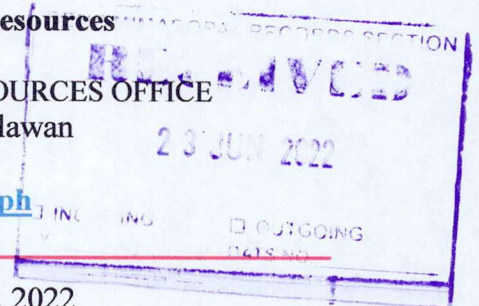




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph



June 14, 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 3100, Cad.841-D.

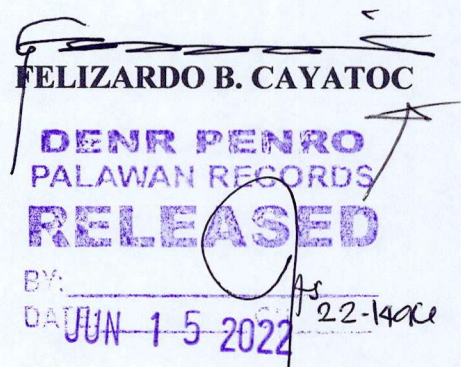
After evaluation, This Office found out the following:

- The subject area is within portion Alienable and Disposable Land per Land Classification Map No. 1614, Block XII approved on September 23, 1952.
- The subject lot consist of eleven (11) corners covering an area of Three Hundred Forty One Thousand Seven Hundred Twenty Two (341,722) 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.

Reference No. 2022-3861

CC: SURVEYS



Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add:denrpalawan@yahoo.com



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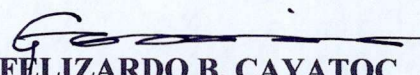
ANNEX "B"

CERTIFICATION

This is to certify that **Lot 3100, Cad.841-D** is within **Alienable and Disposable Land** per LC Map No. 1614, Block No. VII dated September 23, 1952.

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

Issued on 14th day of June, 2022 for confirmatory verification of the Regional office.


FELIZARDO B. CAYATOC
PENRO

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

DENR PENRO
PALAWAN RECORDS
RELEASED

BY: _____
DATE JUN 15 2022 22-1496



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

PALAWAN RECORDS

RECEIVED

May 2, 2022

MEMORANDUM

BY: [Signature]
DATE: 05-05-2022 22:3861

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 FOR SURVEY
AUTHORITY APPLIED BY ELEUTERIO F. GABALES
FOR PORTION OF LOT NO. 3100, CAD 841-D
LOCATED IN BARANGAY BATO, TAYTAY,
PALAWAN**

Respectfully forwarded is the report dated April 19, 2022 of Land Management Inspector Joanna Jean L. Talamayan relative to the request of Mr. Eleuterio F. Gabales for the issuance of Survey Authority with the subject Lot No. 3100, Cad 841-D (portion) 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. Gabales, as follows:

1. The subject lot falls within **Agricultural Land (Alienable & Disposable)** as per Block VII, Project 9-A, Land Classification No. 1614 approved on September 23, 1952; Three Hundred Forty-one Thousand Seven Hundred Twenty-two (341,722) square meters; listed as Public Land with approved tie line of S. 13° 40' W 14,505.27 m from BLLM I Cad 841-D, Taytay Cadastre;
2. The abovementioned lot is subject for the issuance of Survey Authority to subdivide the whole Lot 3100, Cad 841-D into three (3) lots, whereas two (2) of which will be given to Eleuterio Gabales while the remaining one (1) lot is claimed/ occupied by different individuals.
3. As per report, Mr. Eleuterio F. Gabales bought the portion of lot containing an area of more or less Sixty Thousand (60,000) square meters to Jesus Geonanga per submitted copy of Voluntary Transfer of Rights and Interest over a parcel of land dated May 20, 1994, executed and acknowledged before Herman J. Arellano, Notary Public, docketed as Doc. No. 18, Page No. 4 in the Book No. IV, Series of 1994;
4. It was also issued a DENR certification dated January 10, 2000 was issued to Mr. Eleuterio F. Gabales in relation to portion of Lot 3100, Cad 841-D located in Barangay Bato, Taytay, Palawan signed by former Land Management Officer III Mariano P. Lilang, Jr. Attached in the said certification are the copy of certification dated October 24, 1999 from the Office of the Punong Barangay signed by former Punong Barangay George Balofinos and Waiver and Relinquishment of Rights and Improvements over a parcel of



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MIMAROPA Region

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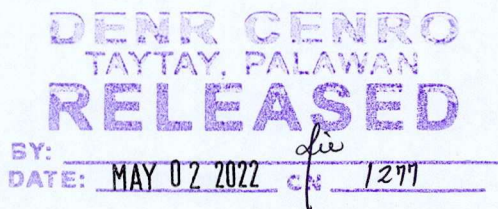
Email: cenrotaytay@denr.gov.ph

land with Lot No. 3100 (portion), Cad 841-D located in Barangay Bato, Taytay, Palawan containing an area of Sixty-two Thousand Four Hundred Forty-four (62,444) square meters subscribed and sworn before Land Management Inspector Marcelino B. Pagliawan dated December 15, 1999;

5. The land acquired by Mr. Gabales was previously covered by Tax Declaration No. 022-0515-A with Property Identification No. 066-23-022-17-035 under the name of Jesus Geonanga. Further, said tax declaration was revised and transferred to Eleuterio Gabales per Waiver of Rights executed dated December 15, 1999 by Jesus Geonanga subscribed and sworn to before Marcelino Pagliawan, Land Management Inspector of the DENR-CENRO Taytay;
6. Findings also disclosed that the subject lot is generally plain/level with rice field, and planted with banana, mango, coconut, and mangium trees.
7. The subject lot is **outside military reservation, however, 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 October 29, 2020; and
9. Based on the certification dated June 16, 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.

This Office concurs with the recommendation of LMI Talamayan for the issuance of Survey Authority subdividing whole Lot 3100, Cad 841-D into three (3) lots, whereas two (2) of which will be given to Eleuterio Gabales while the remaining one (1) lot is claimed/ occupied by different individuals.

For information, consideration, and further instruction.



ALAN L. VALLE



PENRO

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

w/ orig. V-37

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 : Land Mgt. Inspector JOANNA JEAN. L TALAMAYAN

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY ELEUTERIO F. GABALES FOR PORTION OF LOT 3100, CAD 841-D LOCATED IN BARANGAY BATO, TAYTAY, PALAWAN**

DATE : April 19, 2022

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**

BY: *[Signature]*
DATE: 4.19.22 **CN** 2159

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct investigation pertaining to the application of MR. ELEUTERIO F. GABALES filed on January 6, 2022.

SUBJECT LOT

The subject lot of this investigation is portion of **Lot No. 3100, Cad 841-D** located in **Barangay Bato, Taytay, Palawan** with a total area of **Three Hundred Forty-one Thousand Seven Hundred Twenty-two (341,722)** square meters.

CLAIMANT and CLASSIFICATION

The claimant of the subject lot was listed as **Public Land** during the Cadastral Survey dated November 2- December 9, 1987 and approved on July 4, 1988. That based on records, Lot No. 3100, Cad 841-D falls within Agricultural Land (Alienable & Disposable) as per Block VII, Project 9-A, Land Classification No. 1614 certified on September 23, 1952. The approved tie line of the said lot is S. 13° 40' W 14,505.27 m from BLLM I Cad 841-D, Taytay Cadastre.

PROCEEDING/ACTIVITIES UNDERTAKEN

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

1. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant;
2. The undersigned had made coordination with Mr. Eleuterio F. Gabales relative 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 together with Special Investigator Jones Manoel Y. Lafuente on March 30, 2022 at about 11:40 o'clock in the morning to verify if there is an existing improvements introduced therein; and
4. That during the conduct of investigation/ inspection, the undersigned had subscribed the applicant's "Affidavit of Two Disinterested Person" as one of the requirements for Survey Authority.



FINDINGS/RECOMMENDATION

Upon investigation, I found the following:

1. Mr. Eleuterio F. Gabales bought the portion of lot containing an area of more or less Sixty Thousand (60,000) square meters to Jesus Geonanga as per submitted copy of Voluntary Transfer of Rights and Interest over a parcel of land dated May 20, 1994, executed and acknowledged before Herman J. Arellano, Notary Public, docketed as Doc. No. 18, Page No. 4 in the Book No. IV, Series of 1994 (*Annex A*);
2. Records of this Office shows that a DENR certification dated January 10, 2000 with Control No. 025 was issued to Mr. Eleuterio F. Gabales in relation to portion of Lot 3100, Cad 841-D located in Barangay Bato, Taytay, Palawan signed by former Land Management Officer III Mariano P. Lilang, Jr. Attached in the said certification are the copy of certification dated October 24, 1999 from the Office of the Punong Barangay signed by former Punong Barangay George Balofinos and Waiver and Relinquishment of Rights and Improvements over a parcel of land with Lot No. 3100 (portion), Cad 841-D located in Barangay Bato, Taytay, Palawan containing an area of Sixty-two Thousand Four Hundred Forty-four (62,444) square meters subscribed and sworn before Land Management Inspector Marcelino B. Pagliawan dated December 15, 1999 (*Annex B*);
3. The said land acquired by Mr. Gabales was previously covered by Tax Declaration No. 022-0515-A with Property Identification No. 066-23-022-17-035 under the name of Jesus Geonanga (*Annex C*). Further, said tax declaration was revised and transferred to Eleuterio Gabales as per Waiver of Rights executed by Jesus Geonanga subscribed and sworn before Marcelino Pagliawan, Land Management Inspector of the DENR dated December 15, 1999 with Tax Declaration No. 008-1154-A with Property Identification No. 066-23-008-21-047. It was left out during LDAP-RPTA Project and *erroneously declared* to Mauro Lopez per annotation found at the back of the Declaration of Real Property of Eleuterio Gabales (*Annex D*);
4. It is now covered by Tax Declaration No. 18-23-008-0981 with Property Identification No. 066-23-008-21-047 under the name of Eleuterio Gabales (*Annex E*);
5. Accordingly, Jesus Geonanga, predecessor-in-interest of Mr. Gabales, started to occupy and developed the area sometime in year 1960's. He sold the area to Mr. Gabales through verbal agreement in year 1992 and formally effected in year 1994 per Voluntary Transfer of Rights and Interest over a parcel of land;
6. A certification from the Office of Punong Barangay of Bato signed by Hon. Marcelino S. Nava, Jr. dated October 30, 2020 was issued to Mr. Gabales as the actual occupant/ possessor of a parcel of land with an area of 62,444 square meters (*Annex F*). The same had been verified during investigation that Mr. Gabales is the actual/ lawful claimant as evidence of his improvements introduced thereon and Voluntary Transfer of Rights and Interest over a parcel of land/ Waiver and Relinquishment of Rights and Improvements over a parcel of land with Lot No. 3100 (portion), Cad 841-D located in Barangay Bato, Taytay, Palawan containing an area of Sixty-two Thousand Four Hundred Forty-four (62,444) square;
7. The subject lot is generally plain/ level **planted with banana, mango, coconut, and mangium trees with rice field area**. Two (2) houses were also built within the subject lot, one is the house of Eleuterio Gabales himself and the other one is owned by his child, Elma;

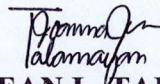


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8. The purpose of the request is to subdivide the whole Lot No. 3100, Cad 841-D into three (3) lots, whereas the two (2) resultant lots will be given to Eleuterio Gabales while the remaining one (1) lot is claimed/ occupied by different individuals.
9. 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;
10. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated October 29, 2020 (*Annex G*); and
11. Based on the certification dated June 16, 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 H*).

In view of the above, the undersigned hereby recommends for the **approval** of the application for survey authority subdividing the whole Lot 3100, Cad 841-D into three (3) lots, whereas two (2) of which will be given to Eleuterio Gabales while the remaining one (1) lot is claimed/ occupied by different individuals.

Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated March 30, 2022.


JOANNA JEAN L. TALAMAYAN

Attachments:

1. Copy of the request
2. Voluntary Transfer of Rights dated May 20, 1994
3. Certification from DENR dated January 10, 2000
4. Tax Declaration No. 022-0515-A under the name of Jesus Geonanga
5. Tax Declaration No. 008-1154-A under the name of Eleuterio Gabales
6. Tax Declaration No. 18-23-008-0981 under the name of Eleuterio Gabales
7. Barangay Certification dated October 30, 2020
8. RTC certification dated October 29, 2020
9. LRA certification dated June 16, 2021
10. Identification Card
11. Community Tax Certificate (Cedula)
12. CENRO certification
13. V-37
14. Affidavit of 2 disinterested person
15. ArcGIS generated map

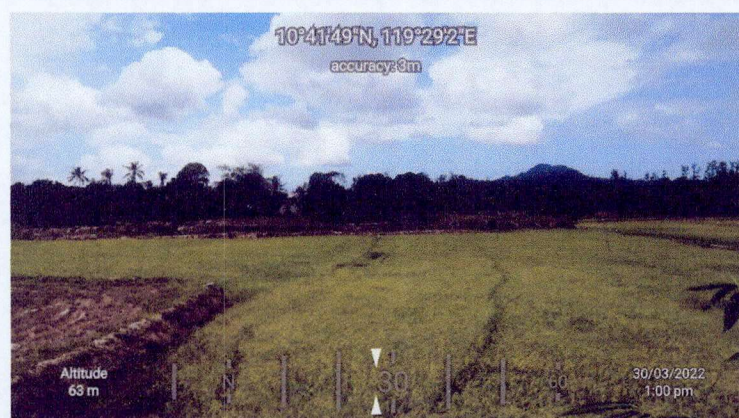
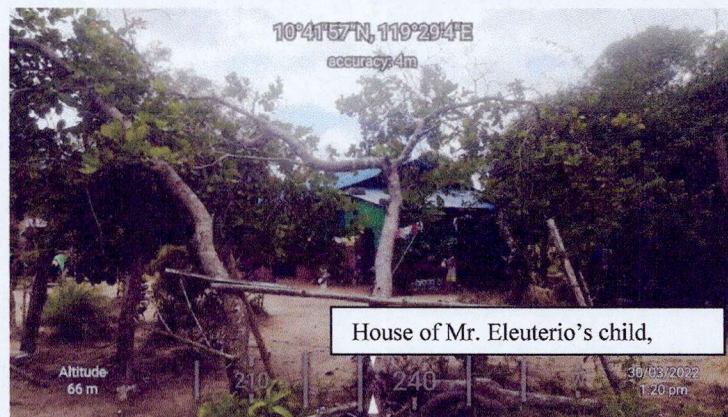
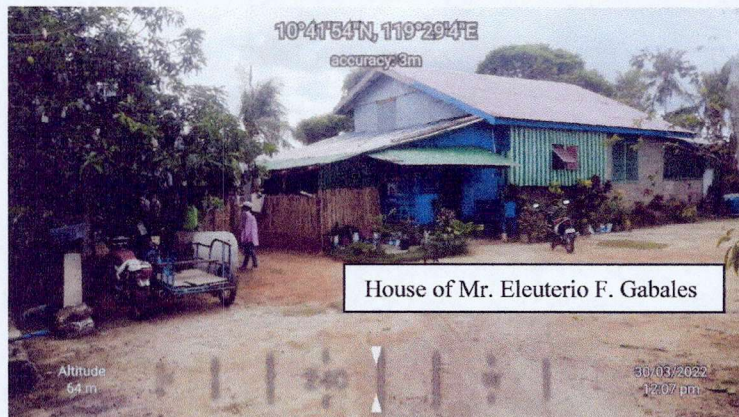


PHOTOS





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



LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: Eleuterio Gabales
Present Address: Purok Sur, Bgy. Bato, Taytay, Palawan

01-00-21 0092

Date: Dec. 6, 2021

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

Sir,

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

Lot No. 3100 Survey No. Cad 841-D
Identical to Lot No. _____ Survey No. _____
Portion of Lot No. _____ Survey No. _____
Area: 62,444
Location of the land: Bgy. Bato Taytay Palawan

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

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

Very truly yours,

E. Gabales

Signature: Eleuterio F. Gabales

Contact No: 0916581812

GEODETIC ENGINEER'S COMMITMENT

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

Geodetic Engineer ABIGAIL A. VILLANEL
Licensed No. 10338
Contact No. 0916954618

Requirements:

- _____ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- _____ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- _____ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- _____ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- _____ 6. Barangay Certification (actual occupant of the area);
- _____ 7. Sown affidavit of two (2) disinterested persons (residents of barangay where the land is



VILLARUEL SURVEYING AND ENGINEERING SERVICES

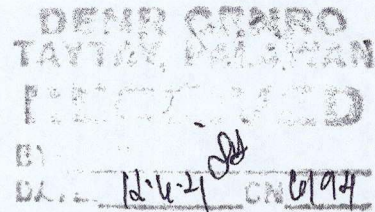
San Lorenzo, Poblacion, Taytay, Palawan

Contact #: 0927-138-2202/ 0918-795-6434/ 0905-141-2734

Email Add: villaruelsurveyingoffice@gmail.com

December 6, 2021
Poblacion, Taytay, Palawan

Engr. ALAN L. VALLE
OIC-CENRO
Taytay- El Nido

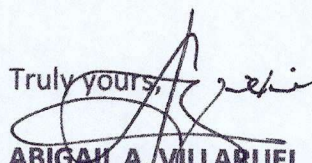


Sir,

Mr. Eleuterio Gabales is hiring our services to execute a relocation/ subdivision survey of Lot 3100, Cad 841-D, Taytay Cadastre, located at Barangay Bato, Taytay, Palawan.

In connection with this, I would like to request to your good office for the issuance of **survey authority** for the above mentioned lot property.

Hoping for your kind consideration hereon. Thank you.

Truly yours, 
ABIGAIL A. VILLARUEL
GEODETIC ENGINEER
PRC Registry ID No. 10338

Annex A

VOLUNTARY TRANSFER OF RIGHTS
AND INTERESTS OVER A PARCEL
OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This instrument, made and executed by and between -

JESUS GEONANGA, of legal age, married to
RUPINA GAYAS, filipino and a resident of
Barangay, Calawag, Taytay, Palawan, here-
inafter referred to as the TRANSFEROR;

-- and --

ELEUTERIO GABALES, likewise of legal age,
married to JULIETA GANEA, filipino and a
resident of Barangay Bato, Taytay, Palawan,
hereinafter referred to as the TRANSFEREE;

W I T N E S S E T H :

That the TRANSFEROR is the occupant, possessor and claim-
ant of a certain parcel of land situated at Barangay Bato,
Taytay, Palawan, covered by Tax Declaration No. 0434, issued
by the Municipal Assessor of Taytay, Palawan, the same being
more particularly described and bounded as follows:

Bounded on the North by Public Land;
South by Public Land;
East by Public Land;
West by Public Land;
containing an area of SIXTY THOUSAND
(60,000) SQUARE METERS, more or less.

WITNESSETH FURTHER:

That for and in consideration of the sum of FIFTEEN THOU-
SAND (P15,000.00) PESOS, Philippine Currency, receipt of which
is hereby acknowledge by the TRANSFEROR to his just and full
satisfaction from the TRANSFEREE, the former hereby WAIVE,
CEDE CONVEY and TRANSFER all his rights and interests over the
above-described realty, including all the improvements found
thereon unto the TRANSFEREE, his heirs, assigns, and successors-
in interest, the same being free from any lien, attachment or
encumbrances of whatever kind or nature;

That the Transferor hereby warrants the peaceful posses-
sion and occupation of the Transferee from any person or entity
whomsoever;

That the same parcel of land is non-tenanted, hence, it
does not fall within the purview of P.D. No. 27, as amended.

IN WITNESS WHEREOF, the parties have hereunto set their
hands this 20th day of May, 1994, at Taytay, Palawan.

Jesus Geonanga
JESUS GEONANGA
Transferor

Eleuterio Gabales
ELEUTERIO GABALES
Transferee

WITH MY MARITAL CONSENT

Rupina G. Geonanga
RUPINA G. GEONANGA
Transferor's Wife

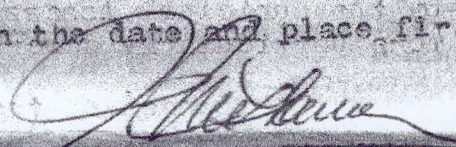
A C K N O W L E D G M E N T

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF TAYTAY

BEFORE ME, came and personally appeared said 23rd day of May, 1994, at Taytay, Palawan, Jesus Geonanga with Com. Tax Cert. No. _____, issued on 2094562, 1994, and Eleuterio Gabales, with Com. Tax Cert. No. 2095686, issued on May 20, 1994, both issued at Taytay, Palawan, known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged before me that the same is their own voluntary act and deed.

This instrument, consisting of two (2) pages, including this page where the acknowledgment is written, are signed by the parties and their instrumental witnesses above their typewritten names on the reverse side of this instrument and on the left-hand margin on this page.

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


HERMAN J. A. ELLANO
Notary Public
Until December 31, 1994
PTRN 6068533-B/03-18-94
Issued at Pto. Prin. City
TAN: 1756-613-4

Doc. No. 10;
Page No. 4;
Book No. IV;
Series of 1994.

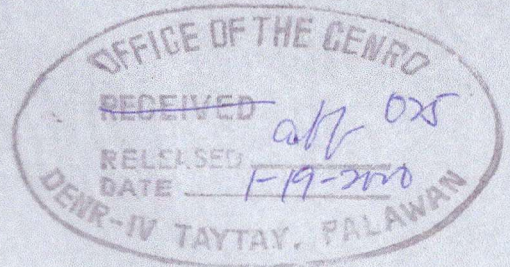
Eleuterio Gabales

Jesus Geonanga

Jesus Geonanga

Subject
LC Status Verification
Lot No. 3100, (portion) Cad 841-D
Area : 6.2444 hectare
Bato, Taytay, Palawan

CERTIFICATION



TO WHOM IT MAY CONCERN:

This CERTIFIES that Lot No. 3100 (portion) Cad 841-D in Bato, Taytay, Palawan and having SIXTY-TWO THOUSAND FOUR HUNDRED AND FORTY-FOUR (62,444) square meters, is alienable and disposable being within Block VII, of Project 9-A, Land Classification Map No. 1614, established as such dated September 23, 1952.

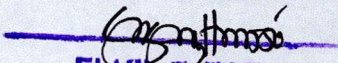
Further CERTIFIED, that the current occupant and claimant of the aforementioned land parcel is MR. ELEUTERIO GABALES to whom this certification is issued for purpose whatsoever it may serve him best.

Issued this 10th day of January, 2000.

For and in the absence of the
CENR Officers:

MARIANO P. LILANG, JR.
Land Management Officer III
Officer-in-Charge

CERTIFIED XEROX COPY


ELVIE G. BASE

Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay Bato
OFFICE OF THE BARANGAY CAPTAIN

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Mr. Eleuterio Gabales, Filipino of legal age, married, is the actual claimant/occupant of Lot No. 3100, (portion) Cad 841-D, containing an area of Sixty Two Thousand Four Hundred Forty-Four (62,444) square meters.

This Certification is being issued to Mr. Eleuterio Gabales for whatever legal purpose it may serve him best.

Issued this 24th day of October, 1999.

GEORGE BALOFINOS
Bgy. Captain

CERTIFIED XEROX COPY



ELMIR RACE

Republic of the Philippines)
Province of Palawan : S.S.
Municipality of Taytay)

WAIVER AND RELINQUISHMENT OF RIGHTS AND
IMPROVEMENTS OVER A PARCEL OF LAND WITH
LOT NO. 3100, (PORTION) CAD 841-D, LOCATED
AT BARANGAY BATO, TAYTAY, PALAWAN CONTAINING
AN AREA OF SIXTY TWO THOUSAND FOUR HUNDRED
FORTY FOUR (62,444) SQUARE METERS.

I, JESUS GEONANGA, filipino of legal age, married, with residence and postal address at Barangay Calawag, Taytay, Palawan, is the actual claimant/occupant of a portion of Lot No. 3100, Cad 841-D, located at Barangay Bato, Taytay, Palawan with a total area of Three Hundred Forty-One Thousand, Seven Hundred Twenty-Two (341,722) square meters in which a portion of Sixty Two Thousand Four Hundred Forty-Four (62,444) square meters I am presently occupying.

That due to my incapability to continue developing the area, I am now Waived, relinquished my rights and improvements that can be found thereon to Mr. Eleuterio Gabales, filipino of legal age, married, with residence and postal address at Barangay Bato, Taytay, Palawan.

That I will defend the waivee from any third person whomsoever;

That I execute this affidavit freely and voluntarily without force nor intimidation from anyone whomsoever;

In view of the foregoing, I have set my hands and sign this instrument this 15th day of December 1999.

Jesus Geonanga
JESUS GEONANGA
Affiant

With my conformity:

Rufina Geonanga
RUFINA GEONANGA
Wife

SUBSCRIBED AND SHOWN to before me on the same date and place.
Affiant exhibited to me his CTC No. 6177489 dated 02-07-99
taken at Taytay, Palawan.

CERTIFIED XEROX COPY

Elvir S. Base
ELVIR S. BASE

Margelino D. Pacliawan
MARGELINO D. PACLIWAN
Land Management Inspector

Sec. Fee	P 20.00
O.R. No.	6131094 K
Dated:	02/22/00

Unit Values	Adjustments	Market Value
-------------	-------------	--------------

TAX DECLARATION OF REAL PROPERTY

TD No. 18-23-008-0981

Property Identification No. 066-23-008-21-047

Owner: ELEUTERIO GABALES

TIN:

Address: BATO, TAYTAY, PALAWAN

Telephone No.

Administrator/Beneficial User:

TIN:

Address:

Telephone No.

Location of Property:

SITIO MALIGAYA

BATO

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD 841-D

CCT:

Lot No. 3100 (PART)

Date:

Blk. No.

Boundaries:

North: ALN 031

South: ALN 004 OF SECTION 25

East: ALN 048

West: ALN 040

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description:

No. of Storeys:

☐ Others:

Brief Description:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (CASHE2-ML)	1.0000 ha.	150,000 Php	114,000.00	AGRICULTURAL (Cashew Land)	16 % Php	18,240.00	TAXABLE
AGRICULTURAL (RICLW2-ML)	3.0000 ha.	170,000 Php	387,600.00	AGRICULTURAL (Un-Irrigated R/L)	16 % Php	62,020.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	2.2444 ha.	70,000 Php	119,402.08	AGRICULTURAL (Upland R/L)	16 % Php	19,100.00	TAXABLE
AGRICULTURAL		Php	34,747.20	AGRICULTURAL (Plants/Trees)	16 % Php	5,560.00	TAXABLE
Total	62,444.00 sq.m.	Php	655,749.28			Php 104,920.00	

Total Assessed Value ONE HUNDRED FOUR THOUSAND NINE HUNDRED TWENTY PESOS

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR

08/29/2018

Date

This declaration cancels TD No. 23-008-0904

Previous A.V. Php 59,590.00

Previous PIN 066-23-008-21-047

Previous Owner :ELEUTERIO GABALES

Previous Area : 62444 sq.m.

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

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

SWORN STATEMENT No.:

SWORN STATEMENT Date:

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that Mr. Eleuterio Gabales of legal age, Filipino citizen, is a residence of Purok Sur Barangay Bato, Taytay, Palawan,

This is to certify further that the said person is owner/claimant of Agricultural land with Tax declaration No. 23-008-0904, Property Identification No. 066-23-008-21-047, LOT No. 3100 Part CAD 841-D, containing area of 62,444.00 Square Meters located at Purok Sur Barangay Bato, Taytay, Palawan.

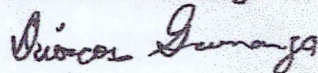
This certification is being issued upon request of the said named person for whatever legal purpose it may serve his/him best.

Bounded:


North: Jojo Marcanda


South: Fred Malumpines

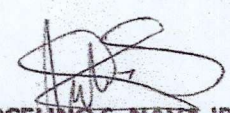
West: Hector Geonanga



East: Alex Bergante



Issued this 30th day of October 2020 at Bato, Taytay, Palawan.


MARCELINO S. NAVA JR.
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

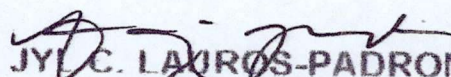
CERTIFICATION

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. 3100, Cad 841-D located at Barangay Bato, Taytay, Palawan.

This Certification is being issued upon request of Ms. Abigail A. Villaruel for whatever legal purpose it may serve.

At Puerto Princesa City, this 29th day of October 2020.


JY C. LAURO-PADRONES
Clerk of Court

Cert Fee P15 00/35 00
O.R. No 412/452/4131825
Dated October 29, 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 after due verification of our available records, it was found that Lot No. 3100, B.L. Cad. 841-D, Case 6, Taytay Cadastre, situated in Barangay Bato, Municipality of Taytay, Province of Palawan, has no records in 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 verified and conformed by the said Section.

This certification is issued upon request of Mr. Eleutero Gaballes of Taytay, Palawan, for reference purposes only.

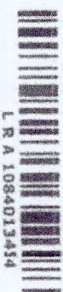
IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 16th day of June 2021.

Verified by:


ANGELITO E. DELGADO
Examiner

FOR THE ADMINISTRATOR


RICARDO R. NILO
Chief
Cadastral Decree Section



EPEB No.: E-CCV-2021-016849
Fees Paid: PHP 190.97
OR No: 1024259560
JUN 28 2021



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



Name: **ELEUTERIO F. GABALES**


Address: **Bato, Taytay, Palawan**

09/30/1953
Date of Birth

M
Sex

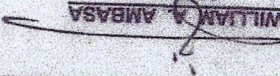
01/17/2017
Date Issued


249
I.D. No.


Signature/Thumbmark

Control No. **005**

This Card is Non-transferable


WILLIAM A. AMBASA
OSCA Head


ROMULO SALVAME
Municipal Mayor

Persons and Corporations violating RA 9994 shall be penalized
Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law

Benefits and Privileges under Republic Act No. 9994

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 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 bases are under the name of the senior citizens
Persons and Corporations violating RA 9994 shall be penalized
Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2019 25743192	
YEAR 2020	PLACE OF ISSUE/CITY / MUNICIPALITY TAYTAY, PALAWAN	DATE ISSUED 10/28/2020		
NAME (SURNAME) (FIRST) (MIDDLE) GABALES, ELEUTERIO F.				
ADDRESS BATO, TAYTAY, PALAWAN		TAXPAYER'S COPY		
CITIZENSHIP FILIPINO		TIN (if Any):		
ICR NO. (If an Alien)		SEX: <input type="checkbox"/> MALE <input type="checkbox"/> FEMALE		
CIVIL STATUS <input type="checkbox"/> Single <input checked="" type="checkbox"/> Married <input type="checkbox"/> Widowed/Widower/ Legally Separated <input type="checkbox"/> Divorced		HEIGHT		
PROFESSION / OCCUPATION / BUSINESS		WEIGHT		
DATE OF BIRTH		TAXABLE AMOUNT		
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00)		COMMUNITY TAX DUE		
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)		P 45.00		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)		P 00		
3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE	TOTAL		
	IMLYN B. PARAPINA	P 50.00		
	Acting Municipal Treasurer	INTEREST		
	25743192 ML FG / 10/28/20 09:58:48 923	P 10.00		
MUNICIPAL / CITY TREASURER		TOTAL AMOUNT PAID		
		P 60.00		
		(In words):		




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

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, as per records of this Office, **Lot 3100, Cad 841-D**, Taytay Cadastre situated in Barangay Bato, Taytay, Palawan, consisting **Three Hundred Forty-one Thousand One Hundred Twenty-two (341,722)** square meters is listed/surveyed as **public land** and not covered by any public land application.

Issued this 30th day of October, 2020 upon request of **Eleuterio Gabales** dated October 16, 2020.


ELVIE G. BASE
Administrative Officer I
(Records)

Noted:


ALAN L. VALLE
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. DEC 01 2020

Date 9/21/20

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: 
DATE: DEC 01 2020 PM 4:30



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

CERTIFICATION


TO WHOM IT MAY CONCERN:

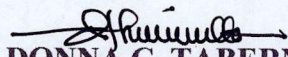
It is hereby certified, based on the records kept in this Office, that **Lot 3100, Cad 841-D**, containing an area of **Three Hundred Forty-one Thousand One Hundred Twenty-two (341,722)** square meters in Barangay Bato, Taytay, Palawan is an **Agricultural land (alienable and disposable)** as per Block VII, Project No. 9-A, LC Map No. 1614 certified as such since September 23, 1952. The approved tie line of this lot is S.13°40' W., 14,505.27 M from BLLM # 1, Cad 841-D, Taytay Cadastre. 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.

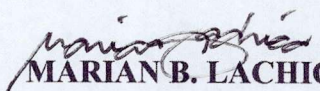
This certification is issued this October 30, 2020 as per the request of **Eleuterio Gabales** dated October 16, 2020.

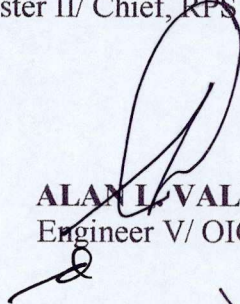
Projected by:

Verified by:


ESTER T. BIONA
LMO I


DONNA C. TABERNILLA
Forester II/ Chief, RPS


MARIAN B. LACHICA
Engineer II


ALAN L. VALLE
Engineer V/ OIC, CENRO

Certification fee paid

Amount P 60.00

Official Receipt No. 9218481

Date: DEC 01 2020

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: DEC 01 2020
DATE: 4304 CN

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



Application No. _____

Survey No. CAD 841-D

Applicant _____

Lot No. 3100 Area: 341,722 sq. m.

Surveyed for PUBLIC LAND

Location BATO, TAYTAY, PALAWAN

Surveyed by CEASAR Q. DEL MORO

Cad Map No. 10° 42' N. 119° 29' E

Date of survey NOV. 2 - DEC. 9, 1987

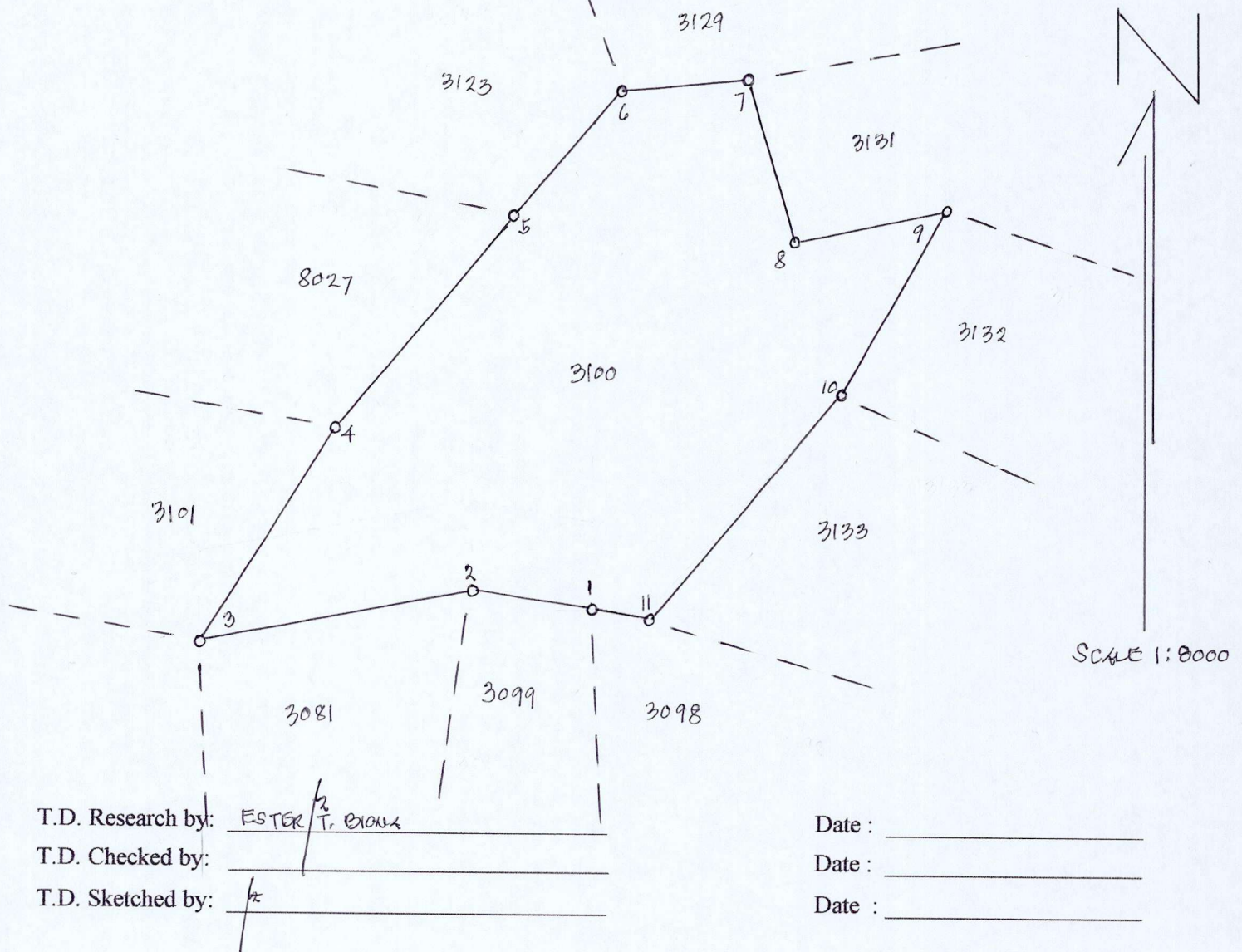
Date Approved JULY 4, 1988

TECHNICAL DESCRIPTIONS

TIE LINE: S. 13° 40' W 14,505.27 m. FROM BULLM #1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N. 79° 13' W	157.87 m.	11-1	N. 80° 28' W	73.01 m.
2-3	S. 79° 45' W	354.46 m.			
3-4	N. 33° 31' E	324.94 m.			
4-5	N. 41° 25' E	350.36 m.			
5-6	N. 41° 28' E	219.52 m.			
6-7	N. 85° 04' E	168.18 m.			
7-8	S. 15° 50' E	211.06 m.			
8-9	N. 79° 15' E	202.53 m.			
9-10	S. 30° 19' W	279.67 m.			
10-11	S. 42° 50' W	387.83 m.			

SKETCH



T.D. Research by: ESTER T. BIANA

Date: _____

T.D. Checked by: _____

Date: _____

T.D. Sketched by: _____

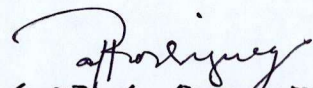
Date: _____

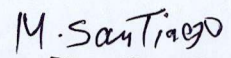
AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

We, Aileen L. Rodriguez of legal age, Filipino, single/ married to Vergilio S. Rodriguez (deceased) and resident of Barangay Bato, Taytay, Palawan and Marcelo G. Santiago, of legal age, Filipino, single/ married to Cirena B. Santiago and resident of Barangay Bato, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say:

1. That we personally know Euterio F. Gabales who was the owner/ claimant of a parcel of land located in Barangay Bato, Municipality of Taytay, Province of Palawan, identified as Lot 3100, Cad 841-D (portion)
2. That we personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership.
3. That we are not related to the applicant either consanguinity or affinity and we are not interested in the land applied
4. That we are executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan;
5. THAT AFFIANTS FURTHER SAYETH NAUGHT.

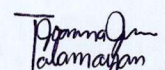
IN WITNESS WHEREOF, We have hereunto set our hands this 30th day of March 2022 at Taytay, Palawan.

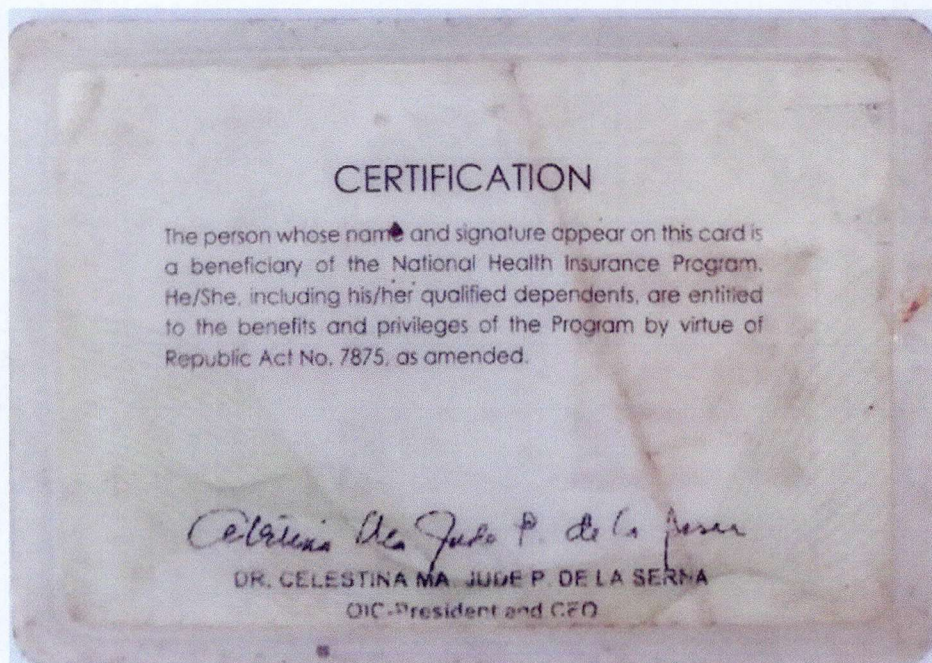
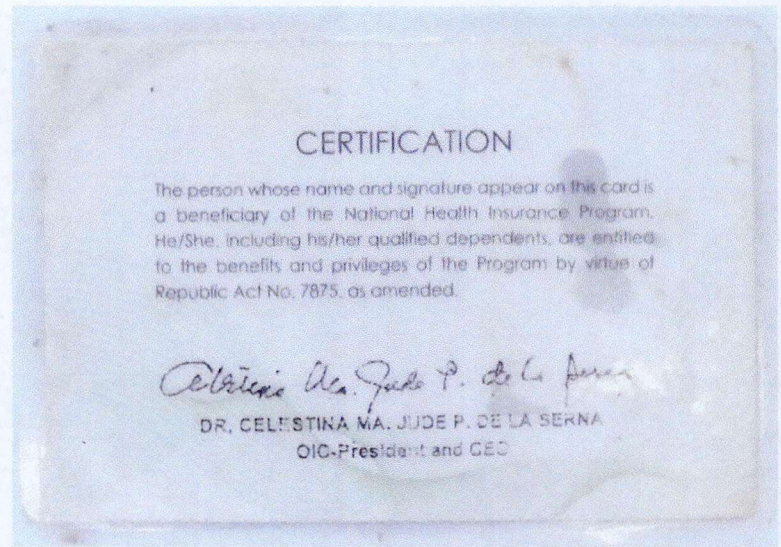

Name: AILEEN L. RODRIGUEZ
ID/ Cedula: 09-201197200-6
Issued on: _____
Issued at/by: PHILHEALTH


Name: MARCELO G. SANTOS
ID/ Cedula: 23-002192955-8
Issued on: _____
Issued at/by: PHILHEALTH

SUBSCRIBED AND SWORN to before me this 30th day of March 2022, at Taytay, Palawan. Affiants exhibiting to me their valid identification/ cedula below their names.




LM. JOANNA JEAN L. ALAMAYON



119°28'56"E 119°28'58"E 119°29'0"E 119°29'2"E 119°29'4"E 119°29'6"E 119°29'8"E



MAP
SHOWING THE LOCATION
OF PORTION OF LOT 3100, CAD 841-D
CLAIMED BY

ELEUTERIO F. GABALES

Located at Brgy. Bato, Taytay, Palawan

10°42'22"N

10°42'00"N

10°41'58"N

10°41'56"N

10°41'54"N

10°41'52"N

10°41'50"N

10°41'48"N

10°41'46"N

10°42'22"N

10°42'00"N

10°41'58"N

10°41'56"N

10°41'54"N

10°41'52"N

10°41'50"N

10°41'48"N

10°41'46"N

119°28'56"E 119°28'58"E 119°29'0"E 119°29'2"E 119°29'4"E 119°29'6"E 119°29'8"E