



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE



September 16, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-R4, MIMAROPA, 1515 L & S Building
Roxas Blvd., Ermita, Manila

THRU : *OIC ARD for Technical Services*

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CANCELLATION OF PATENT NO. 151525 IN THE
NAME OF GREGORIO DANGAN OVER LOT NO. 7004, CAD 800-D
IDENTICAL TO LOT 203, PLS 529 SITUATED IN BGY. BAGONG
BAYAN, PUERTO PRINCESA CITY**

Forwarded is the memorandum of CENRO Puerto Princesa dated September 12, 2022 requesting for the issuance of an Order of Revocation of Patents considering that the Extra-judicial Settlement of Estates and the Waiver of rights was executed in favor of Florida Dangan and per Manual of Authorities informing that the same order shall be issued by that Office.

Attached are related documents as specified for information and or further instruction.

Copy furnished:

The CENRO Puerto Princesa City
TSD RPS DRN 2022-8286/lmo


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: *Rha*
Date: 23 SEP 2022 CN: 2022-2470

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



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
TEL Fax No. (048) 717-0702
Email Address: cenropuertoprincesa@denr.gov.ph

September 12, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA
L & S Building, Roxas Blvd.
Ermita, Manila

THRU : The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **REQUEST FOR CANCELLATION OF PATENT NO. 151525 IN THE NAME OF GREGORIO DANGAN OVER LOT NO. 7004, CAD 800-D IDENTICAL TO LOT 203, PLS-529 SITUATED IN BGY. BAGONG BAYAN, PUERTO PRINCESA CITY.**

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: [Signature]
DATE: 09-13-2022 22:8286

Respectfully re-submitted is the Completed Staff Work (CSW) dated February 09, 2018 relative to Lot No. 7004, Cad 800-D identical to Lot 203, PLS-529 situated in Bgy. Bagongbayan, Puerto Princesa City.

Per PENRO Memorandum dated March 9, 2018 which was received by this Office on May 12, 2022 informing that since no record of Order of Issuance of Patent was issued in favor of Gregorio Dangan, the Order dated March 6, 2015 ordering the cancellation of H.A. 2-3641 E (111-7) 5250 of Gregorio Dangan covering the aforementioned lot is valid.

However, since per verification of the record of this Office shows that a patent was issued, it is more safe and proper that the cancellation of Patent No. 151525 be worked out considering that an Extra-judicial Settlement of Estates and Waiver of Rights has been executed by the Heirs of Gregorio Dangan in favor of Florida V. Dangan. and considering further that per Manual of Authorities on Technical Matter the issuance of Order of Revocation of Patents not registered with the Register of Deeds is within the level of the Regional Executive Director, hence this request.

Further, attached herewith is the Certification dated August 10, 2022 as to records verification and Certification dated August 15, 2022 as to land classification for update reference and record.

For his information and forward action.

[Signature]
PEDRO A. VELASCO

DRN 2022-2971/RPS/eba

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RECEIVED
NO. 7713
DATE: 9-13-22
BY: [Signature]



CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that the records of this Office shows the following information, to wit:

- | | |
|-----------------------------|---|
| 1. Name of Listed Claimant: | Margarito Dangan |
| 2. Name of Applicant: | Gregorio Dangan |
| 3. Application No. | HA-2-3641 |
| 4. Lot No. | 7004, Cad-800-D iden. to Lot No. 203, Pls 529 |
| 5. Location: | Barangay Bagong Bayan, Puerto Princesa City |
| 6. Area: | 93, 174 square meters |
| 7. Patent No. | HA No. 151525 |
| 8. Date Patented: | April 30, 1980 |

This further certifies that the subject lot has been waived in favor of the Heirs of Gregorio Dangan per Waiver of Rights executed by the Heirs of Margarito Dangan, Sr. and Dionisia A. Dangan before Atty. Roland E. Pay under Doc. No. 290; Page No. 59; Book No. CCVII; Series of 2017 dated December 14, 2017.

Furthermore, the subject lot was covered by Extrajudicial Settlement of Estate of Gregorio Dangan with Waiver of Rights executed by the Heirs of Gregorio Dangan in favor of Florida V. Dangan before Notary Public, Atty. Joseph Allen P. Quiñon under Doc. No. 276; Page No. 56; Book No. 07; Series of 2014 dated February 17, 2014.

In addition, Homestead Application No. 2-3641 of Gregorio Dangan was cancelled per Order dated March 6, 2015 and that the subject lot was covered by Survey Authority No. 045316-2015-21 issued in favor of Florida V. Dangan dated March 9, 2015.

This certification is issued upon request of Regulation and Permitting Section for whatever legal purpose it may serve best.

Issued this 10th day of August 2022 at CENRO, Puerto Princesa City, Palawan.

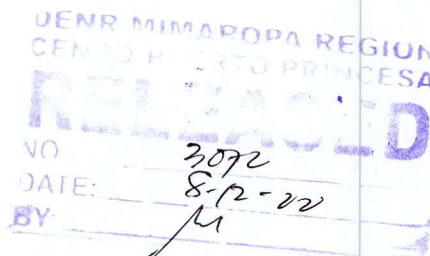
NOVA BILLE B. GARCELLANO-VITERBO

Administrative Officer I

Attested by:

PEDRO A. VELASCO

Development Management Officer IV
OIC-CENRO



REC-NGV-22-08-02



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
OFFICE**

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay Bagong Bayan, City of Puerto Princesa, Province of Palawan, containing an area of 93,174 square meters identified as Lot No 7004, Cad 800-D was verified to be within Alienable and Disposable Land as per Land Classification Map No. 1172, Project I-C, Block-I dated on August 29, 1935

Issued this 15th day of August 2022 at CENRO Puerto Princesa.

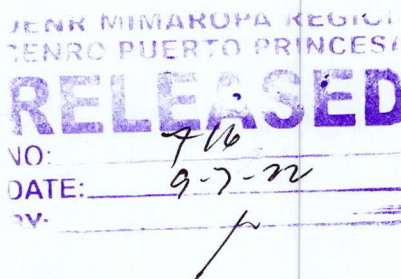
Checked and Verified by:

JASON D. MONTIMOR
Forester I
Unit Head, GIS
& Land Classification Verification

APPROVED:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

Certification fee: P50.00
Oath fee: P36.00
O.R. No. _____
Date: _____





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

March 9, 2018

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Puerto Princesa City

FROM : The OIC-Provincial Environment and
Natural Resources Officer

SUBJECT : CENRO ORDER DATED MARCH 6, 2015 ORDERING THE
CANCELLATION OF H.A. 2-3641, (E-III-7) 5250 OF GREGORIO
DANGAN OVER LOT NO. 7004, CAD-800-D, IDENTICAL TO
LOT 203, PLS-529 SITUATED AT BRGY. BAGONG BAYAN,
PUERTO PRINCESA CITY



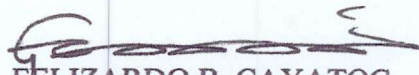
We acknowledge receipt of your memo dated February 20, 2018.

It was ascertained that the original complete folder was turned-over to then District Land Office (now CENRO) on July 26, 1989 per letter dated January 04, 2018 from Engineer Victor B. Balde.

Considering that *no record of Order of Issuance of Patent* was issued in favor of Gregorio Dangan, the Order dated March 6, 2015 ordering the cancellation of H.A. 2-3641, E (111-7) 5250 of Gregorio Dangan covering Lot No. 203, Pls-529 is legal and valid.

Please advise the Heirs of Gregorio Dangan represented by Florida Dangan to file a request for Survey Authority after the lifting of moratorium in Land Survey and Titling in Palawan.

For information and records.


FELIZARDO B. CAYATOC

Copy furnished:

- PENRO/file

Brgy. Sta. Monica, Puerto Princesa City, Palawan
Email Add: denrpalawan@yahoo.com
Telfax No. (048) 433-5638

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By _____
Date: _____ CN _____
MAY 05 2022

LMSf



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

March 9, 2018

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Puerto Princesa City

FROM : The OIC-Provincial Environment and
Natural Resources Officer

SUBJECT : CENRO ORDER DATED MARCH 6, 2015 ORDERING THE
CANCELLATION OF H.A. 2-3641, (E-III-7) 5250 OF GREGORIO
DANGAN OVER LOT NO. 7004, CAD-800-D, IDENTICAL TO
LOT 203, PLS-529 SITUATED AT BRGY. BAGONG BAYAN,
PUERTO PRINCESA CITY


We acknowledge receipt of your memo dated February 20, 2018.

It was ascertained that the original complete folder was turned-over to then District Land Office (now CENRO) on July 26, 1989 per letter dated January 04, 2018 from Engineer Victor B. Balde.

Considering that *no record of Order of Issuance of Patent* was issued in favor of Gregorio Dangan, the Order dated March 6, 2015 ordering the cancellation of H.A. 2-3641, E (111-7) 5250 of Gregorio Dangan covering Lot No. 203, Pls-529 is legal and valid.

Please advise the Heirs of Gregorio Dangan represented by Florida Dangan to file a request for Survey Authority after the lifting of moratorium in Land Survey and Titling in Palawan.

For information and records.


FELIZARDO B. CAYATOC

Copy furnished:

- PENRO/file

Brgy. Sta. Monica, Puerto Princesa City, Palawan
Email Add: denrpalawan@yahoo.com
Telfax No. (048) 433-5638



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
Province of Palawan
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY**

22 February 2018

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **COMPLETED STAFF WORK (CSW)
CENRO ORDER DATED MARCH 6, 2015 ORDERING THE
CANCELLATION OF H.A. 2-3641, (E-III-7) 5250 OF
GREGORIO DANGAN OVER LOT NO. 7004, CAD 800-D
IDENTICAL TO LOT 203, PLS-529 SITUATED IN BRGY.
BAGONGBAYAN, PUERTO PRINCESA CITY.**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: *Pro.*
DATE: 02/23/18 CN: 18-1691
1:09 pm

In compliance to that Office Memorandum dated November 16, 2017, submitted herewith the Completed Staff Work (CSW) relative to the above-subject for his review, evaluation and further action.

[Signature]
EMER D. GARRAEZ

Copy Furnished:

Mrs. Florida V. Dangan
c/o Ms. Aileen V. Dangan
Lombay Street, San Jose
Puerto Princesa City



South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenroppchuc@yahoo.com
Tel. Fax No.: (048) 433-0660



COMPLETED STAFF WORK

- I. SUBJECT:** Patent No. 151525
H.A. No. : 2-3641
Lot No. : 7004, Cad 800-D iden. to Lot 203, Pls-529
Area : 93,174 square meters
Location : Bgy. Bagong Bayan, Puerto Princesa City
Patentee : Gregorio Dangan

II. FACTS/BACKGROUND

This pertains to this Office Order dated March 6, 2016 cancelling the H.A.2-3641, E-(III-7) 5250 of Gregorio Dangan covering Lot No. 7004, Cad 800-D identical to Lot 203, Pls-529 with an area of 93,174 square meters located at Bagong Bayan, Puerto Princesa City which was the **subject for clarification** per this Office Memorandum for the PENRO dated November 6, 2017 whether the said Order dated March 6, 2015 is **valid** considering that upon verification the said lot is already patented per lot index card, allocation book and its covering carpeta however, this Office Memorandum dated November 6, 2017 was returned by the PENRO per Memorandum dated November 16, 2017 instructing this Office to conduct in-depth records verification and submit the Completed Staff Work in (CSW) format for their further evaluation.

III. LEGAL BASIS/APPLICABLE LAWS/ISSUANCES

- Public Land Act CA 141 as amended
- DENR Manual of Authorities

IV. COORDINATION WITH THE AGENCIES INVOLVED

- DENR
- Land Registration Authority (LRA)
- Land Management Bureau (LMB)
- City Assessor's Office

V. DOCUMENTS ATTACHED

| | | | |
|----|------------------|---|--|
| 1. | November 9, 1959 | - | Date of Homestead Application of Gregorio Dangan covering Lot No. 203, Pls-529, subscribed before Crisostomo C. dela Cruz, Chief, Survey Party No. 2-A |
|----|------------------|---|--|

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|-----|--------------------|---|---|
| 2. | January 28, 1960 | - | H.A. of Gregorio Dangan was received by the Bureau of Lands |
| 3. | June 10, 1960 | - | Letter to Mr. Gregorio Dangan from District Land Officer Diomedes D. Guzman informing that his application for Lot No. 203, Pls-529 has been entered in the records of the Office |
| 4. | June 20, 1960 | - | Letter to Mr. Lucio N. Valera, Land Investigator, Land District No. 2 from District land Officer Diomedes Q. de Guzman requesting to conduct the field action necessary on the land covered by the public land application of Gregorio Dangan |
| 5. | November 10, 1966 | - | Order of Approval of Application of Gregorio Dangan over the subject lot. |
| 6. | February 20, 1967 | - | Order was issued stating that the land applied for was the subject of a valid homestead entry on March 5, 1966 |
| 7. | April 25, 1967 | - | Final Proof Homestead was issued to Pilar Felizarte, representative of the Heirs of Gregorio Dangan |
| 8. | April 25, 1967 | - | Notice of Intention To Make Final Proof has been posted to establish the land claim and to prove the residence and cultivation of the Hrs. of Gregorio Dangan |
| 9. | May 12, 1967 | - | Inspection Report of Land Inspector Felimon Cuala was submitted and recommended that patent be issued to the Hrs. of Gregorio Dangan rep. by Pilar Felizarte; |
| 10. | May 25, 1967 | - | District Land Officer Diomedes Q. de Guzman examined the aforementioned inspection report of Land Inspector Felimon Cuala and likewise recommended that patent of the heirs of Gregorio Dangan be issued to the applicant. |
| 11. | Undated | - | V-37 |
| 12. | September 22, 1967 | - | Letter to the District Land Officer, DLO III-7, Bureau of Lands from Higinio P. |

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| | | | Sunico, Chief, Land Management Division to submit to the Office the preliminary investigation report conducted in connection with the subject application of Gregorio Dangan. |
| 13. | November 24, 1976 | - | Letter to the District Land Officer, DLO 1V-B, Bureau of Lands from Francisca L. Eutalio, Chief, Agricultural Land management Section to conduct investigation of the land covered by public land application of Gregorio Dangan. |
| 14. | October 19, 1978 | - | 1 st Call up to the District Land Officer to conduct an investigation of the land covered by the public land application of Gregorio Dangan from Francisca L. Estallo, Chief, Agri. Land Mgt. Division. |
| 15. | October 19, 1978 | - | Letter to Mr. Gregorio Dangan from Sergio A. Herradura, Chief, Land Management Division regarding some requirements that must be complied with preparatory to the issuance of patent. |
| 16. | July 2, 1980 | - | 2 nd Call-up to the District Land Officer from Francisca L. Estallo, Chief, Agri. Land Management Section to conduct investigation (confirmatory final) of the land covered by the public land application. |
| 17. | April 23, 1986 | - | 3 rd Call up to the District Land Officer to conduct an investigation of the land covered by the public land application of Gregorio Dangan from Fe A. Longalong, Chief, Agri. Land Management Section. |
| 18. | August 26, 2009 | - | Tax Declaration No. 004-7523 for Lot in the name of Domiciano Dangan issued by the City Assessor per OR No. 27274877 in the amount of P50.00. |
| 19. | June 8, 2011 | - | Certification was issued by the City Register of Deeds Ma. Rachel Fe Fabros-Dilig, Register of Deeds III certifying that based on the existing records on file with the Registry as of this date, no registration nor issuance of title has been effected/accomplished involving Lot 203, iden. to Lot 7004, Pls-529/Cad 800-D situated in Barangay Bagong Bayan, |

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| | | | Puerto Princesa City registered in the name of Domiciano Dangan. |
| 20. | July 20, 2011 | - | Letter request for survey authority filed by Florida V. Dangan, wife of Domiciano Dangan |
| 21. | December 7, 2011 | - | Issuance of Survey Authority was recommended by Land Management Office/DPLI David F. Dalino |
| 22. | December 19, 2011 | - | Survey Fee in the amount of P200.00 was paid by Mrs. Florida Dangan under OR No. 4997697 |
| 23. | January 30, 2012 (Appeared to be 2011) | - | Survey Authority No. 045316-2012-06 was issued to Engr. Lachica to execute the survey |
| 24. | February 17, 2014 | - | Extra-judicial Settlement of Estate of Gregorio Dangan With Waiver Rights dated February 17, 2014 was executed in favor of Florida V. Dangan, wife of Domiciano Dangan (deceased), one of the heirs of Gregorio Dangan. |
| 25. | December 1, 2014 | - | Letter to Mrs. Emer D. Garraez, CENRO from Florida Dangan requesting for a survey authority to survey a parcel of land identified as Lot 7004, Cad 800-D located in Bagong Bayan, Puerto Princesa City. |
| 26. | February 5, 2015 | - | Certification/Lot Verification issued by CENRO, Puerto Princesa City that Lot 7004, Cad 800-D containing an area of 93,174 square meters located at Barangay Bacungan, Puerto Princesa City has been verified to be within ALIENABLE AND DISPOSABLE as per Land Classification Map No. 1172, Project 1-C, Block 1 certified on August 29, 1935. Duly subscribed by Atty. Gideon Rey V. Guayco on March 2, 2015 per Notarial Book No. 437; Page No. 89; Book No. 61; Series of 2015. |
| 27. | March 6, 2015 | - | Official receipt No. 3843580 (machine copy) dated March 6, 2015 for survey authority fee for Lot 7004, Cad 800-D situated in Bagong Bayan, Puerto Princesa City. |
| 28. | March 6, 2015 | - | Investigation Report of Engr. Rex S. Velasco, Engineer I, Chief, Land |

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| | | | Management Sector recommending that the H.A. 2-3641, E (III-7) 5250 of Gregorio Dangan covering Lot 7004, Cad 800-D identical to Lot No. 203, Pls-529 with an area of 93,174 square meters be cancelled to give way for the approval of the subdivision survey in favor of Florida V. Dangan. |
| 29. | March 6, 2015 | - | Order was issued by this Office signed by OIC-CENRO Emer D. Garraez that H.A. 2-3641, E-(III-7) 5250 of Gregorio Dangan covering the same parcel of land is hereby ordered cancelled, forfeiting in favor of the Government whatever amount has been paid on account thereof. The application for the issuance of <u>Survey Authority</u> covering the aforementioned parcel of land is ordered accepted and given due course. |
| 30. | March 6, 2015 | - | Survey Authority Fee was paid Under OR No. 3843580H in the amount of P200.00 |
| 31. | March 9, 2015 | - | Survey Authority No. 045316-2015-21 was issued by this Office to Engr. Nelson M. Gabayan to execute the survey covering Lot No. 7004, Cad 800-D situated in Bgy. Bagongbayan, Puerto Princesa City. |
| 32. | February 9, 2016 | - | Certification issued by Asst. Records Officer Elizabeth C. Palatino of this Office certifying that Lot No. 7004, Cad 800-D identical to Lot 203, Pls-29 with an area of 93,174 square meters located at Barangay Bagong Bayan, Puerto Princesa City is listed in the name of Margarito Dangan, covered by HA 2-3641 of Gregorio Dangan which was cancelled on March 6, 2015. |
| 33. | February 22, 2016 | - | Letter from Engr. Victor B. Balde, Chief, Records Knowledge and Management Division of Land Management Bureau to CENR-Officer, DENR-Community Environment and Natural Resources Officer of Puerto Princesa City informing that per verification in their records, it appears in their lot index card that the parcel of land situated in Puerto Princesa, Palawan, identified as Lot 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan but |

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| | | the folder containing the original records was already turned-over to the then District land Office concerned on July 26, 1989 pursuant to the implementation of DENR Administrative Order No. 38, S-1990 and further informed that Lot 7004, Pls-529/Cad 800-D, Puerto Princesa, Palawan is not recorded in their lot index card. |
| 34. | February 26, 2016 | - Certification from the Register of Deeds of Puerto Princesa City was issued by Records Officer Imelda Blanco Publico certifying that based on existing records on file with the Registry as of date, no registration nor issuance of title has been effected/accomplished involving Lot 203 iden. to Lot 7004, Pls-529, Cad 800-D situated in Bgy. Bagongbayan, Puerto Princesa City registered in the name of Domiciano Dangan. |
| 35. | October 13, 2017 | - Certification was issued by the Records Officer Imelda Blanco Publico of the City of Deeds, Puerto Princesa City certifying that the Registry cannot locate any certificate of title covering Lot No. 203 iden. to Lot 7004, Pls-529/Cad 800-D containing an area of 93,174 sq. m. situated in Bagongbayan, Puerto Princesa City in the name of Domiciano Dangan. |
| 36. | October 24, 2017 | - Certification was issued by OIC-Records Unit of this Office that the listed claimant is Margarito Dangan and the applicant is Gregorio Dangan with remarks that the aforementioned lot is appearing to be patented to Gregorio per this Office lot index card and allocation book and its covering carpeta. |
| 37. | October 27, 2017 | - Certification was issued by Land Registration Authority Records Officer Imelda Blanco Publico certifying that the Registry cannot locate any certificate of title covering Lot 7004, Cad 80-D identical to Lot 203, Pls-529 situated in Bagongbayan, Puerto Princesa City in the name of Gregorio Dangan. |
| 38. | December 14, 2017 | - Waiver of Rights was executed by the Heirs of Margarito Dangan in favor of the Heirs of Domiciano Dangan rep. by Florida Dangan involving Lot 7004, Cad 899-D iden. to Lot 203, Pls-529 situated |

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| | | | in Bagong Bayan, Puerto Princesa City. |
| 39. | January 04, 2018 | - | Letter to CENRO, Puerto Princesa City from Engr. Victor B. Balde, Chief, Records and Knowledge Management Division of Land Management Bureau (LMB) referring the letter of Princess S. Santos and informing that upon verification in lot index cards, the parcel of land identified as Lot No. 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan. However, the folder containing the original records was already turned-over to the then District Land Office on July 26, 1989. |
| 40. | January 8, 2018 | - | <p>Certification issued by AO I Nova Bille B. Garcellano certifying the following:</p> <p>-subject lot has been waived in favor of the Heirs of Gregorio Dangan per Waiver of Rights executed by the Heirs of Margarito Dangan, Sr. and Dionisia A. Dangan before Atty. Roland E. Pay under Doc. No. 290; Page 59; Book No. CCV11; Series of 2017 dated December 14, 2017;</p> <p>- subject lot was covered by Extrajudicial Settlement of Estate of Gregorio Dangan with Waiver of Rights executed by the Heirs of Gregorio Dangan in favor of Florida Dangan before Notary Public Atty. Joseph Allen P. Quiñon under Doc. No. 276; Page 56; Book No. 07; Series of 2014 dated February 17, 2014.</p> |

VI. POTENTIAL PROBLEM/ISSUES

1. Whether CENRO Order dated March 6, 2015 ordering the cancellation of H.A. 2-3641, (E-III-7) 5250 of Gregorio Dangan over Lot No. 7004, Cad 800-D identical to Lot 203, Pls-529 situated in Bagong Bayan is valid considering that upon verification of this Office the said lot is already patented per lot index card, allocation book and its covering carpeta.
2. Whether indeed no patent was issued in the name of Gregorio Dangan.
3. Whether the issued two Survey Authorities by this Office per Survey Authority No. 045316-2012-06 dated January 30, 2012 and Survey Authority No. 045316-2015-21 dated March 9, 2015 as per request of Florida Dangan over the subject lot as a result of the cancellation of H.A. 2-3641, (E-III-7) of Gregorio Dangan per Order dated March 6, 2015 were both valid.

4. Whether the Extra-judicial Settlement of Estate of Gregorio Dangan (applicant) With Waiver of Rights dated February 17, 2014 is likewise valid.

V11. ANALYSIS

Review and evaluation of pertinent documents revealed the following:

1. There is no record showing that the listed claimant Margarito Dangan was cancelled or rejected;
2. That it is within the authority or jurisdiction of the higher authority (Regional Office) to cancel the public land applications over patented lots per DENR Manual of Authorities;
3. That based on the Certifications issued by the Register of Deeds dated June 8, 2011 and February 26, 2016, no certificates of titles was issued in the name of Gregorio Dangan (applicant) or Domiciano Dangan (Tax Owner). However, based on the record of Land Management Bureau (LMB) it disclosed that the said lot is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan;
4. That records verification disclosed that there was no record or copy of an Order of Issuance of Patent and Transmittal of Patent to the Register of Deeds, hence it is believed that no patent reached at the Office of the Register of Deeds involving the subject lot;
5. That Survey Authorities issued by this Office is considered not valid considering that the Order of Cancellation which became the basis of its issuance is not within the level of this Office;

V11. RECOMMENDATIONS

The following are hereby recommended, to wit:

1. If the findings warrants that the Order of Cancellation of patent and application over patented lot/s is within the higher authority, this Office is recommending the cancellation of Patent No. 151525 and its covering HA-2-3641, E-(III-7) 5250 in the name of Gregorio Dangan be issued, in lieu of the Order dated March 6, 2015;
2. Order of Rejection/Cancellation of listed claimant Margarito Dangan is also recommended per submitted Waiver of Rights dated December 14, 2017 executed by the Hrs. of Margarito Dangan in favor of the Heirs of Gregorio Dangan rep. by Florida Dangan.
3. Survey Authorities issued by this Office be considered null and void because aside from the fact that the basis of its issuance is the Order of Cancellation dated March 6, 2015, the same had been beyond the six (6) months validity period.
4. To submit a new Extra-judicial Settlement of Estate With Waiver of Rights executed by the Heirs of Gregorio Dangan in favor of Florida Dangan

considering that the Waiver of Rights executed by the Heirs of Margarito Dangan in favor of the Heirs of Gregorio Dangan represented by Florida Dangan was only executed on December 14, 2017.

Respectfully submitted: 09 February 2018.

Prepared by:

Concurred:

Eliza B. Abrot
ELIZA B. ABOROT
Land Management Officer II

Mildred A. Pascual
MILDRED A. PASCUAL
Chief, LPDU/LMO II

Approved:

Emer D. Garraez
EMER D. GARRAEZ
CENRO

South National Highway, Bgy. Sta. Monica
Puerto Princesa City
Email Address: cenroppchuc@yahoo.com



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer
Puerto Princesa City

FROM : The OIC-Provincial Environment and Natural Resources Officer

SUBJECT : CENRO ORDER DATED MARCH 6, 2015 ORDERING THE CANCELLATION OF H.A. 2-3641, (E-III-7) 5250 OF GREGORIO DANGAN OVER LOT NO. 7004, CAD-800-D, IDENTICAL TO LOT 203, PLS-529 SITUATED AT BRGY. BAGONG BAYAN, PUERTO PRINCESA CITY

This has reference to your memorandum dated November 6, 2017 clarifying Cancellation ORDER dated March 6, 2017 of Homestead Application H.A.-2-3641, E-(III-7) 5250 of Gregorio Dangan, covering Lot No. 7004, Cad-800-D identical Lot No. 203, PLS-529, with an area of 93,174 Sq. M. more or less, located at Barangay Bagong Bayan, Puerto Princesa City.

Please conduct in-depth records verification and submit the Completed Staff Work in (CSW) format and for further evaluation submit to this Office particularly the copy of the following:

1. Order Issuance of Patent
2. Issued Patent Number
3. Date Issued
4. Transmittal of Patent to the Register of Deeds

In this regard, we are returning your memorandum for review-action and completion of the needed information.

FELIZARDO B. CAYATOC

Copy furnished:

- PENRO/file

Brgy. Sta. Monica, Puerto Princesa City, Palawan

Email Add: denrpalawan@yahoo.com

Telfax No. (048) 433-5638

DENR PENRO
PALAWAN RECORDS
RELEASED

BY:
DATE: 11-21-17 CN 17-5867

RECEIVED
DENR-CENRO
PUERTO PRINCESA
DOC. NO. 6373
DATE: NOV 23 2017
TIME: 1:00 PM
NAME:
POSITION:
SIGNATURE:

RECEIVED/LPDU 11/24/17-10:30 AM
3932

LPPU Chief,
for your appropriate
action & compliance. 11/24/17



Republic of the Philippines
Department of Environment and Natural Resources
DENR Region 1V-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES

06 November 2017

MEMORANDUM

FOR : The Provincial Environment and Natural Resources
Puerto Princesa City

FROM : The Community Environment and Natural Resources Officer
Sta. Monica, Puerto Princesa City

SUBJECT : **CENRO ORDER DATED MARCH 6, 2015 ORDERING THE CANCELLATION OF H.A. 2-3641, E-(III-7) 5250 OF GREGORIO DANGAN OVER LOT NO. 7004, CAD 800-D, IDEN. TO LOT 203, PLS-529 SITUATED AT BAGONGBAYAN, PUERTO PRINCESA CITY.**

DENR PENRO PALAWAN RECORDS RECEIVED
BY: *Phs.*
DATE: 11-08-17 CN/7-5343

This refers to the attached Order dated March 6, 2015 issued by this Office on the above-subject. **(Annex A)**

Verification of this Office shows that the said lot is patented to Gregorio Dangan per lot index and allocation book and its covering carpeta. See attached Certification dated October 24, 2017 issued by this Office. **(Annex B).**

In a letter dated February 22, 2016 to this Office from Engr. Victor B. Balde of Chief, Records Knowledge and Management Division informed that Lot No. 7004, Cad 800-D is not recorded in their lot index card. However, its identical lot described as Lot No. 203, Pls 529 is covered by HA #2-3641 issued in the name of Gregorio Dangan. **(Annex C).**

Further, Certification dated October 27, 2017 of the City Register of Deeds of Puerto Princesa certified that they cannot locate any certificate of title covering the said lot in the name of Gregorio Dangan. **(Annex D).**

In this regard, may we be clarified if the said Order dated March 6, 2017 is valid considering that upon verification of this Office the said lot is already patented. If not, may we recommend that an Order be issued by the DENR-Regional Office cancelling the said Homestead Application and the corresponding patent of Gregorio Dangan covering the said parcel of land.

For his information, record and evaluation.

Copy furnished:

Ms. Florida V. Dangan
c/o Ms. Aileen D. Relova
San Jose, Puerto Princesa City



Emer D. Garraez
EMER D. GARRAEZ

South National Highway, Bgy. Sta. Monica
Puerto Princesa City

Email Address: cenroppchuc@yahoo.com
Tel Fax No.: (048)433-0660



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

Annex A

| | | |
|-----------------------------|---|---|
| H.A.-2-3641, E-(III-7) 5250 | X | Lot No. 7004, Cad-800-D |
| GREGORIO DANGAN | / | iden. 203, Pls-529, Area: 93,174 Sq. M. |
| Applicant | / | Bgy. Bagongbayan, Puerto Princesa City |
| X- - - - - | X | |

ORDER

Record shows that Gregorio Dangan is a holder of H.A.-2-3641, E-(III-7)5250 covering Lot No.7004, Cad-D, identical to Lot No. 203, Pls-529 with an area of 93,174 Sq. M., located at Bgy. Bagongbayan, Puerto Princesa City.

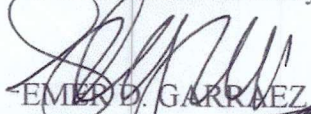
That per an Affidavit of Extra Judicial Settlement of Estate of Gregorio Dangan with waiver of Rights in favor of Florida V. Dangan, executed by the Heirs Gregorio Dangan before Notary Public Joseph Allen P. Quinon under Doc. No. 276; Page No. 56; Book No. 07. Series of 2014 and an Affidavit of Waiver of Rights executed by the Heirs of Natividad Dangan Quiray infavor of Florida V. Dangan, before Notary Public Joseph Allen P. Quinon, under Doc. No. 031, Page No. 07; Book No. 01. Series of 2012 and a letter request dated February 5, 2015 filed by Florida V. Dangan, has opted to apply for survey authority for the purpose of subdivision survey of Lot No. 7004, Cad-800-D in favor of Florida V. Dangan. In an investigation conducted by a representative of this Office the land applied for is ascertained to be an Agricultural land and occupied by the herein-requestee who is qualified to acquire the said lot thru the benefit of Free Patent Law.

WHEREFORE, the H.A-2-3641, E-(III-7)5250 of Gregorio Dangan covering the same parcel of land is hereby ordered cancelled, forfeiting in favor of the Government whatever amount has been paid on account thereof. Conformably herewith the application for the issuance of Survey Authority covering the same parcel of land is hereby ordered accepted and given due course.

SO ORDERED

March 6, 2015, Puerto Princesa City.

For and by the Authority
of the DENR Secretary :

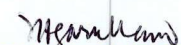


EMER D. GARRAEZ
OIC-Community Environment and
Natural Resources Officer

Copy furnished:

- Ms. Florida V. Dangan
Bgy. Bagongbayan, Puerto Princesa City
- CENRO/file

CERTIFIED XEROX COPY:


NOVA BILL R. GARCELLANO
ADMINISTRATIVE OFFICER I

2 - 5 - 18

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City

Annex B

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that records of this Office shows the following:

1. Name of Listed Claimant: Margarito Dangan
2. Name of Applicant: Gregorio Dangan
3. Application No. HA-2-3641
4. Lot No. 7004, Cad-800-D iden. to Lot No. 203, Pls 529
5. Location: Barangay Bagong Bayan, Puerto Princesa City
6. Area: 93, 174 square meters
7. Remarks: Appearing to be patented per this Office lot index card, allocation book and its covering carpeta ✓

This certification is issued upon request of Aillen D. Relova for reference purposes only.

Issued this 24th day of October 2017 at CENRO, Puerto Princesa City, Palawan.

NOVA BILLE B. GARCELLANO
NOVA BILLE B. GARCELLANO
OIC, Records Unit/Admin. Aide VI

Attested by:

"For and in the absence
of CENR Officer:

Mildred A. Pascual
MILDREDA A. PASCUAL
LMO II/Chief, LFDU
In-Charge, Office of the CENRO

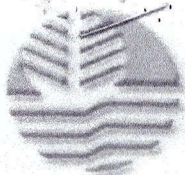


Certificate Fee: 100 -
C.R. No. _____
Date: _____

Marianne Catano

CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANAGEMENT BUREAU
Binondo, Manila

FEB 22 2016

SUBJECT:

Status of Lot Nos. 203 and 7004, Cad-529
situated in Puerto Princesa, Palawan

CENR OFFICER

DENR-Community Environment and
Natural Resources Office
Puerto Princesa City, Palawan

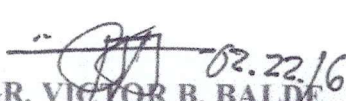
Sir:

We are respectfully referring the attached letter of dated February 11, 2016 of Patria E. Calugtong, for whatever appropriate action you may take thereon. It is informed that per verification in our records, it appears in our lot index card that the parcel of land situated in Puerto Princesa, Palawan, identified/described as Lot 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan, but the folder containing the original records was already turned-over to the then District Land Office concerned on July 26, 1989, pursuant to the implementation of DENR Administrative Order No. 38, series 1990.

Further, it is informed that Lot 7004, Pls-529/Cad-800-D, Puerto Princesa, Palawan is not recorded in our lot index card.

Advice of any action that may be taken thereon, direct to the writer will be highly appreciated.

Very truly yours,


ENGR. VICTOR B. BALDE
Chief, Records Knowledge and
Management Division
NRA/ystq

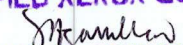
Encls: As stated

CC: Ms. Patria E. Calugtong
634 Instucion St., Sampaloc, Manila

610

Annex C

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Puerto Princesa City

Annex D


CERTIFICATION

TO WHOM IT MAY CONCERN :

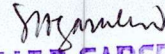
This is to certify that as of date, this Registry cannot locate any certificate of title covering Lot No. 7004, Cad, 800-D identical to Lot No. 203 Pls-529, situated in Bagong Bayan, Puerto Princesa City in the name of GREGORIO DANGAN.

This certification is issued upon the request of Marianne Cabañero for whatever legal purpose it may serve best.

Issued at Puerto Princesa City this 27th of October 2017.


Imelda Blanco Publico
Records Officer

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

RECORDS
NO. 1
ANY OTHER
PLACES
DATE

~~5750~~

SECTION NO. 32-364
Gregorio Tangan
Bagumbayan, P. I.

LOCATION OF LAND
Province of Palawan Municipality of P. I.
Barrio of Bagumbayan of

Lot-003, Ps-509
15152

Patented

PATENTED

1643

| |
|----------------|
| 1. Survey |
| 2. Description |
| 3. Survey |
| 4. Survey |
| 5. Survey |
| 6. Survey |

PATENTED

und

Dangan , Gregorio H. A. - 2 - 3641

Palawan

Lot - 203, P/s - 529
Area - 9 Has.

Puerto Princesa

PATENTED

ISSUED - 4 30 80

151525

Bagumbayan

12-7-73 R. i. s.

CERTIFIED XEROX COPY.

Stamler
NOVA BILLES GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-14



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

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that records of this Office shows the following:

1. Name of Listed Claimant: Margarito Dangan
2. Name of Applicant: Gregorio Dangan
3. Application No. HA-2-3641
4. Lot No. 7004, Cad-800-D iden. to Lot No. 203, Pls 529
5. Location: Barangay Bagong Bayan, Puerto Princesa City
6. Area: 93, 174 square meters
7. Remarks: Appearing to be patented in the name of Gregorio Dangan per this Office Lot Index Card, Allocation Book and its covering Carpeta


This further certifies that the subject lot has been waived in favor of the Heirs of Gregorio Dangan per Waiver of Rights executed by the Heirs of Margarito Dangan, Sr. and Dionisia A. Dangan before Atty. Roland E. Pay under Doc. No. 290; Page No. 59; Book No. CCVII; Series of 2017 dated December 14, 2017.

Furthermore, the subject lot was covered by Extrajudicial Settlement of Estate of Gregorio Dangan with Waiver of Rights executed by the Heirs of Gregorio Dangan in favor of Florida V. Dangan before Notary Public, Atty. Joseph Allen P. Quiñon under Doc. No. 276; Page No. 56; Book No. 07; Series of 2014 dated February 17, 2014.

In addition, Homestead Application No. 2-3641 of Gregorio Dangan was cancelled per Order dated March 6, 2015 and that the subject lot was covered by Survey Authority No. 045316-2015-21 issued in favor of Florida V. Dangan dated March 9, 2015.

This certification is issued upon request of Aillen D. Relova for whatever legal purpose it may serve her best.

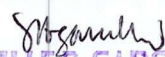
Issued this 8th day of January 2018 at CENRO, Puerto Princesa City, Palawan.


NOVA BILLE B. GARCELLANO
Administrative Officer I

Attested by:


EMER D. GARRAEZ
Community Environment and

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-11



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANAGEMENT BUREAU
Plaza Cervantes, Binondo, Manila

JAN 04 2018

SUBJECT:

**Status of Lot No. 203, Pls-529
and Lot No. 7004, Cad-800-D
situated in Puerto Princesa, Palawan**

THE CENR OFFICER

DENR-Community Environment and
Natural Resources Office
CFI Compound, Puerto Princesa City, Palawan

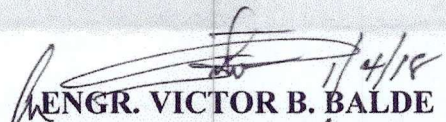
Sir/Madam:

Pursuant to Executive Order No. 192 dated June 10, 1987, we are respectfully referring the attached letter-request dated December 20, 2017 of Ms. Princess S. Santos, for whatever action you may take thereon. Upon verification in our lot index cards, the parcel/s of land situated in Puerto Princesa, Palawan, identified as Lot No. 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan. However, the folder containing the original records was already turned-over to the then District Land Office on July 26, 1989.

Furthermore, Lot No. 7004, Cad-800-D situated in Puerto Princesa, Palawan has no record as per our lot index cards.

Advice of any action that may be taken thereon, direct to the writer will be highly appreciated.

Very truly yours,


ENGR. VICTOR B. BALDE
Chief, Records and Knowledge
Management Division
NRA/AQA

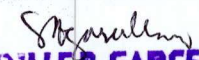
Encls: As stated

CC: Ms. Princess S. Santos
39A Lozud St., Polasan
Valenzuela City

610

/ystq

CERTIFIED XEROX COPY.


NOYA BILLED B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANAGEMENT BUREAU
Plaza Cervantes, Binondo Manila

The Director
Land Management Bureau
Plaza Cervantes, Binondo, Manila

Madam:

For whatever Legal purpose it may serve and upon payment of the required fees, may I respectfully request the following:

☒ Status

☐ Survey Records

☐ Public Land
☐ Friar Lands

☐ Taguig
☒ Others Title Application

☐ Plan ☐ T.D ☐ Cadastral Map

Application Number : _____

GSD Accession Number: _____

Name of Applicant : Gregorio Dangan/Margarita Dangan

Block/Lot Number : 7004

Survey Number : Cad - 800-D iden to lot Not. 203 PLS 529

Location : Bray Bagong Bayan Puerto Princesa Palawan

Purpose of the request : Required by Cenro Palawan / Reference

Verify/Signed by: _____

Date Verified: _____

Certified Photocopy of the following: _____

Note: Accession numbers do not guarantee availability of the requested plan.

Hoping that this request will be acted upon with dispatch.

Name of Requesting Party : Princess S Santos
First name M.I. Last name

Address : 3A A Lozic St. Palawan
Block/Lot Number Street Barangay

Volenzuela City
City/Municipality Province

Gender : ☐ Male ☒ Female

Age : 23

Date Requested : Dec 20, 2017

Issue Date : JAN 04 2018

Contact Number: 093960538 21

ID Type : school ID

ID Number : 12-3-27-63

CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

Very truly yours,

Signature

Right Thumb mark
(Incase party cannot sign)

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That We, **Heirs of Margarito Dangan, Sr. and Dionasia A. Dangan**, namely: (a) DOLORES DANGAN-TABANG, married (b) GERTRUDES DANGAN-CAYAPAS, widow, (c) MARIA DANGAN VILLANUEVA, widow, (d) MANUEL A. DANGAN, single, (e) BENJAMIN A. DANGAN, single, (f) RUBIO A. DANGAN, single all residents of Brgy. San Jose, Puerto Princesa City, (g) JESUS DANGAN, married, resident of Brgy. Irawan, Puerto Princesa City, (h) ROSITA LLACUNA DANGAN, widow, (i) MARITES DANGAN TINDOG, married, (j) MARILYN DANGAN TANGUIRAN, married, (k) Heirs of MARGARITO DANGAN, JR., represented by his heirs namely: (1) Manuela Ladica Dangan, widow, (2) Mirmed L. Dangan, single and (3) Mylene L. Dangan, single, all residents of Brgy. Brgy. Bagong Bayan, Puerto Princesa City, (k) Heirs of DANIEL DANGAN, represented by his heir (1) Angie Dangan, single, residents of Brgy. Bagong Bayan, Puerto Princesa City, all of legal age, Filipinos, FOR GOOD AND VALUABLE CONSIDERATION, duly acknowledged by us from **Heirs of Gregorio Dangan**, namely: (a) Heirs of Primitivo F. Dangan, represented by CHARLIE M. DANGAN, married, (b) NATIVIDAD D. QUIRAY, widow, (c) Heirs of Felicitas D. Vigonte, represented by her daughter RAQUEL V. MAGURA, married, (d) Heirs of Dominacio F. Dangan, represented by his wife FLORIDA V. DANGAN, widower all of legal age, Filipinos and all residents of Brgy. San Jose, Puerto Princesa City, DO HEREBY WAIVE, RENOUNCE and CONVEY in manner absolute and irrevocable unto said TRANSFEREE, all our rights and interest over a parcel of land, with TAX DECLARATION NO. _____, PIN _____, identified as LOT 7004, CAD. 800-D IDEN. TO LOT 203, PLS-529, situated in the Barangay Bagong Bayan, Puerto Princesa City, Palawan, containing an area of NINETY-THREE THOUSAND ONE HUNDRED SEVENTY-FOUR (93, 174) SQUARE METERS, more or less, including all improvements found thereon.

That We hereby warrant peaceful possession and occupation of the above-mentioned parcel of land by the TRANSFEREE;

That if and when necessary to give full force and effect to our above-waiver, we further bind ourselves to execute such other documents and legal papers as may be required by the existing laws and regulations.

IN WITNESS WHEREOF, We have hereunto set our hands this 12-14-11 at City of Puerto Princesa, Palawan.

D. Tabang
DOLORES D. TABANG
Heir-Transferor
OSCA ID No. 25216

Maria Villanue
MARIA D. VILLANUEVA
Heir-Transferor
OSCA ID No. 25215

B. Dangan
BENJAMIN A. DANGAN
Heir-Transferor
TIN No. 170-776-758

Rosita L. Dangan
ROSITA L. DANGAN
Heir-Transferor
OSCA ID No. 20556

M. D. Tanguiran
MARILYN D. TANGUIRAN
Heir-Transferor
HH ID NO. 175316003-0264-00010

G. Cayapas
GERTRUDES D. CAYAPAS
Heir-Transferor
VIN: 5316-0182A-K1740GDC20000-8
COMELEC

M. A. Dangan
MANUEL A. DANGAN
Heir-Transferor
VIN: 5316-0281C-L2249MAD10000-1
COMELEC

JESUS DANGAN
Heir-Transferor
OSCA ID NO. 21714

M. Tindog
MARITES D. TINDOG
Heir-Transferor
VIN: 5316-0154A-F1174MDT20001-5
COMELEC

R. A. Dangan
RUBIO A. DANGAN
Heir-Transferor
OSCA ID No. 36217

CERTIFIED XEROX COPY:

Nova Bille B. Garcellano
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-11

Heirs of MARGARITO DANGAN, JR.
Represented by his heirs namely:

MYLENE D. CAPENANES
Heir-Transferor
TIN: 944-103-000

MANUELA L. DANGAN
Heir-Transferor
TIN: 254-641-254

MIRMED L. DANGAN
Heir-Transferor
CED13-008

Heir of DANIEL DANGAN
Represented by his heir

ANGIE V. DANGAN
VIN:5316-0153B-C1481AVD10000
COMELEC

Signed in the Presence of:

1. Marianne Cabañero

2. Mildred S. Suansing

ACKNOWLEDGEMENT

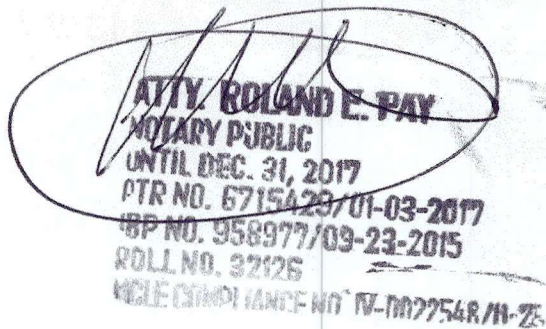
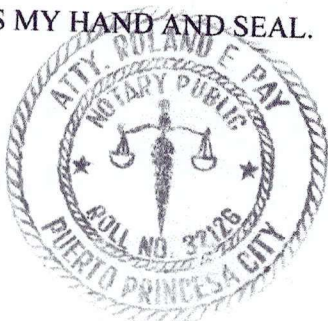
Republic of the Philippines)
City of Puerto Princesa)S.S

BEFORE ME, A Notary Public for and in the City of Puerto Princesa, this
personally appeared the above-named persons, with their respective Valid
Identification Card No. indicated below their names, known to me to be the same persons who executed
the foregoing instrument and they acknowledged to me the same is their own free and voluntary act and
deed.

This instrument relates to Waiver of Rights, consisting of two (2) pages including this page on
which this acknowledgement is written.

WITNESS MY HAND AND SEAL.

Doc. No. 290
Page No. 59
Book No. CCN11
Series of 2017



CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN :

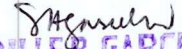
This is to certify that as of date, this Registry cannot locate any certificate of title covering Lot No. 7004, Cad, 800-D identical to Lot No. 203 Pls-529, situated in Bagong Bayan, Puerto Princesa City in the name of GREGORIO DANGAN.

This certification is issued upon the request of Marianne Cabañero for whatever legal purpose it may serve best.

Issued at Puerto Princesa City this 27th of October 2017.


Imelda Blanco Publico
Records Officer

CERTIFIED XEROX COPY:


NOVA BILLEO GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that records of this Office shows the following:

1. Name of Listed Claimant: Margarito Dangan
2. Name of Applicant: Gregorio Dangan
3. Application No. HA-2-3641
4. Lot No. 7004, Cad-800-D iden. to Lot No. 203, Pls 529
5. Location: Barangay Bagong Bayan, Puerto Princesa City
6. Area: 93, 174 square meters
7. Remarks: Appearing to be patented per this Office lot index card, allocation book and its covering carpeta

This certification is issued upon request of Aillen D. Relova for reference purposes only.

Issued this 24th day of October 2017 at CENRO, Puerto Princesa City, Palawan.

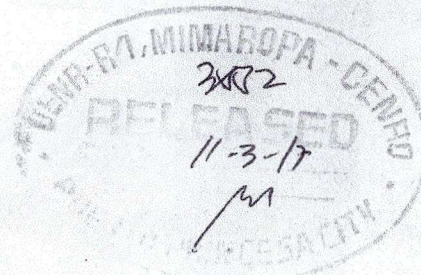
Attested by:

"For and in the absence
of CENR Officer:

Mildred A. Pascual
MILDRED A. PASCUAL
LMO II/Chief, LPDU
In-Charge, Office of the CENRO

NOVA BILLE B. GARCELLANO
OIC, Records Unit/Admin. Aide VI

Certificate Fee: 100-
O.R. No. _____
Date: _____



Margarito Dangan
Margarito Dangan

Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropp@denr.gov.ph
Tel. Fax No.: (048) 433-0660

A-93174

DANGAN MARGARITO

Signature above printed name

CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

-2-5-8



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify that as of date, this Registry cannot locate any certificate of title covering Lot No. 203, IDEN. TO LOT 7004 PLS-529/CAD-800-D, containing an area of 93,174 sqm., situated in Bagong Bayan, Puerto Princesa City in the name of DOMICIANO DANGAN.

This certification is issued upon the request of Marianne Cabañero for whatever legal purpose it may serve best.

Issued at Puerto Princesa City this 13 October 2017.

Imelda Blanco Publico
Records Officer

CERTIFIED XERUX COPY!

Signature
NOVA BILLER GARCELLANO
ADMINISTRATIVE OFFICER I

2 - 5 - 18



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATAAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Puerto Princesa City


CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify that based on the existing records on file with this Registry as of date, no registration nor issuance of title has been effected/accomplished involving LOT NO. 203, Iden. to Lot 7004 Pls-529 CAD 800-D situated in Barangay Bagong Bayan, Puerto Princesa City and registered in the name of Domiciano Dangan.

This certification is being issued upon the request of Mr. David Torres for whatever legal purpose it may serve her best.

At Puerto Princesa City this 26 of February 2016.


Imelda Blanco Publico
Records Officer

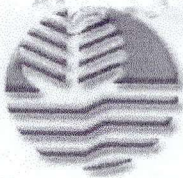
Requested By TORRES, DAVID
OR No. 1006635308
Amount Paid: 210.00

Please affix
Documentary Stamp

CERTIFIED XEROX COPY.


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18



Republic of the Philippines
Department of Environment and Natural Resources
LAND MANAGEMENT BUREAU
Binondo, Manila

FEB 22 2016

SUBJECT:

Status of Lot Nos. 203 and 7004, Cad-529
situated in Puerto Princesa, Palawan

CENR OFFICER

DENR-Community Environment and
Natural Resources Office
Puerto Princesa City, Palawan

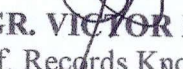
Sir:

We are respectfully referring the attached letter of dated February 11, 2016 of Patria E. Calugtong, for whatever appropriate action you may take thereon. It is informed that per verification in our records, it appears in our lot index card that the parcel of land situated in Puerto Princesa, Palawan, identified/described as Lot 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan, but the folder containing the original records was already turned-over to the then District Land Office concerned on July 26, 1989, pursuant to the implementation of DENR Administrative Order No. 38, series 1990.

Further, it is informed that Lot 7004, Pls-529/Cad-800-D, Puerto Princesa, Palawan is not recorded in our lot index card.

Advice of any action that may be taken thereon, direct to the writer will be highly appreciated.

Very truly yours,

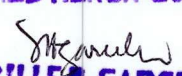
 02.22.16
ENGR. VICTOR B. BALDE
Chief, Records Knowledge and
Management Division
NRA/ystq

Encls: As stated

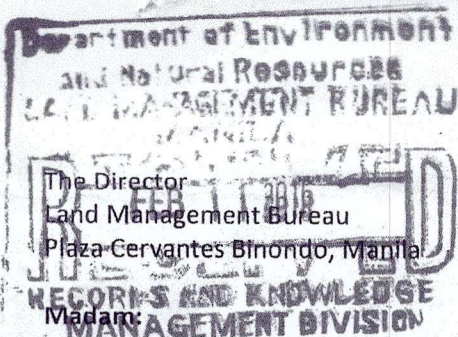
CC: Ms. Patria E. Calugtong
634 Instucion St., Sampaloc, Manila

610

CERTIFIED XEROX COPY:


NOVA BILLE G. GARCELLANO
ADMINISTRATIVE OFFICER I

2 -5-18



Republic of the Philippines
Department of Environment and Natural Resources
Land Management Bureau
Plaza Cervantes Binondo, Manila

REQUEST: _____
No. _____
Due Date: _____

For whatever Legal purpose it may serve and upon payment of the required fees, may I respectfully request the following:

| | |
|--|--|
| <input checked="" type="checkbox"/> Status <input type="checkbox"/> Public Land <input type="checkbox"/> Friar Lands <input type="checkbox"/> Taguig <input type="checkbox"/> Others | <input type="checkbox"/> Survey Records <input type="checkbox"/> Plan <input type="checkbox"/> T.D <input type="checkbox"/> Cadastral Map GSD Accession No. Verify/ Signed by: Date Verified: Note: Accession nos. do not guarantee availability of the plan |
| Application No. : <u>HA-2-3641, E-(111-7) 5250</u> | |
| Name of Applicant : <u>Gregorio Dangan</u> | |
| Lot No. : <u>Lot. No. 7004</u> | |
| Survey No. : <u>Cad-D, identical to Vol 203, Pls. - 529</u> | |
| Location : <u>Bay. Bagongbayan, Puerh Princess City</u> | |
| Certified Photocopy of the following: <u>Homestead Patent Application</u> | |
| Purpose of the request: <u>For titling Purposes</u> | |

Hoping that this request will be acted upon with dispatch

Requesting Party: Patricia E. Calugtung
(Pangalan)
Sex: Male ☐ Female ☒ Age: 54
(Kasarian) (Edad)
Complete Address: 634 Instrubeim St Sampaloc, mls
(Tirahan)
Identification No.: 03-5975-2504 Type/Kind: SSS
(Pagkakakilanlan) (Uri o Klase)
Date Requested: 2/11/16 Date Due: _____
(Petsa ng Request) (Takdang Panahon)
Log Book Ref. Page No.: _____ Line No.: 22 FEB 2016

THUMBMARK

L R
(If case party cannot sign/has no Identification)

Very truly yours,

Patricia E. Calugtung
Signature

NOTE: Request not claimed within a period of 30 days shall be subject to the filing of another request.
Strictly no follow-up/transaction ON FRIDAYS.

CERTIFIED XEROX COPY:
NOVA BILIE G. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-8

Feb 22 2016

SUBJECT:

Status of Lot Nos. 203 and 7004, Cad-529
situated in Puerto Princesa, Palawan

CENR OFFICER

DENR-Community Environment and
Natural Resources Office
Puerto Princesa City, Palawan


Sir:

We are respectfully referring the attached letter of dated February 11, 2016 of Patria E. Calugtong, for whatever appropriate action you may take thereon. It is informed that per verification in our records, it appears in our lot index card that the parcel of land situated in Puerto Princesa, Palawan, identified/described as Lot 203, Pls-529 is covered by Homestead Application No. 2-3641 in the name of Gregorio Dangan, but the folder containing the original records was already turned-over to the then District Land Office concerned on July 26, 1989, pursuant to the implementation of DENR Administrative Order No. 38, series 1990.

Further, it is informed that Lot 7004, Pls-529/Cad-800-D, Puerto Princesa, Palawan is not recorded in our lot index card.

Advice of any action that may be taken thereon, direct to the writer will be highly appreciated.

Very truly yours,


02.22/16
ENGR. VICTOR B. BALDE
Chief, Records Knowledge and
Management Division
NRA/ystq


Encls: As stated

CC: Ms. Patria E. Calugtong
634 Instucion St., Sampaloc, Manila

610

Annex C

CERTIFIED XEROX COPY,


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-8-18

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City

CERTIFICATION

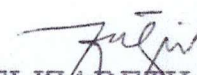
TO WHOM IT MAY CONCERN

This is to certify that based on the records of this Office Lot No. 7004, Cad-800-D identical to Lot No. 203, Pls-529 with an area of 93,174 square meters located at Barangay Bagong Bayan, Puerto Princesa City is listed in the name of Margarito Dangan, covered by HA-2-3641 of Gregorio Dangan and was cancelled on March 6, 2015.

This further certifies that Survey Authority No. 045316-2015-21 dated March 9, 2015 was issued in favor of Florida Dangan.

This certification is issued upon request of Florida Dangan who paid the amount of One Hundred Pesos (P100.00) under Official Receipt No. 3844457-H dated February 5, 2016 for whatever legal purpose it may serve her best.


Issued this 9th day of February 2016 at CENRO, Puerto Princesa City, Palawan.

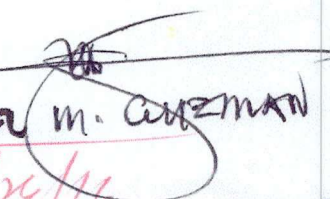

ELIZABETH C. PALATINO

Adm. Aide III/Assistant Records Officer

Attested by :

For and in the absence
of the CENRO:

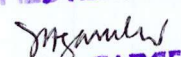

LEONARD T. CALUYA
Development Management Officer IV
Office-In-Charge


Rodolfo M. Cruzman

Received

2/24/16

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-16



Nº 3843580 H

Date 3-6-15

Fund

| Nature of Collection | Account Code | Amount |
|----------------------|--------------|--------|
|----------------------|--------------|--------|

| | | |
|-------------------|----|-------|
| Summary Authority | fu | P 200 |
|-------------------|----|-------|

Lot 7004, Cad-800

Ben. Ngony bayan,

100°C

TOTAL

₹ 200 -

Amount in Words four hundred

☒ Cash

Drawee
Bank

Number

Date _____

☐ Check☐ Money Order

Received the amount stated above.

WAMAL AIDA S. TALABUCON
AO 1162ENRO Cashier

NOTE: Write the number and date of this receipt on the back of check or money order received.

NOVA BILIE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

file
SUBJECT : Survey Authority for a tract
of LOT 7004, CAD-800-D
Proy. BAGONG BAYAN, PPL

SA No. 095316-2015-21 *8*

March 9, 2015
Date

Engr. Nelson M. Gabayan
Mascarena's apartment, Peneyra rd. San Pedro,
Puerto Princesa City

Sir / Madam:

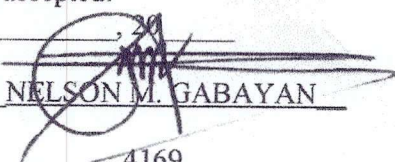
Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of FLORIDA V. DANGAN claimant of the above described tract of public land, to avail of your services, authority is hereby granted to you to execute the survey thereof subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violation of any aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

Very truly yours,

For and by Order of the
Secretary of DENR:

Conditions accepted:

(4.) 
NELSON M. GABAYAN
4169
(License No.)

(3.) 
EMER D. GARRAEZ
CENRO Officer

Above stated request confirmed:

(1) Florida Dangan
FLORIDA V. DANGAN
Signature / Name of Claimant

Barangay Bagongbayan Puerto Princesa City
(Address)

Ref. SURVEY AUTHORITY FEE
Cad Cost of P 200.00 paid
Under O.R. No. 384 3580 H
Dated 3/6/2015

Issuance of Survey Order
Recommended

(2) 
REX S. VELASCO
Signature / Name

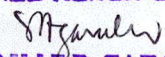
Lands Management Officer (LMO)
(Position or Designation)

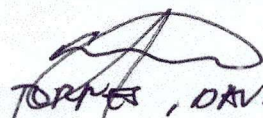
Ref. Insp./Invest./Report
Dated MARCH 9, 2015

Note:

For this Survey Authority to be valid, the four (4) required signature must be present.

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
25-18


TORREY, DAVID G.



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

| | | |
|-----------------------------|---|---|
| H.A.-2-3641, E-(III-7) 5250 | X | Lot No. 7004, Cad-800-D |
| GREGORIO DANGAN | / | iden. 203, Pls-529, Area: 93,174 Sq. M. |
| Applicant | / | Bgy. Bagongbayan, Puerto Princesa City |
| X-----X | | |

ORDER

Record shows that Gregorio Dangan is a holder of H.A.-2-3641, E-(III-7)5250 covering Lot No.7004, Cad-D, identical to Lot No. 203, Pls-529 with an area of 93,174 Sq. M., located at Bgy. Bagongbayan, Puerto Princesa City.

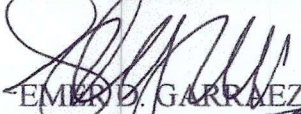
That per an Affidavit of Extra Judicial Settlement of Estate of Gregorio Dangan with waiver of Rights in favor of Florida V. Dangan, executed by the Heirs Gregorio Dangan before Notary Public Joseph Allen P. Quinon under Doc. No. 276; Page No. 56; Book No. 07. Series of 2014 and an Affidavit of Waiver of Rights executed by the Heirs of Natividad Dangan Quiray infavor of Florida V. Dangan, before Notary Public Joseph Allen P. Quinon, under Doc. No. 031, Page No. 07; Book No. 01. Series of 2012 and a letter request dated February 5, 2015 filed by Florida V. Dangan, has opted to apply for survey authority for the purpose of subdivision survey of Lot No. 7004, Cad-800-D in favor of Florida V. Dangan. In an investigation conducted by a representative of this Office the land applied for is ascertained to be an Agricultural land and occupied by the herein-requestee who is qualified to acquire the said lot thru the benefit of Free Patent Law.

WHEREFORE, the H.A-2-3641, E-(III-7)5250 of Gregorio Dangan covering the same parcel of land is hereby ordered cancelled, forfeiting in favor of the Government whatever amount has been paid on account thereof. Conformably herewith the application for the issuance of Survey Authority covering the same parcel of land is hereby ordered accepted and given due course.

SO ORDERED

March 6, 2015, Puerto Princesa City.

For and by the Authority
of the DENR Secretary :


EMER D. GARRAEZ

OIC-Community Environment and
Natural Resources Officer

Copy furnished:

- Ms. Florida V. Dangan
Bgy. Bagongbayan, Puerto Princesa City
- CENRO/file

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

SUBJECT: SURVEY AUTHORITY OF LOT NO. 7004, CAD-800-D
BGY. BAGONGBAYAN, PUERTO PRINCESA CITY

March 6, 2015

The OIC- Community Environment and
Natural Resources Officer
Puerto Princesa City

Sister Claimant - Margarita Dangan

Madam:

Please be informed that on February 17, 2015 I have conducted an investigation and an ocular inspection of the above-mentioned request and ascertained the following:

1. That the land to be surveyed is identified as Lot No. 7004, Cad-800-D identical to Lot No. 203, Pls-529 with an area of 93,174 Sq. M. more or less, located at Bgy. Bagongbayan, Puerto Princesa City, or it is more particularly described as follows: bounded on the North by: Lot 206, Pls-529; on the East by: Lot No. 202, Pls-529; on the South by: Bgy. Road and on the West by: Lot No. 204, Pls-529;
2. That per brief verification on the records of this office, Lot No. 7004, Cad-800-D, identical to Lot No. 203, Pls-529 is covered by H.A. -2-3641, E-(III-7) 5250 of Gregorio Dangan filed on November 9, 1959 copy is hereto attached and Survey Authority No.-045316-2012-06, dated January 30, 2011 issued in favor of Nonito T. Lachica, copy is also hereto attached;
3. That the land is actually occupied/cultivated and developed by the Heirs of Gregorio Dangan and had executed an affidavit of Extra Judicial Settlement of Estate of Gregorio Dangan with Waiver of Rights in favor of Florida V. Dangan, before Notary Public Joseph Allen P. Quinon, under Doc. No. 276; Page No. 56; Book No. 07, Series of 2014 and an affidavit of Waiver of Rights executed by Heirs of Natividad Dangan Quiray in favor of Florida V. Dangan, under Doc. No. 031, Page No. 07; Book No. 01, series of 2012, copy are hereto attached;
4. That the land is absolutely free from claims and conflicts and the area applied for is devoid of mangroves, attached is the Barangay Certification issued by Hon. Danilo Villawala on July 20, 2011, and December 22, 2014 copies are hereto attached and also attached is the copy of Tax Declaration No.-004-7523 in the name of Dominciano Dangan;
5. That applicant/requestee-Florida V. Dangan is qualified to acquire the said lot by the benefit of the Free Patent Law;
6. That the land is within the Classification of Agricultural (Alienable and Disposable Land) per L. C. Map No. 1172, Project No. 1-C, Blk. I. Certified on August 29, 1935, attached is the certification/lot verification dated February 5, 2015 issued by Conrado M. Corpuz, Chief, FMS, and Certification dated July 24, 2012 issued by OIC Regional Technical Director for Forestry, copies are hereto attached;

IN VIEW OF THE FOREGOING, it is respectfully recommended that the desired Survey Authority be issued to Engineer Nelson M. Gabayan to execute the Subdivision Survey in favor of Florida V. Dangan and the corresponding resultant lots shall be applied by the herein requestee and her predecessors of interest under the benefit of Free Patent Law and shall be accepted and continue to be given due course.

CERTIFIED XEROX COPY:

Manuel
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Covered by H.A.-2-3641 of Gregorio Dangan - cancelled



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay Sta. Monica, Puerto Princesa City

February 5, 2015

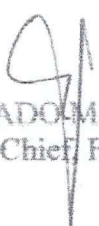
CERTIFICATION/LOT VERIFICATION

TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY that the tract of land identified as Lot No. 7004, Cad-800-D containing an area of 93,174 square meters located at Barangay Bagongbayan, Puerto Princesa City has been verified to be within **ALIENABLE AND DISPOSABLE AREA** as per Land Classification Map No. 1172, Project 1 – C, Block 1 certified on August 29, 1935

This certification is issued per request of FLORIDA V. DANGAN for issuance of Survey Authority.

Verified by:


CONRAD M. CORPUZ
Chief, FMS

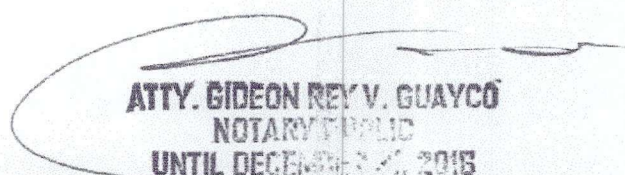
Approved by:


EMER D. CARRAEZ
OIC-CENRO

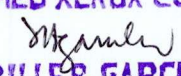
2/9/15

SUBSCRIBED AND SWORN to before me this MAR - 2 day of 2015 2015
at Puerto Princesa City.

DOC. NO. 437
PAGE NO. 89
BOOK NO. 01
SERIES OF 2015


ATTY. GIDEON REY V. GUAYCO
NOTARY PUBLIC
UNTIL DECEMBER 24, 2015
ATTORNEY'S ROLL NO. 86394
IBP NO. 956868 (2.3.2014 PAL)

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

December 1, 2014

Mrs. EMER D. GARRAEZ
Community Environment and Natural
Resources Officer
Puerto Princesa City, Palawan



Ma'am;

I/We have the honor to request for a survey authority to survey a parcel of land identified Lot 7004, Cad 800-D, Located at Bagongbayan, Puerto Princesa City.

I/We intend to hire Geodetic Engineer Nelson M. Gabayan to execute the said subdivision survey should this request be granted.

Appreciating so much your favorable action on this matter.

Respectfully yours,

Florida Dangan
FLORIDA V. DANGAN
Owner

Listed claimant - Margarito Dangan
covered by HA - 2-3641
E (111-7)5250 of Margarito Dangan

CERTIFIED XEROX COPY:

[Signature]
NOVA BILLEB. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

**EXTRAJUDICIAL SETTLEMENT OF ESTATE OF GREGORIO
DANGAN WITH WAIVER OF RIGHTS**

KNOW ALL MEN BY THESE PRESENTS:

This Extrajudicial Settlement of Estate made and executed by and among the Heirs of **GREGORIO DANGAN**, namely:

1. **PRIMITIVO F. DANGAN** (deceased), represented by his son, **CHARLIE M. DANGAN**, of legal age, Filipino, married;
2. **NATIVIDAD D. QUIRAY**, of legal age, Filipino, widower; ✓
3. **FELICITAS D. VIGONTE** (deceased), represented by her daughter, **RAQUEL V. MAGURA**, of legal age, Filipino, married; ✓
4. **DOMICIANO F. DANGAN** (deceased), represented by his wife, **FLORIDA V. DANGAN**, of legal age, Filipino, widower; ✓

All residents of Brgy. San Jose, Puerto Princesa City, Palawan;

WITNESSETH:

WHEREAS, we are the representatives and sole surviving heirs of the deceased spouses, **GREGORIO DANGAN**, who died on July 17, 1996 at Puerto Princesa City, Palawan; and **PILAR FELIZARTE**, who died on April 5, 1969 at Puerto Princesa City, Palawan;

WHEREAS, said deceased died intestate, without will or testament, and without any outstanding debts in favor of any person or entity;

WHEREAS, the deceased left a certain parcel of land identified as **LOT 7004, CAD 800-D**, situated in Brgy. Bagong Bayan, Puerto Princesa City, Palawan, containing an area of **NINETY THREE THOUSAND ONE HUNDRED SEVENTY FOUR (93,174) SQUARE METERS**;

NOW THEREFORE, for and in consideration off the premises above and invoking the provisions of Rule 74 of the New Rules of Court, the herein heirs by these present do hereby agree to extra-judicially settle as they do hereby agree to settle between and among themselves the above-described real property in the manner appropriate by law subject however to the liabilities imposed by Section 4, Rule 74 of the New Rules of Court in favor of any possible heirs, creditors or any other person who might be deprived of their lawful participation in the estate of a period of two (2) years.

-AND WITNESSETH FINALLY-

WHEREAS, We, **CHARLIE M. DANGAN**, of legal age, Filipino, married, **NATIVIDAD D. QUIRAY**, of legal age, Filipino, widower, **RAQUEL V. MAGURA**, of legal age, Filipino, married, all residents of Brgy. San Jose, Puerto Princesa City, Palawan, **WAVEE, FLORIDA V. DANGAN**, of legal age, Filipino, widower and a resident of Brgy. San Jose, Puerto Princesa City, Palawan;

That for and in consideration of the love and affection that the herein Heirs-Waivors has to the herein Waivee, **FLORIDA V. DANGAN**, do hereby WAIVE, RENOUNCE TRANSFER and CONVEY, all our rights, interest and participation in a manner absolute and irrevocable over the above described parcel of land, together with all the existing improvements situated thereon unto **FLORIDA V. DANGAN**, her heirs, successors and assigns;

CERTIFIED XEROX COPY:

M. Bille B. Garcellano
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

That we hereby warrant out title unto said, and that henceforth, she shall have exclusive right of ownership and possession over said parcel of land, free from liens and encumbrances;

That this land is not tenanted and does not come within the operation of the CARP laws under the Department of Agrarian Reform;

IN WITNESS WHEREOF, the parties have hereunto signed their name this _____ Day of _____ at Puerto Princesa City, Palawan.


CHARLIE M. DANGAN

HEIR-WAIVOR

ID No. 0647-09

Issued by Senior Citizens Affairs


NATIVIDAD D. QUIRAY

HEIR-WAIVOR

ID No. 9674-

Issued by Senior Citizens Affairs


RAQUEL V. MAGURA

HEIR-WAIVOR

ID No. 04-7126780-7

Issued by: SSS


FLORIDA V. DANGAN

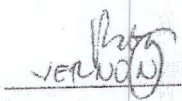
HEIR-WAIVEE

ID No. 6715

Issued by: Senior Citizens Affairs

SIGNED IN THE PRESENCE OF:


ROGEL M. GORMAN


VERBON PAGAN


Republic of the Philippines)
City of Puerto Princesa) S.S.
Province of Palawan)

ACKNOWLEDGEMENT

BEFORE ME, A Notary Public for the Province of Palawan and in the city of Puerto Princesa this FEB 17 2015 appeared the above named parties bearing their competent proof of identity under their names and signatures known to me and to me known to be the same person who executed the foregoing instrument and acknowledged before me that the same is her voluntary acts and deeds.

This instrument consisting of Two (2) pages refers to the EXTRAJUDICIAL SETTLEMENT OF ESTATE OF GREGORIO DANGAN WITH WAIVER OF RIGHTS duly signed by the parties on the first page and ACKNOWLEDGEMENT hereof.

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


ATTY. JOSEPH ALLEN P. QUINON

NOTARY PUBLIC

UNTIL DECEMBER 31, 2015

ROLL NO. 214194100 NO. 223-624-182

CERTIFIED XEROX COPY:


NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-15



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Puerto Princesa City 5300, Palawan

SUBJECT

Survey Authority for a tract of land
Located at Brgy. Napsan,
Puerto Princesa City

Survey Authority No. 045316-2012-06

Date: Jan. 20, 2011

Engr. **NONITO T. LACHICA**
11-D Baitan Street
Puerto Princesa City

Sir/ Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of **Florida V. DANGAN**, to avail of your services, authority is hereby given to you to execute the survey thereof subject to the relevant provision of the Manual for Land Surveys in the Philippines, as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid conditions shall invalidate this authority, and damages that may result therefrom shall be your sole liability and professional responsibility.

Very Truly Yours,

For and by Authority of
The DENR Secretary

Conditions Accepted:

(4) **NONITO T. LACHICA**
(Signature/Name of GE)

6580
(License No.)
4-4-05

(3) **DESDADO L. OCAMPO**
CENR Officer

Above Request Confirmed:

by:
(1) **FLORIDA V. DANGAN**
(Signature/Name of Claimant)

San Jose, Puerto Princesa City
(Address)

Ref. Survey Fee
Cad Cost of P 200.00
Under O.R. No. 4997697
Drawn: 12-19-11

Issuance of Survey Recommended:

(2) **DAVID F. DALING**
(Signature/Name)

Land Management Officer I/DPLI
(Position/Designation)

Ref. Insp./Invest. Report
Date: December 7, 2011

CERTIFIED XEROX COPY:

S. Garcellano
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay Santa Monica, Puerto Princesa City

Subject:
Request for issuance of Survey Authority
over a certain parcel of land

December 7, 2011

The Hon. Community Environment
And Natural Resources Officer
Sta. Monica, Puerto Princesa City

Thru: LMS-Chief

Sir:

Referring to the above captioned subject please be informed of the undersigned's findings as result of his actual investigation on the premises and on matters relative thereto, as follows:

That hereto subject land actually involved has been determined and identified as Lot No. 7004, Cad800-D identical to 203, Pls 529, containing an area of Ninety Three Thousand One Hundred Seventy Four (93,174) Square Meters, situated at Barangay Bagongbayan, Puerto Princesa City.

That the same land remains to be as unregistered public agricultural tract of land as certified by Register of Deeds III Atty. Ma Rachel Fe Fabros-Dilig of the Office of the City Register of Deeds, Puerto Princesa City (copy of document hereto-attached).

That the land has been originally claimed by actual occupant/cultivator Domiciano F. Dangan (now deceased) a bona fide resident of Barangay Bagongbayan, Puerto Princesa City where the same subject lot is located wherein his occupation of same has been truly open to public and adverse and dutifully, he is paying taxes on whatever amount having been incurred thereon (copies of Death, Barangay Certificates and Tax Declaration as supporting documents are hereto-attach).

That during the actual site inspection on the premises of the ground, apparently a certain Florida V. Dangan a living spouse of the deceased husband Domiciano F. Dangan succeeded the actual occupation/cultivation of the land who have initiated to continue the planting of the newly significant numbers of coconuts and other various fruit bearing trees on the land.

In view of the foregoing, the hereto undersigned hereby recommends the issuance of survey authority to be granted in favor of Geodetic Engineer Norito T. Lachica. He will execute on the decided actual entitled subdivision scheme of the land by and as per request of Florida V. Dangan (sketch of the land subject of survey is at the back hereof), and

That I hereby attest that all statements contained in this prepared report are true and correct.

Very truly yours,


DAVID F. DALINO
Land Management Officer LDPLI

SUBSCRIBED AND SWORN to before me on and in the same place and date first above written.

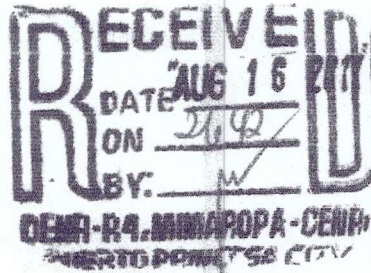
CERTIFIED XEROX COPY:


NOVA BILLIE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

20 July 2011

The CENR Officer
Thru: The Land Management Officer
Community Environment
and Natural Resources Office
Sta. Monica, Puerto Princesa City



Sir/Madam:

The undersigned is requesting for survey authority to subdivide Lot 203, PLS-529 identical to Lot 7004, Cad. 800-D, Puerto Princesa Cadastre containing an area of 93,174 square meters covered by Tax Declaration # 134-05-004-05-009 in the name of my late husband, Domiciano F. Dangan located in Brgy. Bagong Bayan, Puerto Princesa City.

I am willing to avail the services of Engr. Nonito T. Lachica to execute the said subdivision survey leading to the local patent application.

Your appropriate action on this matter is highly appreciated.

Very truly yours,

[Signature]
FLORIDA V. DANGAN
(Wife of Domiciano Dangan)

*- covered by HA-2-364
E (III-7) 5250 of
Gregorio Dangan -*

*- listed claimant - Dangan, Margarito
- covered by HA-2-3641 E (III-7) 5250 of
Gregorio Dangan*

CERTIFIED XEROX COPY:

[Signature]
NOVA BILLES GARCELLANO
ADMINISTRATIVE OFFICER I

2-8-18

Republic of the Philippines
Department of Justice
LAND REGISTRATION AUTHORITY
REGISTRY OF DEEDS
PUERTO PRINCESA CITY

CERTIFICATION

To whom it may concern:

This is to certify that based on the existing records on file with this Registry as of this date, no registration nor issuance of title has been effected/accomplished involving Lot No. 203, IDEN. to Lot 7004 Pls-529/CAD 800-D situated in Barangay Bagong Bayan, Puerto Princesa City, registered in the name of Domiciano Dangan.

~~This certification is being issued upon the request of Ms. Elizabeth Davatos for whatever legal purpose it may serve her best.~~

Puerto Princesa City, 08 June 2011.

af
MA. RACHEL FE FABROS-DILIG
Register of Deeds III *h*

Cert. Fee:
O.R. No.: -
Date Paid:

CERTIFIED XEROX COPY:

(Signature)
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

DECLARATION OF REAL PROPERTY

(FILED UNDER REPUBLIC ACT NO. 7160)

Owner DANGAN, DOMICIANO

C/O FLORIDA V. DANGAN, BOY. SAN JOSE, PUERTO PRINCESA

Administrator

(Address)

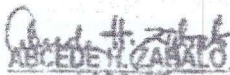
DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

| | | | |
|--|------------------------|----------------------|------------------|
| Location of Property | BAGONG BAYAN | PUERTO PRINCESA CITY | |
| (Number and Street) | (Barangay/District) | Municipality/City | |
| Cadastral Lot No. | 203, IDENT TO LOT 7004 | | |
| Survey No. | PLS-379/CAD-800-D | | |
| North | N-006 (LOT 7010) | South | S-BARANGAY ROAD |
| East | E-010 (LOT 7025) | West | W-008 (LOT 7003) |
| (State streets, lots, or streams by which bounded or names of owners of adjoining lands) | | | |

I (a) LAND (AGRICULTURAL/MINERAL)

| OWNERS DECLARATION | | ASSESSOR'S FINDINGS | | | |
|--------------------|-------|-----------------------------|--------------|-------|------------------------------|
| Area | Value | Kind | Area in Hec. | Class | Unit Values Market Values |
| | | Coconut Land | 5.8174 | | 59,600.00 346,717.04 |
| | | Orch. Multi-Cropland | 2.0000 | | 44,800.00 89,760.00 |
| | | Unirrigated Riceland | 1.5000 | | 31,100.00 46,650.00 |
| | | Total | 9.3174 | | P 483,127.04 |
| | | Total Adjusted Market Value | | | P 454,139.42 |

I (b) PLANTS & TREES

| OWNERS DECLARATION | | | ASSESSOR'S FINDINGS | | | |
|---|----------------|-------|---|----------------|------------|--------------|
| Number and Kind | Annual Product | Value | Kind | Annual Product | Unit Value | Market Value |
| CERTIFIED TRUE AND CORRECT:  ABCEDE H. CABALO LAO IV ACTING ASST. CITY ASSESSOR Paid Under OS # 757197 Date issued August 28, 2009 Amount Paid P 50.00 | | | Basic Market Value | 100% | | |
| | | | Adjustments | | | |
| | | | (a) Along - or | | | |
| | | | no. rd. frontage | % | | |
| | | | (b) kms. to all | | | |
| | | | weather rd | % | | |
| | | | (c) kms. to | | | |
| | | | Market (prob) | % | | |
| | | | Total Adjustment | 6 % | | |
| | | | Adjusted Market Value | 94 % | | |
| | | | Total | | | P 160,500.00 |
| | | | Adjusted Market Value | | | P 150,870.00 |
| | | | Adjusted Value for Land, Plants and Trees | | | P 605,009.42 |

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

| OWNERS DECLARATION | | | ASSESSOR'S FINDINGS | | | |
|--------------------|------|-------|---------------------|----------------|-------------|--------------|
| Kind | Area | Value | Kind | Area in Sq. M. | Unit Values | Market Value |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total | | P | Total | | | P |

REMARKS REVISED PURSUANT TO SECTION 215 OF R.A. 7160 AND CITY ORDINANCE NO. 75-84

NOTE: THIS Serves AS NOTICE OF ASSESSMENT. Sec. 226 of RA 7160 provides: "Any owner or person having legal interest in the property who is not satisfied with the action of the City Assessor or in the assessment of his property may within sixty (60) days from the day of receipt of the written notice of assessment appeal to the Board of Assessment Appeals of the City by filing a petition under oath in the form annexed here for the purpose, together with copies of tax declaration and such affidavits or documents submitted in support of the appeal."

CERTIFIED XEROX COPY:

NOVA BILLER GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

B.L. Form No. 400-V-20

Republic of the Philippines
Ministry of Natural Resources
BUREAU OF LANDS
Manila

"3rd Call-Up"

SUBJECT:
H.A. No. III-7-3641 (E-III-7-5250)
GREGORIO DANGAN
Puerto Princesa City

APR 25 1988



The District Land Officer
MED No. IV-26, Bureau of Lands
Puerto Princesa City

Sir:

Please conduct an investigation of the land covered by the public land application noted below in accordance with standing instructions on the matter.

Very truly yours,

For the Director of Lands:

NOTE:

Submit to this Office the preliminary investigation report conducted in connection with the above-noted application.

FE A. Longalong
FE A. LONGALONG
Chief, Agri. Land Mgmt. Section
AFI/str p

410
rpc

COPY FURNISHED:
The Applicant

| | | |
|--|------------|---|
| Puerto Princesa City (Municipality) | (Province) | Confirmatory Final (Kind of Investigation) |
| GREGORIO DANGAN (Name of Applicant) | | H.A. No. III-7-3641 (E-III-7-5250) (Kind & No. of Application) |
| Bagumbayan, Puerto Princesa City (Address of Applicant) | | |

REMARKS:

Descriptions: Lot No. 203, Pls-529
Boundaries :
Area : 9.3174 Has.

June 11, 1988
BUREAU OF LANDS, SMO, SMO, SMO
Kullens Jany
FOR
REPORT, COMMENT AND RECOMMENDATION
MARIANO M. VILLANDEVA
DISTRICT LAND OFFICER

CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Ministry of Natural Resources
BUREAU OF LANDS
Manila

"2nd Call-Up"

SUBJECT:

H.A. No. III-7-3641 (E-III-7-5250)

GREGORIO DANGAN

Puerto Princesa City

JUL - 2 1980

The District Land Officer
DLO IV-A -10, Bureau of Lands
Puerto Princesa City

S i r :

Please conduct an investigation of the land covered by the public land application noted below in accordance with standing instructions on the matter.

Very truly yours,

For the Director of Lands:

FRANCISCA L. ESTALLO
Chief, Agri. Land Mgt. Section

ABV/fsd

**

COPY FURNISHED:

The Applicant

NOTE: Submit to this Office the preliminary investigation report conducted in connection with the above-noted application.

Puerto Princesa City

(Municipality)

Confirmatory Final

(Province)

(Kind of Investigation)

GREGORIO DANGAN

(Name of Applicant)

H.A.No. III-7-3641 (E-III-7-5250)

(Kind & No. of Application)

Bagumbayan, Puerto Princesa City

(Address of Applicant)

REMARKS

Descriptions:

Boundaries :

Lot 203, Fls-529

Area :

9.0000 Hectares

CERTIFIED AGENA COPY.

NOVA BILLES GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Ministry of Natural Resources
BUREAU OF LANDS
Manila

SUBJECT:

H.A. No. (III-7)3641 (E-III-7-5250)
GREGORIO DANGAN
Puerto Princesa City

OCT 19 1978

Mr. Gregorio Dangan
Bagumbayan, Puerto Princesa City
~~Madam~~/Sir:


With reference to your above-noted application covering Lot 203,
Pls-522, located in Puerto Princesa City,
please be informed that we have today written separate letters/
indorsements, copies enclosed, to the Heads of Offices mentioned therein
regarding some requirements that must be complied with preparatory to
the issuance of patent in your favor.

In connection therewith, it will do well on your part to follow-up our
letters/indorsements with the Offices concerned in order to expedite
compliance with the requirements and submittal to this Office of desired
papers/documents/ reports.

Your cooperation in this regard is enjoined.

Very truly yours,

For the Director of Lands:


SERGIO A. HERRADURA
Chief, Land Management Division

Encl. ^{LOT/fsd} As stated.

410
COPY FURNISHED:

The District Land Officer
DLO IV-A-10, Bureau of Lands
Puerto Princesa City

CERTIFIED XEROX COPY.


NOVA BILLER GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Ministry of Natural Resources
BUREAU OF LANDS
Manila

"1st Call-Up"

SUBJECT:

H.A. No. (III-7) 3641 (E-III-7-5250)

GREGORIO DANGAN

Puerto Princesa City

OCT 19 1978

The District Land Officer

DLO IV-A-10 , Bureau of Lands

Puerto Princesa City

S i r :

Please conduct an investigation of the land covered by the public land application noted below in accordance with standing instructions on the matter.

Very truly yours,

For the Director of Lands:

FRANCISCA L. ESTALLO
Chief, Agri. Land Mgt. Section

LOT/fsd

410

david

COPY FURNISHED:

The Applicant

Puerto Princesa City

(Municipality)

(Province)

Confirmatory Final

(Kind of Investigation)

GREGORIO DANGAN

(Name of Applicant)

H.A. No. (III-7) 3641 (E-III-7-5250)

(Kind & No. of Application)

Bagumbayan, Puerto Princesa City

(Address of Applicant)

R E M A R K S:

Descriptions:

Lot No. 203, Fls-529

Boundaries :

A r e a :

9.0000 Hectares

CERTIFIED XEROX COPY.

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Department of Natural Resources
BUREAU OF LANDS
Manila

SUBJECT:

H.A. No. (III-7) 3641 (E-III-7) 5250)

GREGORIO DANGAN

Puerto Princessa, Palawan

NOV 24 1976
The District Land Officer

DIC IV-13, Bureau of Lands

Puerto Princesa City

S i F :

Please conduct an investigation of the land covered by the public land application noted below in accordance with standing instructions on the matter.

Very truly yours,

For the Director of Lands:

FRANCISCA L. ESTALLO

Chief, Agricultural Land Management Section

Chief, Tech. Management Division

430

precyberuz

COPY FURNISHED:

The Applicant

Puerto Princessa City
(Municipality)

~~Palawan~~
Province

~~Confirmatory Findings~~
(Kind of Investigation)

GREGORIO DANGAN
(Name of Applicant)

~~H.A. No. (III 7) 3611 (E III 7) 5250~~
(Kind & No. of Application)

~~Begumbayon, Puerto Princess City~~
(Address of Applicant)

REMARKS:

Description: Lot No. 203, Pls-529

Boundaries :

Area : 9.0000 Hqs.

CALL-UP

DATE _____

CERTIFIED XEROX COPY.

NOVA BILLIE R. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

B. L. Form No. 329-B

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

SUBJECT:
HA No. (III-7) 3641 (E-III-7) 5250
GREGORIO DANGAN
Puerto Princesa, Palawan

September 22, 1967

The District Land Officer
DLO III-7, Bureau of Lands
Puerto Princesa, Palawan

Sir :

In order that further appropriate action can be taken on the above-noted application leading to the issuance of patent to the land covered thereby, you are hereby requested to comply with the following:

~ Please submit to this Office the preliminary investigation report conducted in connection with the above-noted application of Gregorio Dangan.

* Require also the applicant to file final proof anew as the one previously submitted is premature.

*Order of Approval is
made effective as
of March 5, 1966
R 6-23-80*

Very truly yours,

For the Director of Lands:

623

eca

COPY FURNISHED:

Mr. Gregorio Dangan
Bagumbayan, Puerto Princesa, Palawan

HIGINIO P. Sunico
Chief, Land Management Division

HRB/rdb

CERTIFIED XEROX COPY.

Ms. Gaudin
NOVA BILIE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

Indicate below the disposition of this order, sign and return with the survey: 7
Investigated March 27 1967 by FILEMON CUALA
Surveyed _____ 19____ by _____
Survey not warranted. Returned for further instructions _____
19____.

Lands Inspector
(Designation)

I have the honor to certify that I have been upon and examined the land applied for by PILAR FELIZARTE R. of the Hrs. of GREGORIO DANGAN under Homestead application No. (III-7)3641 (III-7)5250 located in the sitio of Barrio of Bagumbayan Municipality of Puerto Princesa Province of Palawan, and found the following:

Total area applied for: 9 hectares

Cultivation begun: sometime in 1955

Area under actual cultivation: 4 hectares

Area cleared but not cultivated: 5 hectares

Area remaining untouched: x x x x x hectares

Improvements coccos, bananas and fruit trees.

The land applied for corresponds to Lot 203 Cad. No. Pls-529

The land was surveyed on _____

The correct name of the applicant is PILAR FELIZARTE Rep. of the married Hrs. of GREGORIO DANGAN

The applicant has _____ resided on the land, in the municipality where the same lies or in a municipality adjacent to it, from 19 55

and has paid the amount of P 6.00 corresponding to the final fee of his homestead application as evidenced by O. R. No. 1122179 dated March 28, 1967

There are no other claimants whose names and addresses are not applicable

The applicant died on July 17, 1966 (a) He was legally married to PILAR FELIZARTE who has been occupying and cultivating the land since the death of her husband, or (b) He had never been legally married, but (c) The following are his nearest heirs: 1. Primitivo Dangan
2. Filoteo Dangan 3. Natividad Dangan 4. Felicitas Dangan
5. Domitiano Dangan are the sons and daughters of the deceased.
(State their relationship to the deceased)

REMARKS: The herein applicant had complied with the residence and cultivation requirement of law. It is respectfully recommended that patent be now issued.

FILEMON CUALA
Lands Inspector

FIRST ENDORSEMENT

May 25, 1967

Land District No. III-7, Pto. Princesa, Palawan

Respectfully forwarded to the Director of Lands, Manila, with the information that the undersigned has examined the above inspection report and believes that the statements therein contained are correct. It is therefore recommended that patent be issued to the applicant. Y E S, in favor of the Heirs of

GREGORIO DANGAN.

DOMINICO O. DE GUZMAN

CERTIFIED XEROX COPY:

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
Manila

NOTICE OF INTENTION TO MAKE FINAL PROOF
(Section 17, Commonwealth Act No. 141, as amended)

PILAR FELIZARTE R.p. of the
E. Hrs. of GREGORIO DANGAN of Bagumbayan, Pto. Princessa, Palawan

married to (widow of Gregorio Dangan) Forestland Application No.

(III-7) 2641 For a tract of land described as follows:

(Known boundaries)

North - Lot No. 206, Fls-529

South - Road

East - Lot No. 202, Fls-529

West - Lot No. 204, Fls-529

Lot No. 203

Land Title No. Fls-529

or Survey No.

(Note: If there has been change in the boundaries of the tract as originally applied for or as approved, proper explanation should be given in the affidavit on the back hereof).

Situated in the sitio of , Barrio of Bagumbayan

Municipality of Puerto Princessa, Province of Palawan

Philippines, and containing an area of 2 / hectares, acres

and centavos.

DO HEREBY GIVE NOTICE of my intention to make final proof to establish my claim of the land above described and shall prove my residence and cultivation before (state what official, giving his name) any public land inspector at Puerto Princessa, at TEN o'clock A.M., on the 25th day of April, nineteen hundred and SIXTY SEVEN (1967), by two of the following witnesses:

ELIEMOR MANLAVI

of Bagumbayan, Pto. Princessa

ELICERIO PAGUIA

of " " "

of " " "

TAMIL DALINDIG

of " " "

of " " "

of " " "

This notice was posted on the day of , nineteen hundred and

HER RIGHT HAND

THUMB MARK:

PILAR

FELIZARTE

R.p. of the Hrs. of GREGORIO DANGAN

All adverse claims to the tract above-described must be filed with the aforesaid official, the District Land Officer, at the locality in the Bureau of Lands, Manila, on or before the date specified in the above-notice. Any claim not so filed will be forever barred. The Official before whom the claim is presented shall forward the papers of the Bureau of Lands, Manila, or to any District Land Officer at the locality. If the official is an employee of this Bureau and authorized to conduct investigation, he may execute the necessary investigation first before forwarding the papers to the District Land Officer or the Central Office.

OK - 1102, 179 76-

CERTIFIED XEROX COPY.

S. Garcellano
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
LAND DISTRICT NO.

FINAL PROOF HOMESTEAD

TESTIMONY OF A PILOTAGE

(Section 14, Commonwealth Act No. 141)

PILAR FELIZARTE Rep. of the Hrs. of

GREGORIO DANGAN

of homestead entry No. (E-III-7) 5250 being called as a witness in his own behalf in support of said entry as follows:

Q. 1. What is your name, age, civil status, post-office address?

A. Pilar Felizarte, 67 yrs. of age.

Q. 2. Where were you born and of what country are you a citizen?

A. I was born in Cuyo, Palawan and am a citizen of the Philippines.

Q. 3. Are you the identical person who made homestead entry No. (E-III-7) 5250 in the Bureau of Lands on the day of 19..... and what is the true description of the land now claimed by you? (If the land has been previously surveyed, give lot or survey number)

A. Lot No. 203, Pls-529

Q. 4. Have you ever built any house on the land or any where else within the municipality where the land is located or in another municipality adjacent to the same? (State the period of your actual residence and the kind and value of your house therein)

A. Yes, sir.

Q. 5. Of whom does your family consist and have you and your family resided continuously in said land? (If married state the fact).

A. My family consists of myself and my five children.

Q. 6. For what period or periods have you been absent from the homestead since making settlement, and for what purpose; and if temporarily absent, did your family comply with the requirements of the law regarding residence and cultivate the land during such absence?

A. Never been absent sir.

Q. 7. How much of the land have you cultivated each season, and for how many seasons have you raised crops thereon?

A. I have cleared about a hectare per season, had have raised crops since my entry thereon.

Q. 8. Is your present claim used in any way for trade or business?

A. No, sir.

Q. 9. What is the character of the land? Is it timber, mountainous, grazing or ordinary agricultural land? (State its kind and quality, and for what purpose it is most valuable).

A. The land is generally level in nature and is suited for agriculture.

Q. 10. Are there any indications of coal, salines, guano deposits or minerals of any kind on the land? (If so, describe what they are, and state whether the land is more valuable for agricultural than for mineral purposes).

A. No, sir.

Q. 11. Have you ever made any other homestead entry? (If so, describe the same)

A. No, sir.

Q. 12. Have you sold, conveyed, or mortgaged any portion of the land; and if so, to whom and for what purpose?

A. No, sir.

Q. 13. Were you at the time your application was filed, the owner of more than 24 hectares of the land in the Philippines or have you and had the benefits of any gratuitous allotment of more than 24 hectares of land since the acquisition of

CERTIFIED XEROX COPY.

NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

B.L. Form No. 28-319

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
LAND DISTRICT No. III-7
Puerto Princesa, Palawan

H.A. No. (III-7)3641 (E-III-7)5250 X

GREGORIO DZNGAN

Applicant

: Lot No. 203, Pls-529
: Bagumbayan, Pto. Princesa, Palawan

X - - - - - X

O R D E R

As the land applied for was the subject of a valid homestead entry on March 5, 1966 and the applicant, since then, has complied with all the requirements for a lawful entry, the order of this Office dated November 10, 1966 approving the above-noted application, is hereby modified so that the entry granted therein shall be made effective as of March 5, 1966.

SO ORDERED.

February 20, 1967

For and by authority of the
Director of Lands:

Diomedes Q. de Guzman
DIOMEDES Q. DE GUZMAN
District Land Officer

/jb

COPY FURNISHED:

Mr. Gregorio Dangan, Bagumbayan, Pto. Princesa, Palawan
The Director of Lands, Manila
The Prov'l. Assessor, Pto. Princesa, Palawan
File - LD-III-7, Pto. Princesa, Palawan

CERTIFIED XEROX COPY:

8/2/67
NOVA BILLES GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

B. L. Form No. 500-V-19

ADDITIONAL DATA

F.P.A. No. HA 2-3641 In Palawan Or Gregorio Dangan

~~Areas as~~ ~~invoked of the lot covered by the other Public Land Appli-~~
~~cation of the same applicant are the following:~~ *me*

| F.P.A. | Lot No. | Area | HA |
|-----------------------|---------|-------|----|
| F.P.A. _____ | A, " " | _____ | " |
| F.P.A. _____ | B, " " | _____ | " |
| F.P.A. _____ | C, " " | _____ | " |
| F.P.A. _____ | D, " " | _____ | " |
| F.P.A. _____ | E, " " | _____ | " |
| F.P.A. <u>4</u> | F, " " | _____ | " |
| F.P.A. <u>6-10-63</u> | G, " " | _____ | " |
| F.P.A. <u>71C</u> | H, " " | _____ | " |
| TOTAL | | | HA |

applied
other
21/60
7/11

Researched by _____ Date _____

Checked by _____ Date _____

(4)

CERTIFIED XEROX COPY:

Ngarallan
NOVA BILLIE S. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES

BUREAU OF LANDS
LAND DISTRICT NO. III-7
MANILA
Puerto Princesa, Palawan

HOMESTEAD APPLICATION NO. (III-7)3641

GREGORIO DANGAN

Applicant

Lot No. 203, Pls-529
Bagumbayan, Pto. Princesa, Palawan
Area: 9.0000 Has.

ORDER: APPROVAL OF APPLICATION

It appearing from the records of this application that the applicant possesses all the necessary qualifications to acquire homestead; it likewise appearing that the public land applied for, situated in the municipality and province given in the heading of this order has been classified and certified to as non-timber land by the Bureau of Forestry and duly declared open to disposition, and that, upon investigation conducted by a representative of this Bureau, it has not been found to be lawfully occupied, claimed or previously applied for by any other person; and it appearing further that the applicant has already paid the necessary initial fees; the said homestead application is hereby approved and shall be recorded as Homestead Entry No. (III-7)5250.

This approval shall be subject to the provisions of sections 13 to 20; 91, 109 to 114, 118, 119 and 121 to 125 of the Public Land Act (Commonwealth Act No. 141, as amended) and to the rules and regulations relating to the disposition of public lands that are in force or which may hereafter be issued in accordance with, and by virtue of section 5 of the same Act, more particularly to the requirements that the applicant shall reside continuously in the municipality or municipal district where the homestead is located or in a municipality or municipal district adjacent thereto for at least one year within the period of five years immediately following the date thereof and shall cultivate at least one-fifth of the homestead before patent can be issued; and finally, to the following special conditions to wit:

The applicant shall not permit, in any manner whatsoever, any person, corporation, association or partnership disqualified to acquire public lands, to have any interests in, or rights to, the improvements now existing or that may hereafter be introduced on the land applied for; otherwise, this grant of entry will be revoked and the improvements will be forfeited to the Government.

The applicant shall keep not less than one-tenth (1/10) of the land applied for, planted to forest trees, or trees of economic value.

4-34

November 10, 1966

March 5, 1966 - made effective
For and by authority of the
Director of Lands:

[Signature]
DIONESIO Q. DE GUZMAN
District Land Officer
/tv

COPY FURNISHED:

Mr. Gregorio Dangan, Bagumbayan, Pto. Princesa, Palawan
The Director of Lands, Manila
The Director of Forestry, Manila
The Prov'l Assessor, Pto. Princesa, Palawan
File - LD-III-7, Pto. Princesa, Palawan

CERTIFIED XEROX COPY:

[Signature]
NOVA BILIE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS
LAND DISTRICT NO. 2
Puerto Princesa, Palawan

SUBJECT:
HA-2-3641
Lot-203, Pls-529

June 20, 1960

Mr. Lucio M. Valera
Land Investigator
L. D. No. 2, Pto. Princesa, Palawan

S i r :

You are hereby requested to conduct the field action necessary on the land covered by the public land application noted below, in accordance with standing instructions on the matter.

COPY FURNISHED:
The Director of Lands
M a n n i l a
The Applicant

Very truly yours,

Diomedes Q. de Guzman
DIOMEDES Q. DE GUZMAN
District Land Officer
/ag

H. A. 2-3641
(Kind & No. of Appli)

Preliminary
(Action Necessary)

Gregorio Dangan
(Name of Applicant)

Bagumbayan, Pto. Princesa, Pal.
(Address of Applicant)

Location of Land: Bagumbayan, Pto. Princesa, Palawan
Description: Lot-203, Pls-529
Area: 9.0000 Has.

R E M A R K S

(2)

CERTIFIED XEROX COPY:

Manuland
NOVA PILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18

Republic of the Philippines
Department of Agriculture and Natural Resources
BUREAU OF LANDS

LAND DISTRICT NO. 2

Puerto Princesa, Palawan

SUBJECT:
Hom. Appl. No. 2-3541
Lot No. 203, Pls-529
Location:

Barrio of: Bagumbayan
Municipality of: Pto. Princesa,
Province of: Palawan

Area: 9.0000 Has.



June 1

Mr. Gregorio Dangan
Bagumbayan, Pto. Princesa, Palawan

Sir:

Your application for a tract of land described above has been entered in the records of this Office and assigned the number above indicated. In all future correspondence, please refer to this number. A preliminary investigation of the land will be conducted by a public lands inspector of this Office and appropriate action will be taken as soon as his report is received.

To avoid conflicts with other applicants, you should maintain the trails you have cut around the land applied for and keep visible the posts and signboards you have placed at its corners.

Very truly yours,

For the Director of Lands:

HERNANDEZ DE GUZMAN
District Land Officer
/sq

COPY FURNISHED:
The Director of Lands
Manila

(3)

CERTIFIED XEROX COPY.

Magamlean
NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
2-5-18

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES
BUREAU OF LANDS
MANILA

BUREAU OF LANDS
RECEIVED
JAN 28 1960
Land District No. 8
3:35 P.M.

HOMESTEAD APPLICATION

Bureau of Lands No.

Entry No.

1. I hereby make application to enter the following described tract of land for homestead, as provided in Chapter IV of Commonwealth Act No. 141, as amended, to wit: Lot No. 203, Pls-529: Bounded on the N. by Lot 206; on the E. by Lot 202; on the S. by Lot 198 and on the W. by Lot 201, all of Pls-529, by Road, all of Pls-529.

situated in the Sitio of, Barrio of Bagumbayan, Municipality of Puerto Princesa, Province of Palawan, Philippines, containing an area of nine hectares, 00 ares, and 00 centares; said tract being as nearly as practicable rectangular in shape and not more than 1,000 meters in length, as indicated on page 2 hereof.

2. I certify that I have carefully cut a trail around the boundaries of the land applied for, placed prominent posts or signs at the corners, examined the same and found that it contains no indications of settlement or occupation, and to the best of my knowledge information and belief, it contains no valuable deposits of guano, coal or salts and is more valuable for agricultural than for forest purposes.

3. My name is Gregorio Dangan; my age is 65 years; the place of my birth is Cuyo, Palawan, I am a citizen of the Philippines by birth, naturalization, treaty; my post-office address is Bagumbayan, Pto. Prin. Palawan. I am (married, single, widow, widower) and the name of my (wife, husband) is Pilar Felizarte and a native of Cuyo, Palawan. I am the head of a family and the following are my near relatives; (state their names and relationships to the applicants, such as parents). Natividad, 25 yrs., and Domingo, 21 yrs. who are my children and who are my

depending upon me for support. I am not employed in the government. (If a government employee, the applicant must attach to this application a written permission of the Secretary of the Department under which he is working)

4. I am not the owner of more than 24 hectares of land in the Philippines and have not had the benefit of any gratuitous allotments of more than 24 hectares of land since the acquisition of the Philippines by the United States nor have I made any other homestead entry. The full extent of my ownership and present interest in lands in the Philippines is as follows: None except this one applied for.

5. This application is made for land as homestead for my exclusive personal use and benefit, for the purpose of actual settlement, occupation, residence, and cultivation, and not, either directly or indirectly, for the use or benefit of any other person, persons, corporation or association of persons.

6. I will agree to conform to future delimitation, classification, survey or resurvey of the land herein applied for and I shall before patent is issued to me accept such portion or portions assigned to me by the Director of Lands as a result of such new delimitation, classification, survey or resurvey. I understand also that this future rearrangement may add a new portion to and/or take a part of the tract originally applied for by me.

7. That I agree that a strip of forty meters wide starting from the bank on each side of any river or streams that may be found on the land I applied for, shall be demarcated and preserved as permanent timberland to the planted exclusive to trees of known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after patent shall have been issued to me or a contract of lease shall have been executed in my favor.

8. I understand that this application conveys no right to clear the land until this application is approved. Furthermore, I recognize that the land covered by my homestead application is of the public domain and any and all rights I may have in respect thereto by virtue of continuous occupation and cultivation, are hereby relinquished to the Government.

9. To show my good faith in filing this application and my honest intention to comply with all the requirements of the law relating to the entering and granting of Homestead, I am herewith enclosing the amount of FIVE PESOS (P5.00) as entry fee (in cash, by certified check, post office money order payable to the Director of Lands). I understand that this amount will be forfeited to the Government to defray part of the administrative expenses incurred on account of my application in case the same is rejected or cancelled.

CERTIFIED XEROX COPY:

NOVA PILIP B. GARCELLANO
ADMINISTRATIVE OFFICER I

2-5-18