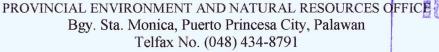


Department of Environment and Natural MIMAROPA REGION



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:

- a. 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.
- b. The subject lot consist of seven (7) corners covering an area of Thirty One Thousand One Hundred Sixty Two (31,162) square meters.
- c. The subject lof 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

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

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.

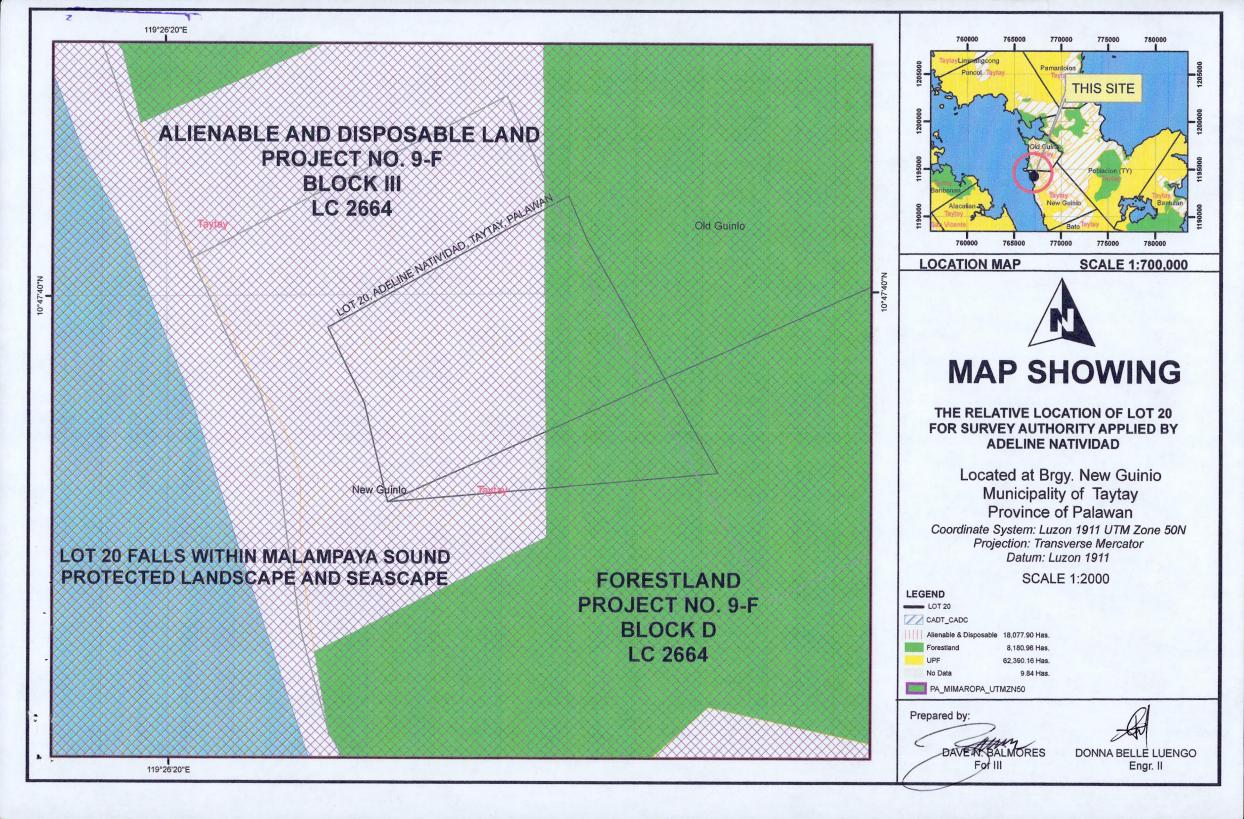
Said lot appears not covered by Group Settlement Survey (GSS).

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





COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 ™ 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

June 27, 2022

DENR PENDO

0(10)2 22-6040

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 the34 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 simoultaneous 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



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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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.

DENR CENRO TAYTAY, PALAWAN RELEASED

DATE: 0/28/2022 CN 1835



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

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

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

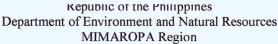
The subject lot originates from Lot number 1860, Cad 841-D with listed claimant as **No name** during the Cadastral Survey dated September 21 - October 9, 1987 and approved on June 2, 1988. On February 22, 2011, the lot 1860 Cad 841-D were subdivided to 34 resultant lots by Engr. Nonito Lachica and been 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;
- 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

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COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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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 simoultaneous 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 hiers 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 simoultaneous 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;

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COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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- 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.

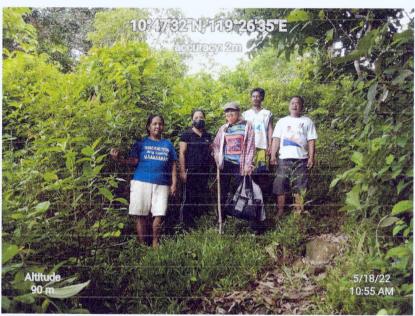


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PHOTOS









LETTER REQUEST FOR SURVEY AUTHORITY

	neur armo
LETTER REQUEST FOR SURVEY AUTHORITY	
Name of Requesting Party: - Adeline P. Hati vidad	DATE: 8-J-21 CH3617
Present Address: Powerto Princesa City, Palawan	
	Date: - Angrif at, 2021
The community Environment and Natural Resources Officer Taytay-El Nido, Palawan	v
Sir,	
The undersigned is respectfully requesting in your good Office for Survey Subdivide Subdivide Segregate our occupation and improvement interest on: Lot No. 20, Ced - 43 - 000305 - Deviation very No	ats over which we have
If the request be granted, we would like to request the service of a Special Management Inspector/ DPLI to conduct ground inspection/ investigation and Go to undertake the said subdivision/ segregation. Thank you very much for your immediate action on this request.	eodetic Engineer
Very to Signature: Contact No:	10951765533) (XI)en
GEODETIC ENGINEER'S COMMITMENT	0906 272 2434 (Adolling
I, ABIGAIL A. VINAPUOL a registered and licensed Geodetic Engabide with the Land Surveys Regulation of the Philippines in connection with the to personally follow-up the issuance thereof. Geodetic Engineer ABIGAIL Licensed No. 10738 Contact No. 070514073L	rineer hereby commit to
	o a ha ara ha
	09480584061 - Elvira Lede
 Accomplished and signed letter request for Survey Authority. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable); Latest/ updated Tax Declaration duly certified by the Municipal Asses Land Registration Authority (LRA) certification/ clearance-proof that title; Regional Trial Court (RTC) Certification/ clearance (proof that the are Barangay Certification (actual occupant of the area); Sown affidavit of two (2) disinterested persons (residents of barangay 	the area has no existing ea has no pending case);
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 SN	MD 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,
- 2. LYN LEDESMA-VELARDE, of legal age, Filipino, married to FLORANTE L. VELARDE, with residence and postal address at Brgy. Old Guinlo, Taytay,
- 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



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

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 becomes set our bands this 18^{th} day of August 2020 at El Nido, Palawan, Philippines.

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XX Velend

ELVIRA LEDESMA-APOSTOL

Heir/Transferor-Waivor

LYN LEDESMA-VELARDE

Heir/Transferor-Waivor

M #1611MM/A MYRNA LEDESMA-CONSULTA

Heir/Transferor-Waivor

GREGORIO C. LEDESMA

Heir/Transferor-Waivor

SIGNED IN THE PRESENCE OF:

1. ARIESTOTHEL 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

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

Γ

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
Scries of 2020

voluntary act.



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;
- 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 your 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,

West: ALN 020, SEASHORE

Brgy. Old Guinlo

(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 TRANSFEROEE-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:

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- X as a contract to a contract, where the part was the part was the part of the part of
 - 1.) WAIVER OF SUBJECT PROPERTY FOR AND CONSIDERATION HIS **INABILITY** TO CONTINUE DEVELOPING LAND THE 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

Transferor-Waivor

MYRNA LEDESMA-CONSULTA

Consulta

Transferor-Waivor

Skylanda

LYN LEDESMA-VELARDE

Transferor-Waivor

GREGORIO C. LEDESMA

Transferor-Waivor

Signed in the Presence of:

