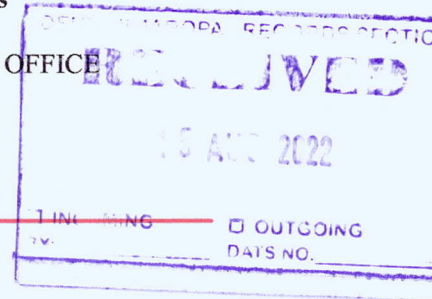




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph



August 4, 2022

MEMORANDUM

FOR : The OIC-Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**


I am forwarding the memorandum of CENRO, Taytay, Palawan dated June 27, 2022 with the investigation report conducted on the application for Survey Authority with the subject Lot 20, Csd-4B-00305-D in Brgy. New Guinlo, Taytay, Palawan.

After evaluation, This Office found out the following:


- The subject lot is within portion Alienable and Disposable Land per Land Classification Map No. 2664, Project 9-F, Block III, approved on May 15, 1970.
- The subject lot consist of seven (7) corners covering an area of Thirty One Thousand One Hundred Sixty Two (31,162) square meters.
- The subject lot was plotted and evaluated based on the attached technical description (V-37) by the Office of the CENRO.

Hence, I recommend clearance for the issuance of survey authority to segregate the portion of alienable and disposable land. Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

For the PENRO:


JOHNNY P. LILANG
Chief TSD/Office In-Charge

Reference No: 2022-6040

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 
Date: 23-2019
11 AUG 2022



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
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ANNEX "B"



CERTIFICATION

This is to certify that portion of **Lot 20, Csd-4B-00305-D** is within **Alienable and Disposable Land** per LC Map No. 2664, Project No. 9-F, Block No. III dated May 15, 1970.

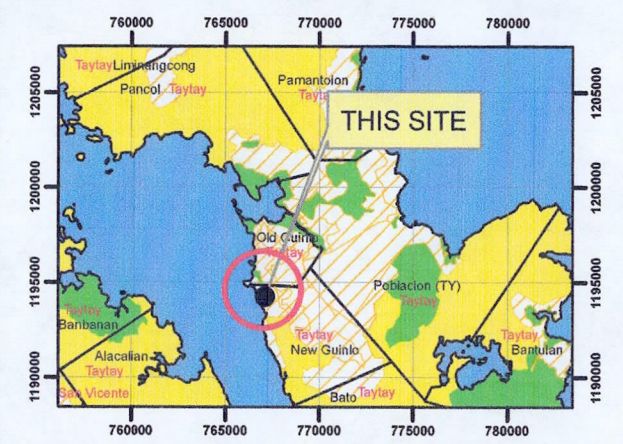
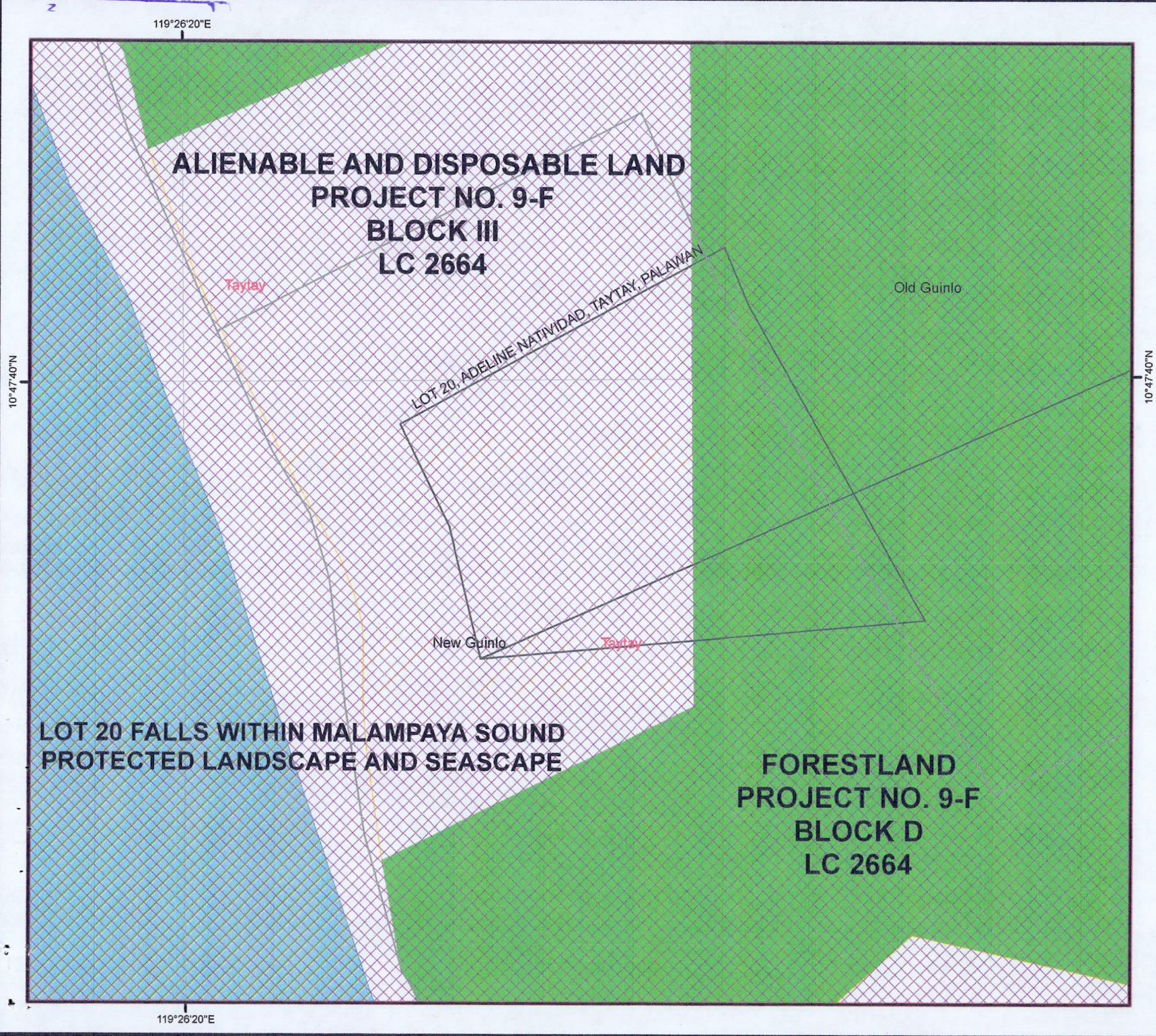
Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 4th day of August, 2022 for confirmatory verification of the Regional Office.

For the PENRO:


JOHNNY P. LILANG
Chief TSD/Office In-Charge


Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 20
FOR SURVEY AUTHORITY APPLIED BY
ADELINE NATIVIDAD

Located at Brgy. New Guinio
Municipality of Taytay
Province of Palawan

Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

LEGEND

- LOT 20
- CADT_CADC
- Alienable & Disposable 18,077.90 Has.
- Forestland 8,180.96 Has.
- UPF 62,390.16 Has.
- No Data 9.84 Has.
- PA_MIMAROPA_UTMZN50

Prepared by:

DAVE N. BALMORES
For III

DONNA BELLE LUENGO
Engr. II



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph


June 27, 2022

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ADELINE P. NATIVIDAD FOR PORTION OF LOT
20, CSD-4B-000305-D LOCATED IN BARANGAY NEW GUINLO,
TAYTAY, PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY: 
DATE: 27-06-2022 22-6040

Respectfully forwarding is the report dated May 23, 2022 of Deputized Public Land Inspector Precy M. Obrique relative to the request of Mrs. Adeline P. Natividad, Filipino citizen, for issuance of Survey Authority.

Please be informed that the area subject of investigation is Lot No. 20, CSD-4B-000305-D with a total area of **Thirty-one Thousand One Hundred Sixty-two (31,162)** square meters located in Barangay New Guinlo, Taytay, Palawan. As per records verification, lot 20, Csd-4B-000305 is one of the 34 resultant lots of the CSD-4B-000305-D. The said CSD were approved on July 31, 2012. It had been surveyed on February 22, 2011 by Engr. Nonito Lachica in favor to Edmund Balerite, et al. As per ground investigation, portion of Lot 20, CSD-4B-000305-D was acquired by Adeline Natividad from the following predecessor-in-interest, to wit:

Previous Claimant	Actual Claimant	Mode of Acquisition	Date Acquired	Tax Declaration No.	Area
Clarita Constantino Ledesma	Adeline Natividad	Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Extra Judicial Settlement of the Estate of Spouses Carlita Contantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements	August 28, 2020	Tax Declaration No. 18-23-020-0029	10,000 square meters
Clarita Constantino Ledesma	Adeline Natividad	Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Absolute Waiver of Rights	March 9, 2021	Tax Declaration No. 18-23-020-0029	5,285 square meters



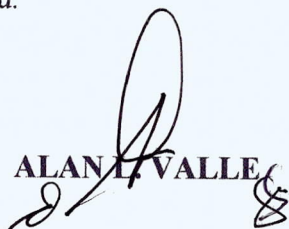
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph


		over a portion of inherited parcel of Land and Improvements			
--	--	---	--	--	--

Relative to this, Mrs. Natividad is requesting for issuance of Survey Authority to segregate the acquired portion of land planted with mango, coconut trees, mangium and bamboo.

Further, the aforementioned lot being the subject of this request is classified as falls within partly timberland as per Block III, Project 9-F, Land Classification No. 2664 certified on May 15, 1970.. Covering a total area of 31,162 square meters; surveyed for Edmundo Balerite, et. al. with Tie Line: S. 66° 08' W 9,075.66 m from BLLM I Cad 841-D, Taytay Cadastre. It is also outside military reservation but within Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342 dated July 12, 2000. The same lot has no pending case or adverse claim as per Certification dated December 10, 2020 issued by the Regional Trial Court. Based on the certification dated July 15, 2021 issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted, decreed and/or titled properties. Hence, this Office concurs with the recommendation of Deputized Land Public Investigator, Precy M. Obrique for the issuance of survey authority to segregate the Alienable and Disposable portion of Lot 20, Csd-4B-00035 to Timberland, and further subdivide it into two (2) lots, wherein one (1) of which will be given to Adeline Natividad while the remaining one (1) lot be given to the claimant/actual occupant.

Please acknowledge upon receipt hereof. Thank you.


ALAN L. VALLE

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: 
DATE: 6/23/2022 CN 1835




MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Deputized Land Mgt. Inspector PRECY M. OBRIQUE

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ADELINE P. NATIVIDAD FOR PORTION OF
LOT 20, CSD-4B-000305-D LOCATED IN BARANGAY NEW
GUINLO, TAYTAY, PALAWAN**

DATE : May 23, 2022

DENR CENRO
TAYTAY, PALAWAN
RECEIVED
BY: 
DATE: 6/14/2022 CN 3105

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct investigation pertaining to the application of MRS. ADELINE P. NATIVIDAD filed on August 5, 2021.

SUBJECT LOT

The subject lot of this investigation is portion of **Lot No. 20, Csd-4B-000305** located in Sitio Carlet **Barangay New Guinlo, Taytay, Palawan** with a total area of **Fifteen Thousand Two Hundred Eighty-five (15,285)** square meters.

CLAIMANT and CLASSIFICATION

The subject lot originates from Lot number 1860, Cad 841-D with listed claimant as **No name** during the Cadastral Survey dated September 21 - October 9, 1987 and approved on June 2, 1988. On February 22, 2011, the lot 1860 Cad 841-D were subdivided to 34 resultant lots by Engr. Nonito Lachica and been approved on July 21, 2012 with Csd no. csd-4B-000305-D in favor to Edmund Balerite, et al. The lot 20, Csd-4B-000305 one of the resultant lot of the said csd. That based on records, Lot No. 20, Csd-4B-000305 falls within partly timberland as per Block III, Project 9-F, Land Classification No. 2664 certified on May 15, 1970. The approved tie line of the said lot is S. 66° 08' W 9,075.66 m from BLLM I Cad 841-D, Taytay Cadastre.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted investigation. The following were undertaken:

1. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant;
2. The undersigned had made coordination with Mrs. Adeline Natividad on the date of ground investigation/ inspection and advising her to prepare two (2) witnesses that could justify his occupation and claims on the area;
3. Ocular inspection/ investigation on the area was conducted by the undersigned on May 18, 2022 at about 11:00 o'clock in the morning to verify if there is an existing improvements introduced therein; and





4. That during the conduct of investigation/ inspection, the undersigned had subscribed the applicant's "Affidavit of Two Disinterested Person" as one of the requirements for Survey Authority.

FINDINGS/RECOMMENDATION

Upon investigation, I found the following:

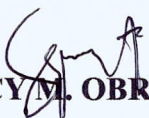
1. Mrs. Adeline Natividad bought the portion of lot containing an area of more or less **Ten Thousand (10,000) square meters** to Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Extra Judicial Settlement of the Estate of Spouses Carlita Contantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements August 28, 2020, executed and acknowledged before Atty. Olegario S. Cayetano Jr., Notary Public, docketed as Doc. No. 584, Page No. 13 in the Book No. XXXIII, Series of 2020 (*Annex A*); The same bought the portion of lot containing an area of more or less **Five thousand Two hundred Eighty-five (5,285) square meters** to Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Absolute Waiver of Rights over a portion of inherited parcel of Land and Improvements dated March 9, 2021, executed and acknowledged before Atty. Olegario S. Cayetano Jr., Notary Public, docketed as Doc. No. 1669, Page No. 20 in the Book No. XXXV, Series of 2021. (*Annex B*);
2. The said land acquired by Mrs. Natividad is covered by Tax Declaration No. 18-23-020-0029 with Property Identification No. 066-23-020-101-021 under the name of Carlita Constantino Ledesma (*Annex C*);
3. Accordingly, Mrs. Carlita Constantino Ledesma, predecessor-in-interest of Mrs. Natividad, started to occupy and developed the area sometime in year 1940's. The heirs of Mrs. Carlita C. Ledesma sold the area to Mrs. Natividad on 2020 and 2021 per Extrajudicial and Absolute Waiver of Rights over a portion of inherited parcel of Land and Improvements ;
4. A certification from the Office of Punong Barangay of New Guinlo signed by Hon. Marcelino S. Nava, Jr. dated April 5, 2022 was issued to Mrs. Natividad as the actual occupant/ possessor of a portion of land covered by Tax declaration No. 18-23-020-0029 with an area of 15,825 square meters (*Annex D*). The same had been verified during investigation that Mrs. Natividad is the actual/ lawful claimant as evidence of his improvements introduced thereon and Extra Judicial Settlement of the Estate of Spouses Carlita Contantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements over a parcel of land with Lot No. 20 (portion), Csd-4B-000305-D located in Barangay New Guinlo, Taytay, Palawan containing an area of Fifteen Thousand Two Hundred Eighty-five (15,285) square;
5. The subject lot is partly hilly **planted with mango, coconut, bamboo and mangium trees**;
6. The purpose of the request is to subdivide the whole Lot No. 20, Csd-4B-00035 into two (2) lots, whereas the one (1) resultant lot will be given to Adeline Natividad while the remaining one (1) lot is claimed/ occupied by different individuals.
7. The subject lot is outside military reservation, however, inside the Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342, dated July 12, 2000;



8. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated November 10, 2020 (*Annex E*); and
9. Based on the certification dated June 15, 2021 issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section (*Annex F*).

In view of the above, the undersigned hereby recommends for the **approval** of the request for survey authority to segregate the Alienable and Disposable portion of Lot 20, Csd-4B-00035 to Timberland, and further subdivide it into two (2) lots, wherein one (1) of which will be given to Adeline Natividad while the remaining one (1) lot be given to the claimant/actual occupant.

Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated May 18, 2022.


PRECYM. OBRIQUE

Attachments:

1. Copy of the request;
2. Extra Judicial Settlement of the Estate of Spouses Carlita Contantino-Ledesma and Samuel C. Ledesma with Simultaneous Absolute Waiver of Rights over a parcel of land and improvements in favor of Adeline P. Natividad dated August 28, 2020;
3. Absolute Waiver of Rights over a portion of inherited parcel of land and improvements dated March 9, 2021;
4. Tax Declaration No. 18-23-020-0029 under the name of Carlita Constantino Ledesma;
5. Barangay Certification dated April 5, 2021;
6. RTC certification dated November 10, 2020;
7. LRA certification dated June 15, 2021;
8. Identification Card;
9. Community Tax Certificate (Cedula);
10. CENRO certification;
11. V-37; and
12. Affidavit of two (2) disinterested person.



PHOTOS



6

LETTER REQUEST FOR SURVEY AUTHORITY

DENR CENRO
TAYTAY, PALAWAN
RECEIVED

BY: Just
DATE: 8-5-21 CN 3617

Name of Requesting Party: Adeline P. Natividad

Present Address: Puerto Princesa City, Palawan

Date: August 05, 2021

The community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☒ Subdivide ☐ Segregate our occupation and improvements over which we have
interest on:

Lot No. 20, Csd - 4B - 000305 - D (Portion) Survey No. _____

Identical to Lot No. _____ Survey No. _____

Portion of Lot No. _____ Survey No. _____

Area: _____

Location of the Land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer
Abigail Villanuel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: Abigail Villanuel

Contact No: 09517655331 (Glen)

GEODETIC ENGINEER'S COMMITMENT

0906 272 2434 (Adeline)

I, ABIGAIL A. VILLANUEL, a registered and licensed Geodetic Engineer, hereby commit to
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land
to personally follow-up the issuance thereof.

Geodetic Engineer ABIGAIL A. VILLANUEL
Licensed No. 10338
Contact No. 0905142734

Requirements:

09480584061 - Elvira Leda

1. Accomplished and signed letter request for Survey Authority.
2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
5. Regional Trial Court (RTC) Certification/ clearance (proof that the area has no pending case);
6. Barangay Certification (actual occupant of the area);
7. Sown affidavit of two (2) disinterested persons (residents of barangay where the land is located);
8. Photo copy of any government-issued Identification Card.
9. Community Tax Certificate (CEDULA);
10. Special Power of Attorney (if applicable); and
11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

**EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF Spouses
CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA
with Simultaneous Absolute Waiver of Rights Over the Portion of a
Parcel of Land and Improvements**

KNOW ALL MEN BY THESE PRESENTS:

This EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL CALAMARE LEDESMA, with Simultaneous Absolute Waiver of Rights Over the Portion of a Parcel of Land and Improvements is made and entered into by and among the following compulsory heirs:

1. **ELVIRA LEDESMA-APOSTOL**, of legal age, Filipino, married to ROGELIO G. APOSTOL, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 2. **LYN LEDESMA-VELARDE**, of legal age, Filipino, married to FLORANTE L. VELARDE, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 3. **MYRNA LEDESMA-CONSULTA**, of legal age, Filipino, married to CRISANTO C. CONSULTA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 4. **GREGORIO C. LEDESMA**, of legal age, Filipino, married to LUZVIMINDA V. LEDESMA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
- hereinafter referred as the HEIRS/TRANSFERORS-WAIVORS;

- In Favor of -

ADELINE P. NATIVIDAD, of legal age, Filipino, single, with residence and postal address at Unit 1914 Avida Towers Vita 1, Vertis North along EDSA, Quezon City, Philippines, hereinafter referred as the TRANSFEREE-WAIVEE;

hereby freely and spontaneously DECLARE AND MAKE MANIFEST THAT:

1.) That the HEIRS/TRANSFERORS-WAIVORS are the surviving heirs of the decedents Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA who died on August 24, 2018 and March 28, 2016, respectively, both at Brgy. Old Guinlo, Taytay, Palawan;

2.) That the decedents left no debts or obligations due against the estate and no personal properties are involved;

3.) The decedents left conjugal parcel of land, herein described as follows, to wit:

A PARCEL OF LAND situated in Brgy. New Guinlo, Taytay, Palawan, containing an area of FOURTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT (44,768) SQUARE METERS, declared for tax purposes under Tax Declaration No. 18-23-020-0029, Property Index No. 066-23-020-01-021, with the following boundaries:

North: ALN 014	South : ALN 016, 018
East: ALN 012 of SEC. 09,	West : ALN 020, SEASHORE
Brgy. Old Guinlo	(MALAMPAYA SOUND)

4.) That the parties hereto have manifested their common desire to settle the estate among themselves extra-judicially;

5.) That pursuant to the provisions of Section 1 of Rule 74 of the Revised Rules of Court of the Republic of the Philippines by virtue of the existing laws on Intestate Succession, the parties

*Extrajudicial Settlement of the Estate of Spouses Carlita C. Ledesma and Samuel C. Ledesma
with Simultaneous Absolute Waiver of Rights Over a Portion of a Parcel of Land and Improvements;*
X-----X

by these presents have agreed to divide as they do hereby divide and adjudicate unto themselves the ownership and interest EQUALLY among the FOUR (4) COMPULSORY HEIRS;

7.) That each of the HEIRS/TRANSFERORS-WAIVORS hereto expressly declare, confirm and affirm that they have each received their just and proper proportionate shares, and that they have no claim or demand against one another;

8.) That the foregoing inheritance shall likewise be subjected however to the liabilities imposed by Section 4, Rule 74 of the Revised Rules of Court for a period of two (2) years thereafter, in favor of any possible heirs, creditors and other persons having been unduly deprived of their lawful participation on the foregoing Extrajudicial Settlement on the afore-stated estate;

9.) That all parties hereto likewise affirm and confirm that they have executed this foregoing instrument out of their own voluntary free will without force, intimidation or violence whatsoever upon their person;

WITNESSETH FURTHER:

**SIMULTANEOUS ABSOLUTE WAIVER OF RIGHTS
OVER A PARCEL OF LAND AND IMPROVEMENTS
IN FAVOR OF ADELINE P. NATIVIDAD**

X-----X

That the transferee-waivee **ADELINE P. NATIVIDAD**, offered to acquire the rights over the portion of the above-mentioned parcel of land, consisting only of TEN THOUSAND (10,000) SQUARE METERS, subject of the extrajudicial settlement including all the improvements existing and found therein and the Heirs/Transferors-Waivors, agreed to relinquish their respective rights over the same;

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

- 1.) WAIVER OF SUBJECT PROPERTY – FOR GOOD AND VALUABLE CONSIDERATIONS, of which total receipt is hereby acknowledged and confessed by the **Heirs/Transferors-Waivors**, who by these presents, hereby WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER, in an irrevocable and absolute manner, all the HEIRS/TRANSFERORS-WAIVORS' respective rights and interests over the portion of a parcel of land subject for the Extrajudicial Settlement, pertaining to their respective shares, containing a total area of **TEN THOUSAND (10,000) SQUARE METERS**, in favor of transferee-waivee **ADELINE P. NATIVIDAD**, her heirs, successors-in-interests, and assigns;
- 2.) REPRESENTATIONS AND WARRANTIES - The HEIRS/TRANSFERORS-WAIVORS hereby warrant and represent to the TRANSFEREE-WAIVEE that:
 - 2.1 HEIRS/TRANSFERORS-WAIVORS have clean, valid, and absolute rights to the subject parcel of land, and that the same is not subject to any existing or threatened claims, suit or litigation;
 - 2.2 TRANSFEREE-WAIVEE shall have peaceful possession of the subject parcel of land and that the HEIRS/TRANSFERORS-WAIVORS shall defend the rights to the subject parcel of land against any and all claims interposed by any and all persons whomsoever;
 - 2.3 The subject parcel of land is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of August 2020 at El Nido, Palawan, Philippines.

X

E. Apostol
ELVIRA LEDESMA-APOSTOL
Heir/Transferor-Waivor

L. Velarde
LYN LEDESMA-VELARDE
Heir/Transferor-Waivor

M. Consulta
MYRNA LEDESMA-CONSULTA
Heir/Transferor-Waivor

G. C. Ledesma
GREGORIO C. LEDESMA
Heir/Transferor-Waivor

SIGNED IN THE PRESENCE OF:

1. **ARIESEOTHEL L. VELARDE**
Brgy. Old Guinlo
Taytay, Palawan
2. **AICELA MARIE C. PAHAYAHAY**
Brgy. Corongcorong
El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF EL NIDO)

BEFORE ME, Notary Public for and in the Province of Palawan, Philippines, this 28th day of August 2020, personally appeared, who have satisfactorily proven to me their identities through their respective Competent Evidence of Identity as follows, to wit:

ELVIRA L. APOSTOL	Voter's ID Card with VIN: 5320-0100B-A3065ELA20000, issued by the Commission on Elections;
LYN L. VELARDE	Pantawid Pamilya Pilipino Program ID Card with Household No. 175320016-2-17035197, issued by the DSWD;
MYRNA L. CONSULTA	Barangay ID Card with ID No. 273, issued by the Republic of the Philippines, Brgy. Nicanor Zabala, Roxas, Palawan;
GREGORIO C. LEDESMA	Barangay ID Card with ID No. 0000-072, issued by the Republic of the Philippines, Brgy. Old Guinlo, Taytay, Palawan;

who are the same persons who executed and signed the foregoing "Extrajudicial Settlement of the Estate of Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA, with Simultaneous Absolute Waiver of Rights Over the Portion of a Parcel of Land and Improvements" consisting of four (4) pages including this page, signed by the parties and the instrumental witnesses and every page thereof, and they acknowledged to me that the same is their free and voluntary act.

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

Atty. OLEGARIO S. CAYETANO JR.
Notary Public

Until December 31, 2021

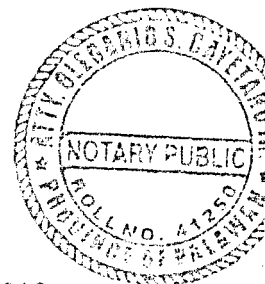
PTR No. 5554459, 01/10/2020, PALAWAN

IBP No. 100127, 12/27/2019, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. VI- 0017579, 02/11/2019

Doc. No. 584
Page No. 13
Book No. XXXIII
Series of 2020



**ABSOLUTE WAIVER OF RIGHTS OVER A PORTION OF INHERITED
PARCEL OF LAND AND IMPROVEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

This Absolute Waiver of Rights Over a Portion of Inherited Parcel of Land is made and entered into by:

1. **ELVIRA LEDESMA-APOSTOL**, of legal age, Filipino, married to ROGELIO G. APOSTOL, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
2. **LYN LEDESMA-VELARDE**, of legal age, Filipino, married to FLORANTE L. VELARDE, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
3. **MYRNA LEDESMA-CONSULTA**, of legal age, Filipino, married to CRISANTO C. CONSULTA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
4. **GREGORIO C. LEDESMA**, of legal age, Filipino, married to LUZVIMINDA V. LEDESMA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
hereinafter referred to as the TRANSFERORS-WAIVORS;

in favor of

ADELINE P. NATIVIDAD, of legal age, Filipino, single, with residence and postal address at Unit 1914 Avida Towers Vita 1, Vertis North along EDSA, Quezon City, Philippines, hereinafter referred to as the TRANSFEREE-WAIVEE;

WITNESSETH:

That the TRANSFERORS-WAIVORS are the co-owners of a parcel of land hereinafter described as follows:

A PARCEL OF LAND situated in Brgy. New Guinlo, Taytay, Palawan, containing an area of FOURTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT (44,768) SQUARE METERS, declared for tax purposes under Tax Declaration No. 18-23-020-0029, Property Index No. 066-23-020-01-021, with the following boundaries:

North: ALN 014

South : ALN 016, 018

East: ALN 012 of SEC. 09,
Brgy. Old Guinlo

West : ALN 020, SEASHORE
(MALAMPAYA SOUND

That TRANSFERORS-WAIVORS inherited the above-mentioned parcel of land from the deceased parents Spouses CARLITA CONSTANTINO LEDESMA and SAMUEL C. LEDESMA;

That the TRANSFERORS-WAIVORS offered to relinquish their rights over the portion of the said parcel of land pertaining to their respective share in the inheritance, consisting only of FIVE THOUSAND TWO HUNDRED EIGHTY-FIVE (5,285) SQUARE METERS, and the TRANSFEREE-WAIVEE agreed to acquire the rights over the same;

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

x-----x

- 1.) WAIVER OF SUBJECT PROPERTY - FOR AND IN CONSIDERATION OF HIS INABILITY TO CONTINUE DEVELOPING THE LAND DUE TO HIGH COST OF MAINTENANCE and after having been reimbursed of the cost of the improvements, of which total receipt is hereby acknowledged and confessed by the **TRANSFERORS/WAIVORS** who by these presents, hereby WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER, in an irrevocable and absolute manner, all the HEIRS-TRANSFERORS/WAIVORS' rights and interests over the portion of the parcel of land pertaining to their respective share in the inherited parcel of land above-mentioned consisting of **FIVE THOUSAND TWO HUNDRED EIGHTY-FIVE (5,285) SQUARE METERS**, in favor of transferee-waivee **ADELINE P. NATIVIDAD**, her heirs, successors-in-interests, and assigns;
- 2.) REPRESENTATIONS AND WARRANTIES - The TRANSFERORS/WAIVORS hereby warrant and represent to the TRANSFEREE-WAIVEE that:
 - 2.1 TRANSFERORS/WAIVORS have clean, valid, and absolute rights to the subject parcel of land, and that the same is not subject to any existing or threatened claims, suit or litigation;
 - 2.2 TRANSFEREE-WAIVEE shall have peaceful possession of the subject parcel of land and that the TRANSFERORS/WAIVORS shall defend the rights to the subject parcel of land against any and all claims interposed by any and all persons whomsoever;
 - 2.3 The subject parcel of land is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands this 9TH day of March 2021 at El Nido, Palawan, Philippines.

Elvira Ledesma-Apostol
ELVIRA LEDESMA-APOSTOL
 Transferor-Waivor

Myrna Ledesma-Consulta
MYRNA LEDESMA-CONSULTA
 Transferor-Waivor

Lyn Ledesma-Velarde
LYN LEDESMA-VELARDE
 Transferor-Waivor

Gregorio C. Ledesma
GREGORIO C. LEDESMA
 Transferor-Waivor

Signed in the Presence of:

Rodel L. Apostol
 1. **RODEL L. APOSTOL**
 Brgy. Old Guinlo
 Taytay, Palawan

Aicela Marie C. Pahayahay
 2. **AICELA MARIE C. PAHAYAHAY**
 Brgy. Corongcorong
 El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
 PROVINCE OF PALAWAN) S.S.
 MUNICIPALITY OF EL NIDO)

BEFORE ME, this 9th day of March 2021, a Notary Public for and in the Province of Palawan, personally appeared the following persons who have satisfactorily proven to me their identities through their respective Competent Evidence of Identity, as follows to wit:

ELVIRA L. APOSTOL Voter's ID Card with VIN: 5320-0100B-A3065E
 LA2Q000, issued by the Commission on Elections;
 LYN L. VELARDE Pantawid Pamilya Pilipino Program ID Card with
 Household No. 175320016-2-17035197, issued by the
 DSWD;
 MYRNA L. CONSULTA Barangay ID Card with ID No. 273, issued by the
 Republic of the Philippines, Brgy. Nicanor Zabala,
 Roxas, Palawan;
 GREGORIO C. LEDESMA Barangay ID Card with ID No. 0000-072, issued by the
 Republic of the Philippines, Brgy. Old Guinlo, Taytay,
 Palawan;

and who are the same persons who executed and signed the foregoing "Absolute Waiver of Rights of a Portion of Inherited Parcel of Land" consisting of three (3) pages including this page, signed by the parties and the instrumental witnesses on each and every page thereof, and the parties acknowledged to me that the same is their free and voluntary act.

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

Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2021

PTR No. 262941, 01/06/2021, PALAWAN

IBP No. 153411, 01/18/2021, PALAWAN

ATTORNEY'S ROLL NO. 41250

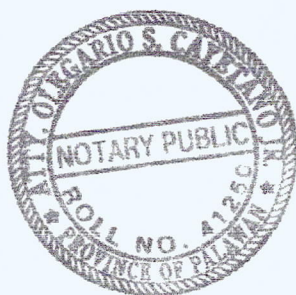
MCLE COMPLIANCE NO. VI- 0017579, 02/11/2019

Doc. No. 1,669

Page No. 20

Book No. XXXV

Series of 2021



TAX DECLARATION OF REAL PROPERTYTD No. **18-23-020-0029**Property Identification No. **066-23-020-01-021**Owner: **CARLITA CONSTANTINO LEDESMA**

TIN: _____

Address: **NEW GUINLO, TAYTAY, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

SO. CARALET**NEW GUINLO****TAYTAY, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 841-D**

CCT: _____

Lot No. **1860 (PART)**

Date: _____

Blk. No. _____

Boundaries:

North: **ALN 014**South: **ALN 016, 018**East: **ALN 012 OF SEC. 09, BRGY. OLD GUINLO**West: **ALN 020, SEASHORE (MALAMPAYA SOUND)****KIND OF PROPERTY ASSESSED:**☒ **LAND**☐ **MACHINERY**☐ **BUILDING**

Brief Description: _____

No. of Storeys: _____

☐ **Others:**

Specify: _____

Brief Description: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (A-3)	1.0000 ha.	147,600	Php 131,364.00	AGRICULTURAL (Orchard Land)	16 %	Php 21,020.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	3.4768 ha.	70,000	Php 216,604.64	AGRICULTURAL (Upland R/L)	16 %	Php 34,660.00	TAXABLE
Total	44,768.00 sq.m.		Php 347,968.64			Php 55,680.00	

Total Assessed Value **FIFTY-FIVE THOUSAND SIX HUNDRED EIGHTY 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

11/20/2018

Date

This declaration cancels TD No. **18-23-020-0642** Previous A.V. Php **55,680.00** Previous PIN **066-23-020-01-021**Previous Owner: **CARLITA CONSTANTINO LEDESMA**Previous Area: **44768 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 No.:

SWORN STATEMENT Date:



Republic of the Philippines
Province of Palawan
Municipality of Taytay
BARANGAY NEW GUINLO

**OFFICE OF THE PUNONG
BARANGAY**

.....
ZALDY B. ESCASINAS
Punong Barangay

Sangguniang Barangay Members

**ANTONIO L. PAELMA
CLARITO D. ABACIAL JR.
ANTONIO N. GONZALES
HENRY D. JARABEJO
ERLIZA O. PRUDENTE
JANET E. LORETO
ANGELINO C. GAMARCHA**

KARL MICHAEL B. OTORDOS
SK Chairperson

PETER JAY BIACO
SK Sanggunian Member

JAYZA B. GEROMO
Barangay Treasurer

DIANE LORAIN C. ALCANTARA
Barangay Secretary
.....

BARANGAY CERTIFICATION

TO WHOM THIS MAY CONCERN:

I HEREBY CERTIFY for the foregoing facts that based on the documents presented in this office that a portion of land situated in Barangay New Guinlo, Taytay, Palawan, under *Tax Declaration Number 18-23-020-0029* containing an area of **FOURTY FOUR THOUSAND SEVEN HUNDRED SIXTY EIGHT (44,768) square meters** with boundaries as follows:

North: ALN 014

South: ALN 01,018

West: ALN 020, SEASHORE (MALAMPAYA SOUND)

East: ALN 012 of Sec. 9, Barangay Old Guinlo

Certifies further that *15,285 square meters* was bought by **ADELINE P. NATIVIDAD** from the late **CARLITA CONSTANTINO LEDESMA.**

This certification is being issued upon the request of the above named person for burial purposes.

Issued this **5th** day of **APRIL, 2021** at New Guinlo, Taytay, Palawan.

ZALDY B. ESCASINAS
Punong Barangay

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court involving Lot No. 20, Csd-4B-00305-D located at Sitio Caralet, Bgy. New Guinlo, Taytay, Palawan.

This Certification is being issued upon request of Allen C. Sase for whatever legal purpose it may serve.

At Puerto Princesa City, this 10th day of November 2020.


JYL C. LAUROS PADRONES
Clerk of Court

Cert. Fee: P15.00/P35.00
O.R. No. 4127617/4131972
Dated: November 10, 2020



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

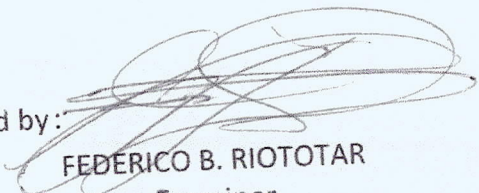
This is to certify that plan **Csd-4B-000305-D** {Subdivision plan of Lot 1860, Cad. 841-D, Taytay Cadastre}, Lot **20** = Lot 16767, Cad. 841-D, Taytay Cadastre, situated in the Barangay of **New Guinlo**, Municipality of **Taytay**, Province of **Palawan**, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, subject Lot **20** = Lot 16767, Cad. 841-D, Taytay Cadastre, does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief, Land Projection Section, this Authority.

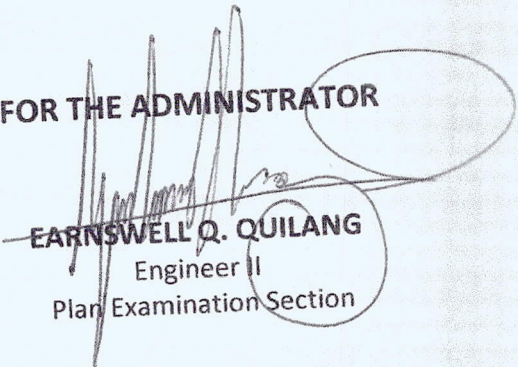
This certification is issued upon request of **Edmund Balerite**, with postal address at Brgy. New Guinlo, Taytay, Rizal, FOR REFERENCE PURPOSES.

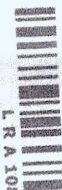
IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 15th day of June 2021.

Verified by:


FEDERICO B. RIOTOTAR
Examiner

FOR THE ADMINISTRATOR


EARNSWELL Q. QUILANG
Engineer II
Plan Examination Section



REPUBLIC OF THE PHILIPPINES
Philippine Postal Corporation
POSTAL IDENTITY CARD

AIELINE PASCUA NATIVIDAD
PROV. MANTENIMIENTO 8800 PUERTO
PRINCESA CITY PALAWAN


Date of Birth: 19 Nov 73 PHL
Issuing Post Office: MNL-02
Valid Until: 25 Jun 24

PRN E35210307336 P

Norman N. Fulgencio
Postmaster General & CEO

PREMIUM

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


CERTIFICATION


TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay New Guinlo, Municipality of Taytay, Province of Palawan, containing an area of Thirty One Thousand One Hundred Sixty Two (31,162) square meters, identified as Lot No. 20, Csd-4B-000305-D, identical to Lot No. 16757, Cad 841-D subject of the application of Ms. Adeline P. Natividad was verified to be within partly **Alienable and Disposable** Land and Timberland per LC Map No. 2664, Block III of Project No. 9-F, certified on May 15, 1970. The above findings is subject for confirmation from the Regional Office DENR MIMAROPA Region as provided under DMC 2019-10.

Issued this MAY 17 2022 at CENRO Taytay-El Nido.

Checked by:


ESTER T. BIONA
LMO I


MARIAN B. LACHICA
Engineer II


ALEXANDER E. MANCIO
SEMS/ Chief, RPS

APPROVED:


ALAN VALLE
CENRO



Application No. _____
Applicant _____
Surveyed for EDMUND BALERITE, ET-AL.
Surveyed by NONITO T. LACHICA
Date of survey FEBRUARY 22, 2011

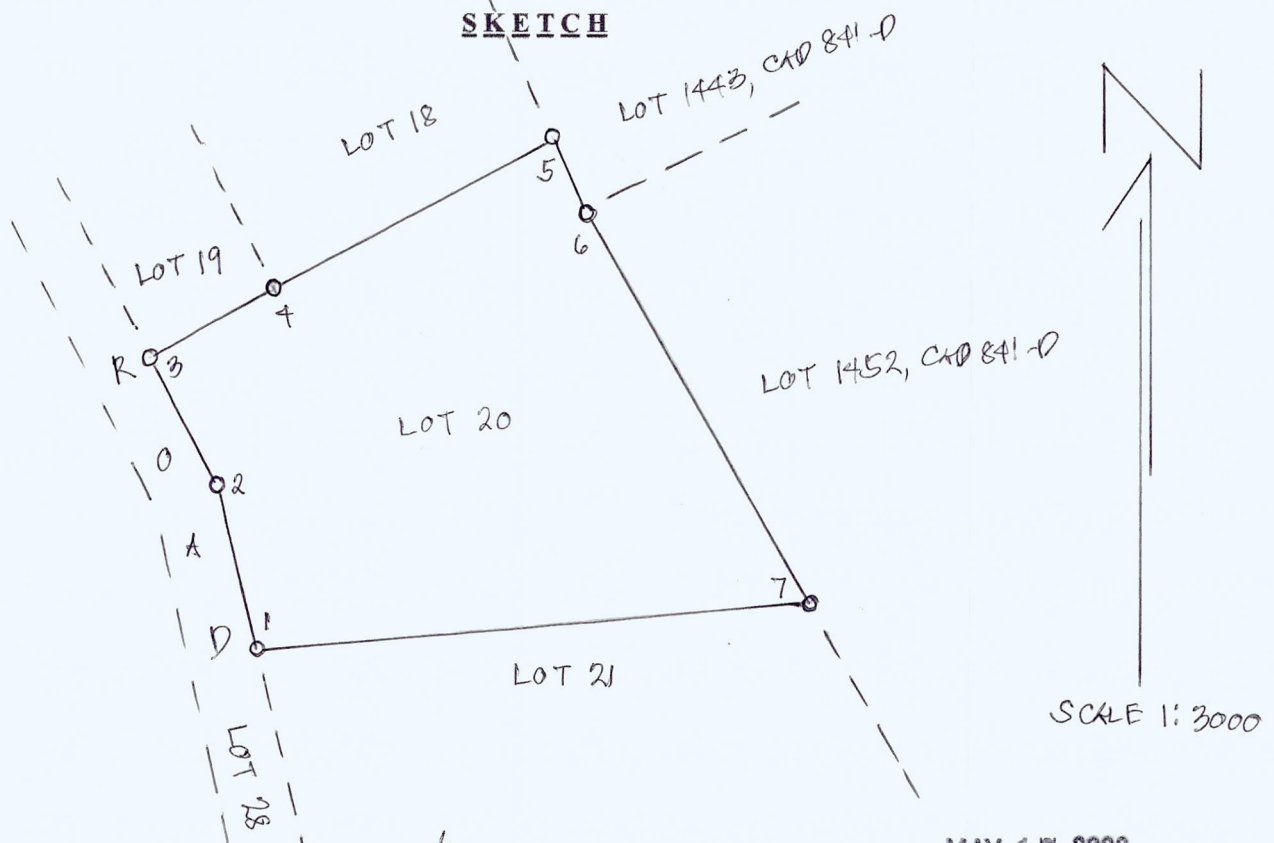
Survey No. CSD-4B-000305-D / CAD 841-D
Lot No. 20 / 16757 Area: 31,162 Sq. m.
Location NEW GUINLO, TAYTAY, PALAWAN
Cad Map No. 10° 47' N. 119° 26' E
Date Approved JULY 31, 2012

TECHNICAL DESCRIPTIONS

TIE LINE: S. 66° 08' W 9,075.66 m. FROM BLM #1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N. 13° 39' W	66.46 m.			
2-3	N. 26° 00' W	55.74 m.			
3-4	N. 61° 28' E	57.65 m.			
4-5	N. 61° 28' E	124.25 m.			
5-6	S. 22° 53' E	30.96 m.			
6-7	S. 29° 42' E	177.18 m.			
7-1	S. 85° 01' W	220.34 m.			

SKETCH



T.D. Research by: ESTER T. BICAK
T.D. Checked by: _____
T.D. Sketched by: 1/2


Date: MAY 17 2022
Date: _____
Date: _____

AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

We, Romeo Borega of legal age, Filipino, single/ married to Mervy Borega and resident of Barangay New Guinla, Taytay, Palawan and Rodel Apostol of legal age, Filipino, single/ married to Elvira - Lederna - Apostol and resident of Barangay New Guinla, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say:

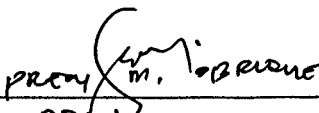
1. That we personally know Adeline Narkindol who was the owner/ claimant of a parcel of land located in Barangay New Guinla, Municipality of Taytay, Province of Palawan, identified as Lot 20, CSD-4B-000705-D (portion)
2. That we personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership.
3. That we are not related to the applicant either consanguinity or affinity and we are not interested in the land applied
4. That we are executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan;
5. THAT AFFIANTS FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, We have hereunto set our hands this 18th day of May, 2022 at Taytay, Palawan.


Name: ROMEO D. BOREGA
ID/ Cedula: 38-090-074
Issued on: 07/23/2014
Issued at: Taytay, Palawan

Rodel L. Apostol
Name: RODEL L. APOSTOL
ID/ Cedula: 5320-01008-EDS 87RLA 10000
Issued on: _____
Issued at: Taytay, Palawan

SUBSCRIBED AND SWORN to before me this 18th day of May, 2022, at Taytay, Palawan. Affiants exhibiting to me their valid identification/ cedula below their names.



PPH

Republic of the Philippines
COMMISSION ON ELECTIONS
TAYTAY, PALAWAN
VIN: 5320-0100B-E0187RLA10000


**APOSTOL
RODEL
LEDESMA**

Date of Birth : May 01, 1987
Civil Status : Single
Citizenship : Filipino
Address :
PROPER, OLD GUINLO

Precinct No. : 0100B

Rodel L. Apostol
Signature of Voter

SIXTO S. BRILLANTES, JR.
Chairman



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

BOREGA, ROMEO D.

TIN: 318-090-074

POBLACION
TAYTAY, PALAWAN

BIRTHDATE: 12/14/1968
ISSUE DATE: 7/23/2014



- This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.
- Report immediately to your Revenue District Officer, the loss of this card and change of name or address.
- Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph

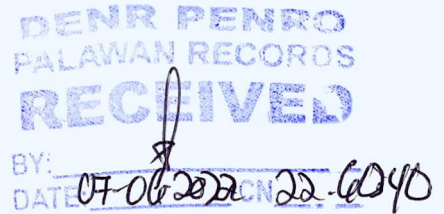
June 27, 2022

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ADELINE P. NATIVIDAD FOR PORTION OF LOT
20, CSD-4B-000305-D LOCATED IN BARANGAY NEW GUINLO,
TAYTAY, PALAWAN**



Respectfully forwarding is the report dated May 23, 2022 of Deputized Public Land Inspector Precy M. Obrique relative to the request of Mrs. Adeline P. Natividad, Filipino citizen, for issuance of Survey Authority.

Please be informed that the area subject of investigation is Lot No. 20, CSD-4B-000305-D with a total area of **Thirty-one Thousand One Hundred Sixty-two (31,162)** square meters located in Barangay New Guinlo, Taytay, Palawan. As per records verification, lot 20, Csd-4B-000305 is one of the 34 resultant lots of the CSD-4B-000305-D. The said CSD were approved on July 31, 2012. It had been surveyed on February 22, 2011 by Engr. Nonito Lachica in favor to Edmund Balerite, et al. As per ground investigation, portion of Lot 20, CSD-4B-000305-D was acquired by Adeline Natividad from the following predecessor-in-interest, to wit:

Previous Claimant	Actual Claimant	Mode of Acquisition	Date Acquired	Tax Declaration No.	Area
Clarita Constantino Ledesma	Adeline Natividad	Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Extra Judicial Settlement of the Estate of Spouses Carlita Constantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements	August 28, 2020	Tax Declaration No. 18-23-020-0029	10,000 square meters
Clarita Constantino Ledesma	Adeline Natividad	Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Absolute Waiver of Rights	March 9, 2021	Tax Declaration No. 18-23-020-0029	5,285 square meters



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0926-505-9335 TM 0912-171-3889 TNT


Email: cenrotaytay@denr.gov.ph


		over a portion of inherited parcel of Land and Improvements			
--	--	---	--	--	--

Relative to this, Mrs. Natividad is requesting for issuance of Survey Authority to segregate the acquired portion of land planted with mango, coconut trees, mangium and bamboo.

Further, the aforementioned lot being the subject of this request is classified as falls within partly timberland as per Block III, Project 9-F, Land Classification No. 2664 certified on May 15, 1970.. Covering a total area of 31,162 square meters; surveyed for Edmundo Balerite, et. al. with Tie Line: S. 66°08' W 9,075.66 m from BLLM I Cad 841-D, Taytay Cadastre. It is also outside military reservation but within Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342 dated July 12, 2000. The same lot has no pending case or adverse claim as per Certification dated December 10, 2020 issued by the Regional Trial Court. Based on the certification dated July 15, 2021 issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted, decreed and/or titled properties. Hence, this Office concurs with the recommendation of Deputized Land Public Investigator, Precy M. Obrique for the issuance of survey authority to segregate the Alienable and Disposable portion of Lot 20, Csd-4B-00035 to Timberland, and further subdivide it into two (2) lots, wherein one (1) of which will be given to Adeline Natividad while the remaining one (1) lot be given to the claimant/actual occupant.

Please acknowledge upon receipt hereof. Thank you.


ALAN VALLE

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: 
DATE: 6/28/2022 CN 1835



MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Deputized Land Mgt. Inspector PRECY M. OBRIQUE

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ADELINE P. NATIVIDAD FOR PORTION OF
LOT 20, CSD-4B-000305-D LOCATED IN BARANGAY NEW
GUINLO, TAYTAY, PALAWAN**

DATE : May 23, 2022

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: *[Signature]*
DATE: 6/14/2022 CN 3/05

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct investigation pertaining to the application of MRS. ADELINE P. NATIVIDAD filed on August 5, 2021.

SUBJECT LOT

The subject lot of this investigation is portion of **Lot No. 20, Csd-4B-000305** located in Sitio Carlet **Barangay New Guinlo, Taytay, Palawan** with a total area of **Fifteen Thousand Two Hundred Eighty-five (15,285)** square meters.

CLAIMANT and CLASSIFICATION

The subject lot originates from Lot number 1860, Cad 841-D with listed claimant as **No name** during the Cadastral Survey dated September 21 - October 9, 1987 and approved on June 2, 1988. On February 22, 2011, the lot 1860 Cad 841-D were subdivided to 34 resultant lots by Engr. Nonito Lachica and been approved on July 21, 2012 with Csd no. csd-4B-000305-D in favor to Edmund Balerite, et al. The lot 20, Csd-4B-000305 one of the resultant lot of the said csd. That based on records, Lot No. 20, Csd-4B-000305 falls within partly timberland as per Block III, Project 9-F, Land Classification No. 2664 certified on May 15, 1970. The approved tie line of the said lot is S. 66°08' W 9,075.66 m from BLLM I Cad 841-D, Taytay Cadastre.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted investigation. The following were undertaken:

1. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant;
2. The undersigned had made coordination with Mrs. Adeline Natividad on the date of ground investigation/ inspection and advising her to prepare two (2) witnesses that could justify his occupation and claims on the area;
3. Ocular inspection/ investigation on the area was conducted by the undersigned on May 18, 2022 at about 11:00 o'clock in the morning to verify if there is an existing improvements introduced therein; and



4. That during the conduct of investigation/ inspection, the undersigned had subscribed the applicant's "Affidavit of Two Disinterested Person" as one of the requirements for Survey Authority.

FINDINGS/RECOMMENDATION

Upon investigation, I found the following:

1. Mrs. Adeline Natividad bought the portion of lot containing an area of more or less **Ten Thousand (10,000) square meters** to Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Extra Judicial Settlement of the Estate of Spouses Carlita Constantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements August 28, 2020, executed and acknowledged before Atty. Olegario S. Cayetano Jr., Notary Public, docketed as Doc. No. 584, Page No. 13 in the Book No. XXXIII, Series of 2020 (*Annex A*); The same bought the portion of lot containing an area of more or less **Five thousand Two hundred Eighty-five (5,285) square meters** to Heirs of Spouses Carlita Constantino-Ledesma and Samuel Calamare Ledesma as per submitted copy of Absolute Waiver of Rights over a portion of inherited parcel of Land and Improvements dated March 9, 2021, executed and acknowledged before Atty. Olegario S. Cayetano Jr., Notary Public, docketed as Doc. No. 1669, Page No. 20 in the Book No. XXXV, Series of 2021. (*Annex B*);
2. The said land acquired by Mrs. Natividad is covered by Tax Declaration No. 18-23-020-0029 with Property Identification No. 066-23-020-101-021 under the name of Carlita Constantino Ledesma (*Annex C*);
3. Accordingly, Mrs. Carlita Constantino Ledesma, predecessor-in-interest of Mrs. Natividad, started to occupy and developed the area sometime in year 1940's. The heirs of Mrs. Carlita C. Ledesma sold the area to Mrs. Natividad on 2020 and 2021 per Extrajudicial and Absolute Waiver of Rights over a portion of inherited parcel of Land and Improvements ;
4. A certification from the Office of Punong Barangay of New Guinlo signed by Hon. Marcelino S. Nava, Jr. dated April 5, 2022 was issued to Mrs. Natividad as the actual occupant/ possessor of a portion of land covered by Tax declaration No. 18-23-020-0029 with an area of 15,825 square meters (*Annex D*). The same had been verified during investigation that Mrs. Natividad is the actual/ lawful claimant as evidence of his improvements introduced thereon and Extra Judicial Settlement of the Estate of Spouses Carlita Constantino-Ledesma and Samuel C. Ledesma with simultaneous Absolute Waiver of Rights over the portion of a parcel of Land and Improvements over a parcel of land with Lot No. 20 (portion), Csd-4B-000305-D located in Barangay New Guinlo, Taytay, Palawan containing an area of Fifteen Thousand Two Hundred Eighty-five (15,285) square;
5. The subject lot is partly hilly **planted with mango, coconut, bamboo and mangium trees**;
6. The purpose of the request is to subdivide the whole Lot No. 20, Csd-4B-00035 into two (2) lots, whereas the one (1) resultant lot will be given to Adeline Natividad while the remaining one (1) lot is claimed/ occupied by different individuals.
7. The subject lot is outside military reservation, however, inside the Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342, dated July 12, 2000;

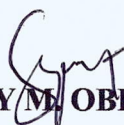
8



8. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated November 10, 2020 (*Annex E*); and
9. Based on the certification dated June 15, 2021 issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section (*Annex F*).

In view of the above, the undersigned hereby recommends for the **approval** of the request for survey authority to segregate the Alienable and Disposable portion of Lot 20, Csd-4B-00035 to Timberland, and further subdivide it into two (2) lots, wherein one (1) of which will be given to Adeline Natividad while the remaining one (1) lot be given to the claimant/actual occupant.

Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated May 18, 2022.


PRECY M. OBRIQUE

Attachments:

1. Copy of the request;
2. Extra Judicial Settlement of the Estate of Spouses Carlita Contantino-Ledesma and Samuel C. Ledesma with Simultaneous Absolute Waiver of Rights over a parcel of land and improvements in favor of Adeline P. Natividad dated August 28, 2020;
3. Absolute Waiver of Rights over a portion of inherited parcel of land and improvements dated March 9, 2021;
4. Tax Declaration No. 18-23-020-0029 under the name of Carlita Constantino Ledesma;
5. Barangay Certification dated April 5, 2021;
6. RTC certification dated November 10, 2020;
7. LRA certification dated June 15, 2021;
8. Identification Card;
9. Community Tax Certificate (Cedula);
10. CENRO certification;
11. V-37; and
12. Affidavit of two (2) disinterested person.



PHOTOS



LETTER REQUEST FOR SURVEY AUTHORITY

DENR CENRO
TAYTAY, PALAWAN
RECEIVED

BY: JS
DATE: 8-5-21 CN 8617

Name of Requesting Party: Adeline P. Natividad
Present Address: Puerto Princesa City, Palawan

Date: August 05, 2021

The community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☒ Subdivide ☐ Segregate our occupation and improvements over which we have
interest on:

Lot No. 20, Csd - 4B - 000305 - 1 (Portion) Survey No. _____
Identical to Lot No. _____ Survey No. _____
Portion of Lot No. _____ Survey No. _____
Area: _____
Location of the Land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer
Abigail Villanuel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: [Signature]
Contact No: 09517655331 (Cell)
0906 272 2434 (Adeline)

GEODETIC ENGINEER'S COMMITMENT

I, ABIGAIL A. VILLARUEL a registered and licensed Geodetic Engineer, hereby commit to
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land
to personally follow-up the issuance thereof.

Geodetic Engineer ABIGAIL A. VILLARUEL
Licensed No. 10338
Contact No. 0905142731

Requirements:

09480584061 - Elvira Leda

1. Accomplished and signed letter request for Survey Authority.
2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
5. Regional Trial Court (RTC) Certification/ clearance (proof that the area has no pending case);
6. Barangay Certification (actual occupant of the area);
7. Sown affidavit of two (2) disinterested persons (residents of barangay where the land is located);
8. Photo copy of any government-issued Identification Card.
9. Community Tax Certificate (CEDULA);
10. Special Power of Attorney (if applicable); and
11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

**EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF Spouses
CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA
with Simultaneous Absolute Waiver of Rights Over the Portion of a
Parcel of Land and Improvements**

KNOW ALL MEN BY THESE PRESENTS:

This EXTRA JUDICIAL SETTLEMENT OF THE ESTATE OF Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL CALAMARE LEDESMA, with Simultaneous Absolute Waiver of Rights Over the Portion of a Parcel of Land and Improvements is made and entered into by and among the following compulsory heirs:

1. **ELVIRA LEDESMA-APOSTOL**, of legal age, Filipino, married to ROGELIO G. APOSTOL, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 2. **LYN LEDESMA-VELARDE**, of legal age, Filipino, married to FLORANTE L. VELARDE, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 3. **MYRNA LEDESMA-CONSULTA**, of legal age, Filipino, married to CRISANTO C. CONSULTA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
 4. **GREGORIO C. LEDESMA**, of legal age, Filipino, married to LUZVIMINDA V. LEDESMA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
- hereinafter referred as the HEIRS/TRANSFERORS-WAIVORS;

- In Favor of -

ADELINE P. NATIVIDAD, of legal age, Filipino, single, with residence and postal address at Unit 1914 Avida Towers Vita 1, Vertis North along EDSA, Quezon City, Philippines, hereinafter referred as the TRANSFEREE-WAIVEE;

hereby freely and spontaneously DECLARE AND MAKE MANIFEST THAT:

1.) That the HEIRS/TRANSFERORS-WAIVORS are the surviving heirs of the decedents Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA who died on August 24, 2018 and March 28, 2016, respectively, both at Brgy. Old Guinlo, Taytay, Palawan;

2.) That the decedents left no debts or obligations due against the estate and no personal properties are involved;

3.) The decedents left conjugal parcel of land, herein described as follows, to wit:

A PARCEL OF LAND situated in Brgy. New Guinlo, Taytay, Palawan, containing an area of **FOURTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT (44,768) SQUARE METERS**, declared for tax purposes under Tax Declaration No. 18-23-020-0029, Property Index No. 066-23-020-01-021, with the following boundaries:

North: ALN 014

South : ALN 016, 018

East: ALN 012 of SEC. 09,

West : ALN 020, SEASHORE

Brgy. Old Guinlo

(MALAMPAYA SOUND)

4.) That the parties hereto have manifested their common desire to settle the estate among themselves extra-judicially;

5.) That pursuant to the provisions of Section 1 of Rule 74 of the Revised Rules of Court of the Republic of the Philippines by virtue of the existing laws on Intestate Succession, the parties

*Extrajudicial Settlement of the Estate of Spouses Carlita C. Ledesma and Samuel C. Ledesma
with Simultaneous Absolute Waiver of Rights Over a Portion of a Parcel of Land and Improvements;*
X-----X

by these presents have agreed to divide as they do hereby divide and adjudicate unto themselves the ownership and interest EQUALLY among the FOUR (4) COMPULSORY HEIRS;

7.) That each of the HEIRS/TRANSFERORS-WAIVORS hereto expressly declare, confirm and affirm that they have each received their just and proper proportionate shares, and that they have no claim or demand against one another;

8.) That the foregoing inheritance shall likewise be subjected however to the liabilities imposed by Section 4, Rule 74 of the Revised Rules of Court for a period of two (2) years thereafter, in favor of any possible heirs, creditors and other persons having been unduly deprived of their lawful participation on the foregoing Extrajudicial Settlement on the afore-stated estate;

9.) That all parties hereto likewise affirm and confirm that they have executed this foregoing instrument out of their own voluntary free will without force, intimidation or violence whatsoever upon their person;

WITNESSETH FURTHER:

***SIMULTANEOUS ABSOLUTE WAIVER OF RIGHTS
OVER A PARCEL OF LAND AND IMPROVEMENTS
IN FAVOR OF ADELINE P. NATIVIDAD***

X-----X

That the transferee-waivee **ADELINE P. NATIVIDAD**, offered to acquire the rights over the portion of the above-mentioned parcel of land, consisting only of TEN THOUSAND (10,000) SQUARE METERS, subject of the extrajudicial settlement including all the improvements existing and found therein and the Heirs/Transferors-Waivors, agreed to relinquish their respective rights over the same;

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

- 1.) WAIVER OF SUBJECT PROPERTY – FOR GOOD AND VALUABLE CONSIDERATIONS, of which total receipt is hereby acknowledged and confessed by the **Heirs/Transferors-Waivors**, who by these presents, hereby WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER, in an irrevocable and absolute manner, all the HEIRS/TRANSFERORS-WAIVORS' respective rights and interests over the portion of a parcel of land subject for the Extrajudicial Settlement, pertaining to their respective shares, containing a total area of **TEN THOUSAND (10,000) SQUARE METERS**, in favor of transferee-waivee **ADELINE P. NATIVIDAD**, her heirs, successors-in-interests, and assigns;
- 2.) REPRESENTATIONS AND WARRANTIES - The HEIRS/TRANSFERORS-WAIVORS hereby warrant and represent to the TRANSFEREE-WAIVEE that:
 - 2.1 HEIRS/TRANSFERORS-WAIVORS have clean, valid, and absolute rights to the subject parcel of land, and that the same is not subject to any existing or threatened claims, suit or litigation;
 - 2.2 TRANSFEREE-WAIVEE shall have peaceful possession of the subject parcel of land and that the HEIRS/TRANSFERORS-WAIVORS shall defend the rights to the subject parcel of land against any and all claims interposed by any and all persons whomsoever;
 - 2.3 The subject parcel of land is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands this 28th day of August 2020 at El Nido, Palawan, Philippines.

E. Apostol
ELVIRA LEDESMA-APOSTOL
Heir/Transferor-Waivor

L. Velarde
LYN LEDESMA-VELARDE
Heir/Transferor-Waivor

M. Consulta
MYRNA LEDESMA-CONSULTA
Heir/Transferor-Waivor

G. C. Ledesma
GREGORIO C. LEDESMA
Heir/Transferor-Waivor

SIGNED IN THE PRESENCE OF:

1. **ARISTOTHEL L. VELARDE**
Brgy. Old Guinlo
Taytay, Palawan
2. **AICELA MARIE C. PAHAYAHAY**
Brgy. Corongcorong
El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF EL NIDO)

BEFORE ME, Notary Public for and in the Province of Palawan, Philippines, this 28th day of August 2020, personally appeared, who have satisfactorily proven to me their identities through their respective Competent Evidence of Identity as follows, to wit:

ELVIRA L. APOSTOL	Voter's ID Card with VIN: 5320-0100B-A3065ELA20000, issued by the Commission on Elections;
LYN L. VELARDE	Pantawid Pamilya Pilipino Program ID Card with Household No. 175320016-2-17035197, issued by the DSWD;
MYRNA L. CONSULTA	Barangay ID Card with ID No. 273, issued by the Republic of the Philippines, Brgy. Nicanor Zabala, Roxas, Palawan;
GREGORIO C. LEDESMA	Barangay ID Card with ID No. 0000-072, issued by the Republic of the Philippines, Brgy. Old Guinlo, Taytay, Palawan;

who are the same persons who executed and signed the foregoing "Extrajudicial Settlement of the Estate of Spouses CARLITA CONSTANTINO-LEDESMA and SAMUEL C. LEDESMA, with Simultaneous Absolute Waiver of Rights Over the Portion of a Parcel of Land and Improvements" consisting of four (4) pages including this page, signed by the parties and the instrumental witnesses and every page thereof, and they acknowledged to me that the same is their free and voluntary act.

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

Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2021

PTR No. 5554459, 01/10/2020, PALAWAN

IBP No. 100127, 12/27/2019, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. VI-0017579, 02/11/2019

Doc. No. 584
Page No. 13
Book No. XXXIII
Series of 2020



**ABSOLUTE WAIVER OF RIGHTS OVER A PORTION OF INHERITED
PARCEL OF LAND AND IMPROVEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

This Absolute Waiver of Rights Over a Portion of Inherited Parcel of Land is made and entered into by:

1. **ELVIRA LEDESMA-APOSTOL**, of legal age, Filipino, married to **ROGELIO G. APOSTOL**, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
2. **LYN LEDESMA-VELARDE**, of legal age, Filipino, married to **FLORANTE L. VELARDE**, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
3. **MYRNA LEDESMA-CONSULTA**, of legal age, Filipino, married to **CRISANTO C. CONSULTA**, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
4. **GREGORIO C. LEDESMA**, of legal age, Filipino, married to **LUZVIMINDA V. LEDESMA**, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
hereinafter referred to as the **TRANSFERORS-WAIVORS**;

in favor of

ADELINE P. NATIVIDAD, of legal age, Filipino, single, with residence and postal address at Unit 1914 Avida Towers Vita 1, Vertis North along EDSA, Quezon City, Philippines, hereinafter referred to as the **TRANSFEREE-WAIVEE**;

WITNESSETH:

That the **TRANSFERORS-WAIVORS** are the co-owners of a parcel of land hereinafter described as follows:

A PARCEL OF LAND situated in Brgy. New Guinlo, Taytay, Palawan, containing an area of **FOURTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT (44,768) SQUARE METERS**, declared for tax purposes under Tax Declaration No. 18-23-020-0029, Property Index No. 066-23-020-01-021, with the following boundaries:

North: ALN 014	South : ALN 016, 018
East: ALN 012 of SEC. 09, Brgy. Old Guinlo	West : ALN 020, SEASHORE (MALAMPAYA SOUND

That **TRANSFERORS-WAIVORS** inherited the above-mentioned parcel of land from the deceased parents Spouses **CARLITA CONSTANTINO LEDESMA** and **SAMUEL C. LEDESMA**;

That the **TRANSFERORS-WAIVORS** offered to relinquish their rights over the portion of the said parcel of land pertaining to their respective share in the inheritance, consisting only of **FIVE THOUSAND TWO HUNDRED EIGHTY-FIVE (5,285) SQUARE METERS**, and the **TRANSFEREE-WAIVEE** agreed to acquire the rights over the same;

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

Absolute Waiver of Rights Over a Portion of Inherited Parcel of Land and Improvements
Elvira Ledesma-Apostol and et. al., and Adeline Natividad

x-----x

- 1.) **WAIVER OF SUBJECT PROPERTY** - FOR AND IN CONSIDERATION OF HIS INABILITY TO CONTINUE DEVELOPING THE LAND DUE TO HIGH COST OF MAINTENANCE and after having been reimbursed of the cost of the improvements, of which total receipt is hereby acknowledged and confessed by the **TRANSFERORS/WAIVORS** who by these presents, hereby **WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER**, in an irrevocable and absolute manner, all the **HEIRS-TRANSFERORS/WAIVORS'** rights and interests over the portion of the parcel of land pertaining to their respective share in the inherited parcel of land above-mentioned consisting of **FIVE THOUSAND TWO HUNDRED EIGHTY-FIVE (5,285) SQUARE METERS**, in favor of **transferee-waivee ADELINE P. NATIVIDAD**, her heirs, successors-in-interests, and assigns;
- 2.) **REPRESENTATIONS AND WARRANTIES** - The **TRANSFERORS/WAIVORS** hereby warrant and represent to the **TRANSFEE-WAIVEE** that:
 - 2.1 **TRANSFERORS/WAIVORS** have clean, valid, and absolute rights to the subject parcel of land, and that the same is not subject to any existing or threatened claims, suit or litigation;
 - 2.2 **TRANSFEE-WAIVEE** shall have peaceful possession of the subject parcel of land and that the **TRANSFERORS/WAIVORS** shall defend the rights to the subject parcel of land against any and all claims interposed by any and all persons whomsoever;
 - 2.3 The subject parcel of land is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, we have hereunto set our hands this 9TH day of March 2021 at El Nido, Palawan, Philippines.

Elvira Ledesma-Apostol
ELVIRA LEDESMA-APOSTOL
 Transferor-Waivor

Myrna Ledesma-Consulta
MYRNA LEDESMA-CONSULTA
 Transferor-Waivor

Lyn Ledesma-Velarde
LYN LEDESMA-VELARDE
 Transferor-Waivor

Gregorio C. Ledesma
GREGORIO C. LEDESMA
 Transferor-Waivor

Signed in the Presence of:

Rodel L. Apostol
 1. **RODEL L. APOSTOL**
 Brgy. Old Guinlo
 Taytay, Palawan

Aicela Marie C. Pahayahay
 2. **AICELA MARIE C. PAHAYAHAY**
 Brgy. Corongcorong
 El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
 PROVINCE OF PALAWAN) S.S.
 MUNICIPALITY OF EL NIDO)

BEFORE ME, this 9th day of March 2021, a Notary Public for and in the Province of Palawan, personally appeared the following persons who have satisfactorily proven to me their identities through their respective Competent Evidence of Identity, as follows to wit:

ELVIRA L. APOSTOL Voter's ID Card with VIN: 5320-0100B-A3065E
 LA2Q000, issued by the Commission on Elections;
 LYN L. VELARDE Pantawid Pamilya Pilipino Program ID Card with
 Household No. 175320016-2-17035197, issued by the
 DSWD;
 MYRNA L. CONSULTA Barangay ID Card with ID No. 273, issued by the
 Republic of the Philippines, Brgy. Nicanor Zabala,
 Roxas, Palawan;
 GREGORIO C. LEDESMA Barangay ID Card with ID No. 0000-072, issued by the
 Republic of the Philippines, Brgy. Old Guinlo, Taytay,
 Palawan;

and who are the same persons who executed and signed the foregoing "Absolute Waiver of Rights of a Portion of Inherited Parcel of Land" consisting of three (3) pages including this page, signed by the parties and the instrumental witnesses on each and every page thereof, and the parties acknowledged to me that the same is their free and voluntary act.

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

Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2021

PTR No. 262941, 01/06/2021, PALAWAN

IBP No. 153411, 01/18/2021, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. VI-0017579, 02/11/2019

Doc. No. 1,669
 Page No. 20
 Book No. XXXV
 Series of 2021





Republic of the Philippines
Province of Palawan
Municipality of Taytay
BARANGAY NEW GUINLO

**OFFICE OF THE PUNONG
BARANGAY**

ZALDY B. ESCASINAS
Punong Barangay

Sangguniang Barangay Members

**ANTONIO L. PAELMA
CLARITO D. ABACIAL JR.
ANTONIO N. GONZALES
HENRY D. JARABEJO
ERLIZA O. PRUDENTE
JANET E. LORETO
ANGELINO C. GAMARCHA**

KARL MICHAEL B. OTORDOS
SK Chairperson

PETER JAY BIACO
SK Sanggunian Member

JAYZA B. GEROMO
Barangay Treasurer

DIANE LORAIN C. ALCANTARA
Barangay Secretary

BARANGAY CERTIFICATION

TO WHOM THIS MAY CONCERN:

I HEREBY CERTIFY for the foregoing facts that based on the documents presented in this office that a portion of land situated in Barangay New Guinlo, Taytay, Palawan, under *Tax Declaration Number 18-23-020-0029* containing an area of **FOURTY FOUR THOUSAND SEVEN HUNDRED SIXTY EIGHT (44,768)** square meters with boundaries as follows:

North: ALN 014

South: ALN 01,018

West: ALN 020, SEASHORE (MALAMPAYA SOUND)

East: ALN 012 of Sec. 9, Barangay Old Guinlo

Certifies further that *15,285 square meters* was bought by **ADELIN P. NATIVIDAD** from the late **CARLITA CONSTANTINO LEDESMA.**

This certification is being issued upon the request of the above named person for burial purposes.

Issued this 5th day of APRIL, 2021 at New Guinlo, Taytay, Palawan.

ZALDY B. ESCASINAS
Punong Barangay

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

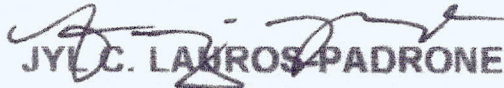
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court involving Lot No. 20, Csd-4B-00305-D located at Sitio Caralet, Bgy. New Guinlo, Taytay, Palawan.

This Certification is being issued upon request of Allen C. Sase for whatever legal purpose it may serve.

At Puerto Princesa City, this 10th day of November 2020.


JYL C. LARIOS PADRONES
Clerk of Court

Cert. Fee: P15.00/P35.00
O.R. No. 4127617/4131972
Dated: November 10, 2020



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

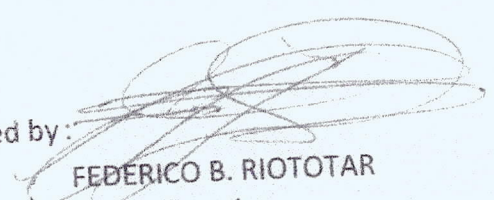
This is to certify that plan **Csd-4B-000305-D** {Subdivision plan of Lot 1860, Cad. 841-D, Taytay Cadastre}, Lot **20** = Lot 16767, Cad. 841-D, Taytay Cadastre, situated in the Barangay of **New Guinlo**, Municipality of **Taytay**, Province of **Palawan**, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, subject Lot **20** = Lot 16767, Cad. 841-D, Taytay Cadastre, does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief, Land Projection Section, this Authority.

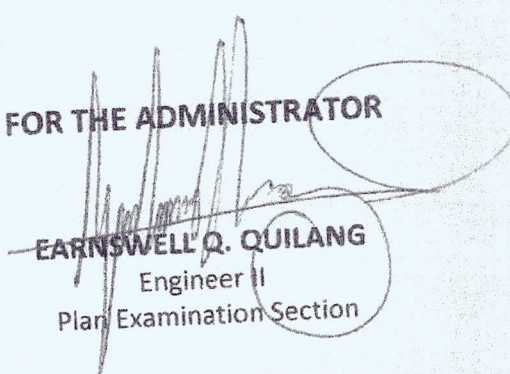
This certification is issued upon request of **Edmund Balerite**, with postal address at Brgy. New Guinlo, Taytay, Rizal, FOR REFERENCE PURPOSES.

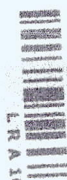
IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 15th day of June 2021.


Verified by:


FEDERICO B. RIOTOTAR
Examiner


FOR THE ADMINISTRATOR



EARNSWELL Q. QUILANG
Engineer II
Plan Examination Section






REPUBLIC OF THE PHILIPPINES
 Philippine Postal Corporation
POSTAL IDENTITY CARD





PhilPost ID Card Name Surname Initial
ARLINE PASCUA NATIVIDAD
PROV. MANTENIMIENTO 53RD PUEBLO
PRINCESA CITY PALAUAN

<small>Issued On</small>	<small>Valid Until</small>
19 Nov 21 PHL	25 Jun 24
<small>Issued At Office</small>	<small>Issued At</small>
MNL-CE	




PRN E3521030733 P

Norman N. Fulgencio


Norman N. Fulgencio
Postmaster General & CEO

PREMIUM

23782373



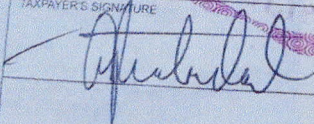
This card, issued exclusively by the PHLPost, is recognized as
 proof of identity of the cardholder.
 By using this card, you agree to the terms of its issuance as
 governed by Postal rules and regulations.
 If found, please return to the nearest Post Office.



PHLPOST

www.phlpost.gov.ph

BIR FORM 0016 (DECEMBER, 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 10966777
YEAR 2020	PLACE OF ISSUE (City/Mun./Prov.) 2020-00-00-0000	DATE ISSUED 5.08.22	TAXPAYER'S COPY
NAME (SURNAME) KATUNAKO (FIRST) ABUNY (MIDDLE)		TIN (If Any)	
ADDRESS P.O. Box 100, P.O. 100		SEX <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE	
CITIZENSHIP P.I.	ICR No. (If an Alien)	HEIGHT 5'10"	
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widower/Widow/Legally Separated <input type="checkbox"/> Divorced	PLACE OF BIRTH Babeldaan, B.N.P.O.	WEIGHT 63 KGS	
PROFESSION / OCCUPATION / BUSINESS		DATE OF BIRTH	
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00)		TAXABLE AMOUNT	P 5.00
B. ADDITIONAL COMMUNITY TAX (Tax not to exceed P5,000.00)			
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)			
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)			P 8.10
3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)			
Right Thumb Print	TAXPAYER'S SIGNATURE 	TOTAL	P 13.10
		INTEREST	1.4
		TOTAL AMOUNT PAID	P 14.50
08.17.2020		(In words)	
MUNICIPAL / CITY TREASURER			

BIR FORM 0016 (DECEMBER, 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 10966777
YEAR 2020	PLACE OF ISSUE (City/Mun./Prov.) 2020-00-00-0000	DATE ISSUED 5.08.22	TAXPAYER'S COPY
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B. ADDITIONAL COMMUNITY TAX (Tax not to exceed P5,000.00)			
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Right Thumb Print	TAXPAYER'S SIGNATURE 	TOTAL	P 13.10
		INTEREST	1.4
		TOTAL AMOUNT PAID	P 14.50
09.17.2020		(In words)	
MUNICIPAL / CITY TREASURER			



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

CERTIFICATION


TO WHOM IT MAY CONCERN:

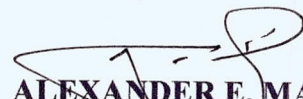
THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay New Guinlo, Municipality of Taytay, Province of Palawan, containing an area of Thirty One Thousand One Hundred Sixty Two (31,162) square meters, identified as Lot No. 20, Csd-4B-000305-D, identical to Lot No. 16757, Cad 841-D subject of the application of Ms. Adeline P. Natividad was verified to be within partly **Alienable and Disposable** Land and Timberland per LC Map No. 2664, Block III of Project No. 9-F, certified on May 15, 1970. The above findings is subject for confirmation from the Regional Office DENR MIMAROPA Region as provided under DMC 2019-10.

Issued this MAY 17 2022 at CENRO Taytay-El Nido.

Checked by:

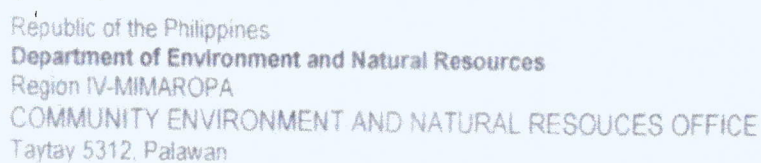

ESTER T. BIONA
LMO I


MARIAN B. LACHICA
Engineer II


ALEXANDER E. MANCIO
SEMS/ Chief, RPS

APPROVED:


ALAN L. VALLE
CENRO




Survey No. CSD-4B-000305 D / C0841-D
Lot No. 20 / 16757 Area 24.62 Sq. m
Location NEW GUINLO, TRISTY, PALAWAN
Cad Map No. 10' 47" N - 119° 26' E
Date Approved JULY 31, 2012

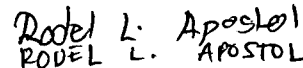
AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

We, Romeo D. Borega of legal age, Filipino, single/ married to Mercy Borega and resident of Barangay New Guinlo, Taytay, Palawan and Rodel Apostol of legal age, Filipino, single/ married to Elvira Ledesma-Apostol and resident of Barangay New Guinlo, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say:

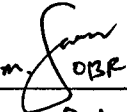
1. That we personally know Adeline Natividad who was the owner/ claimant of a parcel of land located in Barangay New Guinlo, Municipality of Taytay, Province of Palawan, identified as Lot 20, Csd-46-000305-0 (portion)
2. That we personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership.
3. That we are not related to the applicant either consanguinity or affinity and we are not interested in the land applied
4. That we are executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan;
5. THAT AFFIANTS FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, We have hereunto set our hands this 18th day of May, 2022 at Taytay, Palawan.


Name: ROMEO D. BOREGA
ID/ Cedula: 318-090-074
Issued on: 07/23/2014
Issued at: Taytay, Palawan


Name: RODEL L. APOSTOL
ID/ Cedula: 5320-0100B-E6187ELA 10000
Issued on: _____
Issued at: Taytay, Palawan

SUBSCRIBED AND SWORN to before me this 18th day of May, 2022, at Taytay, Palawan. Affiants exhibiting to me their valid identification/ cedula below their names.


ROMEO D. BOREGA
DPLI

Republic of the Philippines
COMMISSION ON ELECTIONS
TAYTAY, PALAWAN
VIN: 5320-0100B-E0187RLA10000


**APOSTOL
RODEL
LEDESMA**

Date of Birth : May 01, 1987
Civil Status : Single
Citizenship : Filipino
Address :
PROPER, OLD GUINLO

Precinct No. : 0100B

Rodel L. Apostol
Signature of Voter

SIXTO S. BRILLANTES, JR.
Chairman



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

BOREGA, ROMEO D.

TIN: 318-090-074

POBLACION
TAYTAY, PALAWAN

BIRTHDATE: 12/14/1968
ISSUE DATE: 7/23/2014



- This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.
- Report immediately to your Revenue District Officer, the loss of this card and change of name or address.
- Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment.