



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

May 12, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 L&S Bldg., Roxas Blvd.,
Ermita, Manila

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **LETTER DATED 21 APRIL 2022 OF LOIDES C. CASTRO, VICE
PRESIDENT FOR PROJECT DEVELOPMENT TO RED
LORMELYN E. CLAUDIO, CESO IV RE: SLUP APPLICATION
LOCATED AT BARANGAY BATO-BATO, NARRA, PALAWAN**

Respectfully forwarded is the memorandum dated May 11, 2022 from the staff of Conservation and Development Section of this Office re: above subject with attachment.

Please be informed that the proposed area for the switchyard of DMCI Power Corporation's 15 MW CFB Coal-Fired Power Plant located in Bgy. Bato-Bato, Narra, Palawan and falls within **TIMBERLAND/FORESTLAND** as per Project No. 10-E, Block No. B, of Land Classification No. 1952.

Following are the findings and observations;

- a. That, CSC No. 0427011416/034493 awarded to Mr. Eduardo Alviar last April 15, 1993 has expired last April 15, 2018 and the latter already waived his rights to Mr. Samuel F. Selga last December 13, 2002.
- b. That, CSC No. 042701525 awarded to Ms. Rebecca Suarez on April 15, 1993 with an area of 3.0 hectares also expired last April 15, 2018. That, Ms. Suarez transferred her rights to Ms. Editha Serna (*currently residing in Manila*) through sale and who, awarded Special Power of Attorney to Mr. Wilfredo Millari, who is currently cultivating and maintaining the said area.
- c. That, upon projection of the GIS Focal, it was found out that the areas claimed by Mr. Samuel Selga and Mr. Wilfredo Millari is within **TIMBERLAND/Forestland**, as per Project No. 10-E, Block No. B, of Land Classification No. 1952.
- d. That, the title attached with TCT No. 19201 registered under the name of Ms. Editha Suarez and currently cultivated and maintained by Mr. Wilfredo Millari is also within **TIMBERLAND/Forestland**, as per Project No. 10-E, Block No. B, of Land Classification Map No. 1952 hence this title is likewise subject for CANCELLATION.

Moreover, the CSC awarded to the two (2) CSC Holders is recommended for CANCELLATION since, the holders violated the terms and conditions stipulated in the Agreement pursuant to DMC No. 21, Section 6.6. *Transferring the Certificate of Stewardship to*



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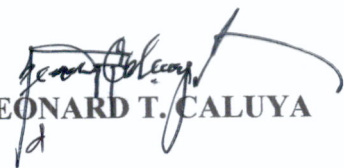
other persons Through Sale. In addition, the two (2) evaluated CSC will be included and to be submitted in the 2nd Quarter accomplishment.

In view of the foregoing, this Office recommended that occupants/cultivators and DMCI Power Corporation be advised to submit Letter of Intent and application for appropriate tenurial instrument to this Office to legalize their claim.

Attached are geo-tagged photos and other pertinent documents submitted by the requestee.

For information and record.




LEONARD T. CALUYA



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

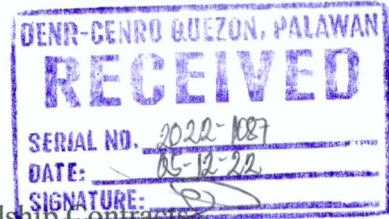
May 11, 2022

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : The Evaluators Team, Certificate of Stewardship Contracts

SUBJECT : **LETTER DATED 21 APRIL 2022 OF LOIDES C. CASTRO, VICE PRESIDENT FOR PROJECT DEVELOPMENT TO RED LORMELYN E. CLAUDIO, CESO IV RE: SLUP APPLICATION LOCATED AT BARANGAY BATO-BATO, NARRA, PALAWAN**



This is in connection with the Memorandum dated April 26, 2022 of PENRO Felizardo B. Cayatoc relative to the above subject particularly on following and with your instruction to conduct ground validation.

- a. *The proposed area for the switchyard is a forest land and covered by an expired Certificate of Stewardship Contract (CSC) issued to Eduardo Alviar:*

Please be informed that based on the ground evaluation and assessment conducted dated March 14, 2022 by the personnel from Narra Station, it was found out that the proposed area for the switchyard falls within **TIMBERLAND/FORESTLAND** as per Project No. 10-E, Block No. B, of Land Classification No. 1952. The said area was awarded to Mr. Eduardo Alviar last April 15, 1993 with CSC No. 0427011416/034493 and expired last April 15, 2018.

- b. *Eduardo Alviar executed a Waiver of Rights in favor of Samuel F. Selga, the current occupant of the proposed area for the switchyard.*

On December 13, 2002 Mr. Alviar Sr., waived his rights through sale to Mr. Samuel Selga (*attached Waiver of Rights*) and the CS holder violated the terms and conditions stipulated in the Stewardship Agreement pursuant to DMC No. 21 Section 6, 6.3 *transferring the Certificate of Stewardship to other persons through sale* hence, the CSC is recommended for CANCELLATION.

- c. *Part of the proposed area for the transmission lines is also forest land and currently being occupied by Wilfredo S. Millare, without CSC and;*

Upon evaluation and assessment conducted dated May 4, 2022, it was found out that part of the proposed transmission lines that claimed by Mr. Wilfredo Millari is within **TIMBERLAND/FORESTLAND** and covered with Certificate of Stewardship Contract (CSC) awarded to Mrs. Rebecca Suarez under CSC No. 042701525 issued on April 15, 1993 with a total area of 3.0 hectares. That on April 27, 1996, Ms. Rebecca Suarez transferred her rights to Ms. Editha Serna (currently residing in Manila) and the latter awarded Special Power of Attorney to Mr. Wilfredo Millari, who currently cultivating and maintaining the said area. Moreover, the CSC awarded is recommended for CANCELLATION since the holder also violated the terms and conditions stipulated in the agreement pursuant to DMC No. 21, Section 6.6. *transferring the Certificate of Stewardship to other persons through sale.*

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Department of Environment and Natural Resources
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National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

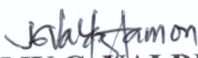
- d. *Another part of the proposed area for the transmission lines is covered by transfer Certificate of Title (TCT) 19201 registered under the name of Editha Serna but occupied by Wilfredo S. Millare*

That, the subject area with TCT No. 19201 registered and owned under the name of Ms. Editha Suarez is within **FORESTLAND/TIMBERLAND** as per Project No. 10-H of Land Classification Map No. 1742 dated March 23, 1954 and Mr. Wilfredo S. Millare was awarded a Special Power of Attorney (SPA) by Ms. Editha Serna as representative and caretaker of the property hence this title is subject for CANCELLATION.

In view of the foregoing, it is then recommended that occupants/cultivators and DMCI Power Corporation be advised to submit Letter of Intent and application for appropriate tenurial instrument to this Office to legalize their claim.

Attached are geo-tagged photos and other pertinent documents submitted by the requestee.

For information and further instruction.


JEREMY G. VALDEZTAMON
Member, CSC Evaluator


SHERYL C. BACAN
Member, CSC Evaluator


DJOANNA D. NATIVIDAD
Member, CSC Evaluator


MICHELLE J. SEBIDO
Team Leader, CSC Evaluator



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The CSC Evaluator's team conducted courtesy call to Barangay Bato-Bato prior proceeding to the area.



Short meeting with Mr. Millari, discussing the purpose of ground validation.



Short meeting with Mr. Millari, DMCI and the team to discuss the result of the conducted ground validation.

Blackston

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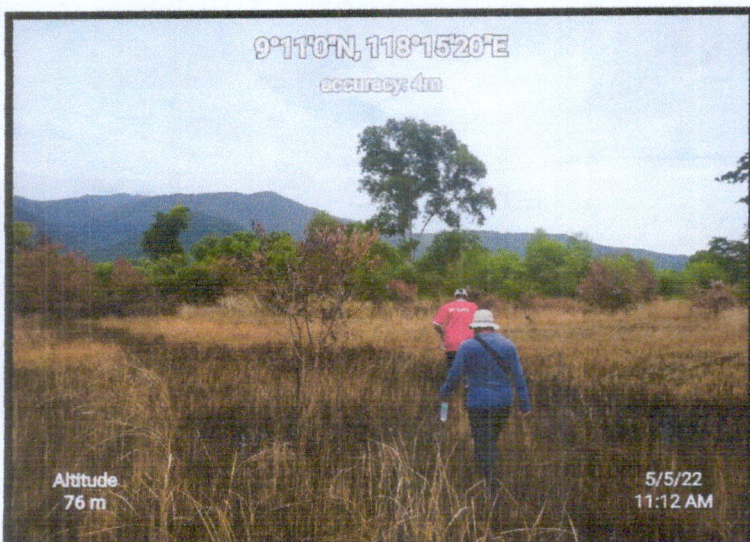
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Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
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National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos showing the area of Rebecca Suarez with Certificate of Stewardship Contract (CSC) No. 042701525 issued on April 15, 1993 and currently occupied by a certain Editha S. Serna. located at Bgy. Bato-bato, Narra, Palawan

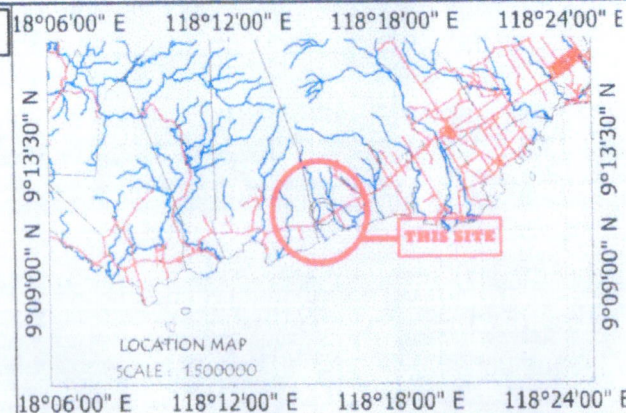


Staff/Person

Handwritten signatures and initials.

TECHNICAL DESCRIPTION

Corner	Longitude	Latitude
1	118°15'17.4" E	9°11'06.1" N
2	118°15'14.3" E	9°11'12.3" N
3	118°15'18.3" E	9°11'15.4" N
4	118°15'20.5" E	9°11'06.8" N



CERTIFICATE OF STEWARDSHIP CONTRACT

CSC No. 0427011416

of

EDUARDO ALVIAR, SR.

within CBFMA No. (if applicable)

LOCATION

Sito :
Barangay : Bato Bato
Municipality : Napa
Province : Palawan

ACTUAL AREA : 2.9551 hectares

SCALE : 1:4000

Projection: Universal Transverse Mercator - Zone 50 (N)

Datum : World Geodetic 1984 (WGS84)



Source: of the Palawan
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA REGION
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quoson, Palawan
cen-regional@denr.gov.ph

CERTIFICATION

This is to certify that this is the correct Map of the area under Stewardship Contract No. 0427011416 of EDUARDO ALVIAR, SR. for Social Forestry Area as described hereon.

The subject area was verified and found within Forestland/ Timberland as per Project No. 10-E, Block No. 8 of L.C. Map No. 1952.

This map was prepared based on the actual survey using GPS and plotted based on the submitted maps, documents and other references available from this Office.

Digitized by:

[Signature]

KEITH R. CASTILLO
Forest Technician I

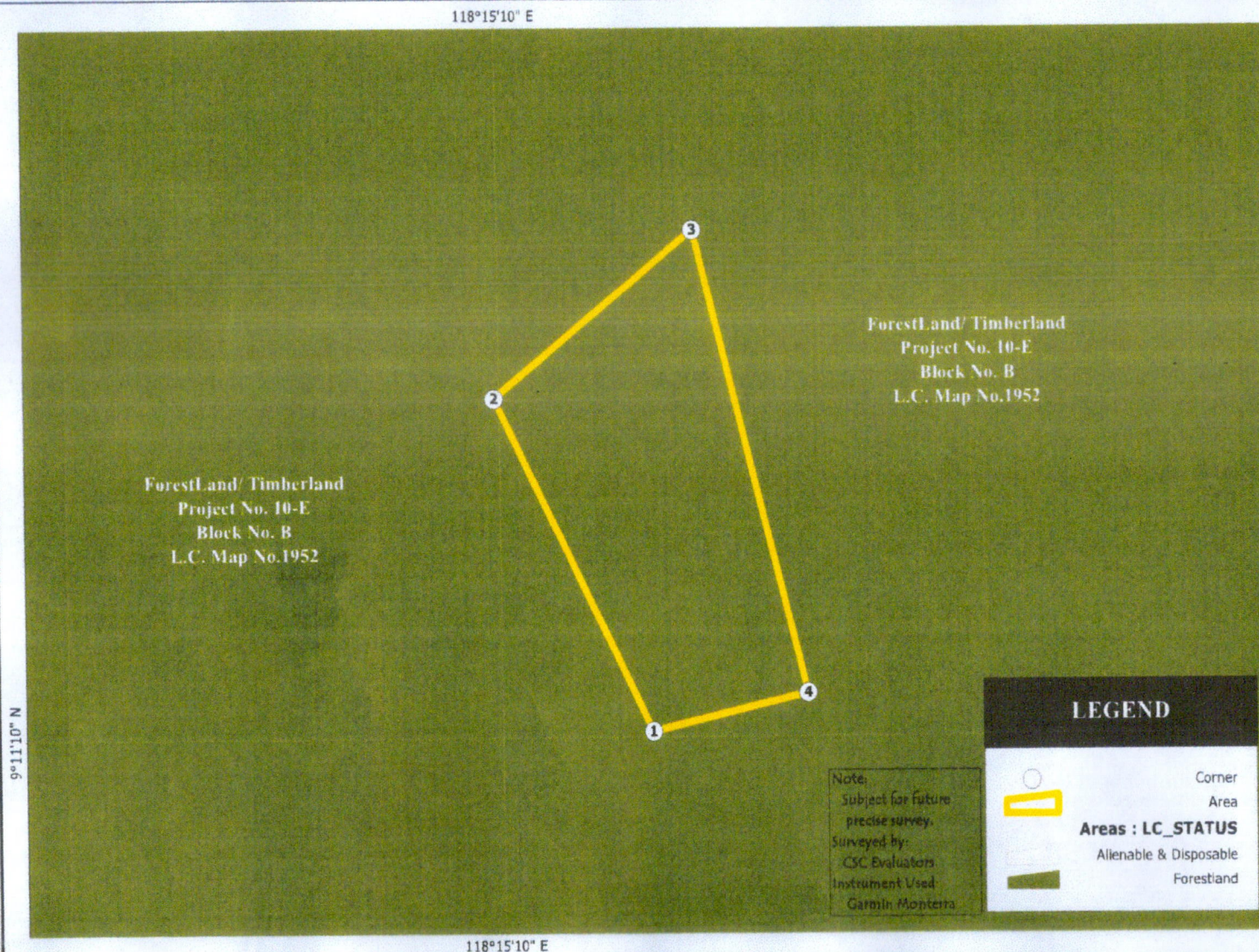
Assessed and Verified by:

[Signature]