1. RODEL L. APOSTOL Brgy. Old Guinlo Taytay, Palawan

2. AICELA MARIE C. PAHAYAHAY Brgy. Corongcorong El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES) PROVINCE OF PALAWAN 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

LYN L. VELARDE

LA20000, issued by the Commission on Elections: 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

2021

Series of



TAX DECLARATION OF REAL PROPERTY

TD No. <u>18-23-020-0029</u> Propert				ndentification No.	066-23-02	20-01-021	
Owner: CARLITA CON	STANTINO LED	ESMA			TIN:		
Address: NEW GUINLO	, TAYTAY, PALA	WAN			Tele	phone No.	
Administrator/Beneficial	User:						
Address:					Tele	phone No.	
Location of Property:		DO CADALET		154 0111			
Location of Property.		SO. CARALET and Street)	(Baranga	NEW GUIN ay/District)		TAYTAY, PALAV Inicipality & Prov	
	•	•	, ,	.y, 0,0(no.)	(111)	inicipality & 1 Tov	meey
OCT/TCT/CLOA No.					CAD 841-D		
CCT:	***************************************			Lot No. 18	60 (PART)		····
Date:				Blk. No.		····	
Boundaries:	rth: ALN 014			Sou	th: ALN 016,	018	
Е ғ	ast: ALN 012 O	F SEC. 09, BRG	Y. OLD GUINLO	We	st: ALN 020, SOUND)	SEASHORE (MA	LAMPAYA
KIND OF PROPERTY A	SSESSED:	······································					
LAND BUILDING				MACHI Brief Others:	Description:		·
No. of S	-				Specify:		
Bnet De:	scription:						
Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (A-3)	1.0000 ha.	147,600 Php		AGRICULTURAL	16 % Ph	21,020.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	3.4768 ha.	70,000 Php	216,604.64	(Orchard Land) AGRICULTURAL (Upland R/L)	16 % Ph	p 34,660.00	TAXABLE
Total	44,768.00 sq.m.	Php	347,968.64		Ph	55,680.00	
Total Assessed Value _	FIFTY-FIVE TH	OUSAND SIX HI	JNDRED EIGHT	Y PESOS		***************************************	
				ount in Words)			
Taxable Exem	npt		Effectivity of	f Assessment/Rea	ssessment:	2019 Year	
Approved by: By Authori	ity of the Provinc	ial Assessor:					
		lands on					
	LEIZ	gardihiya EL G. DEL ROS	ARIO, REA		11/20	/2018	
		NG MUNICIPAL A			Da		
This declaration cancels T Previous Owner :CARLI		020-0642 Pro	evious A.V. Php	55,680.00 P	revious PIN	066-23-020-01-0	021-
					Previo	ous Area : <u>44768</u>	sq.m.
Memoranda: REVISED PURSUANT TO	SECTION 219 O	F R.A. 7160 AND 5	SECTION 24 OF P	ROVINCIAL ORDINA	ANCE NO 191	4-2018 SERIES O	F 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 LORAINE 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 <u>ADELINE</u> <u>P. NATIVIDAD</u> from the late <u>CARLITA CONSTANTINO</u> LEDESMA.

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

Issued this <u>5th</u> day of <u>APRIL</u>, <u>2021</u> 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.

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**

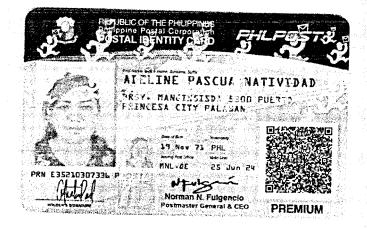
FOR THE ADMINISTRATOR

EARNSWELL Q. QUILANG

Engineer |

Plan Examination Section





73782373

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By using this card, you agree to the terms of its issuance as governed by Postal rules and regulations.

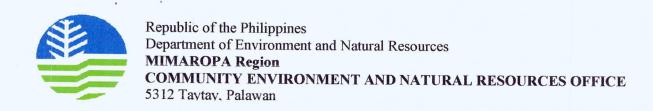
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www.phipost.gov.ph

\$1209JHd

COMMUNITY TAX CERTIFICATE INDIVIDUAL VEAR PLOCE SQUESULE CITY INTERFOL FOR THE PERSONER NAME SCHRIMMER PLATFUL PLANT (PIRST) APPLICATION OF PROCEEDING AND INTEREST OF SIRTH CITIZENSHIP TO THE WORLD THE COMMUNITY TAX (PS.00) VOLUNTARY OF Exempted (P 1.00) B. ADDITIONAL COMMUNITY TAX (PS.00) VOLUNTARY OF Exempted (P 1.00) B. ADDITIONAL COMMUNITY TAX (PS.00) VOLUNTARY OF EXEMPTED (PR.00.00) COMMUNITY TAX (PS.00) VOLUNTARY OF EXEMPTED (PS.00.00) COMMUNITY TAX (PS.00) VOLUNTARY OF EXEMPTED (PS.00) VOLUNTARY OF EXEMPTED (PS.00) VOLUNTARY OF EXEMPTED (PS.00) COMMUNITY TAX (PS.00) VOLUNTARY OF EXEMPTED (PS.00) VOLUNTARY OF EXEMPTED (PS.00	BIR FORM SOITE (PECEMBER 2014)		
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9.17 2020 MUNICIPAL / CITY TREASURER	M DICTOR		

COMMUNITY TAX CERTIFICATE INDIVIDUAL	CCI2020 10	966777
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Mululal	INTEREST	में य
MURCIPAL / CITY TREASURER	TOTAL AMOUNT PAID (In words):	P. 29.21



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	IARIAN B. LACHICA Engineer II	ALEXANDER E. MANCIO SEMS/ Chief, RPS
APPROVED:	ALANZ VALLI CENRO	E



Republic of the Philippines

Department of Environment and Natural Resources

Region IV-MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOUCES OFFICE
Taytay 5312, Palawan

Application No.	Survey No. CSd - 48 - 000 305-D C60 841-D
Applicant	Lot No. 20 16757 Area: 31, 162 Sq. M.
Surveyed for EDMUND BALERITE, ET-4L.	Location NEW GUINLO, TAYTAY, PALAWAN
Surveyed by NONITO T, LACHICA	Cad Map No. 10° 47' H. 119° 26' E
Date of survey FEBRUARY 22, 2011	Date Approved JULY 31, 2012

TECHNICAL DESCRIPTIONS

TIELINE: S. 66° 08 W 9,075.66 m. FROM BLL M #1, CAD 841-D, TAYTAY CLOASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N. 13" 39 W	Cele, 4le m.			
2-3	H. 26° 00° W	55,74 m.			
3-4	H. 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			
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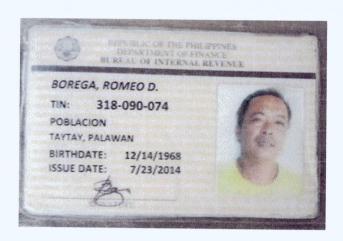
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1 5	LOT 21		SCALE 1: 3000
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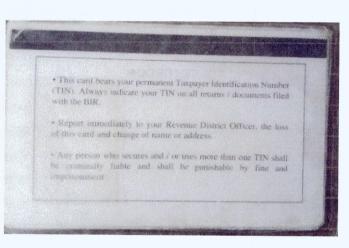
AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

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havin	g been	duly sworn o	n oath in accorda	ince with	law hereb	y volun	tarily dep	ose and s	ay:
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4			uting this affidavi of Survey Authori						e-stated and
5	. THAT	T AFFIANTS FI	URTHER SAYETH	NAUGHT					
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COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 ™ 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

June 27, 2022

DENR PENRO

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 Contantino- Ledesma and Samuel C. Ledesma with simoultaneous 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



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 ™ 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.

ALANTVALLE

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: 6/28/WY CH 1835



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

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

DENR CEMPO

GUINLO, TAYTAY, PALAWAN

DATE

May 23, 2022

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.

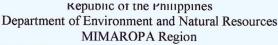
CLAIMANT and CLASSIFICATION

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;
- 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;
- 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





COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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 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 simoultaneous 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 hiers 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 simoultaneous 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;

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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

- 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 NO 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.



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

PHOTOS







LETTER REQUEST FOR SURVEY AUTHORITY

DENR CENRO TAYTAY, PALAWAN

LETTER REQUEST FOR SUI	RVEY AUTHORITY	NECES ED
Name of Requesting Party: Adeline P. Ha. Present Address: Pwerto Princesa City,	tividad	DATE: 8-J.21 CH3617
Present Address: - Pourto Princesa city.	Palawan	
	Date:	- Angust 25, 2021
The community Environment and Natural Resources Officer Taytay-El Nido, Palawan		•
Sir,		
The undersigned is respectfully requesting in your Subdivide Segregate our occup interest on: Lot No. 20, Ced - 4B - 000305-D Identical to Lot No. Portion of Lot No. Area: Location of the Land:	ation and improvements over	which we have
If the request be granted, we would like to request Management Inspector/ DPLI to conduct ground inspection Abigail Villanuc to undertake the said s	the service of a Special Investigation and Geodetic subdivision/ segregation surve	Engineer
Thank you very much for your immediate action or	n this request.	
	Signature: Contact No:	951765533) (\$1)en
GEODETIC ENGINEER'S	0400	272 2434 (Adeline
	icensed Geodetic Engineer, in connection with the survey	hereby commit to
Requirements:	0949	30584041 - Ehvira Lede
 Accomplished and signed letter request for Surve 2. Waiver of Rights/ Extra-judicial Settlement of E. Latest/ updated Tax Declaration duly certified by 4. Land Registration Authority (LRA) certification title; Regional Trial Court (RTC) Certification/ cleara 6. Barangay Certification (actual occupant of the at 7. Sown affidavit of two (2) disinterested persons (located); Photo copy of any government-issued Identification (CEDULA); Special Power of Attorney (if applicable); and 	rey Authority. Istate (if applicable); y the Municipal Assessor; / clearance-proof that the area ance (proof that the area has n rea); residents of barangay where the	a has no existing to pending case);
11. Certificate of Land Classification duly affirmed	and confirmed by SMD and	ARDTS

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:

- ELVIRA LEDESMA-APOSTOL, of legal age, Filipino, married to ROGELIO G. APOSTOL, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
- LYN LEDESMA-VELARDE, of legal age, Filipino, married to FLORANTE L. VELARDE, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
- MYRNA LEDESMA-CONSULTA, of legal age, Filipino, married to CRISANTO C. CONSULTA, with residence and postal address at Brgy. Old Guinlo, Taytay, Palawan;
- 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

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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

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-ininterests, 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 beceunto set our hande this 28th day of August 2020.

at El Nido, Palawan, Philippines.

m comments

Heir/Transferor-Waivor

Le Nelarch LYN LEDESMA-VELARDE

Heir/Transferor-Waivor

Heir/Transferor-Waivor

RIO C. LEDESMA

Heir/Transferor-Waivor

SIGNED IN THE PRESENCE OF:

1. ARIESTOTHEL 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:

- 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;
- 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;

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

014

South: ALN 016, 018

East: ALN 012 of SEC. 09,

West: ALN 020, SEASHORE

Brgy. Old Guinlo

(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 TRANSFEROEE-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:

Ggartal







- 1.) WAIVER PROPERTY OF SUBJECT FOR AND CONSIDERATION HIS OF **INABILITY** TO CONTINUE THE LAND DUE TO HIGH COST OF DEVELOPING 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, WAIVE, CEDE, CONVEY AND ABSOLUTELY hereby 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 9^{TH} day of March 2021 at El Nido, Palawan, Philippines.

ELVIRA LEDESMA-APOSTOL

Transferor-Waivor

MYRNA LEDESMA-CONSULTA

Consulta

Transferor-Waivor

Sevilanda

LYN LEDESMA-VELARDE

Transferor-Waivor

GREGORIO C. LEDESMA

Transferor-Waivor

Signed in the Presence of:

1. RODEL L. APOSTOL 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, 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

LA20000, 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

(x)



Doc. No.

Page No.

Series of

Book No. XXXV

1,669

2021

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TAX DECLARATION OF REAL PROPERTY

10 No. 18-23-020-	Property Indentification No. 066-							23-020-01-021			
Owner: CARLITA COI	NSTANTINO LED	ESMA					TIN:				
Address: NEW GUINLO	, TAYTAY, PALA	WAN			A STATE OF THE PARTY OF THE PAR		Telep	hone No.			
Administrator/Beneficia	l User:	error den error erro			annual province to an arrangement and a second	and the second of the second	TIN:	nestallerito gali remanentació			
Address:			The Astronomical Statements (1) and a service and his consequence and the service and the serv		indik seleti jahikat kali kali menasi (aasta usang ya menjember kesasi jawa ya ya ya ya	Printer in the desiration of the management of	ministra	hone No.	BY THE CONTRACTOR AND ADDRESS OF THE		
Location of Property:	,		-						and for the same of the same o		
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alls also profes annual care street and a second		,			iii ioi,		(wu)	icipality & Prov	ince)		
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Taxable Exer	laman			ectivity of Ass	essment/Rea	issessme	nt:	2019 Year			
Approved by: By Author	ity of the Provinci	al Assessor:									
		landil.	New-1								
LEIZEL G. DEL ROSARIO, REA ACTING MUNICIPAL ASSESSOR					11/20/2018						
				OR			Date				
This declaration cancels		20-0642	Previous A.V	. Php 55,68	30.00 F	revious Pli	V 0	66-23-020-01-0	21		
Previous Owner : CARL	ITA CONSTANTI	NO LEDESM	A			P	revious	s Area : 44768	sq.m.		
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Note:

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT N SWORN STATEMENT Da

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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 LORAINE 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 <u>ADELINE</u>
P. NATIVIDAD from the late <u>CARLITA CONSTANTINO</u>
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.

Clerk of Court

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



PUBLIKA 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





23782373



If found, please return to the nearest Post Office.

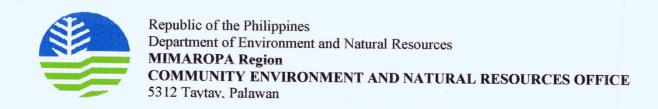
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CERTIFICATION

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.
Check	ed by:		
	RT. BIONA /N	IARIAN B. LACHICA Engineer II	ALEXANDER E. MANCIO SEMS/ Chief, RPS

APPROVED:



Republic of the Philippines

Department of Environment and Natural Resources

Region IV-MIMAROPA

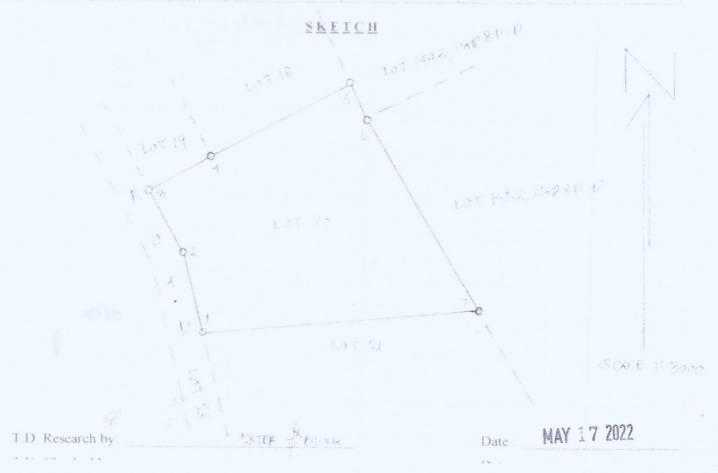
COMMUNITY ENVIRONMENT AND NATURAL RESOUCES OFFICE
Taytay 5312, Palawan

Application No	Survey No CSd-48-000 305 1 00841-0
Applicant	Lot No. 20 / 16757 Area 31 /62 .54. A
	Location HEN GUINCO, THY TAY, PALANDA
Surveyed by NONITO T. LACHICA	Cad Map No. 10 47 H- 119° 26 E.
Date of survey FFPFUART 12 2011	Date Approved JULY 31 2012

TECHNICAL DESCRIPTIONS

THE LINE S. 66 08 W 9,075.66 in FROM BILM #1, CAD 841 D, TATTAY CADASTER

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	for t	he approva	al of S	urvey Authorit	y by the	DENR-CEN	RO, Tay	rtay, Pal	awan;		
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