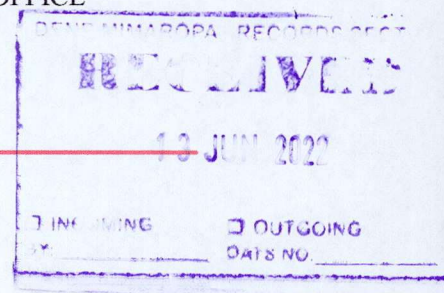




Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Bgy. Sta. Monica, Puerto Princesa City, Palawan  
Telfax No. (048) 434-8791  
Email Add: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)



June 6, 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 with the investigation report conducted on the application for Survey Authority with the subject Lot 7740, Cad.841-D.

After evaluation, This Office found out the following:

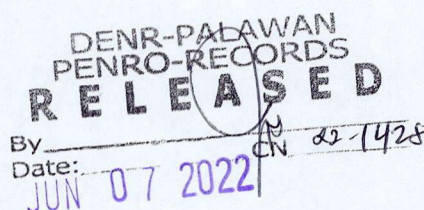
- The subject lot is within Alienable and Disposable Land per Land Classification Map No. 1604, Project 9-C, Block I, approved on August 30, 1952.
- The subject lot consist of four (4) corners covering an area of Fifty Nine Thousand Nine Hundred Fifty One (59,951) square meters.
- The subject lot was 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. 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:

*[Signature]*  
**JOHNNY P. LILANG**  
Chief TSD/Office In-Charge

Reference No: 2022-3879





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](mailto:penropalawan@denr.gov.ph)

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**ANNEX "B"**

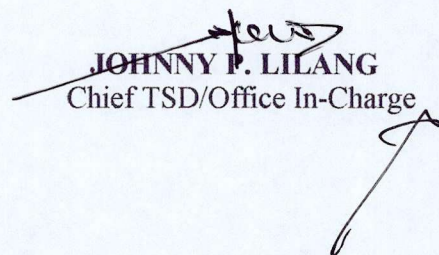
**CERTIFICATION**

This is to certify that **Lot 7740, Cad.841-D** is within **Alienable and Disposable Land** per LC Map No. 1604, Project No. 9-C, Block No. I dated August 30, 1952.

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

Issued on 6<sup>th</sup> day of June, 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

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By \_\_\_\_\_ CN \_\_\_\_\_  
Date: **JUN 07 2022**

119°24'20"E

NOTE: LOT 7740 FALLS TO THE DIFFERENT LOCATION THEREFORE, RECOMMEND TO CHECK TIE LINE

LOT 7740 FALLS TO MALAMPAYA SOUND PROTECTED SEASCAPE AND LANDSCAPE

LOT 7740, EDA LIGOT, TAYTAY

Bagong Bayan (EL)

El Nido

Cataban River

ALIENABLE AND DISPOSABLE LAND  
PROJECT NO. 9-C  
BLOCK I  
LC 1604

Cataban

Taytay

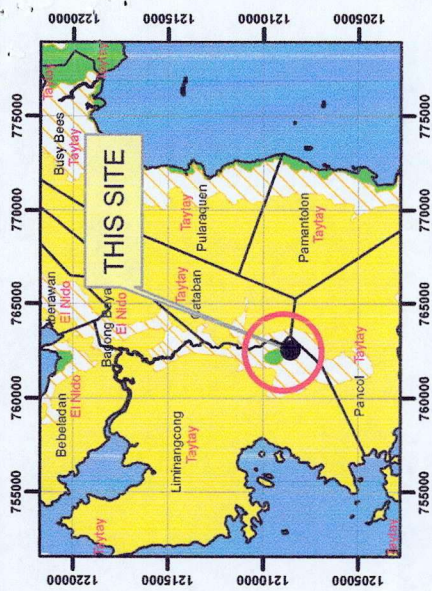
Limnangcong

Taytay

10°58'0"N

119°24'20"E

10°58'0"N



LOCATION MAP

SCALE 1:700,000



## MAP SHOWING

THE RELATIVE LOCATION OF LOT 7740  
APPLIED FOR SURVEY AUTHORITY BY  
EDA LIGOT

Located at Brgy. Cataban  
Municipality of Taytay  
Province of Palawan

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

SCALE 1:1000

### LEGEND

- LOT 7740
- 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



Application No. \_\_\_\_\_

Survey No. CAD 841-D

Applicant \_\_\_\_\_

Lot No. 7740 Area: 59,951 Sq. m.