MICHELLE J. SEBIDO
CSC Team Leader/ Chief, CDS

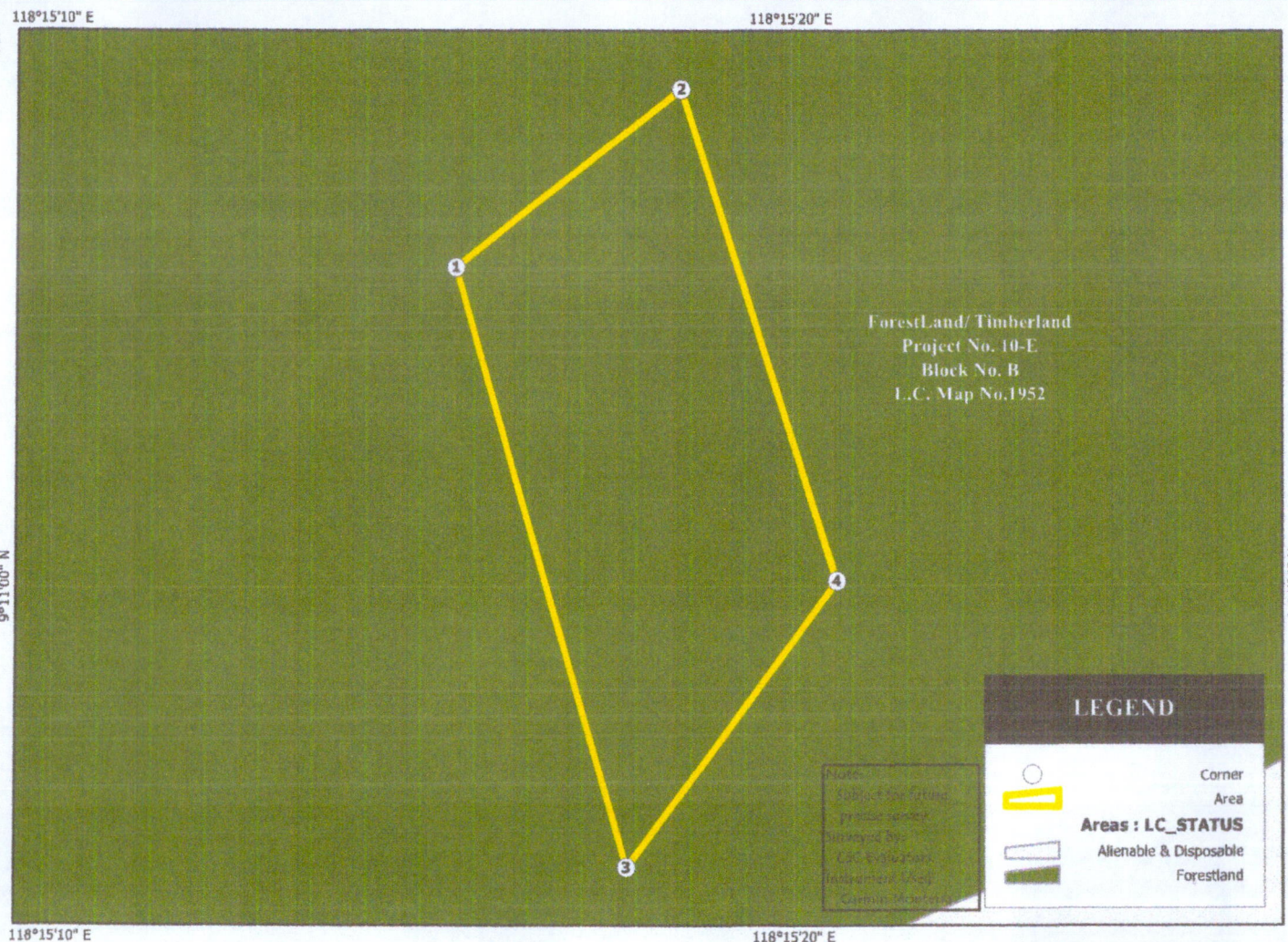
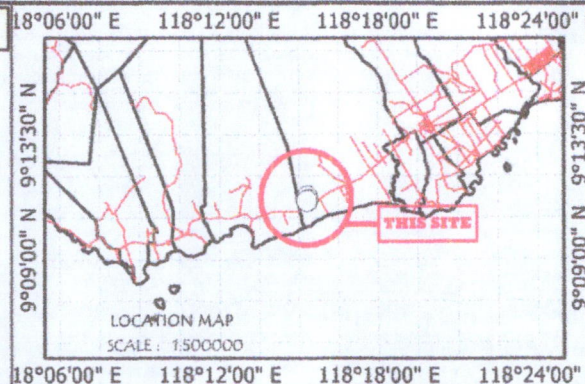
Attested by:

[Signature]
LEONARD T. CALUYA
CENRO



TECHNICAL DESCRIPTION

Corner	Longitude	Latitude
1	118°15'17.5" E	9°11'06.1" N
2	118°15'20.3" E	9°11'08.1" N
3	118°15'19.6" E	9°10'59.2" N
4	118°15'22.1" E	9°11'02.5" N



LEGEND

Areas : LC_STATUS
Alienable & Disposable
Forestland

CERTIFICATE OF STEWARDSHIP CONTRACT

CSC No. 042701525
of

REBECCA SUAREZ

within CBFMA No. (if applicable)

LOCATION

Sito :
Barangay : Bato bato
Municipality : Narra
Province : Palawan

ACTUAL AREA : 2.0529 hectares
SCALE : 1:2400

Projection: Universal Transverse Mercator - Zone 50 (N)
Datum : World Geodetic 1984 (WGS84)



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA REGION
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Quezon, Palawan
comr.suarez@denr.gov.ph

CERTIFICATION

This is to certify that this is the correct Map of the area under Stewardship Contract No. 042701525 of REBECCA SUAREZ for Social Forestry Area as described hereon.

The subject area was verified and found within Forestland/ Timberland as per Project No. 10-E, Block No. B of L.C. Map No. 1952.

This map was prepared based on the actual survey using GPS and plotted based on the submitted maps, documents and other references available from this Office.

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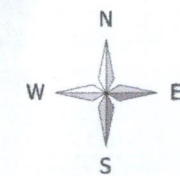
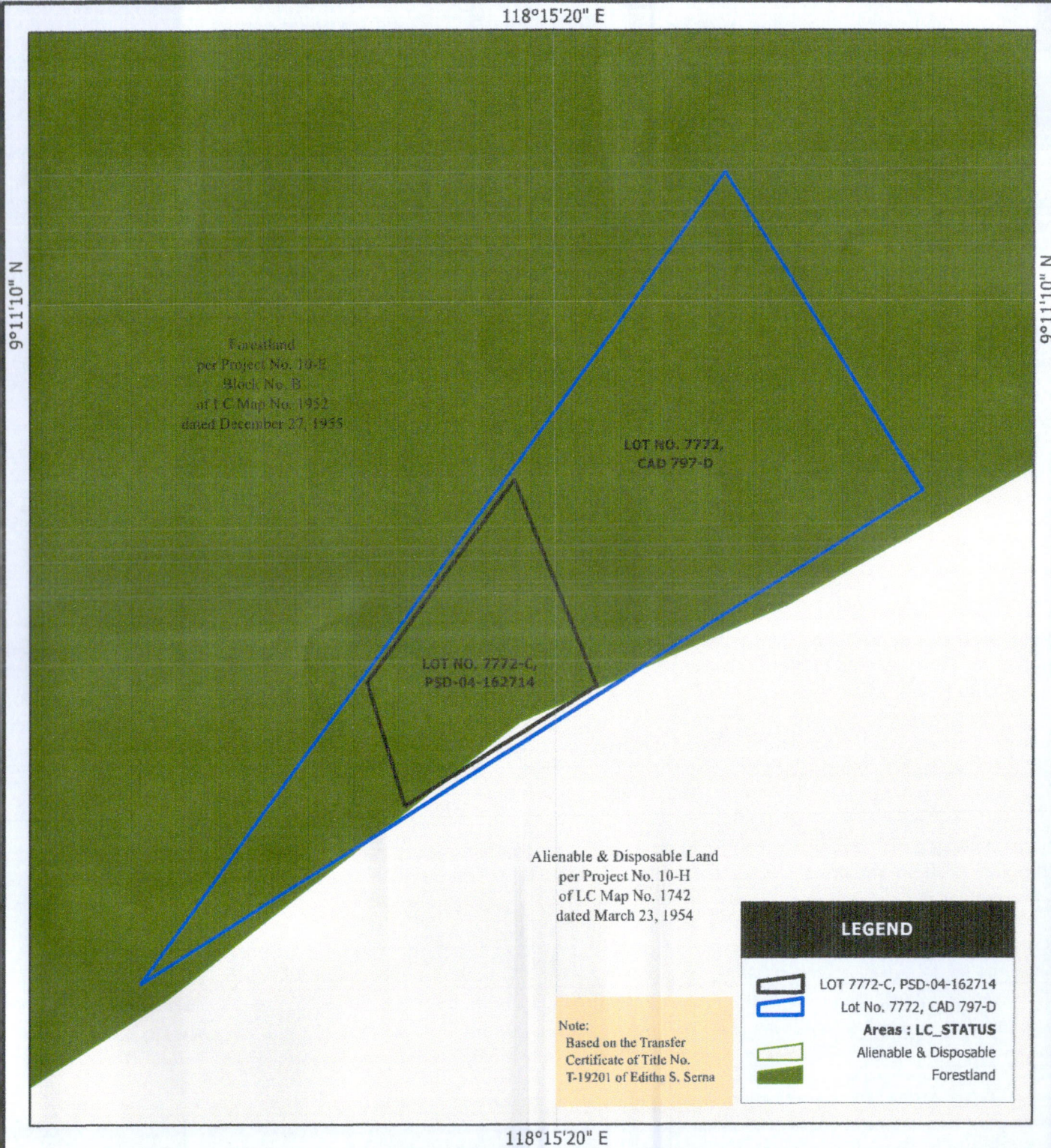
KEITH R. CASTILLO
Forest Technician I

Assessed and Verified by:

MICHELLE SEBIDO
CSC Team Leader/ Chief, CDS

Attested by:

LEONARD T. CALIYA
CENRO



MAP

showing the
Relative Location of

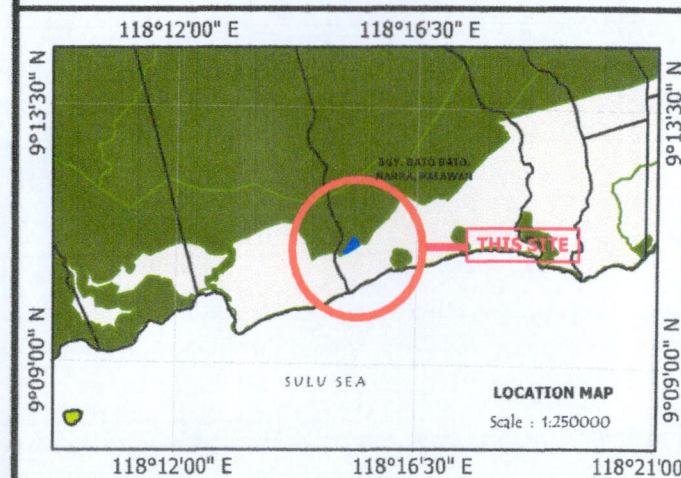
Lot No. 7772-C, PSD-04-162714
Located at Bgy. Bato Bato, Narra, Palawan
Area: 11,258 square meters

