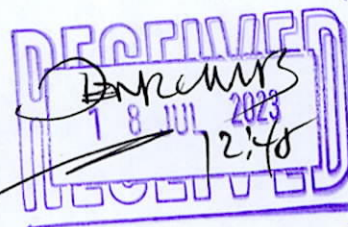


Atty. Eduardo V. Bringas, CDS

Suite 702, 7th floor, Shilla-Philla Building, No. 5356 General Luna St.,
Poblacion, Makati, Metro Manila, 1210, email: pacc.doy@gmail.com

July 17, 2023

ATTY. EMELYNE V. TALABIS, CESO IV
DIRECTOR
DENR - BUREAU OF LAND MANAGEMENT
ESTUAR BUILDING, 880 QUEZON AVENUE, DILIMAN



Dear Director Talabis,

I write on behalf of my client, SUSAN D. LEE to seek clarification regarding the exact location of

The property that was awarded to her by the President under Patent No. 045316 14 36130 and covered by Original Certificate of Title No. 2016000036 supposedly located at Barangay Lucbuan, Puerto Princesa with an area of 1.7175 hectares. The lot is referred to as Lot No. F-045316-2518-A-D. The technical description of the said lot indicates that point marked 1 being N. 59-21 W. 1.144.92 M/ from BLBM No. 3, Barangay Babuyan, Puerto Princesa. The lot was surveyed by Geodetic Engineer Ronilo J. Liao on January 16, 2013 and was approved on October 7, 2013.

The technical description has a "NOTE" stating that This lot is covered by F.P.A-045316-3862 and is identical to Lot No, 46479, Cad 800-D. Attached as Annex "A" is a photocopy of my client's title for ready reference.

The duly approved original survey plan of the said Lot No. F-045316-2518 A-D has noted that this is Lot 46479 as additional lot of Cad 800-D Puerto Princesa Cadastre, formerly a portion of Babuyan River. Attached as Annex "B" is a reduced copy of the original survey plan. The Note was written on the lower left portion of the plan. The said portion has been enlarged and attached as Annex "B-1".

My client seeks to be clarified on the exact location because the City Assessor of Puerto Princesa, Engineer Joven C.V. Baluyut has certified as true and correct the TaxMap Location of Barangay Lucbuan, Puerto Princesa where the property awarded to my client Susan Lee described as Lot F-045316-2518-A-D with Tax Declaration No. 016-9621 and Property Index No. 134-03-016-05-030 is located along Babuyan River. Attached as Annex "C" is a screenshot photo of the said tax map and location for your perusal.

The tax map was prepared by a certain Leoni Arcegon, an assessment clerk II of the City Assessor's Office. I understand that this tax map is not an actual but merely a table survey and the one who prepared the same is not a geodetic engineer.

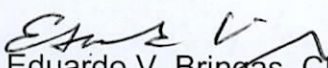
In any event, this query is being sought to remove any cloud of doubt as to the location of my client's property and veracity of the tax map that has been certified true and correct by the City Assessor of Puerto Princesa.

Furthermore, may I be provided at my expense, if any, copy of CAD 800-D specifically the portion where Lot 46479; the Babuyan River and Barangay Lucbuan are located as well as F.P.A-045316-3862.

Your prompt and favorable consideration of the matter is highly appreciated.

Thank you and GOD bless!

Respectfully yours,


Atty. Eduardo V. Bringas, CDS
Counsel for Susan D. Lee

SN Blg. 1596899

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG Puerto Prin. City

Katibayan ng Orihinal na Titulo

Blg. 2016000036

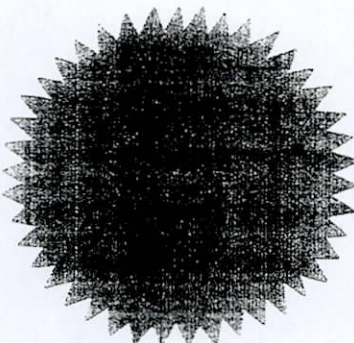
Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Pto. Prin. City, noong ika- 17th ng November, taong labinsiyam na raan at 2014, at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. MMAROPA-IV-B
KALOOB NA PATENTE BLG. 45316 14 36130

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SUSAN DURANA-LEE , Filipino,
may sapat na gulang, kasal kay Boo il Lee at nakatira sa
Bgy. Lucbuan, Puerto Princesa City 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 Bgy. Lucbuan, Puerto Princesa City na may kabuuang sukat na
17,175 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 ng mga sangay, mga yunit, o mga institusyon nito, na
ang lupaing natamo ay hindi maaaring mapasailalim 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 kailangan sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
Benigno Simeon C. Aquino III Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang
mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas. **NOV 11 2014**
Nilagdaan sa Lungsod ng Puerto Princesa ngayong ika- ng
..... sa taon ng Ating Panginoon, labinsiyam na raan at



SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-
gan Lungsod ng Puerto Prin. City
alinsunod sa tadhana ng Seksyon 103 ng Atas ng
Pangulo Blg. 1529, ngayong ika- 17th ng
February labinsiyam na raan at
2015 sa 4:53 p.m.

Bgy. Lucbuan, Puerto Princesa City
(Tirahan ng May-ari)

ATTY. MA. RACHEL FE FARRAS-DILIG
Tagatala ng mga Kasulatan at Ari-arian

(PAGLALARAWANG TEKNIKAL)

LOT NO. F-045316-2518-A-D

Beginning at a point marked "1" of Lot No. F-045316-2518-A-D, being N.59-21 W.,
1,144.92 M. from BLBM No. 3, Bgy. Babuyan, Puerto Princesa City, thence:

S.30-43 E., 52.85 m. to point 2;	N.10-51 W., 70.65 m. to point 7;
S.19-48 E., 91.95 m. to point 3;	N.18-58 W., 86.09 m. to point 8;
S.04-10 E., 31.01 m. to point 4;	N.76-23 E., 78.71 m. to point 1
S.55-28 W., 92.45 m. to point 5;	Point of beginning.
N.22-57 W., 49.93 m. to point 6;	

Containing an area of SEVENTEEN THOUSAND ONE HUNDRED SEVENTY
FIVE (17,175) SQUARE METERS.

All corners are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cms.

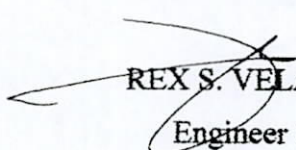
Bounded on the E., along lines 1-2-3-4 by Legal Easement (20.00 M. Wide); on the
S., along line 4-5 by Public Land; on the W., along lines 5-6-7-8 by Property of Elsa D.
Batongbakal; and on the N., along line 8-1 by National Highway (60.00 M. Wide).

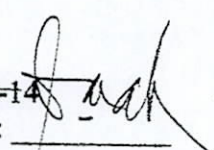
Bearings grid.

This lot was surveyed by Geodetic Engineer Ronilo J. Liao on January 16, 2013 and
was approved on October 7, 2013 in accordance with law and existing regulations
promulgated thereunder.

NOTE: This lot is covered by F.P.A.-045316-3862 and it is identical to Lot No.
46479, Cad-800-D.

CERTIFIED CORRECT:


REX S. VELASCO
Engineer 1

cpbm/11-05-14
Checked by: 

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

TALAAAN NG MGA HADLANG

Pagpasok na Bilang

CERTIFICATION

This is to certify that this title has been issued to the one who
claims to be SUSAN DURANA-LEE with CTO No.
issued on at Puerto Princesa City w/ DIR TIN NO.
207-429-733-000

City of Puerto Princesa, FEB. 17, 2015

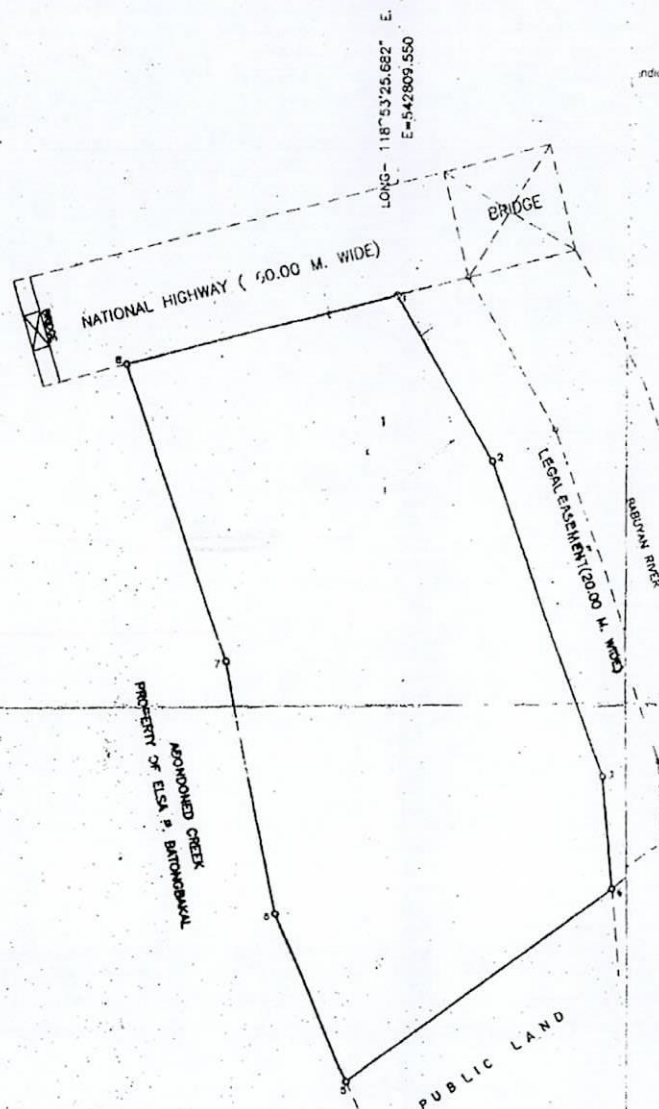

Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds IIIrd

2015012740045

(Karugtong sa pahina -C,

.....)
Tagatala ng mga Kasulatan at Ari-arian

TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
PLAN-F		
1-2	S.30°43'E.	52.85 M.
2-3	S.19°48'E.	91.95 M.
3-4	S.04°10'E.	31.01 M.
4-5	S.55°28'W.	92.45 M.
5-6	N.22°57'W.	49.93 M.
6-7	N.10°51'W.	70.65 M.
7-8	N.18°58'W.	88.09 M.
8-1	N.76°23'E.	78.71 M.
THE LINE: N.50°21'W., 1,144.92 M.; From BLBN NO. 3, BGY. BABUYAN, PUERTO PRINCESA CITY to Corner "1".		

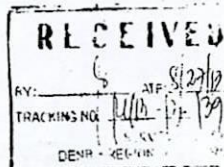


CERTIFICATION

I certify that there is an existing salvage 20.60 m. wide indicated on the as dotted line.

RONILO J. LIAO
Geodetic Engineer

LAT= 9°59'52.038" N.
N=1105510.841



PLAN OF LAND FREE PATENT

AS SURVEYED FOR
LOIDA D. SAAVEDRA

SITUATED IN THE
RURBAN CODE
BARANGAY OF LUCBAN
MUN. / CITY OF PUERTO PRINCESA
PROVINCE OF
ISLAND OF PALAYAN
CONTAINING AN AREA OF 17,175 SQ. M.
PPCS - TM/PRS 92 ZONE NO.
BEARINGS - GRID
SCALE 1:1000

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conformity with the provision of RA 8560, as amended, otherwise known as "The Geodetic Engineering Act of 1908" and the rules and regulations of the Department of Environment and Natural Resources.
I further certify that this plan accurately represents the boundaries of the property as pointed to me on the ground by the survey claimant or his authorized representative and/or based on the available legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and the accuracy of the monument setting.

January 18, 2013
Date of Survey
RONILO J. LIAO
Geodetic Engineer
PRC ID No. 005255 Date 08-12-02
PTR No. 192241 Date 01-12-13
RIN No. 183-024-601

Republic of the Philippines
Department of Environment and Natural Resources
Land Management Services
Region Office - IV-B (MIMAROPA)
Manila

The survey plotted herein is found to be in order as per submitted survey return of the Geodetic Engineer and therefore recommended for approval.

APPROVED: October 9, 2013
DIO Regional Survey Division

This approved plan, however, shall not be construed as title to the land.

August 27, 2013
Date Submitted
DIO Regional Technical Director

NAME	DATE	REMARKS

Position verified by
Projected on Map
Field Notes checked by
Astronomical Computation checked by
Lot Data Computation checked by
Plotted / Traced by
Checked and Verified by

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

With my conformity

LOIDA SAAVEDRA
Land Owner

(FOR SIMPLE SUBDIVISION ONLY)

VERIFICATION FEE

Paid Under
OR No. 4096223
Date 8-29-13
1 Lot/s B Corners

NOTE:

All corners marked "P.S." are cyl. conc. mons. 15x40 cms.

Surveyed in accordance with Survey Authority No. 045316-2012-121, dated December 18, 2012 issued by OIC, DENR officer Emer D. Gorraez, Puerto Princesa City, Comp. V. survey return were endorsed by the DENR Officer on March 8, 2013.
This survey is allowable and disposable land under Project No. 1-E Sk-1 Land Classification Map No. 12AR certified by the BFP on January 16, 1995. No post-1st Lot Verification dated April 18, 2013 issued by, Enr. M. C. Gutierrez, Chief, LMS and approved by OIC-DENR, Emer D. Gorraez.
This is lot 48419, an additional lot of cad 632-D, Puerto Princesa Indiatre, formerly a portion of Babuyan River.

Prepared by
R. LIAO CONSTRUCTION and SURVEYING OFFICE

1 Agos St. Puerto Princesa City
Palawan 721-1123
Audited and by the Land Management Division
1st of the month 11, 2012

F-045316-2518-A-D

Annex B-1

NOTE:

All corners marked "P.S." are cyl. conc. mons. 15x40 cms.

Surveyed in accordance with Survey Authority No. 045316-2012-121, dated December 18, 2012 issued by OIC, CENR officer Emer D. Garraez, Puerto Princessa City, Comp. No. 1245 survey return were indorsed by the PENR Officer on March 8, 2013. This survey is alienable and disposable lands under Project No. 1-E 304-1, Land Classification Map No. 1245 certified by the RFO on January 16, 1996 as per 1st verification dated April 15, 2013 issued by Enranda M. Corpuz, Chief EIMS and approved by OIC, CENR Emer D. Garraez. This is lot 48475, an additional lot of Cad E 30-D, Puerto Princessa, formerly a portion of Babuyan river.

Printed by



R LIAO CONSTRUCTION and SURVEYING OFFICE

Tagay St. Puerto Princessa City
Palawan 721-1528

Authorized by the Land Management Bureau
(1011) December 31, 2012

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: LEE, SUSAN DURANA
TITLE:
Lot No: F-049316-2518-A-D,
Area: 17175sqm.
TD No: 016-9621
PIN: 1340301605030



TAXMAP LOCATION
BGY. LUCBUAN
PUERTO PRINCESA CITY
SCALE: 1:16000



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

ENGR. JOVEN C.V. BALUYUT
City Assessor
Prepared by:
LEONIL N. ARREGONO
ASSESSMENT DIV. II

Official Receipt No: FOC
Amount Paid: 00.00
Date: 9/3/2023 (Monday)
Time: 8:55:13 AM
Puerto Princesa City
1/1

FOR VERIFICATION PURPOSES

Document Presented:

☐ SPA	☐ Authorization
☐ Proof of Interest	☐ NONE

REMINDER
This Map is for **TAXATION and ASSESSMENT**
Purposes ONLY

Am 165X-1-C