Surveyed for FAUSTINO, RUDY

Location CATLABAN, TAYTAY, PALAWAN

Surveyed by CEASAR Q. DEL MORO

Cad Map No. 10° 58' N. 119° 23' E

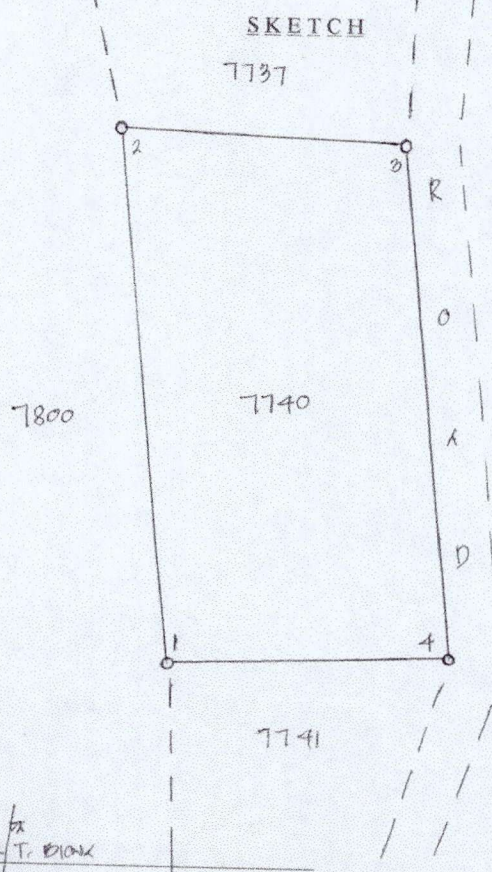
Date of survey JAN. 20 - FEB. 28, 1989

Date Approved OCTOBER 16, 1989

### TECHNICAL DESCRIPTIONS

TIE LINE: N. 38° 52' W 19,935.01 m. FROM DLM #1, CAD 841-D, TAYTAY COASTLINE

| LINE | BEARINGS     | DISTANCE  | LINE | BEARINGS | DISTANCE |
|------|--------------|-----------|------|----------|----------|
| 1-2  | N. 5° 08' W  | 348.98 m. |      |          |          |
| 2-3  | S. 87° 53' E | 177.57 m. |      |          |          |
| 3-4  | S. 5° 17' E  | 330.12 m. |      |          |          |
| 4-1  | S. 86° 01' W | 177.04 m. |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |



SCALE 1:4000

T.D. Research by: ESTER T. BIONK

Date : \_\_\_\_\_

T.D. Checked by: \_\_\_\_\_

Date : \_\_\_\_\_

T.D. Sketched by: /s/

Date : \_\_\_\_\_



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

DENR CENRO  
PALAWAN RECORDS  
RECEIVED

April 28, 2022

MEMORANDUM

BY: *[Signature]*  
DATE: 05-06-2022 22:3879

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

FROM : The Community Environment and Natural Resources Officer  
Brgy. Poblacion, Taytay, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT FOR CLEARANCE RE:  
INVESTIGATION REPORT ON THE AREA OF EDA T.  
LIGOT REP. BY LIZA SEBIDO FOR ISSUANCE OF  
SURVEY AUTHORITY**

Respectfully forwarded is the report dated April 18, 2022, of Special Investigator I Jones Manoel Y. Lafuente relative to the request of Amelia Gravamin for the issuance of Survey Authority with the subject **Lot No. 7740, Cad 841-D** under DENR Memorandum Circular (DMC) No. 2019-10, Section 4.2 item a.

In view hereof, respectfully informed of the findings on the mentioned above lot being the subject of the request of Mr. Dela Cruz, as follows:

1. The subject lot **falls within Agricultural Land (Alienable & Disposable)** per Land Classification No. 1604, Block I, Project 9-C certified on August 30, 1952. Fifty-nine Thousand Nine Hundred Fifty-one (59,951) square meters; listed to Rudy Faustino with Tie Line: N 38-52 W, 19,935.01 m from BLLM # 1, Cad 841-D of Taytay Cadastre;
2. A portion of the subject lot (30,000 sq. m.) was acquired by Eda T. Ligot (Eda, for brevity) from Veronica F. Faustino (Rudy's wife) with children's consent from Michael F. Faustino and Jonathan F. Faustino by *Waiver of Interest and Rights* dated February 24, 2021, duly subscribed by Atty. Philip Ray L. Nangkil under Doc. No. 05, Page No. 02, Book No. 13 series of 2021;
3. The subject lot was level to hilly in slope and **planted with coconut and banana trees.**
4. The subject lot is an **outside military reservation, but within Malampaya Sound Protected Landscape and Seascape (MSPLS)** per Presidential Proclamation No. 342, dated July 12, 2000;
5. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated January 4, 2021 (copy attached); and
6. Based on the certification dated February 7, 2022, issued by the Land Registration Authority (LRA), **the said lot does not appear to overlap with any previously plotted, decreed, and/or titled properties**

This Office concurs with the recommendation of Special Investigator Jones Manoel Y. Lafuente for the issuance of survey authority **subdividing the subject lot into three (3) resultant lots** in favor of Eda T. Ligot, Barangay Cemetery, and Heirs of Rudy Faustino.

For information, consideration, and further instruction.

DENR CENRO  
TAYTAY, PALAWAN  
RELEASED

BY: *[Signature]*  
DATE: MAY 04 2022 1227

*[Signature]*  
ALAN L. VALLE



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

**MEMORANDUM**

FOR : The Community Environment and  
Natural Resources Officer

FROM : Special Investigator I

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY  
APPLIED BY EDA T. LIGOT REP. BY LIZA SEBIDO ON  
LOT NO. 7740, CAD 841-D SITUATED AT BRGY.  
CATABAN, TAYTAY, PALAWAN**

DATE : April 18, 2022

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application of Eda T. Ligot rep. by Liza Sebido for Survey Authority.

**SUBJECT LOT**

The subject lot of this investigation is **Lot No. 7740, Cad 841-D**, located in **Barangay Cataban, Taytay, Palawan**, with an area of **Fifty Nine Thousand Nine Hundred Fifty One (59,951) square meters**.

**CLAIMANT**

The claimant of the subject is listed to **Faustino, Rudy** during the Cadastral Survey dated August 15- October 20, 1988 which was approved on November 4, 1988.

**PROCEEDING/ACTIVITIES UNDERTAKEN**

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

1. That on March 28, 2022, the undersigned had made coordination with Liza Sebido, authorized representative of Eda T. Ligot by virtue of *Special Power of Attorney* (SPA) on the date of investigation;
2. That on March 29, 2022, the undersigned had conducted investigation/inspection on the subject area.
3. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant, and documenting if there is an existing improvements introduced therein.

**FINDINGS/RECOMMENDATION**

After the conduct of investigation, the undersigned found the following:

انغ

1. The occupation and cultivation of Rudy Faustino (Rudy, for brevity) being the survey claimant of Lot 7740, Cad 841-D with an area of Fifty Nine Thousand Nine Hundred Fifty One (59,951) square meters located in Barangay Caaban, Taytay, Palawan, as far I have been able to ascertain since 1961;
2. Portion of the subject lot (30,000 sq. m.) was acquired by Eda T. Ligot (Eda, for brevity) from Veronica F. Faustino (Rudy's wife) with children consent from Michael F. Faustino and Jonathan F. Faustino by virtue of *Waiver of Interest and Rights* dated February 24, 2021 duly subscribed by Atty. Philip Ray L. Nangkil under Doc. No. 05, Page No. 02, Book No. 13 series of 2021;
3. The said portion of land acquired by Eda was covered by Tax Declaration No. 18-23-013-0152 declared to Rudy Faustino covering an area of 59,951 square meters;
4. The subject lot was level to hilly in slope and **planted with coconut and banana trees**.
5. The purpose of the request is to segregate the acquired lot from Lot 7740, Cad 841-D covering an area of 3.00 hectares, subdividing it into two (2) lots: a.) 2 hectares for the proposed barangay cemetery and b.) 1 hectare for the remaining claim of Eda. The proposed resultant lots are three (3) lots: a.) remaining claim of Heirs of Rudy Faustino, b.) proposed barangay cemetery, and c.) remaining claim of Eda from the acquired lot from Veronica Faustino;
6. That based on records, Lot 7740, Cad 841-D **falls within Agricultural Land (Alienable & Disposable)** as per Land Classification No. 1604, Block I, Project 9-C certified on August 30, 1952. Fifty-nine Thousand Nine Hundred Fifty-one (59,951) square meters; listed to Rudy Faustino with Tie Line: N 38-52 W, 19,935.01 m from BLLM # 1, Cad 841-D of Taytay Cadastre;
7. The subject lot is **outside military reservation, but within 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 January 4, 2021 (copy attached); and
9. Based on the certification dated February 7, 2022 issued by the Land Registration Authority (LRA), **the said lot does not appear to overlap with any previously plotted, decreed and/or titled properties** (copy attached).

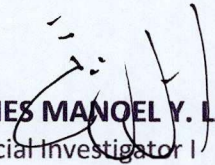
In view of the above-mentioned circumstances, **the undersigned recommends the issuance of survey authority subdividing the subject lot into three (3) resultant lots** in favor of Eda T. Ligot, Proposed Barangay Cemetery and Heirs of Rudy Faustino of herein listed claimant. Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated March 29, 2022.

  
JONES MANOHEL Y. LAFUENTE

Geo-tagged photos showing the conducted investigation/inspection on the area subject for issuance of Survey Authority at Barangay Cataban, Taytay, Palawan.



I hereby certify that the above photos were true and taken during the conduct of ground investigation for Survey Authority on March 29, 2022 in Barangay Cataban, Taytay, Palawan.

  
**JONES MANOEL Y. LAFUENTE**  
Special Investigator I




BIR FORM 0016 (DECEMBER, 2014)


|  |                                  |   |                         |
|--|----------------------------------|---|-------------------------|
| <b>COMMUNITY TAX CERTIFICATE</b>   |                                  | <b>INDIVIDUAL</b>   | <b>CCI2019 25974047</b> |
| YEAR: 2019   | PLACE OF ISSUE: TAYTAY, PALAWAN  | DATE ISSUED: 02/22/2021   | <b>TAXPAYER'S COPY</b>  |
| NAME (SURNAME): <b>EDA</b> (FIRST)   |                                  | TIN (If Any):   |                         |
| ADDRESS: <b>CATABAN, TAYTAY, PAL</b>   |                                  | SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE |                         |
| CITIZENSHIP: <b>PHILIPINO</b>  | ICR NO. (If an Alien):           | PLACE OF BIRTH: <b>CAMARANES NORTE</b>  | HEIGHT:                 |
| CIVIL STATUS: <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow/Widower Legally Separated <input type="checkbox"/> Divorced | DATE OF BIRTH: <b>02/19/1957</b> |   | WEIGHT:                 |
| PROFESSION / OCCUPATION / BUSINESS:  |                                  | TAXABLE AMOUNT:   | COMMUNITY TAX DUE:      |
| <b>A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00)</b>   |                                  |   | <b>P 5.00</b>           |
| <b>B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)</b>   |                                  |   |                         |
| 1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)   |                                  | <b>P 45,000.00</b>  | <b>45.00</b>            |
| 2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)  |                                  |   |                         |
| 3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)   |                                  |   |                         |
| Right Thumb Print  | TAXPAYER'S SIGNATURE             | TOTAL   | <b>P 50.00</b>          |
|  | <b>IMLYN E. PARAPINA</b>         | INTEREST  | <b>.00</b>              |
|  | <b>Asong Municipal Treasurer</b> | TOTAL AMOUNT PAID   | <b>P 50.00</b>          |
| <b>25974047 EMEI Y 102/2021 12-12-2021</b>   |                                  | (In words) Fifty Pesos Only   |                         |
| <b>MUNICIPAL / CITY TREASURER</b>  |                                  |   |                         |

DOP: 05.06.2019

ALEXANDER E. MANGIO  
SENIOR Chief, RPS  
In Charge, Office of the CENRO



Republic of the Philippines  
 Office for the Senior Citizens Affairs (OSCA)  
 Taytay, Palawan




Name: **EDA TRABALLO LIGOT**

Address: **Cataban, Taytay, Palawan**


**12-18-1957**  
 Date of Birth

**Female**  
 Sex

**01-14-19**  
 Date issued



**083**  
 I.D. No.




**Control No. 010**

This Card is Non-transferable


*Ligot*

**Benefits and Privileges under Republic Act No.9964**  
 Free medical/dental/diagnostic & laboratory service in all government facilities  
 20% discount for medicines (generic or branded)  
 20% discount in hotels, restaurants, recreation centers  
 20% discount in theaters, cinema houses & concert halls  
 20% discount in medical/dental services, diagnostic & laboratory fees in private facilities  
 20% discount in fare for domestic air, sea travel & public land transportation  
 30% discount of funeral & burial service  
 5% discount in basic necessities and prime commodities  
 12% VAT-Exemption on purchase of goods & services w/c are entitled to 20% discount  
 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter tags are under the name of senior citizens.

Persons and Corporations violating RA 9964 shall be penalized  
 Only for the exclusive use of Senior Citizens: abuse of privileges & punishable by law.

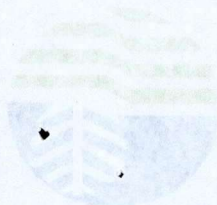


**LINDA E. AMBASA**  
 OSCA Head



**NOHY L. SALVAME**  
 Municipal Mayor

*Ligot*





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:

ALDEN CENRO  
TAYTAY, PALAWAN  
DATE: 09-28-2020

THIS IS TO CERTIFY that, as per records of this Office, Lot 7740, Cad 841-D, Taytay Cadastre situated in Barangay Cataban, Taytay, Palawan containing an area of Fifty-nine Thousand Nine Hundred Fifty-one (59,951) square meters was surveyed for Rudy Faustino and not covered by any public land application.

Issued this 14<sup>th</sup> day of September, 2020 upon request of the Eda T. Ligot dated August 28, 2020.

ELVIE G. BASE  
Administrative Officer I  
(Records)

Noted:

ALAN L. ALLE  
Engineer V/OIC, CENRO

Note: This certification is invalid when it is not marked officially released and when not paid of corresponding fee/s.

Certification Fee Paid (P 60.00)

O.R. No. 9219104

Date 09-28-2020

by the National Highway, Poblacion, Taytay, Palawan 5312  
email add: cenro.taytay@denr.gov.ph  
Contact No. 0912-771-3889 (TNT)/0926-505-9335 (TM)

## CERTIFICATION

DENR CENRO  
TAYTAY, PALAWAN  
RELEASED

### TO WHOM IT MAY CONCERN:

BY: [Signature]  
DATE: 09.25.20 CN 0524

It is hereby certified, based on the records kept in this Office, that Lot 7740, Cad 841-D containing an area of Fifty-nine Thousand Nine Hundred Fifty-one (59,951) square meters in Barangay Cataban, Taytay, Palawan is an Agricultural land (alienable and disposable) as per Block I, Project No. 9-C, LC Map No. 1604 certified as such since August 30, 1952. The approved tie line of this lot is N.3852' W., 19, 935.01 M from BLLM # 1, Cad 841-D. Attached as an integral part hereof is the certification of even date of Administrative Officer I Elvie G. Base regarding the disposition status of this land.

This certification is issued this September 14, 2020 as per the request of Eda T. Ligot dated August 28, 2020.

Projected by:

Verified by:

ESTER T. BIONA  
LMO I

[Signature]  
DONNA C. TABERNILLA  
Forester II/ Chief, RPS

[Signature]  
MARIAN B. LACHICA  
Engineer II

[Signature]  
ALAN LOVALLE  
Engineer V/ CIC, CENRO

Certification fee paid

Amount P 60.00

Official Receipt No. 9219104

Date: 09.25.2020

Caution: Any erasure or alteration hereon renders this document void.

Application No. \_\_\_\_\_

Survey No. CAD 841-D

Applicant \_\_\_\_\_

Lot No. 7741 Area: 18,455 Sq.m

Surveyed for FAUSTINO APOLONIO

Location CATABAN, TAYTAY, PALAWAN

Surveyed by CEASAR Q. DEL MORO

Cad Map No. 10° 57' N. 119° 24' E

Date of survey JAN. 20 - FEB. 28, 1989

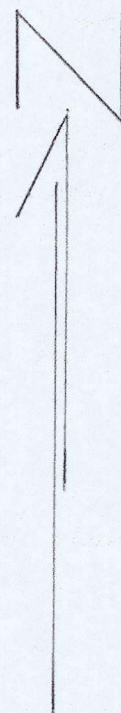
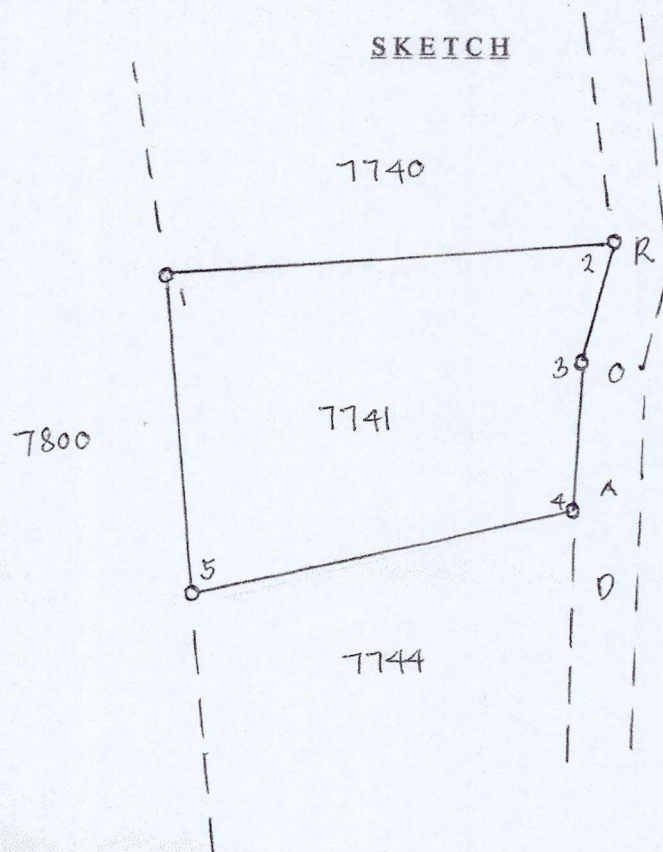
Date Approved OCTOBER 16, 1989

### TECHNICAL DESCRIPTIONS

TIE LINE: N. 38° 52' W 19,935.01 m. FROM BLLM #1, CAD 841-D, TAYTAY CADASTRE

| LINE | BEARINGS     | DISTANCE  | LINE | BEARINGS | DISTANCE |
|------|--------------|-----------|------|----------|----------|
| 1-2  | N. 86° 01' E | 177.04 m. |      |          |          |
| 2-3  | S. 17° 03' W | 49.37 m.  |      |          |          |
| 3-4  | S. 5° 28' W  | 58.64 m.  |      |          |          |
| 4-5  | S. 78° 17' W | 155.08 m. |      |          |          |
| 5-1  | N. 2° 10' W  | 124.85 m. |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |
|      |              |           |      |          |          |

### SKETCH



SCALE 1:3000

COMPUTAT

Steel  
COMPUTAT

L. R. C. No.

[illegible]

## SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

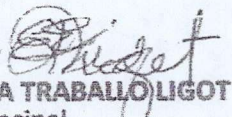
That I, **EDA TRABALLO LIGOT**, widow, of legal age, Filipino, and a resident of Brgy. Cataban, Taytay, Palawan;

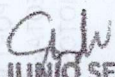
DO HEREBY NAME, CONSTITUTE AND APPOINT **LIZA JUNIO SEBIDO**, married, of legal age, Filipino, and a resident of Brgy. Corong-corong, El Nido, Palawan to be my true and lawful Attorney-in-Fact, for me and in my name, place and stead, and for my own use and benefits, to do and perform all or any of the following acts and things, namely:

1. To transact documents, requesting, processing, payment of necessary fees, and other related papers and processing from the aforesaid offices, in my behalf.
2. To execute, sign and deliver such persons or entities any necessary documents, papers, other writings and to pay any taxes or fees in connection with the above given authority.
3. To receive payment due me.

HEREBY GIVING and GRANTING unto my said Attorney-in-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully for all intents and purposes, as our might or could lawfully do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our said Attorney-in-Fact or her substitute shall lawfully do cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 4<sup>th</sup> day of November 2021 at El Nido, Palawan, Philippines.

  
**EDA TRABALLO LIGOT**  
Principal  
OSCA ID No. 083

  
**LIZA JUNIO SEBIDO**  
Attorney-in-fact  
TIN No.215-567-194-000

## ACKNOWLEDGMENT

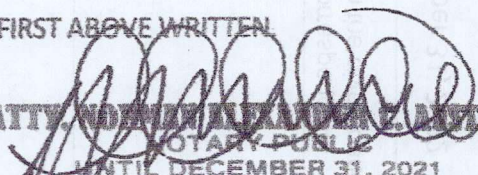
Republic of the Philippines)  
El Nido, Palawan ) S.S.  
X-----X

BEFORE ME, a Notary Public for Palawan this 4<sup>th</sup> day of November 2021, personally appeared the above-named persons known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act of deed.

WITNESS MY HAND AND SEAL, ON THE DATE AND PLACES FIRST ABOVE WRITTEN

Doc No. 476;  
Page No. 96;  
Book No. IV;  
Series of 2021



  
**ATTY. NORMAN ALEXANDER AUSTRIA**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2021  
COMMISSION NO. 2020-014  
PTB NO. 2572522; JANUARY 8, 2021 / PAL  
IBP NO. 145534 / JANUARY 7, 2021  
ROLL NO. 72339  
TIN: 277-965-975

## JOINT AFFIDAVIT OF TWO DISINTERESTED PERSONS

We, LUZVIMINDA GULIMLIM DONDOY (widow) and LORETO R. CAABAS (single), both of legal age, Filipinos, and both residents of Brgy. Cataban, Taytay, Palawan, after having been duly sworn to in accordance with law, hereby depose and state that:

1. We both residents of Brgy. Cataban, Taytay, Palawan, since childhood;
2. We both know the Sps. Veronica F. Faustino and Rudy Faustino (deceased);
3. We both know that RUDY FAUSTINO who died on May 29, 1996, is the registered owner of the parcel of land, located at Brgy. Cataban, Taytay, Palawan, covered by Tax Declaration No. 23-013-0046, identified as Lot No. 7740, Cad 841-D, consisting of FIFTY NINE THOUSAND NINE HUNDRED FIFTY ONE (59,951SQ.M.) square meters;
4. We also know that Veronica F. Faustino sold a portion of the above-described property or 3 HECTARES portion, as part owner and conjugal property as surviving spouse of Rudy Faustino to EDA T. LIGOT;
5. We are executing this Joint Affidavit to attest to the truth of the foregoing facts and for any other legal purpose that this Affidavit may serve.

IN WITNESS WHEREOF, we have hereunto set our hands this  
NOV 24 2021 at El Nido, Palawan.

*Dondoy*  
LUZVIMINDA G. DONDOY  
Affiant/OSCA No. 002554

*Loreto Caabas*  
LORETO R. CAABAS  
Affiant/OSCA No. 2638

Republic of the Philippines) s.s.  
El Nido, Palawan )

SUBSCRIBED AND SWORN to before me this NOV 24 2021 at  
EL NIDO, PALAWAN affiants exhibiting their competent evidence of identity. I personally examined them and they have voluntarily executed their Affidavit and have read and understood the contents thereof.

Doc. No. 328  
Page No. 67  
Book No. 55  
Series of 2021



*[Signature]*  
PHILIP RAY L. NANGKIL, CPA, CREB, NOTARY PUBLIC UNTIL 31 DECEMBER 2021  
PTR NO. 2572483/12-30-20/1  
IBP NO. 153205/01-15-21/P  
ROLL OF ATTORNEYS NO. 54  
MCLE COMPLIANCE NO. VI-0029160/4.14.2022



Republic of the Philippines  
Province of Palawan  
Municipality of Taytay  
Barangay Cataban

OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

TO WHOME IT MAY CONCERN:

This is to certify that Mrs EDA T. LIGOT, of legal age, widow  
Filipino citizen a resident of Barangay Cataban, Taytay, Palawan and  
Mr. Ramon Faustino the son of the late RUDY FAUSTINO, he will be the  
one to certify that this land was owned by Rudy Faustino they sell  
this parcel of land situated at Barangay Cataban, Taytay, Palawan to  
Mrs Eda T. Ligot the area of 3 hectares from the Lot # 7780 from  
the total area of 59.951 square meter.

Boundaries:

North: River

South: Mountain

East: Ramon Faustino

West: Norma Pena

This certification is being issued upon the request of  
the said person for whatever legal purpose it may serve him best.

Issued this 10th day of November, 2021 at barangay  
Cataban, Taytay Palawan.

HON. JON O. TUMAMPIL  
Punong Barangay

Paid under O.R. No. \_\_\_\_\_

Issued on: \_\_\_\_\_

Issued at: \_\_\_\_\_

# TAX DECLARATION OF REAL PROPERTY

TD No. **18-23-013-0152**Property Identification No. **066-23-013-06-008**Owner: **RUDY FAUSTINO**

TIN: \_\_\_\_\_

Address: **CATABAN, TAYTAY, PALAWAN**

Telephone No. \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Location of Property: \_\_\_\_\_

**CATABAN****TAYTAY, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. \_\_\_\_\_

CCT: \_\_\_\_\_

Lot No. \_\_\_\_\_

Date: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries: \_\_\_\_\_

North: **ALN - 001**South: **ALN - 001 OF SEC. 07**East: **ROAD**West: **ALN - 001 OF SEC. 13****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY**

Brief Description: \_\_\_\_\_

**BUILDING**

No. of Storeys: \_\_\_\_\_

**Others:**

Specify: \_\_\_\_\_

Brief Description: \_\_\_\_\_

| Classification           | Area            | Unit Value  | Market Value | Actual Use                  | Assessment Level | Assessed Value | Taxability |
|--------------------------|-----------------|-------------|--------------|-----------------------------|------------------|----------------|------------|
| AGRICULTURAL (COCON2-ML) | 2.0000 ha.      | 200,000 Php | 332,000.00   | AGRICULTURAL (Coconut Land) | 16 % Php         | 53,120.00      | TAXABLE    |
| AGRICULTURAL (A-2)       | 2.0000 ha.      | 249,300 Php | 413,838.00   | AGRICULTURAL (Orchard Land) | 16 % Php         | 66,210.00      | TAXABLE    |
| AGRICULTURAL (RICUP2-ML) | 1.9951 ha.      | 70,000 Php  | 115,915.31   | AGRICULTURAL (Upland R/L)   | 16 % Php         | 18,550.00      | TAXABLE    |
| Total                    | 59,951.00 sq.m. | Php         | 861,753.31   |                             | Php              | 137,880.00     |            |

Total Assessed Value **ONE HUNDRED THIRTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: \_\_\_\_\_

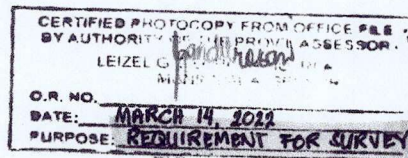
**2020**  
Year

**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: \_\_\_\_\_

Machine Validation: Printed by Rodolfo R. Palanca/ 10:42:27 AM



**PAGBABAHAGING LABAS SA HUKUMAN NG LUPANG PAG-AARI  
NI RUDY FAUSTINO**

**ALAMIN NG LAHAT NA KAMI:**

**VERONICA FUENTES FAUSTINO**, balo ni Rudy Faustino, **RAMON FUENTES FAUSTINO**, married to Erlinda A. Faustino, **RUDY FUENTES FAUSTINO JR.**, married to Teresa H. Faustino, **ROBENSON F. FAUSTINO**, (deceased) married to Florida J. Faustino dito ay kinatawan ng kanyang mga legal na tagapagmana na sina **KRISTINE J. FAUSTINO** at **MAIKEE J. FAUSTINO**, **JONATHAN FUENTES FAUSTINO**, married to Catherine D. Faustino, **MICHAEL FUENTES FAUSTINO**, married to Rebecca T. Faustino, **MARICEL FUENTES FAUSTINO**, single, **MARISAN FAUSTINO LEANDA**, married to Edgar S. Leanda at **ROLDAN FUENTES FAUSTINO**, married to Vilma A. Faustino, mga nasa legal na edad, mga Pilipino at mga nakatira sa Brgy. Cataban, Taytay, Palawan, sa pamamagitan ng kasulatang ito ay nagpapatunay at nagsasaysay na:

1. Kami ang mga asawa/anak/apo, tunay at direktang tagapagmana ni **RUDY FAUSTINO** na namatay noong May 29 1996 sa Brgy. Cataban, Taytay, Palawan at kasal kay Veronica Fuentes Faustino, na sa kanyang pagkamatay ay walang naiwang Huling Habilin o Testamento, at walang anumang pagkakautang sa kaninumang tao o samahan;
2. Ngunit sa pagkamatay ng aking/aming asawa/ama/lolo, siya ay nakaiwan ng lupain bilang rehistradong may-ari na sakop ng Tax Declaration (TD) No. 23-013-0046, at may DENR CENRO Certification Official Receipt (OR) No. 9219104, na inisyu noong 14 September 2021, na kilala bilang Lot No. 7740, Cad 841-D, na may sukat na FIFTY NINE THOUSAND NINE HUNDRED FIFTY ONE (59,951SQ) square meters, na matatagpuan sa Brgy. Cataban, Taytay, Palawan;
3. Sa bisa at kapangyarihan ng Talata Blg. 1 ng Sinusugang Alituntunin Blg. 74 ng binagong Alituntunin ng Hukuman ng Pilipinas, ay aming pinagkakasunduan na bahaginin sa aming mga sarili ang nasabing lupain sa pantay pantay na sukat.

SA KATUNAYAN NG LAHAT NG ITO, kami ay lumagda ngayong NOV 24 2021, dito sa El Nido, Palawan.

Heirs:

*Veronica F. Faustino*  
**VERONICA F. FAUSTINO**  
OSCA No. 002

*Ramon F. Faustino*  
**RAMON F. FAUSTINO**

*Jonathan F. Faustino*  
**JONATHAN F. FAUSTINO**  
COMELEC VIN: 5320-0070A-G2776JFF1000

*Michael F. Faustino*  
**MICHAEL F. FAUSTINO**

Testigo:

*[Signature]*

*[Signature]*

**ACKNOWLEDGMENT**

Republic of the Philippines )  
El Nido, Palawan ) s.s.

BEFORE ME, a Notary Public for Palawan this NOV 24 2021 personally appeared the abovenamed persons known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc No. 523  
Page No. 101  
Book No. 13  
Series of 2021



*[Signature]*  
**PHILIP RAY L. NANGKIL, CPA, CREB, CREA, IA, EnP**  
NOTARY PUBLIC UNTIL 31-DECEMBER 2021  
PTR NO. 2522483/12-30-20/PAL.  
IBP NO. 153205/D1-15-21/PAL.

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

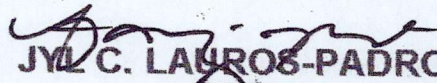
**CERTIFICATION**

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. 7740, Cad 841-D located at Barangay Cataban, Taytay, Palawan.

This Certification is being issued upon request of Alan L. Valle for survey authority.

At Puerto Princesa City, this 4<sup>th</sup> day of January 2021.

  
**JYL C. LAUROS-PADRONES**  
Clerk of Court

Cert. Fee: P15.00/35.00/P10.00  
O.R. No. 7406982/7407863/1912001  
Dated: December 29, 2021



**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 after due verification of our available records, it was found that Lot 7740, Cad. 841-D Taytay Cadastre, situated in the Municipality of Taytay, Province of Palawan, has no record under the Cadastral proceedings.

When the technical description was plotted, thru its tie line, by the Land Projection Section, this Authority, it does not appear to overlap with any previously plotted decreed and/or titled properties as confirmed and verified by the said Section.

This certification is issued upon request of Rechelle Francisco of Taytay, Palawan. For reference purposes only.

**IN WITNESS WHEREOF**, we have hereunto set our hands and affixed the seal of this Authority this 7th day of February, 2022.

Verified by:

**JOMARK B. CARDINOZA**  
Examiner

**FOR THE ADMINISTRATOR**

**RICARDO R. NILO**  
Chief  
Cadastral Decree Section