Scale : 1:3000

Projection : Universal Transverse Mercator - Zone 50 (N)

Datum : Luzon (Philippines excluding Mindanao)

FOR REFERENCE ONLY



CERTIFICATE OF STEWARDSHIP

To All Whom These Presents May Come, Greetings:

THAT this CERTIFICATE OF STEWARDSHIP is being awarded to:

EDUARDO R. ALVIAR, SR.

of legal age, Filipino, who is (are) the actual tiller(s) of the land specified in this contract, and who commits himself/herself/themselves to the responsibilities of stewardship, with residence at So. Cabuluan, Calategas, Marra, Pal. to develop and manage a SOCIAL FORESTRY AREA in accordance with the attached AGREEMENT, on a portion of forest land situated in Sitio San Isidro, Barangay Marra, Municipality of Marra, Province of Palawan, containing an area of 3.0 hectares, more or less, bounded and described as follows:

Bounded on the Northwest by lot of Virginia Aritis with CSC No. 042701685; on the Southeast by ~~lot of Rebecca Suarez with CSC No. 0427011525;~~ on the West by Proposed Road; on the East by Timberland as per L.C. Map No. 1952 Project No. 10-11 as shown and indicated in the attached sketch map.
and registered with the DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES in accordance with existing rules and regulations.

As (a) forest land steward(s), EDUARDO R. ALVIAR, SR. commit(s) himself/herself/themselves to protecting and enhancing the ecology of the land specified in this contract and to joining with other stewards in the area in protecting and enhancing their natural resource base. In exchange for such a commitment, the steward(s) shall have the right to peaceful possession, cultivation and enjoyment of his/her/their forest landholding and the fruits thereof, the right to manage and work on the forest landholdings in accordance with appropriate forest land and farm methods and practices, and such other rights as may be granted or provided by laws, orders, letters of instruction, rules and regulations.

The steward(s) shall also faithfully comply with the obligations specified under the Stewardship Agreement hereto attached.

IN TESTIMONY WHEREOF, and by the authority vested in me by law, I, ANGEL C. ALCALA, Secretary of the Department of Environment and Natural Resources, have caused this CERTIFICATE to be issued and the seal of the Department of Environment and Natural Resources to be hereunto affixed.

Given under my hand at Quezon City on this 15th day of April in the year of our Lord One Thousand Nine Hundred and Ninety Three.

ATTESTED:

ANTONIO G. PRINCIPE

Regional Executive Director

By: ULDARICO S. SEGISMUNDO, JR.
S F D O

Entered in the Registration Book of the Department of Environment and Natural Resources this day of 15th April, 1993 under Registry Book No. 04-02, Page No. 24.

ANGEL C. ALCALA
Secretary
By: ELMER M. GAPAY
Community Environment and Natural Resources Officer

KASUNDUAN SA PANGANGASIWA
(Stewardship Agreement)

Ang Kasunduang ito na ginawa at pinagkayarian ngayong
(This Agreement made and entered into this)

----- araw ng ----- 19 ----- sa panig
(Ika- labing Limang ----- day of/ Abril 93)between)
15th April
ng Republika ng Pilipinas na kinatawan ng Kalihim ng Kapaligiran at Likas na
(the Republic of the Philippines represented by the Secretary of Environment and Natural)

Kayamanan, na dito'y tutukuyin; NAGKALOOB at -----
(Resources, hereinafter referred to as the GRANTOR and) EDUARDO R. ALVIAR, SR.

nasa hustong gulang, Pilipino, naninirahan sa -----
(of legal age Filipino, with postal address at) Cabuluan, Bgy, Calategas,

na dito'y tutukuying PINAGKALOOBAN, Palawan
(hereinafter referred to as the GRANTEE).

PAGPAPATUNAY
(WITNESSETH)

SAPAGKAT, ang PINAGKALOOBAN ay karapat-dapat umupa ng pambayang lupaing-gubat
(WHEREAS, the GRANTEE, is qualified to lease public forest under the laws of the)

sa ilalim ng mga batas ng Republika ng Pilipinas at nakapagharap sa Patnugot ng Kawanihan
(Republic of the Philippines and has filed with the Director of the Forest Management)

ng Pangasiwaan ng Kagubatan ng pahintulot na angkinin at bungkalin ang isang sukat ng
(Bureau for permission to possess and cultivate a parcel of forest land)

lupang gubat na dito'y inilarawan
(herein before described);

SAPAGKAT, ang NAGKALOOB, matapos mataya ang mga kalagayang panlipunan at pang-
(WHEREAS, the GRANTOR, after having evaluated the Social and econo-

kabuhayan ng PINAGKALOOBAN, sa pamamagitan nito'y kinikilala at itinuturing na ang
(mic condition of the GRANTEE, hereby recognizes and considers said)

naturang PINAGKALOOBAN bilang karapat-dapat na kasapi sa muling pagpapagubat ng mga
(GRANTEE as qualified participant in the reforestation of denuded forest lands)

nasirang lupaing gubat at sa pagpapalawak ng produksyon ng bansa.
(in the expansion of national productivity)

SAPAGKAT, batay sa pinag-iingatang mga opisyal na talaan ng NAGKALOOB, walang
(WHEREAS, according to the official records on file with the GRANTOR no)

anumang iniharap na salungat na paghahabol, ano mang pagtutol o di-pagsangayon laban sa
(adverse claims has been presented nor any objection or opposition has been filed against the)

kahilingan ng PINAGKALOOBAN.
(application of the GRANTEE)

SA GAYON, alang-alang sa mga sinundang saligan, ang NAGKALOOB, ay binigyang kara-
(NOW, THEREFORE, for and in consideration of the foregoing premises, the GRANTOR)

patan ang PINAGKALOOBAN, sa ilalim nitong KASUNDUAN SA PANGANGASIWA, na
(has authorized the GRANTEE under the STEWARDSHIP AGREEMENT, to develop,)

linangin, pamahalaan at pangasiwaan ang sukat ng lupaing gubat na inilarawan ng kalakip na
(manage and administer the parcel of forest land as described in the attached map to be)

mapa, na dito'y tutukuying "ang lupain" saklaw ng mga umiiral na batas, patakaran, alituntunin
(hereinafter referred to as "the land" subject to existing forest laws, policies, rules and regula-)

at regulasyon sa paggugubat at sa mga sumusunod na tadhana at kondisyon:
(rions and the following terms and conditions)

EDUARDO R. ALVIAR, SR.
PINAGKALOOBAN
(GRANTEE)

NAGKALOOB
(GRANTOR)

A. PAGKAKABISA AT TANING
(EFFECTIVITY AND TENURE)

Ang Kasunduan ay magkakabisa sa sandaling ito ay pagtibayin ng magkabilang
(The Agreement shall become effective upon the execution of the two)

panig at iiral sa loob ng DALAWAMPU AT LIMANG (25) TAON na magwawakas sa
(parties and shall continue for a period of TWENTY FIVE (25) YEARS to expire on)

~~-----Abril 14, 2018-----~~, na mapapanibago sa isa pang
(~~renewable for another~~)
April 14, 2018

taning na panahong DALAWAMPU LIMANG (25) Taon.
(period of TWENTY FIVE (25) Years).

B. MGA KARAPATAN NG PINAGKALOOBAN:
(RIGHTS OF THE GRANTEE)

Ang PINAGKALOOBAN ay may karapatang matiwasay na angkinin at bungkalin
(THE GRANTEE shall have the right to peacefully possess and cultivate the)

ang lupain at tamasahin ang mga pakinabang dito; may karapatang pamahalaan at
(land, and enjoy the fruits thereof, the right to manage and work on the)

trabahuin ang lupain alinsunod sa mga naaangkop na pamamaraan at kasanayan sa
(land in accordance with appropriate forest and farm methods and practices; and)

paggugubat at pagsasaka; at iba pang karapatan na ipinagkaloob ng batas.
(such rights as may be granted by law).

Maaaring isangla o italaga ng PINAGKALOOBAN ang lupain sa alinmang institusyong
(The GRANTEE may mortgage or assign the land to any financial institution as)

pinansiyal bilang panagot sa mga utang upang mapaunlad ang lupain.
(collateral for loans to develop the land.)

Sakaling iilitin ang lupain, ang umiilit na bangko o institusyong magpautang sa
(In the event of foreclosing, the foreclosing bank or credit institution, shall)

pagsang-ayon ng NAGKALOOB, ay isasalin o itatalaga ang naturang mga karapatan
(with the approval of the GRANTOR transfer or assign said rights and privileges)

at pribilehiyo sa mga tao lamang na karapat-dapat makipagkayari ng Kasunduan
(only to persons who are qualified to enter into Stewardship Agreement)

sa Pangangasiwa sa NAGKALOOB.
(with the GRANTOR).

Sakaling mamatay o mabalda ang PINAGKALOOBAN bago magwakas ang
(In the event of the death or incapacity of the GRANTEE before the expiration)

kasunduang ito, ang mga karapatan at pribilehiyo na magmumula rito ay malilipat
(of this agreement, the rights and privileges emanating therefrom shall pass)

sa sinoman sa kanyang mga tagapagmana na siyang gagawa at lilinang sa lupain alin-
(on to any of his heirs who shall work and develop the land in)

sunod sa itinatadhana nitong Kasunduan sa Pangangasiwa.
(accordance with the terms of this Stewardship Agreement)

Sakaling pawalang bisa itong Kasunduan sa Pangangasiwa, ang PINAGKA-
(In the event of the cancellation of this Stewardship Agreement, the GRANTEE)

LOOBAN ay tatanggap ng makatarungang kabayaran para sa lahat ng permanenteng
(shall be entitled to fair compensation for all permanent improvements)

EDUARDO ALVARO, SR.

PINAGKALOOBAN
(GRANTEE)

NAGKALOOB
(GRANTOR)

mehora dito, batay sa kainamang halagang bilingin nito na tinataya ng ibang panig sa
(thereupon, based on their fair market values assessed by the third party on)

araw ng pagpapawalang bisa, na aawasin ang lahat ng kabayaran o iba pang pagkaka-
(the date of cancellation minus all charges or other monetary obligations accruing)

utang na nauukol sa pamahalaan. Maaari ding anihin o alisin ng PINAGKALOOBAN
(to the government. The GRANTEE may also harvest or remove such improve-)

ang mga mehorang iyon, na ang halagay ay ibabawas sa kabuuang kabayaran.
(ments, the value of which shall be deducted from the final compensation).

Sa sandaling magwakas ang Kasunduan sa Pangangasiwa, ang PINAGKALOOBAN,
(Upon the expiration of the Stewardship Agreements, the GRANTEE,)

ay may karapatang mauna sa susunod na Kasunduan sa Pangangasiwa na sumasaklaw
(shall have the right of preemption to any subsequent Stewardship Agreement cover-)

sa kanyang nakalaang lupain at kung anumang kadahilanan ay hindi ilaan ng pama-
(ing his allocated land, and when for some reason the government opts not to allocate)

halaan ang lupain ukol sa pangangasiwa, ang PINAGKALOOBAN ay tatanggap ng
(the land for Stewardship, the GRANTEE shall be entitled to just compensation)

kaukulang kabayaran ukol sa mga di-natitinag na mehorang isinasagawa kabilang ang
(for permanent improvement introduced including trees that will not)

mga punongkahoy na hindi aalisin.
(be removed)

K. MGA HAKBANG NA NAUUKOL SA PANGANGALAGA NG KAPALIGIRAN
(ECOLOGICAL AND CONSERVATION MEASURES)

Ang PINAGKALOOBAN ay mahigpit na susunod at/o magsasakatuparan sa mga
(The GRANTEE shall strictly observed and/or implement environmental)

hakbang na nauukol sa pangangalaga ng kapaligiran.
(protection and conservation measures)

Ang PINAGKALOOBAN ay mananagot sa pangangalaga at konserbasyon sa
(The GRANTEE shall be responsible for the protection and conservation of)

mga tumutubong punongkahoy sa lupain at makikipagtulungan sa Kawanihan ng
(forest growth on the land and shall cooperate with the Forest Management Bureau)

Pangasiwaan ng Kagubatan sa pangangalaga ng mga kagubatang karatig nito.
(in the protection of areas adjacent hereto)

Ang PINAGKALOOBAN ay pangangalagaan ang mga mujon at iba pang pala-
(The GRANTEE shall preserve monuments and other landmarks within the)

tandaan sa sakop ng lupain na nagpapakita sa mga panulukan at hangganan.
(confines of the land which indicates corners and boundaries)

Ang PINAGKALOOBAN ay hindi puputol ng mga murang punong kahoy hang-
(The GRANTEE shall not cut trees of saplings from a strip)

gang sa layong dalawampung (20) metro mula sa magkabilang tabi ng mga pampang
(twenty (20) meters on each side along the banks of creeks,)

ng sapa, ilog o batis na nakahangga o bumabagtas sa lupain.
(rivers or streams bordering or passing across the land).

EDUARDO ALVARO, SR.
PINAGKALOOBAN
(GRANTEE)

EDUARDO ALVARO, SR.
PANGANGALAGA
(GRANTOR)

Ang PINAGKALOOBAN ay pipigilin at susugpuin ang mga di-pinahihintulutan.
(The GRANTEE shall prevent and suppress unauthorized or unregulated)

o di-pinangangasiwaang pagsusunog sa lupain o sa ibang lugar na karatig nito, at kung
(fires on the land or other areas immediately adjacent thereto, and when)

kinakailangan tutulong sa Kawanihan ng Pangasiwaan ng Kagubatan sa pagpatay sa
(necessary shall assist the Forest Management Bureau in extinguishing forest)

mga sunog sa kagubatan na sakop ng lupain.
(fires within the land).

Karapatan ng NAGKALOOB na pangasiwaan ang pagputol o pag-ani ng mga troso
(The GRANTOR reserves the right to regulate the cutting or harvesting of the)

upang matiyak ang katamtamang timbang ng kalagayan ng kahuyan sa lupain.
(timber crops to insure normal balance of forest covers on the land).

Ang PINAGKALOOBAN ay magtatanim ng limang (5) punongkahoy man lamang
(The GRANTEE shall plant at least five (5) edible fruit trees per hectare)

na nakakain ang bunga sa bawat ektarya na lupain upang magsilbing pagkain ng mga
(of the land to provide food for wildlife species).

galang hayop sa gubat.

D. MGA PANGKALAHATANG TADHANA:
(GENERAL PROVISIONS)

Lilinangin ng PINAGKALOOBAN ang lupain sa pamamagitan ng pagtatanim o
(The GRANTEE shall develop the land by planting or raising a)

pag-aalaga ng magkakasamang pananim, punongkahoy, at halamang gubat at/o pag-aalaga
(combination of agricultural crops, tree crops, and forest plants and/or raise)

ng mga hayop ng sabay-sabay o sunod-sunod upang mapaunlad ang produksyon ng lupain.
(animals simultaneously or sequentially in order to increase the productivity of the area).

Lalahok ang PINAGKALOOBAN sa paghahanda ng "Plano para sa Pamamahala
(The GRANTEE shall participate in the preparation of the Project of Manage-)

ng Proyekto" ng lupain at tutulong sa pagtatayo ng "Agro-Forestry Nursery" para sa
(ment Plan of the land in the establishment of Agro-Forestry Nursery for the)

lupain.
(land).

Magbibigay ang PINAGKALOOBAN ng tulong sa pagsusukat ng paligid at pag-
(The GRANTEE shall provide assistance in the perimeter and parcellary survey)

hahati-hati ng lupain.
(of the land)

Sa pamamagitan nito'y nangangako ang PINAGKALOOBAN na linangin ang
(The GRANTEE hereby undertakes to develop at least)

dalawampung porsiyento (20%) man lamang ng lupain taun-taon upang matiyak ang
(twenty percent (20%) of the land every year to ensure full)

lubos na pag-papaunlad at produksiyon nito sa loob ng limang taon alinsunod sa
(development and productivity within a period of five years in accordance with)

"Project Management Plan".
(the Project Management Plan).

EDUARDO ALVAREZ, SR.
PINAGKALOOBAN
(GRANTEE)

NAGKALOOB
(GRANTOR)

Ang Kasunduang ito sa Pangangasiwa ay di-malilipat. Walang sinumang PINAG-
(This Stewardship Agreement is non-transferable. No GRANTEE)

KALOOBAN ang pahihintulatang manghawakan ng mahigit sa isang Kasunduan
(shall be allowed to hold more than one Stewardship Agreement at)

sa Pangangasiwa sa alin mang panahon. Ang pagkuha ng mga dagdag na lupain liban
(any one time. The acquisition of additional areas other than the granted shall)

sa ipinagkaloob ng bukod sa ipinagkaloob ay hindi rin ipinahihintulot maliban sa mga
(also be prohibited except for meritorious circumstances as)

natatanging pagkakataon na ipinasiya ng NAGKALOOB.
(determined by the GRANTOR)

Ang PINAGKALOOBAN ay hindi dapat magpatrabaho sa ibang tao kundi siya
(The GRANTEE shall not use tenant labor but must till the land himself)

misimo ang dapat bumungkal sa lupain, gayon, maaari niyang katulungin ang kanyang
(with prejudice however to assistance from his family)

pamilya.

Hindi dapat paupahan ng PINAGKALOOBAN ang lupain o ang alinmang
(The GRANTEE shall not sublease the land or any portion)

bahagi nito.
(thereof)

May karapatan ang NAGKALOOB na ipahintulot kung nauukol sa kapakanang
(The GRANTOR reserves the right to permit the opening of public interest)

pambayan ang pagbubukas ng mga bahagi ng lupain upang maging daanan; sa pasubali,
(requires of such portions of the land for a road-right-of-way, provided, that the)

na ang tao o samahan na pinahihintulatang dumaan sa bahaging iyon ay magbabayad sa
(person or entity granted the road-right-of-way, shall pay the GRANTEE a)

PINAGKALOOBAN ng katamtamang halaga/kabayaran sa anumang pinsala sa mga mehora.
(reasonable compensation to any damage to improvements)

Ang PINAGKALOOBAN ay makikipag-ugnay at lalahok sa mga Pangkabuhayang
(The GRANTEE shall coordinate and establish a tie-up with)

programa ng pamahalaan na katulad ng Bagong Programang Kilusang Kabuhayan
(the new "Kilusang Kabuhayan at Kaunlaran" livelihood program)

at Kaunlaran.
(of the government)

Ang NAGKALOOB at PINAGKALOOBAN ay dapat tumalima sa iba pang
(The GRANTOR and the GRANTEE shall conform with other)

kaugnay na batas, alituntunin at patakaran na maaaring ipahayag pagkatapos bilang
(laws, rules and regulations that maybe promulgated with pursuance to the)

pagtutalima sa pagsasakatuparan ng Panlipunang Programa sa Panggugubat.
(implementation of the Social Forestry Program)

Ang NAGKALOOB at ang PINAGKALOOBAN ay sumasang-ayon ding tumalima
(The GRANTOR and the GRANTEE also agree to comply with the)

sa mga sumusunod na kondisyon.
(following conditions)

E. **PAGWAWAKAS/PAGKANSELA NG KASUNDUAN**
(TERMINATION/CANCELLATION OF AGREEMENT)

Ang sumusunod ay mga batayan sa pagwawakas/pagkansela ng Kasunduan.
(The following are grounds for termination/cancellation of the Agreement).

Kapag ang PINAGKALOOBAN ay hindi nakasunod sa mga tadhana at kon-
(Failure of the GRANTEE to comply with the terms and con-)

disyon nito sa loob ng anim (6) na buwan pagkaraang nakasulat na patalastasan ng
(ditions hereof with six (6) months after having notified in writing of his)

NAGKALOOB hinggil sa pagpapabaya niya.
(neglect by the GRANTOR)

Mabigat at/o patuloy na paglabag sa mga batas, aittuntunin at patakarang pang-
(Serious and/or continued violation of forestry laws, rules and regulations)

gugubat sa paglilinang na lupain, at
(in the development of the area, and

Kapag ang PINAGKALOOBAN ay hindi makababayad ng kanyang utang sa
(Failure of the GRANTEE to pay his loan to the lending institution)

institusyong nagpapautang matapos ang takdang pagbabayad dito sa pasubali, na mag-
(after the same has become due, provided that an evaluation)

sasagawa muna ng pagsisiyasat upang mabigyan ang PINAGKALOOBAN ng pagka-
(shall be made by the GRANTOR giving the GRANTEE the chance)

kataong maipaliwanag ang kanyang pagkabigong mabayaran ang utang at maisaayos
(to explain his failure to pay the loan and to settle his)

ang kanyang utang na di-nabayaran. Sakali ang PINAGKALOOBAN ay sadyang
(unpaid account. Should the GRANTEE categorically refuses to pay his loan, then)

tumangging bayaran ang kanyang utang, ang Kasunduan ay kaagad na pawawalang
(the Agreement shall be immediately cancelled or terminated. However,)

saysay. Subalit, kung ang dahilan ng hindi pagbabayad ay sanhi ng mga pangyayaring
(if the cause of the failure to pay is due to some circumstances)

di maiiwasan at hindi dahil sa kanyang kapabayaang, ang PINAGKALOOBAN ay
(beyond his control and not through his negligence the GRANTEE shall)

kailangan munang magbigay ng liham-pangako sa kapakanan ng Institusyong Inu-
(execute a promissory note in favor of the lending Institution that)

tangan na nagsasaad ng pagbabayad sa itatakdang panahon. Kung ang PINAGKA-
(he shall pay the loan with a specified period. If the GRANTEE)

LOOBAN ay di pa rin makababayad sa utang, ang Kasunduan ay pawawalang bisa.
(still fails to pay the loan, then the Agreement shall be cancelled).

Kapag hinihingi ng kapakanang pambayan sa pagpapasiya ng Kalihim ng
(When the public interest are determined by the Secretary of Environment and)

Kapaghiran at Likas na Kayamanan.
(Natural Resources so demands.)

G. **MGA INSENTIBO:**
(INCENTIVES)

Makatatanggap ang PINAGKALOOBAN ng mga tulong pang-tekniko at mga
(The GRANTEE may receive such technical assistance and)

dagdag na paglilingkod na nauukol sa paglilipat ng teknolohiya sa pagpapaunlad,
(extension services in terms of Technology transfer for development.)

pag-aani at pagsasapamuhuan at maaaring matanggap din ng tulong na gamit gaya ng
(harvesting and marketing and may also receive material support like
mga binhi at punla mula sa Kagawaran ng Kapaligiran at Likas na Kayamanan, Kaga-
(seeds and seedlings from the Department of Environment and Natural Resources,)
waran ng Repormang Pansakahan at Kagawaran ng Pagsasaka at Pagkain at sa iba pang
(Department of Agrarian Reform and Department of Agriculture and Food and other)
tanggapan ng pamahalaan.
(government entities).

Walang butaw na sisingilin ang Kagawaran ng Kapaligiran at Likas na Kayamanan
(No fees shall be collected by the Department of Environment and Natural Resources)
sa paggamit ng lupain sa loob ng unang limang (5) taon ng Kasunduan sa pagsubali, na
(for the use of the land during the first five (5) years of the Agreement,)
pagkalipas nito ay maaaring sumingil ng taunang butaw na hindi hihigit sa sampung
(provided, that annual fees which shall not exceed Ten Pesos (P10.00 per hectare)
piso bawat ektarya sa pagpapasiya ng Kalihim ng Kapaligiran at Likas ng Kayamanan.
(may there after be collected by the Secretary of Environmental and Natural Resources)

Ang lahat ng kita/pakinabang sa lupain ay mapupunta sa PINAGKALOOBAN.
(All income/proceeds derived from the land shall accrue to the GRANTEE).

Ang mga produktong gubat na kinuha at/o inani sa lupain ay libre sa mga kaba-
(The forest products derived and/or harvested from the land shall be free)

waran panggubat.
(from the forest charges).

Ang PINAGKALOOBAN ay makahihingi ng tulong pananalapi mula sa bagong
(The GRANTEE may avail financial assistance from the new)

programang KKK ng pamahalaan.
(KKK program of the government).

H. PAGPAPATIBAY: (RATIFICATION):

Ang Kasunduang ito ay isang mahalagang bahagi ng Katibayan ng Pangangasiwa
(This Agreement is an integral part of the Certificate of Stewardship)

at ang mga tadhanang nasasaad dito ay ipinaliwanag ng NAGKALOOB sa wikang
(and the provisions hereof stated have been explained by the GRANTOR in the dialect)

maiintindihan ng PINAGKALOOBAN bago nilagdaan ang Kasunduan.
(understandable to the GRANTEE before the agreement is signed).

Ang NAGKALOOB at ang PINAGKALOOBAN ay dapat lumagda sa bawat
(The GRANTOR and the GRANTEE shall sign each page of This Agreement)

pahina ng Kasunduang ito. (Sakaling hindi marunong sumulat ang PINAGKALOOBAN
(In the event the GRANTEE does not know how to write, he)

dapat niyang itatak sa Kasunduan ang marka ng kanyang hinlalaki kapalit ng lagda niya)
(shall affix his thumbmark in the Agreement in place of his signature).

BILANG PAGPAPATUNAY, ang naturang mga panig ay lumagda rito ngayong,
(IN WITNESS WHEREOF, the said parties hereunto set their hands this)

Ika-labing Limang araw ng Abril 1993
(15th day of April 1993)

sa San Isidro, Narra, Palawan
(in)

Binigyang kapangyarihan ng Kalihim:
(By Authority of the Secretary):

NAGKALOOB
(GRANTOR)

PINAGKALOOBAN
(GRANTEE)

MGA SAKSI
(WITNESSES)

WALIVER OF RIGHTS

Know all Men by these presents:

This Deed, made and executed by and between :

EDUARDO R. ALVIAR, Sr., of legal age, married, Filipino, with postal address and presently residing at Sitio Gabulan, Calatagan, Narra, Palawan, being referred to as the WALIVOR;

- in favor of -

SAMUEL F. SANGA, of legal age, married, Filipino, pastor of Bible Missionary Church, San Isidro, Narra, Palawan being referred to as the WALVAM;

WITNESSETH:

That the WALIVOR is the awardee of a certain parcel of land situated at San Isidro, Narra, Palawan, more particularly described as follows, to wit :

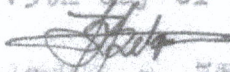
A certain parcel of land situated at Barangay San Isidro, Narra, Palawan, containing an area of THREE (3) hectares, more or less. Bounded on the Northwest by lot of Virginia Arites with CSC No. 042701683; on the Southeast by lot of Rebecca Suarez with CSC No. 0427011525; on the West by proposed road; on the East by Timberland as per D.O. Map No. 1952 project no. 10-2 as shown and indicated in the attached sketch map.

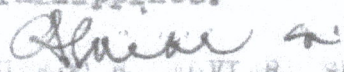
That said lot bears CS No. 034493 issued by the Department of Environment and Natural Resources under CSC No. 04270-11416 dated April 15, 1993;

That the WALIVOR is no longer interested on the above-described lot and by reason hereof, he hereby WAIVES, TRANSFERS, and CEDS, all my rights, possessions, interest and claims to the said lot unto the said SAMUEL F. SANGA, his heirs and assigns over the said lot,

That the WALIVOR, warrant peaceful possession and occupation over the said lot free from all liens and encumbrances whatsoever.

In WITNESS WHEREOF, I have hereunto set my hand this 15th day of Dec. 2002 at Espanola, Palawan, Philippines.


SAMUEL F. SANGA
WALVAM


EDUARDO R. ALVIAR, SR.
WALIVOR

Signed in the presence of :

REPUBLIC OF THE PHILIPPINES;
PROVINCE OF PALAWAN ; S.S.
MUNICIPALITY OF ESPANOLA ;

Before me, a Notary Public for and in Espanola, Palawan this 15th day of Dec. 2002 personally appeared EDUARDO R. ALVIAR, Sr., with CTO No. 03109596 issued on Narra, Palawan known to me and to me known to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his free and voluntary act and deed.

Witness my hand and notarial seal on the date and place first above written.
Doc. No. 132


MARIO B. YLAR, JR.
Notary Public

Republika ng Pilipinas
Lalawigan ng Palawan
Bayan ng Nerra
Barangay San Isidro

TANGGAPAN NG PUNONG BARANGAY

PAGPAPATUNAY

SA KINAUKULAN,

Ito ay nagpapatunay na ang farm lot o ang lupang sinasaka na pag-aari ni Ginoong Eduardo Alviar, matatagpuan sa purok-6 (sitio Baliti-en) Barangay San Isidro, saklaw ng programang Integrated social forestry (ISF) ng DENR, may sukat na (3) tatlong hektarya humigit kumulang ay kanyang ipinaubaya kay Ginoong Sammy Selga sa pamamagitan ng kanyang nilagdaang "waiver of right".

Karagdagang kalinawan sa aking pagpapatunay na itong si Ginoong Sammy Selga nang naturang purok at Barangay ay nasa hustong taong gulang, may asawa at mga anak ay walang ibang pag-aaring lupang sakahan maliban sa nabanggit sa itass.

Ang pagpapatunay na ito ay ipinag kaloob kay Ginoong Sammy Selga ayon sa kanyang kahilingan, sa ano pa mang kagamitang legal ito ay nagsisilbi sa kanya ng mainam.

Ipinagkaloob ngayong ika-10 ng unyong taong 2003.

Bugnaw
BETTY C. IGNACIO
Punong Barangay

SPECIAL POWER OF ATTORNEY

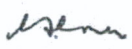
KNOW ALL MEN BY THESE PRESENT:

I, **EDITA S. SERNA**, a Filipino, of legal age, single and a resident of Prk. Malipayon, Caseres Subd., Brgy. San Isidro, General Santos City, do hereby name, constitute, and appoint, **WILFREDO S. MILLARE**, a Filipino, of legal age, married and a resident of Prk. 3, Princes Urduja, Poblacion Narra, Palawan, to be our lawful attorney-in-fact, for me and in my name, place, and stead, to do the following acts:

1. To sell, lease or otherwise dispose my property, containing an area of **THREE (3) HECTARES**, more or less, and covered by CS NO. 0427011525, located at San Isidro, Narra, Palawan, to any person, corporation or entity for any price or consideration and under whatever terms and conditions that my attorney-in-fact may deem fit and reasonable, and to receive any payment for the price and consideration of the same, and authorize him to receive any payment thereof and remit to me through remittances center;
2. To cause the subdivision of the above-described land into residential lots;
3. To execute, sign, and deliver any deed, paper or document relevant to the foregoing.

HEREBY GIVING AND GRANTING unto my said attorney full powers and authority to do and perform all and ever act requisite or necessary to carry into the effect the foregoing authority, as fully to all intents and purposes as I might or could lawfully do if personally, present with full power of substitution and revocation, and hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

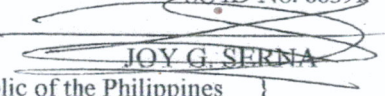
IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of September, 2021 at General Santos City, Philippines.

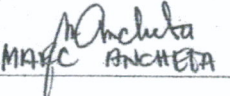

EDITA S. SERNA
Principal
SC ID No. 35563

Conforme:


WILFREDO S. MILLARE
Attorney-in-Fact
SC ID No. 66391

Signed in the presence of:

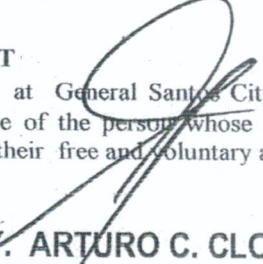

JOY G. SERNA
Republic of the Philippines }
City of General Santos City } s. s.
X----- X


MARY C. ANCHETA

ACKNOWLEDGMENT

BEFORE ME, this 28th day of September, 2021 at General Santos City, personally appeared Joy G. Serna, known to me and to me known to be one of the person whose executed the foregoing instrument and they acknowledged to me that the same are their free and voluntary act and deed.

WITNESS MY HAND AND SEAL.


ATTY. ARTURO C. CLOMA

Notary Public
For General Santos City
Until December 31, 2022
PNC 20-74 ROLL NO. 43385, 5-5-99
IBP No. 122069, 1-4-2021
PTR No. 9496963, Jan. 04, 2021, GSC
MCLE NO. VI-0018238 VALID UNTIL 04/14/2022
CLOMA & CORDOVA LAW OFFICE
MEZZANINE FLOOR, ARENAS BLDG.
PIONEER AVE., GEN. SANTOS CITY

Entry No. 308
Page No. 62
Book No. 361
Series No. 2021

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That I, REBECCA SUAREZ, of legal age, married, Filipino, and a resident of San Isidro, Narra, Palawan, am the awardee and possessor of a certain parcel of timberland within the Social Forestry Area, covered by Certificate of Stewardship No. 0427011525, more particularly described as follows, :

" A parcel of timberland, covered by CS No. 0427011525, situated at San Isidro, Narra, Palawan; bounded on the NW., by Eduardo Alvarez; on the NE., by Timberland; on the SE., by Marlon V. Suarez.

Containing an area of THREE (3) HECTARES."

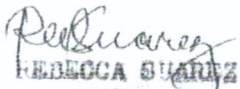
That I am no longer interested on the said area, having no one to assist me in my daily livelihood work, of which I feel I can not comply with the provisions of the Stewardship contract;

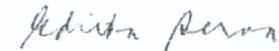
That for and in consideration of the above premise and many other valuable considerations, I, by these presents WAIVE, TRANSFER, CONVEY, AND GRANT and RELINQUISH, all my rights, claims, interests and responsibilities on the above-described Social Forestry Area in favor of EDITHA S. SERNA, of legal age, single, Filipino, and a resident of Saint Joseph, Cainta, Rizal;

That I warrant unto the said EDITHA S. SERNA valid transfer and peaceful occupation of the said parcel of land.

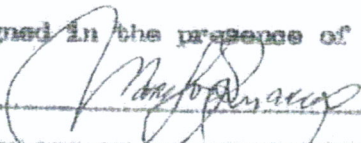
That I EDITHA S. SERNA hereby accepts this Waiver and acknowledge the liberality and generosity of REBECCA SUAREZ, and I pledge to comply with the Stewardship Agreement as embodied in the said contract.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of April 1996, at Narra, Palawan, Philippines.


REBECCA SUAREZ
Waiver


EDITHA S. SERNA
Waiver

Signed in the presence of :

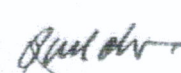

REPUBLIC OF THE PHILIPPINES)
MUNICIPALITY OF NARRA) S.S.
PROVINCE OF PALAWAN)

ACKNOWLEDGEMENT

BEFORE ME this 27th day of April, 1996, at Narra, Palawan, personally appeared Rebecca Suarez with CTC No. 84006700, issued on 1/16/96, at Narra, Palawan, known to me and to me known to be the same person who executed the foregoing instrument, and she acknowledged the same to be her own free act and deed.

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

Doc. No. 142 ;
Page No. 59 ;
Book No. XXVIII;
Series of 1996


NOEL C. PRONTO
NOTARY PUBLIC
UNTIL DECEMBER 31, 1998
PTR NO. 8310538-M-1-16-98 PPD
TIN-162-358-118

Republic of the Philippines }
General Santos City } s. s.
X-----X

AFFIDAVIT OF IDENTITY

I, **EDITA S. SERNA**, Filipino, of legal age, single and a resident of Prk. Malipayon, Caseres Subd., Brgy. San Isidro, General Santos City, after having been duly sworn to in accordance with law, do hereby depose and say:

That I acquired a parcel of land covered by CS No. 0427011525 situated at San Isidro, Narra, Palawan containing an area of Three (3) Hectares from Rebecca Suarez by virtue of Waiver of Rights executed before Notary Public Noel C. Pronto, and entered in his notarial registry as Doc No. 442; Page No. 89; Book No. XXVIII; Series of 1996; dated April 27, 1996;

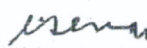
That my name in the afore-mentioned Waiver of Rights was inadvertently and erroneously encoded as **EDITHA S. SERNA** instead of **EDITA S. SERNA** which is my true and correct name, and also my signature is different from the signature in the foregoing document because due to accident I had difficulties on handling the pen causing the change of my signature;

That I am the same person appearing in the Waiver of Rights:

That the names **EDITHA S. SERNA** mentioned in the Waiver of Rights and **EDITHA S. SERNA** mentioned in the foregoing documents, refers to one and the same person.

That I am executing this affidavit to attest to the truth of the foregoing declarations.

IN WITNESS WHEREOF, I have hereunto set my hand this 14 day of FEB 2022 at the City of General Santos, Philippines.


EDITA S. SERNA
Affiant

CORROBORATION

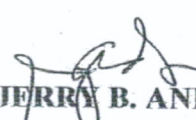
We, **GEOFREY S. CASUGA** and **JERRY B. ANDRES**, all of legal ages, Filipinos, and residents of General Santos City, do hereby certify that all the statements made by **EDITA S. SERNA** are true and correct to our own knowledge.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this 14 day of FEB 2022 at General Santos City, Philippines.


GEOFREY S. CASUGA

Affiant

ID No. 104-01-057283


JERRY B. ANDRES

Affiant

ID No. 0109173951-659

SUBSCRIBED AND SWORN TO before me this 14 day of FEB 2022 at General Santos City, Philippines, by the affiant who exhibited to me her 14 ID no. 104-01-057283

WITNESS MY HAND AND SEAL.

ATTY. ARTURO C. CLOMA
Notary Public

For General Santos City
Until December 31, 2022
PNC 20-74 ROLL NO. 43385, 5-5-99
IBP No. 183354, 1-3-2022
PTR No. 0032293A, Jan. 03, 2022, GSC
MCLE No. VI-0018238 VALID UNTIL 04/14/2023
CLOMA & CORDOVA LAW OFFICE
MEZZANINE FLOOR, ARENAS BLDG.
PIONEER AVE., GEN. SANTOS CITY

ENTRY NO. 204
PAGE NO. 41
BOOK NO. 373
SERIES OF 2022

AFFIDAVIT OF ONE AND THE SAME PERSON

I, **EDITA S. SERNA**, of legal age, Filipino, single, and with residence and postal address at 185 Washington St., Green Park Village Subd., Pasig City, after having been duly sworn to in accordance with law, do hereby depose and state that:

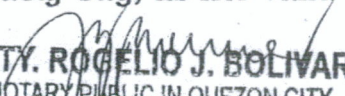
1. That I consistently been using the name **EDITA S. SERNA**, in all my personal records and documents (OSCA Identification Card) which is my true and correct name;
2. That as per copy of the Transfer Certificate of Title bearing TCT No. T-18201 issued by the Registry of Deeds for the Province of Palawan, my name was entered as **EDITHA S. SERNA**;
3. That I hereby certify that the name **EDITA S. SERNA**, the name I consistently been using in all my personal records and documents (OSCA Identification Card) which is my true and correct name and **EDITHA S. SERNA**, as entered in the copy of the Transfer Certificate of Title bearing TCT No. T-18201 issued by the Registry of Deeds for the Province of Palawan, refers to one and the same person which is the undersigned/affiant herein;
4. That the discrepancy was a mere mistake and not intentional;
5. That we have executed this affidavit in order to attest to the truth of the above facts and for all legal intents and purposes it may serve;

IN WITNESS WHEREOF, we have hereunto set my hand on this 3rd day of October 2019 at Quezon, Philippines.


EDITA S. SERNA
Affiant

SUBSCRIBED AND SWORN to before me this 3rd day of October 2019 at Quezon, Philippines. Affiant exhibited to me her *OSCA Identification Card* bearing ID No. 35563, issued on Aug. 4, 2009 at Pasig City, as her valid proof of identity.

Doc. No.: 13
Page No.: 12
Book No.: XXXII
Series of 2019


ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
AM Adm. Not. Com. **NOTARY PUBLIC** 2013-2020
IBP O.R. No. 055255 Jan. 2019 & IBP O.R. No. 055256 Jan. 2020
PTR O.R. No. 7376155 C 1-7-19 / Roll No. 33832 / TIN# 129-871-009
MCLE VI IBP DATED 8-10 TO 31 / 19 Valid Until 8-31/22 Quezon City
Address: 31-F Harvard St. Cubao, Q.C.

No. 2221809

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
PROVINCE OF PALAWAN

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-19201

It is HEREBY CERTIFIED that certain land situated in the Barry. of Bato-Bato, Municipality of Narra, Province of Palawan, more particularly bounded and described as follows:

Lot No. 7772-C, Pad-04-162714

A parcel of land (Lot 7772-C of the subdivision plan Pad-04-162714 being a portion of Lot 7772-Cad-797-D Narra Cadastre) situated in the Barangay Bato-Bato, Municipality of Narra, Province of Palawan Island of Palawan. Bounded on the SW., along line 1-2 by Lot 7772-D

(SEE PAGE A)

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of

EDITHA S. SERNA, of legal age, Filipino, single and a resident of 185 Washington St., Green Park Village Subd., Pasig City.

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 23rd day of October in the year ninety-five hundred and 63 page 16 of the Office of the Register of Deeds of Palawan as Original Certificate of Title No. P-11623 pursuant to a Presidential patent in the name of Ruben J. Serna granted by the President of the Philippines, on the 23rd day of August in the year nineteen hundred and eighty-eight under Act No. P.D. 1929.

ORIGINAL

P-11623

This certificate is a transfer from _____ Certificate of Title No. _____ which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at Puerto Princesa City
Philippines, on the 23rd day of April
in the year two thousand and eighty-eight
at 9:10 AM.

ATTY. ANTONIO B. JUSTO
(Register of Deeds)

Green Park Village Subd., Pasig City

127 (Owner's Postal Address)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (Continuation of the technical description)

of the subdivision plan Pad-04-162714; on the NW., along line 2-3 by Lot 7765 Cad-797-D, Narra Cadastre (Forest Zone); on the NE., along line 3-4 by Lot 7772-B of the subdivision plan; on the SE., along line 4-1 by National Highway.

Beginning at a point marked on plan being S. 59° 35' W., 20690.24 m. from B.L.L.M. No. 1, Cad-797-D Narra Cadastre.

thence N. 17° 46' W., 69.44 m. to point 2;
thence N. 37° 20' E., 136.14 m. to point 3;
thence S. 22° 37' E., 119.33 m. to point 4;
thence S. 59° 05' W., 125.02 m. to point of;

beginning, containing an area of ELEVEN THOUSAND TWO HUNDRED FIFTY EIGHT (11,258) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by PS. Cyl. Conc. Mone. 15 x 60 cms.; bearings true, date of original survey, May 2-22, 1984, and that of the subdivision survey, June 6, 2004, and was approved on October 25, 2004.

x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x

ATTY. ANTONIO S. JUSTO
Register of Deeds
tpf/

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds