



Republic of the Philippines
OFFICE OF THE CITY MAYOR
City of Puerto Princesa

September 19, 2022

MS. LORMELYN E. CLAUDIO, CESO IV

Regional Executive Director
DENR - MIMAROPA Region
Ermita, Manila

Madam:

Greetings!

One of the priority projects of the City Government of Puerto Princesa (CGPP) this year is a socialized housing project intended as a relocation site of the informal settlers along coastal areas in different barangays in the city who are affected by Typhoon Odette last December 2021. The CGPP acquired a lot located in Bgy. Irawan, Puerto Princesa City and identified it to be suitable for the abovementioned purpose. However, in order to develop the project, there is a necessity for us to apply for land use conversion with the Department of Agrarian Reform. One of their requirements is a certification from your good office.

In line with this, may we request for the issuance of a certificate deemed as **Land Use Conversion (LUC) Form No. 6**, for the location of our project with the following information:

Registered Owner:	City Government of Puerto Princesa
Lot No.:	PLAN H-174616
Transfer Certificate of Title No.:	074-2022001095
Area Per Title (Ha.):	22.1791 hectares
Area Applied for Conversion:	22.1791 hectares
Location:	So. Iratag, Bgy. Irawan Puerto Princesa City

We likewise attach herewith copies of the Title, Tax Map, Lot Plan and Site Development Plan for your reference and perusal.

We look forward for your favorable action on the matter. Thank you for your assistance.

Very truly yours,

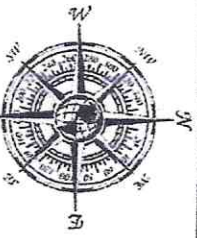
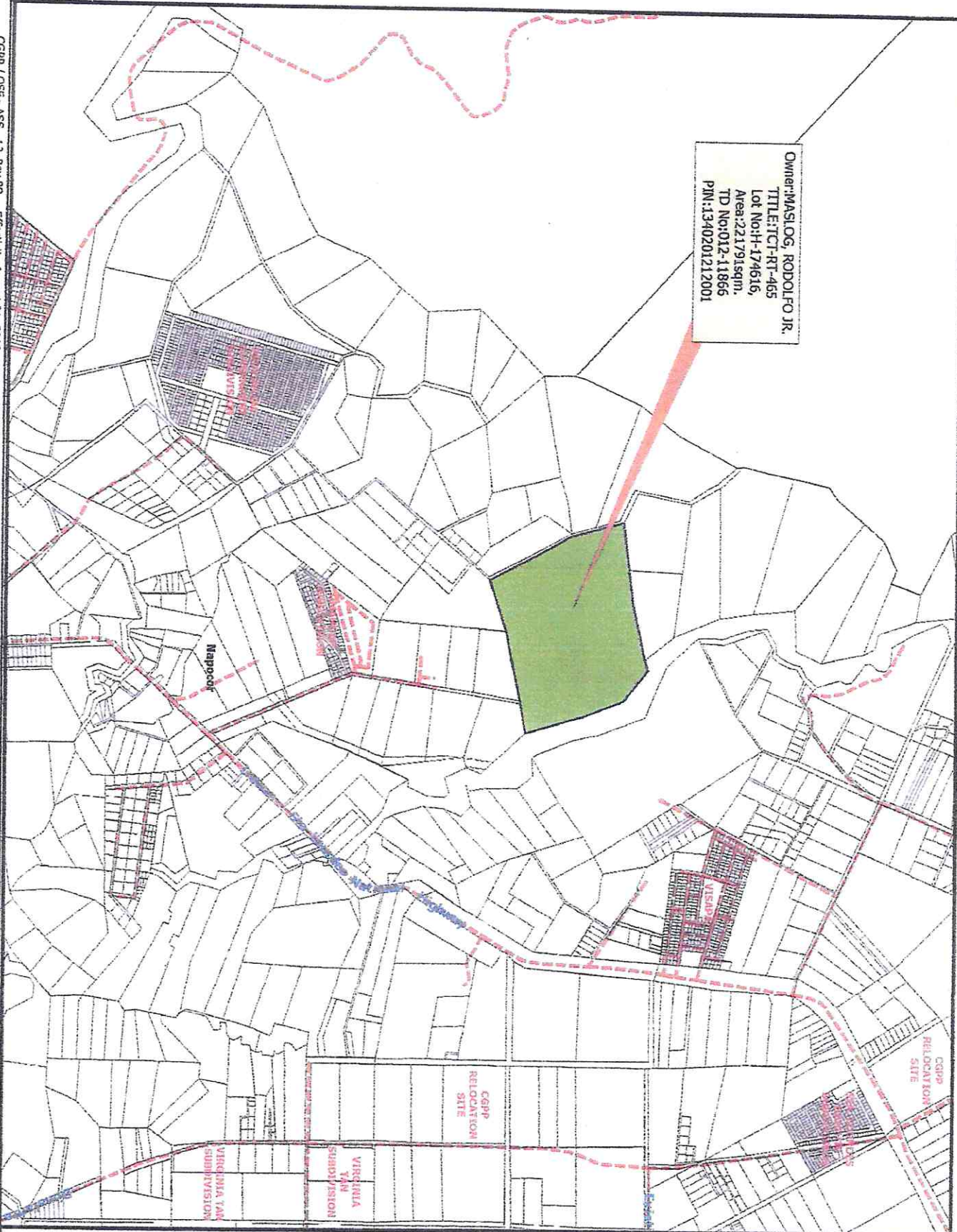
BY AUTHORITY OF THE CITY MAYOR:


ATTY. ARNEL M. PEDROSA
City Administrator

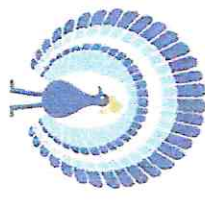
Apuradong Administrasyon

NOTE: Road Networks depicted on the map is not a basis for road claims. It is only shown as guide for Taxation Purposes and not an actual survey.

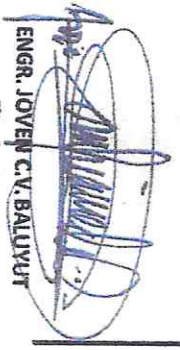
Owner: MASLO, RODOLFO JR.
TITLE: TCT-RT-465
Lot No: H-174616,
Area: 221791sqm,
TD No: 012-11866
PIN: 1340201212001



TAXMAP LOCATION
BGY, IRAWAN
PUERTO PRINCESA CITY
SCALE: 1:15000



OFFICE OF THE ASSESSOR
TAXMAPPING DIVISION
CITY OF PUERTO PRINCESA
CERTIFIED TRUE & CORRECT


ENGR. JOVEN C.V. BALUYUT
City Assessor

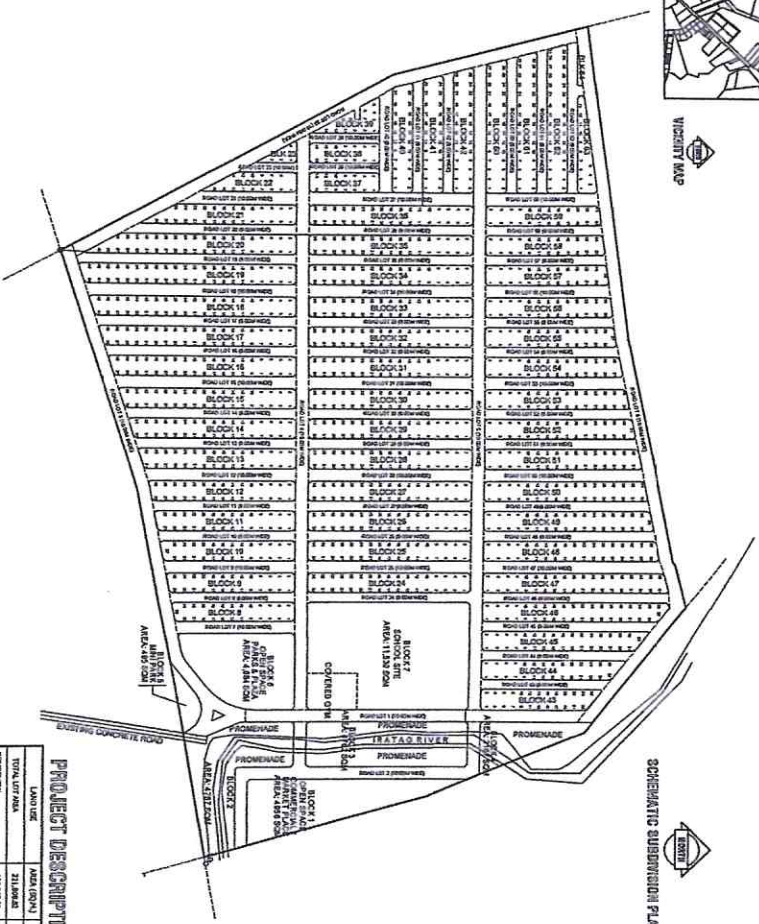
Prepared by:
LEONIL T. MARGONO
City Assessor
Official Receipt No: 100
Amount Paid: 00.00
Date: 7/30/2021 (Friday)
Time: 5:02:34 PM
Puerto Princesa City
1/1

FOR VERIFICATION PURPOSES
Document Presented: ☐ SPA ☐ Authorization
☐ Proof of Interest ☐ NONE
REMINER
This Map is for TAXATION and ASSESSMENT
Purposes ONLY



VICINITY MFG.

THIS SITE



SCHEMATIC SUBDIVISION PLAN

PLAIN

AS PREPARED FOR
CITY GOVERNMENT OF PUERTO PRINCESA
SITUATED IN THE

RUSSIAN CODE:	221,808.00	SQ. M.
BABAYAN OF: IRAYMAN		
MUN. OF: CITY OF PUERTO PRINCESA		
PROVINCE OF: PALAWAN		
ISLAND OF: PALAWAN		
CONTAINING AN AREA OF		

ZONE NO:
PCC-PTM/PRIS 02
BEARING: TRUE
SCALE 1:3000

CERTIFICATION

I hereby certify that this is a true and correct film of LOT # CCH- P , as checked and edited against the backslab descriptions appearing in the Theater Outline of this as presented to me by the lot owner.

APRIL 10, 2002
Data prepared:

AMADOR M. LADADOR
GEOMETRICO E INGENIERO
Reg. Cert. No.: 7819 Date: 12-17-2007
Licencia No.: 100107 Date: 01-01-2007

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to conform with survey data / records on file in this office.
THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION.

DATE _____ 20____

PURPOSE _____

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted:

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

PROJECT DESCRIPTION

LOAD USE	MOSES (GPM)	(%)
TOTAL LIFT PUMP	211,000.82	100.00
RESIDENTIAL	192,943.00	45.82
INDUS.	87,397.82	33.40
CAPACITY FACTORS	18,655.00	7.40
WASTES AND MISCELLANEOUS	18,010.00	7.45
NO. OF SALVAGE LOTS	1,665	
AVERAGE LOT AREA	66.00 sq.m.	
PERCENT MONTH	7.50 m.	

NOTES

All comments are P.S. cyl. conc. mens 15 x 60 cms



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43 Marikina Street, Sta. Mesa Heights, Quezon City, Philippines
Authorized by The Land Management Bureau
Until December 31, 2016

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Puerto Princesa City
Transfer Certificate of Title
No. 074-2022001095

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF IRAWAN, CITY OF PUERTO PRINCESA, ISLAND OF PALAWAN, more particularly bounded and described as follows:

BEGINNING AT A POINT MARKED "1" ON PLAN H-174616, N. 0 DEG. 42'W., 1500.28 M. MORE OR LESS FROM B.L.L.M. NO. 2, BARRIO OF IRAWAN, MUNICIPALITY OF PUERTO PRINCESA, THENCE S. 72 DEG. 28'W., 200.34 M. TO POINT 2; N. 28 DEG. 52'W., 296.92 M. TO POINT 3; N. 14 DEG. 57'W., 159.25 (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: CITY GOVERNMENT OF PUERTO PRINCESA, A LOCAL GOVERNMENT

UNIT CREATED UNDER THE LAWS OF THE PHILIPPINES

Address: NEW CITY HALL BUILDING, BGY. STA. MONICA PUERTO PRINCESA CITY PALAWAN MIMAROPA

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.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Homestead Patent

Patent Date: 02/04/1935

Under Act No.: 496

Volume No.: 4

Original Owner:

Original RD: PUERTO PRINCESA CITY

OCT Date: 02/04/1935

OCT No.: OCT-G-430

Page No.: 430

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 465 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 14th day of JULY 2022 at 01:16pm.

Atty. Ma. Rachel Fe Fabros-Dilig
 Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2022001095 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: NANCY G. PEDROSA/ANA C. BAYOT

Ref. : 2022004611 OR No. : 1025068860
 Date : 08/03/2022 OR Date : Aug 1 2022
 Time : 10:02:31 AM Amt Paid : 1410.96

TCT No.: 074-2022001095

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

M. TO POINT 4; N. 82 DEG. 40'E., 255.84 M. TO POINT 5; N. 78 DEG. 27'E., 182.68 M. TO POINT 6; N. 52 DEG. 43'E., 2.99 M. TO POINT 7; N. 74 DEG. 39'E., 36.23 M. TO POINT 8; S. 53 DEG. 17'E., 129.34 M. TO POINT 9; S. 22 DEG. 37'E., 137.55 M. TO POINT 10; S. 14 DEG. 51'E., 182.20 M. TO POINT 11; S. 79 DEG. 47'E., 302.65 M. TO POINT 1, POINT OF BEGINNING. CONTAINING AN AREA OF 22.1791 HECTARES. POINTS 7 AND 8, STAKES, POINTS 9 AND 10, CROSSES ON TREES. BOUNDED ON THE NORTHEAST, BY IRATAG RIVER; ON THE SOUTHEAST AND SOUTHWEST, BY PUBLIC LAND; AND ON THE NORTHWEST, BY PUBLIC LAND AND IRATAG RIVER. BEARINGS TRUE. DECLINATION 1 DEG. 21'E., POINTS REFERRED TO ARE MARKED ON PLAN H-174616. SURVEYED UNDER AUTHORITY OF SECTIONS 12-22 ACT NO. 2874 AND IN ACCORDANCE WITH EXISTING REGULATIONS OF THE BUREAU OF LANDS, BY JOSE L. ESPINO, PUBLIC LAND SURVEYOR, ON NOVEMBER 27, 1933 AND APPROVED ON NOVEMBER 19, 1934. NOTE: ALL CORNERS NOT OTHERWISE DESCRIBED ARE B.L. CONC. MONS. 15 X 60 CMS.

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Page 2 of 3

TCT No.: 074-2022001095
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2022001859 Date: July 14, 2022 12:24:42PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED RODOLFO M. MASLOG JR. AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: AUGUST 05, 2003.

(SGD.)ATTY. MA. RACHEL FE FABROS-DILIG
REGISTER OF DEEDS III

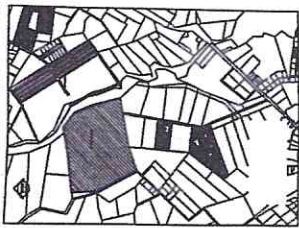
COPIED FROM TCT 465

Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds III

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Ref. : 2022004611 OR No. : 1025068860
Date : 08/03/2022 OR Date : Aug 1 2022
Time : 10:02:31 AM Amt Paid : 1410.96





THIS SITE



LOT PLAN

AS PREPARED FOR
CITY GOVERNMENT OF PUERTO PRINCESA

SITUATED IN THE

BURAU CODE: IRAWAN
BARANGAY OF: CITY OF PUERTO PRINCESA
PROVINCE OF: PALAWAN
ISLAND OF: PALAWAN
CONTAINING AN AREA OF 221,600.00 SQ. M.

ZONE NO.:
PPG-PTMPRII 02
BEARING: TRUE
SCALE: 1:100

CERTIFICATION

I hereby certify that this is a true and correct plan of the lot shown and described in the foregoing, and that the same is in accordance with the laws and regulations governing the registration of titles in the Philippines.

APRIL 13, 2022
Date of Survey

AMADOR M. DADOR
Geodetic Engineer

Prof. Cert. No.: 14578
Date: 12/15/2017

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to conform with survey data / records on file in this office.
THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION.

DATE: _____
PURPOSE: _____

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION

LINES	BEARINGS	DISTANCES	Lot 1, Blk. 1	
			Lot 1, Blk. 1	Lot 1, Blk. 1
1-2	N 25° 02' W	208.92M		
2-3	N 14° 57' W	159.25M		
3-4	N 82° 00' E	253.61M		
4-5	N 82° 00' E	120.00M		
5-6	N 82° 45' E	2.98M		
6-7	N 74° 39' E	38.23M		
7-8	S 53° 17' E	120.34M		
8-9	S 22° 31' E	102.20M		
9-10	S 77° 45' W	302.67M		
10-11	S 72° 28' W	250.34M		

NOTE:
All corners are P.S. ctyl. conc. morns 15 x 60 cms.