAP</div> <div>Thanks W</div>
RECEIVED	RELEASED									
BY: Anj	BY:									
DATE: OCT 2018	DATE:									
TIME: 1:30	TIME:									





Republic of the Philippines

Annex 8b

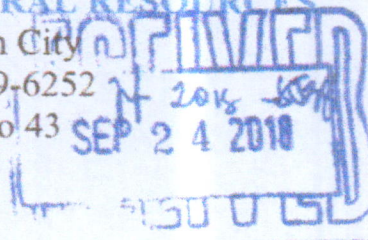
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**

Visayas Avenue, Diliman, 1100 Quezon City

Tel Nos: (632) 929-6626 to 69, (632) 929-6252

929-6620; 929-6633 to 35; 929-7041 to 43

Website: [www.denr.gov.ph](http://www.denr.gov.ph)



**MEMORANDUM**

**TO :** **THE REGIONAL DIRECTOR**  
DENR, Region 4-MIMAROPA  
1515 L & S Building, Roxas Boulevard  
Ermita, Manila

**FROM :** **THE ASSISTANT SECRETARY**  
Field Operations - Luzon

**SUBJECT :** **COMPLAINT OF MR. JULIE GUMAYAGAY ON THE  
INACTION OF DENR-CENRO TAYTAY, PALAWAN TO HER  
COMPLAINT ON ILLEGAL TITLING**

**DATE :** **SEP 17 2018**

<b>DENR - R - IV - B</b>	
<b>OFFICE OF THE</b>	
<b>REGIONAL EXECUTIVE DIRECTOR</b>	
DOC. NO.	CO-2018-SEP
RECEIVED	RELEASE
BY:	BY:
DATE: OCT 03 2018	DATE:
TIME: 12:00 PM	TIME:

Referred herewith is the Letter dated 23 July 2018 from ASEC Jaime Llaguno Mabilin, Head of Office, Presidential Complaint Center forwarding the letter from Mr. Julie Gumayagay pertaining to the above-cited subject.

Please verify on the allegation and take appropriate action consistent with pertinent laws, rules and regulations. Directly inform the concerned party on the action taken regarding the matter copy furnished the Presidential Complaint Center and the Office of the Undersecretary for Field Operations, citing document tracking number ASRMD-2018-0024850, for record and monitoring purposes.

For strict compliance.

**JOSELIN MARCUS E. FRAGADA, CESO III**

Copy furnished:

ASEC Jaime Llaguno Mabilin  
Presidential Complaint Center



**Office of the President**  
**PRESIDENTIAL COMPLAINT CENTER**  
**Malacañang, Manila**

23 July 2018

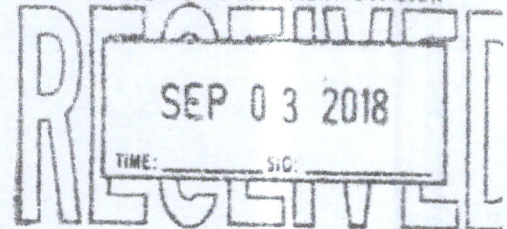
Annex 8c

**Secretary ROY A. CIMATU**

Department of Environment and Natural Resources  
DENR Bldg., Visayas Avenue  
Diliman, Quezon City 1101

**Attention: USEC. RODOLFO C. GARCIA**  
Chief of Staff

DEPT. OF ENVIRONMENT AND NATURAL RESOUR  
RECORDS MANAGEMENT DIVISION



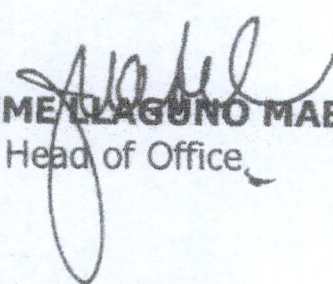
**Sir:**

Respectfully forwarding the attached letter dated 21 July 2018, with enclosures, for appropriate action/comment, consistent with existing laws, rules and regulations on the matter, addressed to the Center, from **Mr. JULIE GUMAYAGAY** of Indang Village, Calumpang Lejos, Indang, Cavite, seeking intercession relative to issues and concerns which, as stated therein, may be best coordinated/addressed by that Department.

A reply direct to the party concerned, copy furnished the Center, citing **PCC Code Number GL-CAM-07-23-2018-079**, will be highly appreciated.

Thank you and cordial regards.

Very truly yours,

  
**ASEC JAIME LAGUNO MABILIN**  
Head of Office

Cc: requesting party ✓



Director Jaime Liaguno Mabilin,  
Presidential Action Center,  
Office of the President,  
Malacanang, Manila

Annex 8d

Dear Mr. Jaime Liaguno Mabilin,

Re : Inaction to my received copy complaint of Illegal titling

(DENR-CENRO Taytay, Palawan. Title No. 37199, Lot 254 , CAD 841-D, Sitio Langayan, Poblacion, Taytay, Palawan.)

I filed a complaint to the office of DENR-CENRO in Taytay, Palawan but no action was taken nor reply given . Despite a received copy complaint to a certain Daryl Pingol Special Land Investigator 1, filed since December 4, 2017, . It involves connivance and falsification of signature of a deceased person to obtain Free Patent title.

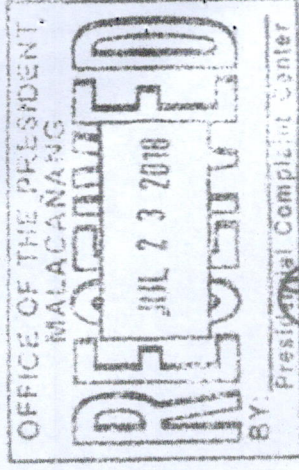
Can I please seek the assistance of your good office.

Yours truly,  
*S. Ambasen*  
Mr. Julie Gumayagay

Indang Village,  
Calumpang Lejos,  
Indang , Cavite

Enclosed:

Photocopies of documents of transmittals





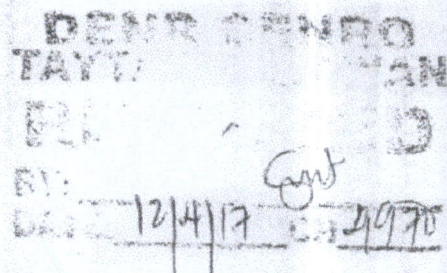
December 4, 2017

2366 - June 6, 2017

4970 - G/ Donna -

ANNEX 8c

MR. DARYL PINGOL  
DENR  
Taytay, Palawan



Sir:

Attached are the following documents related to my letter-complaint with Lot259, located in So. Langayan, Poblacion, Taytay, Palawan:

- 1] Confirmatory Affidavit of Waiver & Relinquishment of Rights - purportedly signed by Mr. Albino Garcia on June 16, 2009
- 2] CENRO Investigation Report dated June 19, 2009 signed by Alfredo P. Galasinao Jr.
- 3] Survey Authority dated June 23, 2009 signed by Nonito Lachica (GE), Florencio C. Diaz (CENR Officer), Susana Ma (Applicant) and Alfredo P. Galasinao (Spc. Investigator I)
- 4] CENRO Reg. IV-B Memo to Nonito Lachica (GE) re, Waiver of Rights signed by Roman Legaspi- OIC, Regl. Survey Division
- 5] Lot Data Computation
- 6] OR # 2463565 dtd July 2, 2009
- 7] CENRO Certification that the land is Alienable & Disposable dtd June 23, 2009 signed by Alfredo P. Galasinao (SLI 1), Gaudencio B. Valdeztamon (Forester) and Florencio C. Diaz (CENRO)
- 8] Memo to DENR IV - MIMAROPA Re, Survey returns dtd June 29, 2009  
- 03-05-10/10-0449
- 9] Approved Cadastral Map
- 10] OR# 2183765 - 9.04.17
- 11] Requisition Form Tracking No. 083117-16
- 12] Photocopy of Katibayan ng Orihinal na Titulo Blg. E-37199 (2pgs)
- 13] Approved Survey Plan

For your immediate attention.

Thank you.

MA. SHEILA P. TAMBASEN





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

# MEMORANDUM

FOR

: The Community Environment and  
Natural Resources Officer  
Taytay, Palawan

ANNEX 8f

FROM

: The Special Land Investigator I  
This Jurisdiction

DATE

: 19 June 2009

SUBJECT

: INVESTIGATION REPORT RE SURVEY AUTHORITY REQUEST  
OF SUSANA PE-MA FOR SUBDIVISION OF LOT 259, TAYTAY  
CADASTRE CAD 841-D

Anent the above request the undersigned hereby renders his report of ocular inspection and investigation, to wit:

1. Subject request particularly covers Lot 259, Taytay Cadastre Cad 941-D situated at So. Langayan, Bgy. Poblacion, Taytay, Palawan. It contains an area of FIFTY ONE THOUSAND FIVE HUNDRED SIXTY TWO (51,562) square meters, originally surveyed in the name of one ALBINO GARCIA;
2. Above parcel is alienable and disposable being inside Block I of Project 9 per LC Map No. 2664, certified on May 15, 1970;
3. It is characterized as flat to moderately sloping agricultural land occupied and cultivated by the above survey claimant and his family. A certain ONE (1) HECTARE, more or less, was WAIVED, CEDED, and TRANSFERRED by virtue of waiver of rights of said Albino Garcia to and in favor of SUSANA PE-MA, a Filipino citizen qualified to acquire public land;
4. It is the intent of the survey to delineate the waived portion on the ground for official documentation and eventual patent issuance;
5. It is non mangroves inhabited land and is not within any civil nor military reservation, existing nor proposed;
6. Above subject parcel is free from any claims and conflicts, liens and -----;
7. The requested is commissioning the services of Eng'r. Nonito T. Lachica for the purpose.

ABOVE PREMISES CONSIDRED, it is hereby recommended that corresponding survey authority be granted in accordance with the pertinent rules and regulations.

ATTY. P. GALASINAO, JR.



FORMULARYONG PANGHUKAN BLG. 54  
(Etiyaga Hunyo, 1994)

Aklat...  
Pahina...

SN Blg. 1328019

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG PALAUAAN

**Katibayan ng Orihinal na Titulo**  
Blg. 33199

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),  
alinusod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika-  
ng taong labinsiyam na raon at, at nakatala sa mga kasulata ng  
guya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG.  
KALCOB NA PATENTE BLG. 045320-10-288/8

**SA LAHAT NG MAKATUTUNGHAY NG KASULATAN ITO, BATI:**

SUSANA P. MA, Filipino,  
may sapat na gulang, kasal kay Bonifacio Ma, at nakatira sa  
Barangay Poblacion, Taptay, Palawan, na nagmaglay ng lahat ng kwalipikasyon at  
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,  
Kabatas VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng  
Di-Patenteng Ito ang lupaing nasa Barangay Poblacion, Taptay, Palawan, na may kabuuang sukat na  
10,000 metro kuwadrado, na ngayon ay ayakang may hangganan at inilalarawan  
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na  
maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na  
ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang  
(5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141,  
ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na  
matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasuhod, gayon pa  
man, na ang pinagkalooban o kanyang mga tagapagmana ay nasauring pamutol at gumamit ng nabanggi na  
kahoy na maaaring kailanganin sa kanilang pansariling pangay gailangan.  
BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, A.K.O. SI  
BENIGNO S. AQUINO III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ng  
mga kasulatang ito at ikinitul ang tatak ng Republika ng Pilipinas.  
Nilagdaan sa Puerto Princesa City, ngayong ika-22 NOV 2010 ng  
sa taon ng Ating Panginoon, labinsiyam na raon at

**SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS**

JUAN C. DELA CRUZ  
VIC-DEPUTO

Nakatala sa "Talaan ng Kasulatan" ng Lala vi-  
gan/Lungsod ng PALAUAAN  
alinusod sa tadhana ng Seksyon 103 ng Atas ng  
Pangulo Blg. 1529, ngayong ika-14th ng  
AUGUST, labinsiyam na raon at  
9:57 PM

JOSEPH P. LEYVA, JR.

ACTING REGISTER-OF-DEEDS  
Tagatatag ng mga Kasulatan at Ari-arian

(Tirahan ng May-ari)



ANNEX 8h

44 ETO



Republic of the Philippines  
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**  
Visayas Avenue, Diliman, 1100 Quezon City  
Tel Nos: (632) 929-6626 to 69, (632) 929-6252  
929-6620; 929-6633 to 35; 929-7041 to 43  
Website: [www.denr.gov.ph](http://www.denr.gov.ph)

SEP 17 2018

**ASEC JAIME LLAGUNO MABILIN**  
Presidential Complaint Center  
Bahay Ugnayan, Jose P. Laurel St.  
Malacañang, Manila  
GL-CAM-07-23-2018-079

Dear *ASEC Mabilin*,

This is to acknowledge receipt of your Letter dated 23 July 2018 forwarding the letter from Mr. Julie Gumayagay of Indang Village, Calumpang Lejos, Indang, Cavite relative to his complaint on the inaction of DENRO-CENRO Taytay, Palawan concerning complaint on illegal titling

Please be informed that we have referred the matter to the Regional Director, DENR-MIMAROPA, Roxas Boulevard, Ermita, Manila for verification and appropriate action consistent with existing laws, rules and regulations.

Thank you.

Very truly yours,

**JOSELIN MARCUS E. FRAGADA, CESO III**  
Assistant Secretary for Field Operations-Luzon

Copy furnished:

- The Undersecretary for Field Operations
  - The Undersecretary/Chief of Staff
  - The Regional Office
- DENR-MIMAROPA, Roxas Boulevard  
Ermita, Manila





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

ANNEX 9

PCC Code Number GL-CAM-07-23-2018-79  
ASMRD-2018-0024850

MR. JULIE GUMAYAGAY  
Indang Village, Calumpang Lejos, Indang, Cavite

Sir,

**DENR CENRO** October 18, 2018  
**TAYTAY, PALAWAN**  
**RELEASED**  
BY: [Signature]  
DATE: 10-19-2018 CN 19dl

Greetings!

Please be informed of our receipt of your letter dated July 21, 2018 to Director Jaime Llaguno Mabilin of the Presidential Action Center. It is a complaint, accordingly, for the inaction of this Office to your complaint filed on December 4, 2017 signed by certain Ma. Sheila P. Tambasen (Ms Tambasen hereafter). Your letter was accessed by this Office through email service with letter/memo referral through channels.

Our records actually reveal that the first letter of Ms Tambasen to this Office concerning the issue was received here on June 13, 2017. It was referred outright to the concerned unit that led to ocular/field inspection on August 29, 2017 and the report rendered on September 11, 2017 by Special Investigator Daryl I. Pingol recommending conciliation proceedings at the Office of the concerned Punong Barangay or Lupon Tagpamayapa pursuant to Presidential Decree 1508. The Chief of Licenses, Patents, and Deeds Unit confirms that Ms Tambasen was openly advised of this requirement. This was also confirmed by Ms Tambasen with me today on phone call that, accordingly, she already had brought the issue before the Barangay Local Government Unit.

Just today also per invitation, the undersigned talked here in the Office to certain Mr Rey Villaruel (Villaruel) who did the actual surveys under supervision of Engineer Nonito T. Lachica. Villaruel commented that one Exceltacion Reoja (Reoja hereafter) who assisted the heirs of Albino Garcia in the sale of 2.5777 hectares to your favour was present during the delineation survey.

Please be checked also that the Katibayan ng Orihinal na Titulo Blg. E-47199 of Susana P. Ma covers Lot 259-B, Csd-04-032971-D containing ten thousand, two (10,002) square meters which she acquired through sale from the heirs of Albino Garcia per Doc No. 383, Page No. 77, Book No. 44, Series of 2009 of the notary record of Atty Luis E. Estiller of Puerto Princesa City. It is not for Lot 259-A of the same subdivision as said in your complaint. Part of this Lot 259-A, however, is also the subject of sale to Hubert P. Ma, et. al. by certain Lucila Edenden per Doc No. 30, Page No. 07, Series of 2011 of the notary record of the same Atty. Luis E. Estiller, but it is not patented (untitled) yet.

We are very much willing to respond to invitation to the conciliation proceedings at the Barangay Local Government Unit when needed. We also invite you again for a conference to simplify the issues.

Thank you.

Very truly yours,  
For and in the absence of the CENRO:

[Signature]  
**MARIANO P. LILANG, JR.**  
Development Management Officer IV  
In-charge of Office

Copy furnished:  
PENRO-Palawan (advance copy by email service)  
Regional Executive Director, DENR-MIMAROPA (advance copy by email service)  
ASEC for Field Operations-Luzon (advance copy by email service)  
ASEC Jaime Llaguno Mabilin (advance copy by email service)

by the National Highway, Poblacion, Taytay, Palawan  
email ad: [cenrotaytaypal@yahoo.com.ph](mailto:cenrotaytaypal@yahoo.com.ph)  
Contact Nos.: 0912-171-3889 (Talk and Text) 0926-505-9335 (TM)





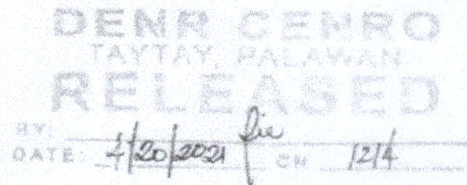
Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV – MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
5312 Taytay, Palawan

Annex 10

April 20, 2021

**J. L. JORVINA, JR.**

Counsel for Julie Gumayagay  
Rm. 1520 Cityland 10, T-2 Dela Costa cor.  
Valero Sts. Salcedo Village, Makati City



Sir:

Please be informed of the receipt of your letter dated March 1, 2021 pertaining to the update on the status of Lot 259-A, Csd-04-032971-D which was received by this Office on March 3, 2021.

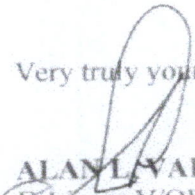
As per records verification, Lot 259-A, Csd -04-032971-D identical to Lot 16397, Cad 841-D located at Sitio Lolokion, Barangay Poblacion, Palawan containing an area of 4.1557 hectares is neither covered by public land application nor patent. However, portion of this lot covering an area of 2.5777 is subject of sale to Hubert P. Ma, et. al. by a certain Lucila Edenden married Ludigario Edenden by virtue of *Waiver of Rights* per Doc. No. 75, Page No. 15, Book. No. LXXVII, Series of 2013 of the notary records of Atty. Roland E. Pay.

As to the status of the request for investigation of Mr. Julie B. Gumayagay through his Attorney-in-Fact Ma. Sheila P. Tambasen relative to the same lot; our records reveal that there was an investigation conducted on August 29, 2017 relative to this. However, the designated investigator failed to inform Mr. Gumayagay of the result of the investigation. We apologize for this circumstances. On July 21, 2018, Mr. Gumayagay filed a complaint in DENR Action Center against this Office for inaction pertaining to illegal titling relative to the previous complaint filed by certain Sheila P. Tambasen on December 4, 2017. It was then replied by this Office on October 18, 2018 (see attached copy).

Further, the patent number you mentioned FP-00453320-10-208818 pertains to Lot 259-B, Csd-04-032971-D equivalent to Lot 16398, Cad 841-D of Susana P. Ma with Katibayan ng Orihinal na Titulo Blg. E-47199 containing a total area of Ten Thousand Two (10,002) square meters which she acquired from Heirs of Albino Garcia by virtue of *Extrajudicial Settlement Estate with Waiver of Rights* duly subscribed by Atty. Luis E. Estiller under Doc. No. 383, Page No. 77, Book No. 44 series of 2009.

We hope to have served you on the matter. Thank you.

Very truly yours,

  
**ALAN L. VALLE**  
Engineer V/OIC, CENRO



SN Blg. 1328019

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG PALAWAN

Katibayan ng Orihinal na Titulo

Blg. E-37199

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika-22 ng NDY taong labinsiyam na raan at 2010, at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. ....  
KALOOB NA PATENTE BLG. 045320-10-28818

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SUSANA PE MA, Filipino, may sapat na gulang, kasal kay Bonifacio Ma, at nakatira sa Barangay Poblacion, Taytay, Palawan, na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ipinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa Barangay Poblacion, Taytay, Palawan, na may kabuuang sukat na 10,002 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinman sa mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaila at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kaniyang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI BENIGNO S. AQUINO III, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

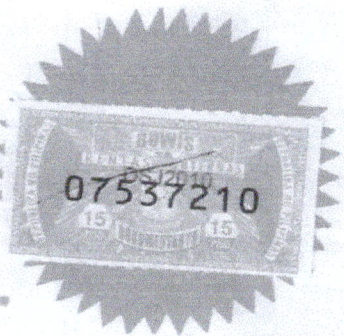
Nilagdaan sa Puerto Princessa City, ngayong ika-22 NOV 2010 ng sa taon ng Ating Panginoon, labinsiyam na raan at

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

JUAN C. DELA CRUZ

VIC-PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng Palawan, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika-16 ng AUGUST 2011, labinsiyam na raan at 9:52 A.M. sa



(Tirahan ng May-ari)

Corazon E. Leynes-Bilog  
ACTING REGISTER OF DEEDS  
Tagatala ng mga Kasulatan at Ari-arian



**(PAGLALARAWANG TEKNIKAL)**

Lot 259-B, Csd-04-032971-D  
identical to Lot 16398, Cad 841-D

Beginning at a point marked "1" of Lot 259-B, Csd-04-032971-D, identical to Lot 16398, Cad 841-D, being N. 19° 28' W., 3,958.15 m. from BLLM No. 1, Cad 841-D, Municipality of Taytay, Province of Palawan, thence:

S. 86° 05' W., 190.69 m. to point 2; S. 31° 04' W., 80.84 m. to point 3;  
N. 32° 15' W., 78.69 m. to point 4; N. 74° 58' E., 246.02 m. to point 5;  
S. 37° 05' E., 60.28 m. to point 1, point of beginning; containing an area  
of TEN THOUSAND, TWO (10,002) SQUARE METERS

All corners are marked on the ground by P.S. cylindrical concrete monuments, 15 x 60 centimeters.

Bounded on the south, along lines 1-2-3 by Lot 258, Cad 841-D; on the west to north, along lines 3-4-5 by Lot 259-A, Csd-04-032971-D; and on the east, along line 5-1 by Lot 260, Cad 841-D

**Bearings Grid**

This lot was surveyed by Geodetic Engineer Monito T. Lachica on June 28, 2009 in accordance with law and existing rules and regulations promulgated thereunder. The survey was approved on March 05, 2010.

Note: This lot is covered by Free Patent Application No. 045320 - 2280.

\*mpljr

Checked by: Atto

CERTIFIED CORRECT:

**JESUS B. PERILLA**  
GEODETIC ENGINEER-IV

(Karugtong sa Karagdagang Pahina ..... Pahina ..... Tagatala ng mga Kasulatan at Ari-arian)



JUDICIAL SETTLEMENT OF  
ESTATE WITH WAIVER OF RIGHTS

ANNEX 12

KNOW ALL MEN BY THESE PRESENTS:

This a greement, made and executed, by and among:  
-RONNIE GARCIA, NILDA GARCIA-EDENDEN, ELVIN GARCIA-DEBANA,  
JUVELYN GARCIA-WEST, EVELYN GARCIA-BARQUE, JOCELYN GARCIA-  
DALABAJAN, JUNIE GARCIA and ANGELINE GARCIA-ANLAWI, all of  
legal ages, married, Filipinos and residents of Bay. Poblacion,  
Taytay, Palawan,

WITNESSETH: THAT:

1. The abovesaid parties are the legitimate children of  
the late ALDINO GARCIA, who died intestate, without will or  
Testament, at Poblacion, Taytay, Palawan on 06 April 2001  
and that the decedent left no debts/obligations to any person;  
and or entity;

2. The deceased left a parcel of land located at Lot 10  
Lolokien, Bay. Poblacion, Taytay, Palawan, as of  
no. 2574, CAD 841-D part, with P.L. No. 101-0238-1, 01-000-  
23-001-09-008, and same is more particularly and bounded as  
follows:

North: ALN 006  
South: ALN 001 sec. 10  
East: ALN 009  
West: ALN 007  
Area: MORE OR LESS TWO POINT FIVE SEVEN SEVEN  
SEVEN (2.5777) HECTARES

3. Pursuant to Sec. 1, Rule 74 of the Revised Rules of  
Court of the Philippines, and the parties herein bring all of  
age, they have agreed to divide as they do so hereby divide  
and adjudicate, the real property above described in EQUAL  
SHARES; THAT THEY HEREBY AFFIRM THAT THEY HAVE EXECUTED THE  
FOREGOING INSTRUMENT OUT OF THEIR OWN VOLUNTARY FREE WILL WITH-  
OUT FEAR, INTIMIDATION OR VIOLENCE UPON THEM; AND, that,  
they have hereby received their just and proper share and have  
no claim or demand against each other's;

4. We, FOR AND IN CONSIDERATION of the sum of THIRTY  
THOUSAND PESOS (P30,000.00), Philippine Currency, to us in hand  
paid by SUSANA P. MA and BONIFACIO A. MA, both of legal ages,  
Filipinos and residents of Cebu City, do hereby WILL, TRANSFER  
and CONVEY unto said SUSANA P. MA and BONIFACIO A. MA, their  
heirs and assigns, all our rights and interests and partici-  
pation to a portion of the land abovementioned, and said portion  
contains an area of ONE OR LESS TEN THOUSAND FOUR (10,004)  
SQUARE METERS;

WITNESSE OUR HANDS, at Taytay, Palawan, this 15 11 2009  
of July, 2009.

HEIRS/WAIVORS:

Ramie Garcia  
RONNIE GARCIA  
CTC No. 273/ST4  
on 06-20-09  
at Taytay Pal.

Nilda Garcia  
NILDA GARCIA-EDENDEN  
CTC No. 273/ST0  
on 06-20-09  
at Taytay Pal.

Elvin Garcia Debona  
ELVIN GARCIA-DEBANA  
CTC No. 273/ST5  
on 06-20-09  
at Taytay Pal.

Jovelyn Garcia West  
JUVELYN GARCIA-WEST  
CTC No. 273/ST7  
on 06-20-09  
at Taytay Pal.

Evelyn Garcia Barque  
EVELYN GARCIA-BARQUE  
CTC No. 273/ST6  
on 06-20-09  
at Taytay Pal.

Jocelyn Garcia Dalabajan  
JOCELYN GARCIA-  
DALABAJAN  
CTC No. 273/ST9  
on 06-20-09  
at Taytay Pal.

J. R. R. R.



of estate with waiver of

THE HEIRS/WAIVORS:

ANNEX 12a

JONIE GARCIA  
JUNIE GARCIA  
CTC No. 7871561  
on 06-20-09  
at Taytay Rd.

Angelina Garcia  
ANGELINA GARCIA  
CTC No. 7871568  
on 06-20-09  
at Taytay Rd.

George Caballo  
GEORGE CABALLO

Eleen Le Andes  
EULEEN PE ANDES

REPUBLIC OF THE PHILIPPINES  
PROVINCE OF PALAWAN

at PUERTO PRINCESA CITY, PALAWAN, this 20th day of July, 2009, personally appeared the parties hereto known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free acts and deed.

This instrument consist of two(2) pages including those whereon the acknowledgment is written and signed by the parties on each and every page thereof and relates to an extrajudicial settlement of estate with waiver of rights over a parcel of land.

Witness my hand and seal at the place and date above first written.

doc. no. 783  
page no. 77  
book no. 414  
series of 2009

ATTY. LOIS E. ESTILLER  
NOTARY PUBLIC  
UNTIL DEC. 31, 2010  
PTR NO. 6554277  
IBP NO. 707760  
TIN NO. 155-521-423  
ROLL NO. 26131  
PUERTO PRINCESA CITY

Lorelyn Garcia Dolabayan, Lorelyn Garcia West Alvie, Atencio





Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV-MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Taytay 3312, Palawan

## MEMORANDUM

FOR : The Regional Technical Director for Lands  
DENR IV - MIMAROPA  
1515 L & S Bldg., Roxas Blvd.,  
Ermita, Manila

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

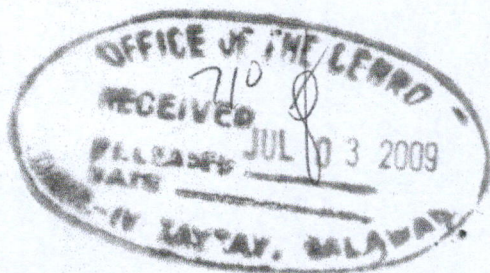
DATE : 29 June 2009

SUBJECT : SUBMISSION OF SURVEY RETURNS OF THE SUBDIVISION  
SURVEY MADE OVER LOT 25 9, TAYTAY CADASTRE  
CAD 841-D AT EGY. POBLACION, TAYTAY, PALAWAN

ANNEX 13

Anent the above subject we are submitting the plan and returns of the survey made thereof in accordance with duly issued survey authority by this office as attached.

The subject land being inside alienable and Disposable land zone and verified free from claims and conflicts, the herein submitted survey plan and the accompanying survey return is hereby recommended for approval.



FLORENCIO C. DIAZ

Note:

For this Survey Authority to be valid, the four (4) required signatures must be present.



Republic of the Philippines  
Department of Environment and Natural Resources  
REGION-IV  
Community Environment and Natural Resources Office  
Taytay, Palawan

**SUBJECT:**

Survey Authority for a tract  
of public land located in **So. Langayan,  
Poblacion, Taytay, Palawan**

**ANNEX 13a**

Engr. **NONITO T. LACHICA**  
Maligaya, El Nido, Palawan

Survey Authority No. 384-2009  
Date: June 23, 2009

Sir/ Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of **Susana P. Ma**, to avail of your services, authority is hereby granted to you to execute the survey thereof subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violation of any of the aforesaid conditions, shall invalidate this authority, and damages that may result therefrom shall be your sole liability and professional responsibility.

Very truly yours,

For and by authority of  
the Secretary of DENR:

Conditions accepted:

(4) **NONITO T. LACHICA**  
(Signature/Name of GE)  
6580  
(License No.)

(3) **FLORENCIO C. DIAZ**  
CENR Officer

Above request confirmed:

(1) **SUSANA P. MA**  
(Signature/Name of Claimant)

Issuance of Survey Authority  
Recommended:

(2) **ALFREDOR GALASINAD, JR.**  
(Signature/Name) - **SPECIAL INVESTIGATOR I**

(Position or Designation)

**Poblacion, Taytay, Pal.**  
(Address)

Ref: \_\_\_\_\_  
Cad. Cost of P \_\_\_\_\_  
Under O.R. No. \_\_\_\_\_  
Dated: \_\_\_\_\_

Ref. Invest/Report  
Paid dated: \_\_\_\_\_

Note:

For this Survey Authority to be valid, the four (4) required signatures must be present.





MEMORANDUM

FOR : The Community Environment and  
Natural Resources Officer  
Taytay, Palawan

FROM : The Special Land Investigator I  
This Jurisdiction

DATE : 19 June 2009

SUBJECT : INVESTIGATION REPORT RE SURVEY AUTHORITY REQUEST  
OF SUSANA PE-MA FOR SUBDIVISION OF LOT 259, TAYTAY  
CADASTRE CAD 841-D

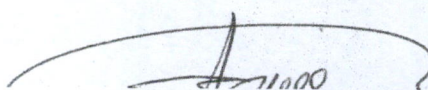
ANNEX 13<sub>b</sub>

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Anent the above request the undersigned hereby renders his report of ocular inspection and investigation, to wit:

1. Subject request particularly covers Lot 259, Taytay Cadastre Cad 941-D situated at So. Langayan, Bgy. Poblacion, Taytay, Palawan. It contains an area of FIFTY ONE THOUSAND FIVE HUNDRED SIXTY TWO (51,562) square meters, originally surveyed in the name of one ALBINO GARCIA;
2. Above parcel is alienable and disposable being inside Block I of Project 9 per LC Map No. 2664, certified on May 15, 1970;
3. It is characterized as flat to moderately sloping agricultural land occupied and cultivated by the above survey claimant and his family. A certain ONE (1) HECTARE, more or less, was WAIVED, CEDED, and TRANSFERRED by virtue of waiver of rights of said Albino Garcia to and in favor of SUSANA PE-MA, a Filipino citizen qualified to acquire public land;
4. It is the intent of the survey to delineate the waived portion on the ground for official documentation and eventual patent issuance;
5. It is non mangroves inhabited land and is not within any civil nor military reservation, existing nor proposed;
6. Above subject parcel is free from any claims and conflicts, liens and encumbrances;
7. The requested is commissioning the services of Eng'r. Nonito T. Lachica for the purpose.

ABOVE PREMISES CONSIDERED, it is hereby recommended that corresponding survey authority be granted in accordance with the pertinent rules and regulations.

  
Nonito T. Lachica





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

**MEMORANDUM**

FOR : The Regional Technical Director for Lands  
DENR-RIV-MIMAROPA  
1515 L & S Bldg., Roxas Boulevard  
Ermita, Manila

THRU : The Provincial Environment and Natural Resources Officer  
DENR-PENRO, Sta. Monica, Puerto Princesa City

FROM : The OIC-Community Environment and Natural Resources Officer  
Taytay, Palawan


DATE : NOV 12 2014


SUBJECT : TRANSMITTAL OF SURVEY RETURNS

**Annex 14**

Respectfully transmitted is the survey returns of the subdivision survey made over Lot 16397, Cad 841-D, Taytay Cadastre at So. Langayan, Bgy. Poblacion, Taytay, Palawan for HUBERT PE MA, ET. AL..

Said lot being Alienable and Disposable and having found free from any claims and conflicts, the survey is hereby recommended for consideration and approval.

  
FELIZARDO B. CAYATOC

DENR CENRO  
TAYTAY, PALAWAN  
RELEASED  
BY:   
DATE: 11/17/2014 CN 128





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

## CONFIRMATORY REPORT

### MEMORANDUM

FOR : The OIC-Community Environment and  
Natural Resources Officer  
Taytay, Palawan

FROM : The Special Land Investigator I  
This Jurisdiction

DATE : OCT 30 2014

SUBJECT : CONFIRMATORY INVESTIGATION REPORT RE THE SUBDIVISION  
SURVEY MADE OVER LOT 16397, CAD 841-D, TAYTAYCADASTRE AT  
BGY. POBLACION, TAYTAY, PALAWAN.

Annex 14a

Pursuant and in compliance to PENRO MEMORANDUM of 30 March, 2012 concerning survey returns for verification and approval, the undersigned hereby render this confirmatory report, to wit:

1. That the executed survey is strictly consistent with the facts, findings and recommendation/s contained and stipulated in the earlier investigation report rendered by the undersigned dated 05 September, 2014;
2. That the laying of the required concrete monuments of corners thereof is completed in accordance with the survey authority issued;
3. That boundary owners were sufficiently notified of the subdivision survey made thereof and that no boundary conflict arises as result there from;
4. That the surveyed parcel IS NOT BOUNDED by any body of water hence are not affected by laws governing legal easements for such.

*WHEREFORE, above premises considered, the undersigned hereby recommends that the survey returns be now accorded forward action leading to its approval.*

  
ALFREDO P. GALASINAO, JR.





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

Date: 05 September, 2014

Subject: Survey Authority request of Engr. Nonito T. Lachica  
for certain parcel at So. Langayan, Bgy. Poblacion, Taytay, Palawan

**The Community Environment and Natural Resources Officer**  
Taytay, Palawan

Annex 14b

I hereby certify, that on the 3rd of September, 2014, I was in and caused the ocular inspection and investigation of the land subject of survey authority request Engr. Nonito T. Lachica covering a certain land parcel, and in conformity with office circulars hereby reports, under oath, the following:

Subject of the request is actually for the simple subdivision of a certain parcel identified as Lot 259-A, Csd-04-032971-D, equivalent to Lot 16397, Cad 841-D, Taytay Cadastre, situated at So. Langyan, Bgy. Poblacion, Taytay, Palawan. It is a resultant lot of an earlier subdivision made over Lot 259, Cad 841-D. Lot 16397, Cad 841-D has a resultant land area of FORTY ONE THOUSAND FIVE HUNDRED FIFTY SEVEN (41,557) square meters and was surveyed for one LUCILA EDENDEN;

Per investigation and actual inspection conducted, portion of above subject with an area of about TWO and a HALF (2.5) HECTARES has been WAIVED, CEDED and CONVEYED unto several co-owners, namely JOHN HUBERT PE MA, JACQUELINE PE MA, CHONA MARIE PE MA, and MARIANNE JOY PE MA (brothers and sisters) of Cebu City (their mother is a native Taytayano and has acquired several adjoining parcels), see attached transfer document dated 09 July, 2011 duly notarized;

It is the intention of the above WAIVEES that above acquired portion be now separated from its mother lot, the remaining portion remains in the possession of LUCILA EDENDEN;

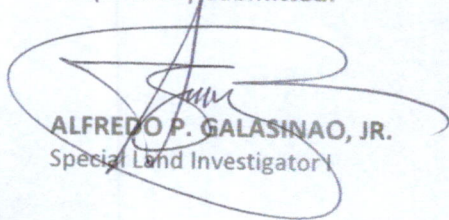
The land is Alienable and Disposable being inside Block I of Projet 9-F per Land Classification Map no. 2664, certified as such on May 15, 1970;

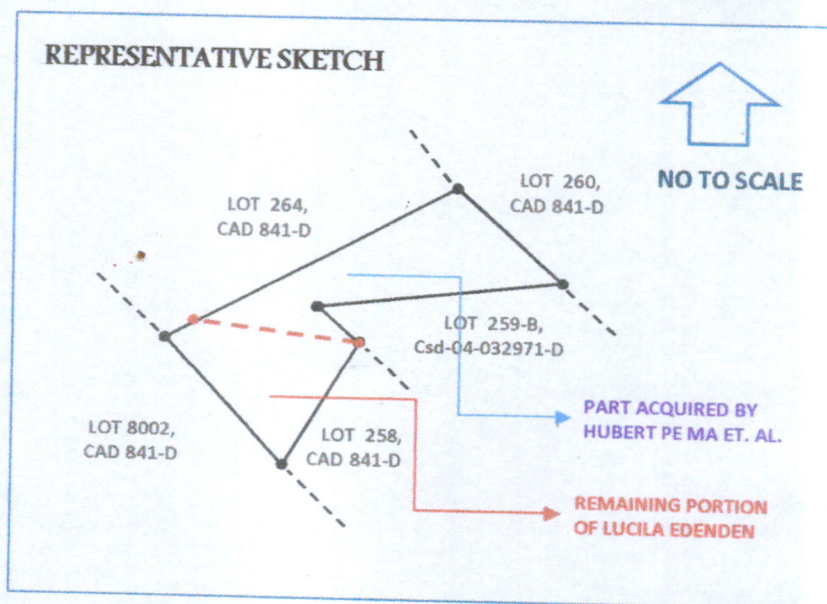
The land is free from any claims and conflicts, it is not tenanted, it is situated inland and hence practically non mangroves area, neither adjoins any body of water. It is an ordinary agricultural flat to moderately rolling land with scattered fruit rees and coconuts as improvements;

Same is not covered by any Public Land Application/s, nor by any land registration case, neither by any other approved survey aside from the above Cad delineation and above mentioned recent subdivision survey.

*IN VIEW OF THE FOREGOING, issuance of survey authority is respectfully recommended.*

Respectfully Submitted:

  
**ALFREDO P. GALASINAO, JR.**  
Special Land Investigator







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

**SUBJECT**

Survey Authority for a tract of land  
Located in Brgy. Poblacion  
Taytay, Palawan

Annex 14c

Survey Authority No. 646-2014 *gp*

Date: OCT 10 2014

Engr. **NONITO T. LACHICA**  
11-D Balatan Street,  
Puerto Princesa City

Sir/ Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of Mr. **JOHN HUBERT P. MA, ET-AL**, to avail of your services, authority is hereby given to you to execute the survey thereof subject to the relevant provision of the Manual for Land Surveys in the Philippines, as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid conditions shall invalidate this authority, and damages that may result therefrom shall be your sole liability and professional responsibility.

Very Truly Yours,

For and by Authority of  
The DENR Secretary

Conditions Accepted:

(4) **NONITO T. LACHICA**  
(Signature/Name of GE)

6580  
(License No.)

(3) **FELIZARDO B. CAYATOC**  
OIC, CENR Officer

Above Request Confirmed:

(1) **JOHN HUBERT P. MA**  
(Signature/Name of Claimant)  
Representative

Poblacion, Taytay, Palawan  
(Address)

Issuance of Survey Recommended:

(2) **UNITO P. CALASTRANO, JR.**  
(Signature/Name)

Special Investigator I  
(Position/Designation)

Ref. \_\_\_\_\_  
Cad Cost of P \_\_\_\_\_  
Under O.R. No. 8297614  
Dated: Nov. 18, 2014

Ref..Insp./Invest. Report  
Date: \_\_\_\_\_





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

### LOT VERIFICATION

Annex 14d

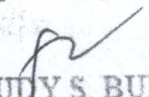
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based from the records of this Office, Lot No. 16397, Cad 841-D, containing an area of FORTY ONE THOUSAND FIVE HUNDRED FIFTY SEVEN (41,557) square meters located at Barangay Poblacion, Taytay, Palawan has been verified to be within AGRICULTURAL LAND (Alienable and Disposable) per approved Land Classification Map No. 2664, Block I of Project 9-F, certified on May 15, 1970.

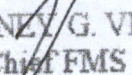
This certification is issued upon request of John Hubert P. Ma, Et-Al for whatever legal purpose it may serve best.

Issued this 5th Sept, 2014 at DENR-CENRO Taytay, Palawan.

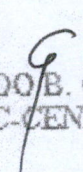
Projected by:

  
RUDY S. BULACAN  
Forest Ranger  
OIC, Chief Engineering Unit

Attested by:

  
RODNEY G. VERIAN  
Chief FMS

SUBSCRIBED AND SWORN to before me this NOV 12 2014 at  
DENR-CENRO Taytay, Palawan.

  
FELIZARDO B. CAYATOC  
OIC-CENRO

Certification/Verification Fee P96.00

O.R. No. \_\_\_\_\_

Dated \_\_\_\_\_



KNOW ALL MEN BY THESE PRESENTS:

-LUCILA EDENDEN, of legal age, married to Ludigario Edenden, Filipino, and a resident of Poblacion, Taytay, Palawan, herein called the SELLER,

-and-

-JOHN HUBERT PE MA, JACQUELINE PE MA, CHONA MARIE PE MA, and MARIANNE JOY PE MA, of legal ages, Filipinos and residents of Cebu City, herein called the BUYER,

WITNESSETH: THAT:

1. The SELLER is the owner, possessor and occupant of a certain parcel of land located at So. Pagdurianen, Poblacion, Taytay, Palawan, and same is delineated as Lot no. 259, CAD #41-D, Tax Dec. 001-0237-A, P.I.N. 066-23-001-09-007, and more particularly described as follows:

North:-West : ALN 002

Southeast : ALN 008

East: ALN 006

West: ALN 001 sec. 10

Area : MORE OR LESS TWO POINT FIVE SEVEN SEVEN SEVEN (2.5777) HECTARES

2. FOR AND IN CONSIDERATION of the sum ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED NINETY SIX and FIFTY CENTAVOS (P115,996.50) PHILIPPINE CURRENCY, the receipt whereof is hereby acknowledged from the BUYERS, the said SELLER does by these presents SELL, TRANSFER AND CONVEY, the land abovementioned inclusive of the improvements existing thereon, if there is any, in favor of the BUYERS, their heirs and assigns; and

3. The herein SELLER covenants and agrees with the said BUYERS, their heirs and assigns, that, they are lawfully seized of said premises and will forever defend same from lawful claims of third persons whomever.

WITNESS OUR HANDS, at Taytay, Palawan, this JUN 09 2011 day of June, 2011.

THE BUYERS:

*John Hubert Pe Ma* *Chona Marie Pe Ma*  
JOHN HUBERT PE MA CHONA MARIE PE MA

*Jacqueline Pe Ma* *Marianne Joy Pe Ma*  
JACQUELINE PE MA MARIANNE JOY PE MA

*Lucila Edenden*  
LUCILA EDENDEN  
SELLER

CTC No. 16855005  
on 06-03-11

at: Silanga, Taytay, Pal.

CONFORME:  
LUDIGARIO EPENDEN  
LUDIGARIO EDENDEN  
Spouse of the Seller

WITNESSES:

REPUBLIC OF THE PHILIPPINES } ss.  
PROVINCE OF PALAWAN }

BEFORE ME, ATTY. LUIS E. ESTILLER, this JUN 09 2011 day of June, 2011 personally appeared the parties hereto known to me to be the same persons who executed the foregoing instrument and acknowledged that the same is their free acts and deed.

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

dec. no. 30  
Date no. 07

*Atty. Luis E. Estiller*  
ATTY. LUIS E. ESTILLER  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2012



## TAX DECLARATION OF REAL PROPERTY

TD No. **18-23-001-0255**Property Identification No. **066-23-001-09-007**Owner: **JOHN HUBERT PE MA, JACQUELINE PE MA, CHONA MARIE PE MA AND MARIANNE**

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

Address: **JOY PE MA, PANAGUIT, KASAMBAGAN, CEBU CITY**

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

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

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

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

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

Location of Property: \_\_\_\_\_

**SO. PAGDURIANEN****POBLACION****TAYTAY, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

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

Survey No. **CAD. 841-D**

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

Lot No. **259**

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

Blk. No. \_\_\_\_\_

Boundaries: \_\_\_\_\_

North: **NW - ALN 002**South: **SE- ALN 008**East: **ALN 006**West: **ALN 001 OF SEC. 10**

## KIND OF PROPERTY ASSESSED:

☒ LAND☐ MACHINERY

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

☐ BUILDING☐ Others:

Specify: \_\_\_\_\_

No. of Storeys: \_\_\_\_\_

Brief Description: TYPE-, % dep. \_\_\_\_\_

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (CASHE2-ML)	1.0000 ha.	150,000	Php 126,000.00	AGRICULTURAL (Cashew Land)	16 %	Php 20,160.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.5777 ha.	70,000	Php 92,768.76	AGRICULTURAL (Upland R/L)	16 %	Php 14,840.00	TAXABLE
Total	25,777.00 sq.m.		Php 218,768.76			Php 35,000.00	

Total Assessed Value **THIRTY-FIVE THOUSAND PESOS**

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment

**2019**  
Year

Approved by: By Authority of the Provincial Assessor:

*Leizel G. Del Rosario*  
**LEIZEL G. DEL ROSARIO, REA**  
 ACTING MUNICIPAL ASSESSOR

**08/24/2018**  
 Date

This declaration cancels TD No. **23-001-2568**Previous A.V. Php **19,550.00**Previous PIN **066-23-001-09-007**Previous Owner: **JOHN HUBERT PE MA, JACQUELINE PE MA, CHONA MARIE PE MA AND MARIANNE JOY PE MA**Previous Area: **25777 sq.m.**

## Memoranda:

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

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 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 N  
 SWORN STATEMENT Da