



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

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Province of **PALAWAN**
Bgy. Sta. Monica, Puerto Princesa City
Telfax No: (048) 434-8791; Email Add: penropalawan@denr.gov.ph



MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA-Region
Roxas Blvd., Ermita, Manila

THRU : The OIC-Assistant Regional Director for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : September 2, 2022

Forwarding the memorandum of CENRO Puerto Princesa City, Palawan dated August 2, 2022 with the investigation report together with categorical recommendation on the intention to apply for Survey Authority of the subject Lot No.11404-B, Cad. 800-D, Csd-04-021085-D, situated Barangay Bacungan, Puerto Princesa City applied by Mr. Arturo Elevera.

After evaluation, this Office found out the following:

- That subject lot falls within Alienable and Disposable Land per Land Classification Map No.1246, Project No.1-E, Block IV certified on January 15, 1936.
- That Lot No. 11404-B, Csd-04-021085 was plotted and evaluated based on the attached technical description (V-37) from the office of the office of the CENRO Puerto Princesa City.
- Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference

Relative hereto, issuance of survey authority is strongly recommend.

FELIZARDO B. CAYATOC

Ref. Doc. No.: 2022-7579
TST/RPS/SMU
JBP

CC:

- CENRO PPC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *Cha*
Date: 12 SEP 2022 N 22-2298



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




ANNEX "B"

CERTIFICATION


This is to certify that **Lot 2746, PLS 1062-D**, is within **Alienable and Disposable Land** per LC Map No.1246, Project No.1-E, and Block No. IV duly certified on Forestry dated January 15, 1936,

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

Issued on 23th day of August, 2022 for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
 **PENRO** 

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date **12 SEP 2022** CN **2022-2298**

ALIENABLE AND DISPOSABLE LAND
PROJECT 1-E
BLOCK IV
LC 1246

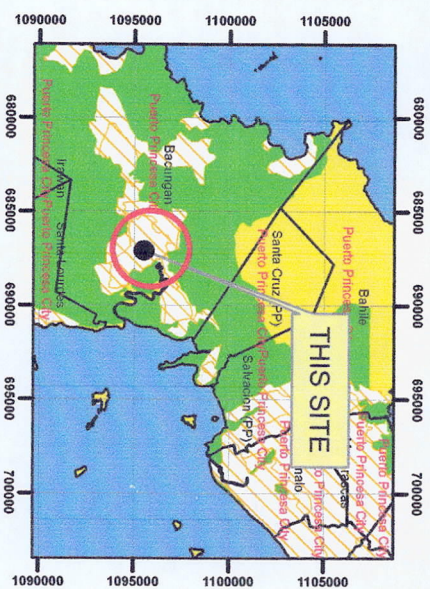
Bacungan

LOT 11404-B, ARTURO ELEVERA, BACUNGAN, PPC

Puerto Princesa

118°43'0"E

118°43'0"E



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 11404-B
FOR SURVEY AUTHORITY APPLIED BY
ARTURO ELEVERA

Located at Brgy. Bacungan
Puerto Princesa City
Palawan

Coordinate System: Luzon 1911 UTM Zone 50N

Projection: Transverse Mercator

Datum: Luzon 1911

SCALE 1:2000

LEGEND

- LOT 11404-B
- CADT_CADC
- Alienable & Disposable 18,077.90 Has.
- Forestland 8,180.96 Has.
- UPF 62,390.16 Has.
- No Data 9.84 Has.
- PA_MIMAROPA_UTMZN50

Prepared by:

DAVEN BALMORES
For III

DONNA BELLE E. LUENGO
Engr. II



MEMORANDUM

FOR : The Provincial Environment and Natural Resources Officer

FROM : The Community Environment and Natural Resources Officer

SUBJECT : TRANSMITTAL OF INVESTIGATION REPORT PERTAINING TO THE LETTER OF INTENT DATED APRIL 12, 2022 FROM MR. ARTURO I. ELEVERA RE: HIS REQUEST FOR SURVEY AUTHORITY OVER PORTION OF LOT NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY.

DATE : August 2, 2022

I am submitting the investigation report rendered on the intention to apply for Survey Authority of Mr. Arturo I. Elevera over portion of Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa City.

After the conduct of the evaluation, I found out the following:

- The subject lot is within **Agricultural Land (Alienable and Disposable Area)** per Approved Land Classification Map No. 1246, Project No. 1-E, Block IV, certified on January 15, 1936 subject to confirmation by the DENR Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.

- Other findings: That the aforementioned lot is actually used and occupied by Mr. and Mrs. Arturo I. Elevera.

Hence, I recommend for the issuance and approval of the application for Survey Authority to Geodetic Engineer Christopher C. Caimoy over the subject lot. Attached are geo-tagged photographs of the subject lot and the letter of Intent dated April 12, 2022 of Mr. Arturo I. Elevera for reference.

PEDRO A. VELASCO

DENR MIMAROPA REGION
CENTRO PUERTO PRINCESA
RELEASED
NO. 72916
DATE: 8-10-22

Mr. Arturo I. Elevera
Cel. No.: 0935-367-1575
Bgy. Sta. Monica, Puerto Princesa City

Copy furnished:



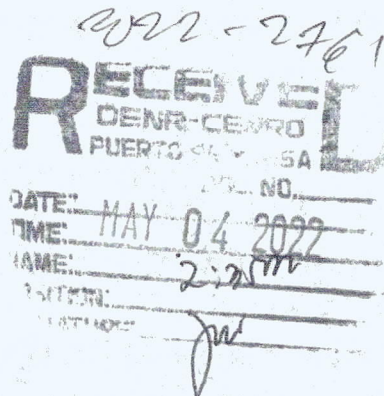
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

Date: April 12, 2022

SUBJECT: LETTER OF INTENT RE:

- ☐ Follow-up of pending/subsisting PLA
☐ Filing of appropriate PLA
☒ Survey Authority

Mr. Pedro A. Velasco
Development Management Officer IV
OIC-CENRO



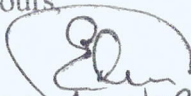
Sir:

May I have the honor to request for issuance of the aforementioned subject covering below described parcel/s of land:

Name of Applicant/Authorized Representative (with SPA):	ARTURO I. ELEVERA	
Type of Application:	<input checked="" type="checkbox"/> Free Patent <input type="checkbox"/> Homestead Patent	<input type="checkbox"/> Residential Free Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	11404-B, Csd-04-021085-D	
Area:	11,423 sq.m	
Location:	San Carlos, Bacungan, Puerto Princesa City, Palawan	
Name of Geodetic Engineer (For Survey Authority)	CHRISTOPHER C. CAINOY	

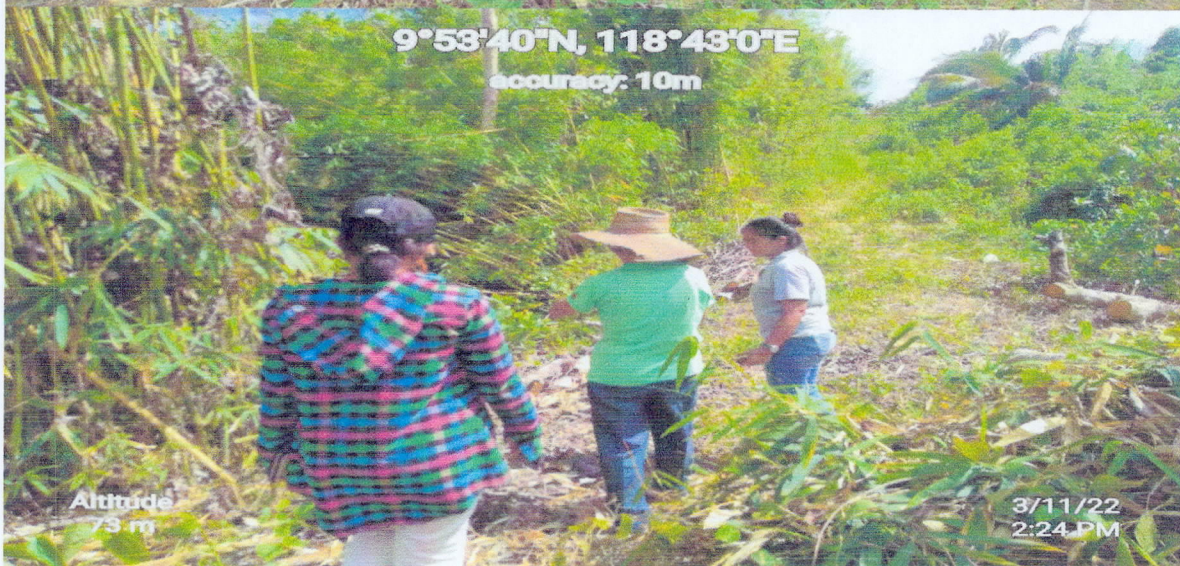
Attached herewith are the copies of Alienable & Disposable Certification and Records Verification from your Office subject for preliminary assessment/initial evaluation.

Very truly yours,


ARTURO I. ELEVERA
Signature above printed name

Address: Everestina, Sta. Monica, PPC

Geo-tagged photos shown below are taken during the conduct of the ocular inspection;







Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

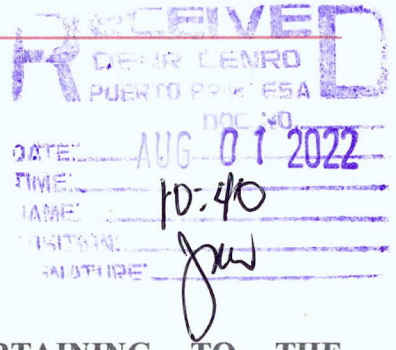
MEMORANDUM

FOR : The OIC - CENR Officer
Puerto Princesa City

FROM : LMI Justine Medina

SUBJECT : **INVESTIGATION REPORT PERTAINING TO THE LETTER OF INTENT DATED APRIL 12, 2022 FROM MR. ARTURO I. ELEVERA RE: HIS REQUEST FOR SURVEY AUTHORITY OVER PORTION OF LOT NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY.**

DATE : July 11, 2022



I am submitting this report in compliance with the DENR Memorandum Circular No. 2019-10 dated December 11, 2019 pertaining to the letter of intent of Mr. Arturo I. Elevera for the issuance of Survey Authority over the abovementioned lot dated April 12, 2022 which was received by this Office on May 4, 2022.

SUBJECT LOT

The subject of this investigation is Lot No. 11404-B, Csd-04-021085-D (portion) located in Bgy. Bacungan, Puerto Princesa City with an area of 11, 423 square meters.

CLAIMANT

The claimant of the portion of the subject lot with an area of 8,869 square meters is Mr. Arturo I. Elevera, 67 years old, married to Mrs. Mary G. Elevera, resident of Purok Everlasting, Bgy. Santa Monica, Puerto Princesa City.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

1. That per letter dated March 15, 2021 of Mr. Elevera, he informed this Office that all the legitimate Heirs of Rodrigo Natividad have mutually agreed on the disposal of only a portion of Lot No. 11404- B, Csd-04-021085-D containing an area of 8,896 square meters in favor of Arturo I. Elevera;
2. That per Records Verification Certification issued by this Office on August 2, 2021, Lot No. 11404-B, Csd-04-021085-D containing an area of 11,423 square meters located in Bgy. Bacungan, Puerto Princesa City is listed in the name of Gloria A. Natividad. The subject lot has been waived in favor of Arturo Elevera per Affidavit of Waiver of Rights executed by Gloria A. Natividad before DPLI Elizabeth C. Palatino dated July 11, 2014. Likewise, the subject lot was covered by Free Patent Application No. 045316-2030-A of Arturo I. Elevera filed dated July 21, 2014. Copy of the said certification is hereto attached;
3. That on October 19, 2021, Mr. Elevera submitted to this Office an original copy of Affidavit of Waiver of Rights executed by Arturo I. Elevera in favor of the Heirs of Gloria A. Natividad namely: Mary Rose N. Reyes; Albert A. Natividad; Mary Beth N. Javarez; Mary

Glory Ann A. Natividad; Ryan A. Natividad; Mary Grace N. Salazar and Mary Joy A. Natividad executed before Atty. Onos B. Mangotara under Doc. No. 3; Page No. 2; Book No. XIX; Series of 2021 dated October 19, 2021 which was updated in the records of this Office per letter dated October 22, 2022 addressed to Mr. Elevera. See attached photocopy of the said Waiver of Rights;

4. That per said Waiver of Rights, Arturo Imjada Elevera, married to Mary Gumangan Elevera, waived and transferred all their rights and interest over the portion of Lot No. 11404-B, Csd-04-021085-D, containing an area of two thousand five hundred twenty seven (2,527) square meters in favor of the heirs of Gloria A. Natividad.
5. That on March 11, 2022, with no information that the records of the subject lot has been updated through the submission of Mr. Elevera of the said Waiver of Rights dated October 19, 2021, representatives from this Office proceeded to Bgy. Bacungan, Puerto Princesa City to conduct an ocular inspection pertaining to the letter dated March 15, 2021 of Mr. Elevera wherein the team was assisted by Mrs. Mary G. Elevera, wife of Mr. Arturo I. Elevera, and Ms. Mary Glory Ann Natividad, one of the Heirs of Mr. Rodrigo and Mrs. Gloria A. Natividad. See attached attendance sheet;
6. That an Ocular Inspection Report dated April 11, 2022 was submitted by the inspection team with findings over the subject lot and recommendation for an Alternative Dispute Resolution (ADR) between Mr. Elevera and the Heirs of Rodrigo Natividad. However, both parties were not able to attend the schedule of the said ADR Proceedings and considering that there was already a Waiver of Rights executed by Mr. Elevera in favor of the Heirs of Mr. Natividad, there is no need to undergo ADR Proceedings. Attached is the photocopy of the said inspection report;

FINDINGS/RECOMMENDATION

After the conduct of the investigation, I found out the following;

1. That per Land Classification Certification issued on August 11, 2021, the subject lot is within **Agricultural Land (Alienable and Disposable Area)** per Approved Land Classification Map No. 1246, Project No. 1-E, Block IV, certified on January 15, 1936 subject to confirmation by the DENR Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019. Photocopy of the said certification is hereto attached;
2. That per letter dated March 2, 2021 from this Office addressed to Mr. Arturo I. Elevera, with reference to his submission of Waiver of Rights covering Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa City, the submitted Affidavit of Waiver of Rights executed by the Heirs of Rodrigo C. Natividad before LMO III Rex S. Velasco dated August 31, 2016 is hereby returned unrecorded for his safekeeping;
3. That per Affidavit of Waiver of Rights executed by the Heirs of Rodrigo C. Natividad (Husband of Gloria A. Natividad) before LMO III Rex S. Velasco dated August 31, 2016, the following statement are quoted hereunder:

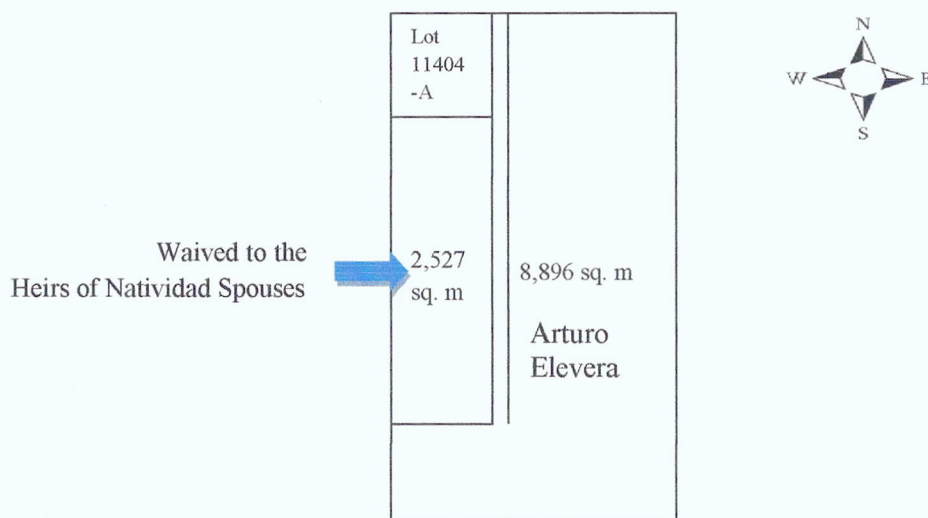
"That we are the actual occupant/claimant and original owner of a certain parcel of land with Lot No. 30208-A of the subdivision plan Csd-4B _____, containing an area of Eight Thousand Eight Hundred Ninety Six (8,896) square meters more or less..."

"That for and in consideration of valuable amount/duly acknowledged by me from Arturo I. Elevera to our full satisfaction. We do hereby waive and transfer our rights together with all the improvements found thereon over the said parcel of land described above in favor of Arturo I. Elevera..."

4. That upon ocular inspection over the subject lot, the southern part was found out to have a swampy portion which was mentioned by Mrs. Elevera to mainly occur only on rainy season;

3

5. That photocopy of the Approved Subdivision Plan Csd-04-021085-D is hereto attached;
6. That pursuant to DMC 2019-10 dated December 11, 2019, the following required documents to support the request for Survey Authority were duly submitted by the requester:
 - a. Regional Trial Court Clearance issued on July 6, 2022;
 - b. Notarized Barangay Certification of the applicant's actual residence, issued by Hon. Gina G. Valdestamon, subscribed and sworn to before Notary Public Atty. Roland E. Pay under Doc. No. 290; Page No. 59; Series of 2022;
 - c. Joint Affidavit of two (2) disinterested person, Agustin D. Mapa and Corazon P. Sandoval, both residents of Bgy. Bacungan, Puerto Princesa City;
 - d. Photocopy of Identification Card of Arturo Imjada Elevera issued by the Office for Senior Citizens Affairs (OSCA), Puerto Princesa City.
7. That as required in the Confirmation of Land Classification Status and issuance of Survey Clearance at the Regional Office per DMC 2019-10, V-37 of the subject lot is hereto attached for reference and a sketch map of the potential lot is also shown below;



Lot No. 11404-B, Csd-04-021085-D

IN VIEW OF THE FOREGOING, it is hereby recommended that the request for Survey Authority of Mr. Arturo I. Elevera be approved over the portion of Lot No. 11404-B, Csd-04-021085-D. Likewise, the Free Patent No. 045316-2030-A of Arturo I. Elevera be cancelled considering that portion of the subject lot with an area of 2,527 square meters has already been waived in favor of the Heirs of Gloria A. Natividad. Attached are the geo-tagged photographs of the subject lot.


JUSTINE MEDINA
 Land Management Inspector

SUBSCRIBED AND SWORN to before me this August 1, 2022 at DENR-CENRO Puerto Princesa City.


MILDRED A. PASCUAL
 LMO II/Chief, RPS



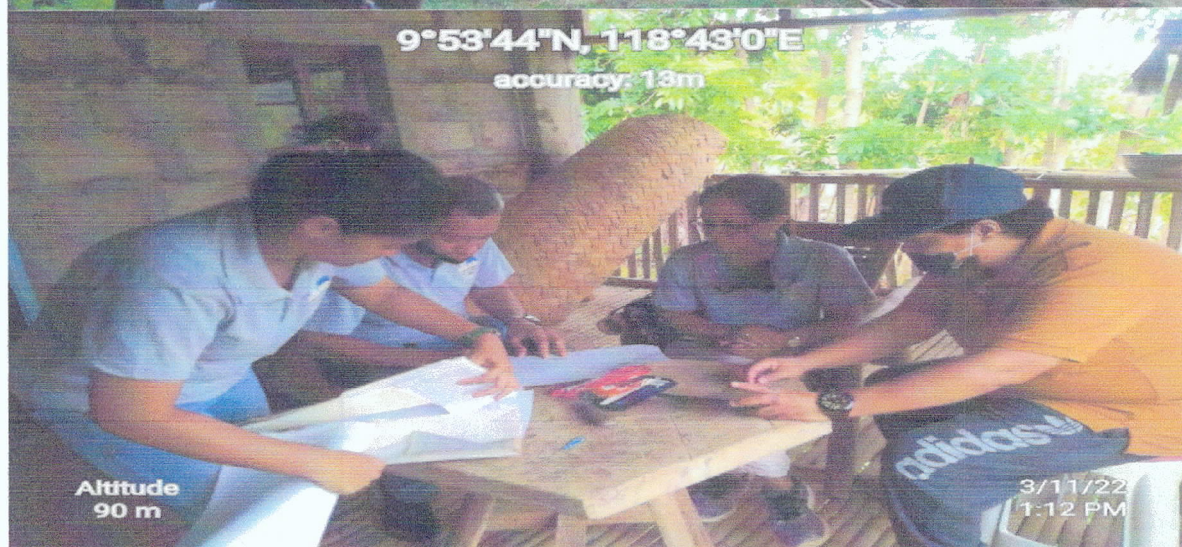
Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY

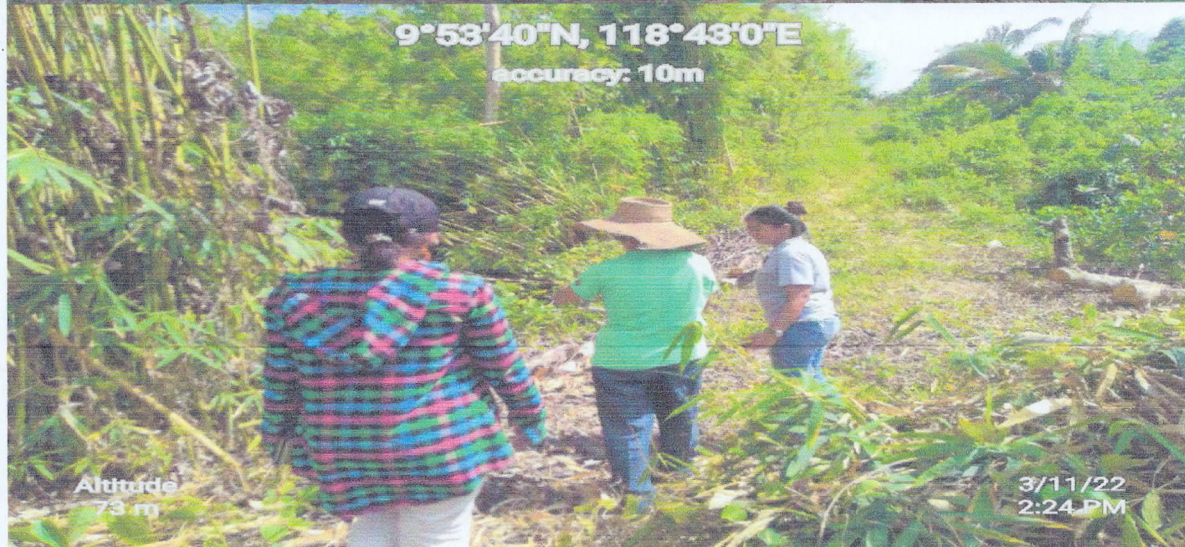
South National Highway, Bgy. Sta. Monica Puerto Princesa City

Email Address: cenropuertoprincesa@denr.gov.ph

Tel. Fax No.: (048) 717-0702

Geo-tagged photos shown below were taken during the conduct of ocular inspection over the subject lot located in Bgy. Bacungan, Puerto Princesa City in relation to the request of Mr. Arturo I. Elevera for issuance of Survey Authority.







CERTIFICATION

TO WHOM IT MAY CONCERN

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

- | | |
|-----------------------------|---|
| 1. Name of Listed Claimant: | Gloria A. Natividad |
| 2. Name of Applicant: | Arturo I. Elevera |
| 3. Application No. | FPA 045316-2030-A |
| 4. Date Filed: | July 21, 2014 |
| 5. Lot No. | 11404-B, Csd-04-021085-D |
| 6. Location: | Barangay Bacungan, Puerto Princesa City |
| 7. Area: | 11,423 square meters |
| 8. Remarks: | Subsisting |

This further certifies that the above-mentioned lot was issued with Survey Authority No. 045316-2006-22 in favor of Gloria Natividad dated May 22, 2006. Likewise, the subject lot has been waived in favor of Arturo Elevera per Affidavit of Waiver of Rights executed by Gloria A. Natividad before DPLI Elizabeth C. Palatino dated July 11, 2014.

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

Issued this 2nd day of August 2021 at CENRO, Puerto Princesa City, Palawan.

M. Garcellano
NOVA BILLE B. GARCELLANO-VITERBO
Administrative Officer I / Records Officer I

Attested by:

P. A. Velasco
DMO IV PEDRO A. VELASCO
In-Charge, CENRO Puerto Princesa City

CERTIFIED PHOTOCOPY

M. Garcellano
NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED
NO. 9719
DATE: 8/17/2021
BY: *[Signature]*

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 433-0660

2
Republic of the Philippines)
Province of Palawan : S. S.
City of Puerto Princesa)

AFFIDAVIT OF WAIVER OF RIGHTS

That I. GLORIA A. NATIVIDAD, Filipino, of legal age, single/married and with residence and postal address at Bgy. Sisonan, Puerto Princesa City, Palawan after having duly sworn to in accordance with law depose and say:

That I am the claimant and original owner of a certain parcel of land with Lot No. 11404-B, Cad-04-021085-D, containing an area of 11.423 square meters situated in Bgy. Bacunzan Puerto Princesa City and more particularly described as follows:

Bounded on the North: Lot 11404-A, Cad-04-021085-D & Road
On the South by: Lot 11394, Cad-800-D
On the West by: Lot 11403, Cad-800-D
On the East by: Lot 11404-C & 11404-D, Cad-04-021085-D

That we had been in continuous occupation and possession of said parcel of land since year 1960 to present and occupation had never been contested by any adverse person;

That for and in consideration of valuable amount duly acknowledged by me from ARTURO I. ELEVERA to our full satisfaction, I/We do hereby waived and transfer our rights together with all the improvements found thereon over said parcel of land described in favor of ARTURO I. ELEVERA with postal address at Bgy. Sta. Monica, Puerto Princesa City;

That I hereby warrant to protect the rights of ARTURO I. ELEVERA from any adverse claim or third party;

That we will not interpose or object nor in the future she legally perfect his/her rights leading to the issuance of patent in his/her favor.

IN WITNESS WHEREOF, we have hereunto set my hand this 11th day of July 2014 at Puerto Princesa City.

ARTURO I. ELEVERA
Waivee

WITNESSES:

1. ROSA R. NATIVIDAD

2. _____

SUBSCRIBED AND SWORN to before me this 11th day of July 2014 at Puerto Princesa City.

Elizabeth C. Palatino
ELIZABETH C. PALATINO
Deputy Public Land Inspector

CERTIFIED PHOTOCOPY

Subcellano
NOVA ELLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER II/RECORDS OFFICER I

AFFIDAVIT OF WAIVER OF RIGHTS

That I, ARTURO IMJADA ELEVERA, married to MARY GUMANGAN ELEVERA, both of legal age, both Filipino Citizen, and both residents of Purok Everlasting, Bgy. Sta. Monica, Puerto Princesa City, Palawan, after having been duly sworn to in accordance with law, do hereby depose and say:

1. That I am the owner/claimant/actual occupant of a certain parcel of land, identified as 11404-B, CSD-04-021085-D, situated in Barangay Bacungan, Puerto Princesa City, containing an area of ELEVEN THOUSAND FOUR HUNDRED TWENTY-THREE (11,423) SQUARE METERS, more or less; of which I am the lawful owner, by virtue of Affidavit of Waiver of Rights, acquired the same from Gloria A. Natividad, acknowledged before Deputy Public Land Inspector Elizabeth C. Palatino on July 11, 2014;

2. That I have been in continuous occupation and possession of said parcel of land since July 11, 2014 to present and occupation of said lot had never been contested by any adverse persons or party;

3. That for and consideration for some valuable amount duly acknowledged by me from Heirs of Gloria A. Natividad, namely: MARY ROSE N. REYES, married, ALBERT A. NATIVIDAD, MARY BETH N. JAVAREZ, married, MARY GLORY ANN A. NATIVIDAD, single, RYAN A. NATIVIDAD, married, MARY GRACE N. SALAZAR, married, and MARY JOY A. NATIVIDAD, single, all of legal age, all Filipino Citizen, and all residents of Bgy. Sicsican, Puerto Princesa City, in my full satisfaction, I do hereby WAIVE and TRANSFER all my rights and interest over the PORTION of the above mentioned parcel of land, identified as LOT 30208-B, CSD-4B-_____ portion of LOT NO. 11404-B, CSD-04-021085-D, containing an area of TWO THOUSAND FIVE HUNDRED TWENTY-SEVEN (2,527) SQUARE METERS, more or less, in favor of HEIRS OF GLORIA A. NATIVIDAD;

4. That I hereby warrant to protect the rights of HEIRS OF GLORIA A. NATIVIDAD, from any adverse claim or third party.

5. That I will not interpose nor object now or in the future they legally protect their rights leading to the issuance of patent in their favor.

IN WITNESS WHEREOF, We have hereunto set our hands this 19th day of October 2021 at City of Puerto Princesa, Palawan, Philippines.

CERTIFIED PHOTOCOPY

NOVA BILLE B. CARCELLANO-VILLER
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

ARTURO IMJADA ELEVERA
Transferor
OSCA NO. 19587
Issued On 07.08.2014

MARY GUMANGAN ELEVERA
Transferor's Spouse
OSCA No. 39091
Issued On 11.12.2018

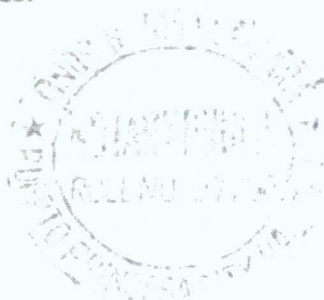
WITNESSES:

1. Mavelyn L. Lagrada

2. Jane L. Delos Santos

SUBSCRIBED AND SWORN to before me this 19th day of October 2021 at City of Puerto Princesa, affiant having exhibited to me their respective Valid Identification Card Nos. indicated below their names.

Doc. No. 3
Page No. 2
Book No. XIX
Series of 2021



ATTY. ONIS B. MANGUTARA
NOTARY PUBLIC
NPL NUMBER 2019-18
VALID UNTIL DECEMBER 31, 2021
PTR NO. 15025477/01.04.2021
ISA NO. 153009/01.15.2021
TIN 125-375-292-000
ROLL NUMBER 27750
MCLE NO. VI-0015561/00.10.2021



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

OCULAR INSPECTION/INVESTIGATION RE: TO LETTER DATED MARCH 15, 2021 OF MR. ARTURO I. ELEVERA PERTAINING HIS LAND CONCERN OVER LOT NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY

ATTENDANCE SHEET
MARCH 11, 2022

NO.	NAME	OFFICE/DESIGNATION	AGE	CONTACT NO.	SIGNATURE
1.	Mary Elevera	Sta. Monica, PPC	63	0935367175	Jehar
2.	Mary Glory Ann Natividad	SICSICAD, P-PC.	39	09457223855	MA
3.	Justine Medina	Denk Centro PPC	08		
4.	CHRISTYL POPP B. MANINON	-d-	31	09177700403	
5.	Immanuel A. PABON	-do-	18		
6.	REXARDO U. MACOLA	-do-			
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					

CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBI
NOVA BILLE B. GARCELLANO-VITERBI
ADMINISTRATIVE OFFICER / RECORDS OFFICER



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

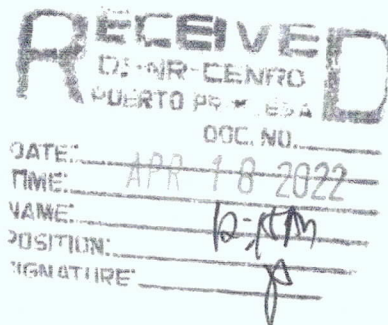
April 11, 2022

MEMORANDUM

FOR : The OIC - CENR Officer
Puerto Princesa City

FROM : LMO II/RPS Chief Mildred A. Pascual
SI I Christyl Pops B. Maningas
MA I Reynaldo V. Macola
LMI Justine Medina

SUBJECT : **OCULAR INSPECTION REPORT REGARDING THE LETTER DATED MARCH 15, 2021 FROM MR. ARTURO I. ELEVERA INVOLVING LOT NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY.**



Respectfully submitted is the Ocular Inspection Report of the inspection team regarding the above-cited subject wherein the following were ascertained, to wit:

1. That the lot subject of the conflict is identified as Lot No. 11404-B, Csd-04-021085-D containing an area of 11,423 square meters located in Bgy. Bacungan, Puerto Princesa City;
2. That per Records Verification Certification issued by this Office on August 2, 2021, Lot No. 11404-B, Csd-04-021085-D containing an area of 11,423 square meters located in Bgy. Bacungan, Puerto Princesa City is listed in the name of Gloria A. Natividad. The subject lot has been waived in favor of Arturo Elevera per Affidavit of Waiver of Rights executed by Gloria A. Natividad before DPLI Elizabeth C. Palatino dated July 11, 2014. Likewise, the subject lot was covered by Free Patent Application No. 045316-2030-A of Arturo I. Elevera filed dated July 21, 2014. Copy of the said certification is hereto attached;
3. That per Land Classification Certification issued on August 11, 2021, the subject lot is within **Agricultural Land (Alienable and Disposable Area)** per Approved Land Classification Map No. 1246, Project No. 1-E, Block IV, certified on January 15, 1936 subject to confirmation by the DENR Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019. Photocopy of the said certification is hereto attached;
4. That per letter dated March 15, 2021 of Mr. Elevera, he informed this Office that all the legitimate Heirs of Rodrigo Natividad have mutually agreed on the disposal of only a portion of Lot No. 11404-B, Csd-04-021085-D containing an area of 8,896 square meters in favor of Arturo I. Elevera;
5. That per letter dated March 2, 2021 from this Office addressed to Mr. Arturo I. Elevera, with reference to his submission of Waiver of Rights covering Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa City, the submitted Affidavit of Waiver of Rights executed by the Heirs of Rodrigo C. Natividad before LMO III Rex S. Velasco dated August 31, 2016 is hereby returned unrecorded for his safekeeping;
6. That per Affidavit of Waiver of Rights executed by the Heirs of Rodrigo C. Natividad (Husband of Gloria A. Natividad) before LMO III Rex S. Velasco dated August 31, 2016, the following statement are stated:

CERTIFIED PHOTOCOPY

Novabelle B. Garcellano-Viterbo
NOVABELLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

Page 1 of 5

"That we are the actual occupant/claimant and original owner of a certain parcel of land with Lot No. 30208-A of the subdivision plan Csd-4B _____, containing an area of Eight Thousand Eight Hundred Ninety Six (8,896) square meters more or less..."

"That for and in consideration of valuable amount/duly acknowledged by me from Arturo I. Elevera to our full satisfaction. We do hereby waive and transfer our rights together with all the improvements found thereon over the said parcel of land described above in favor of Arturo I. Elevera..."

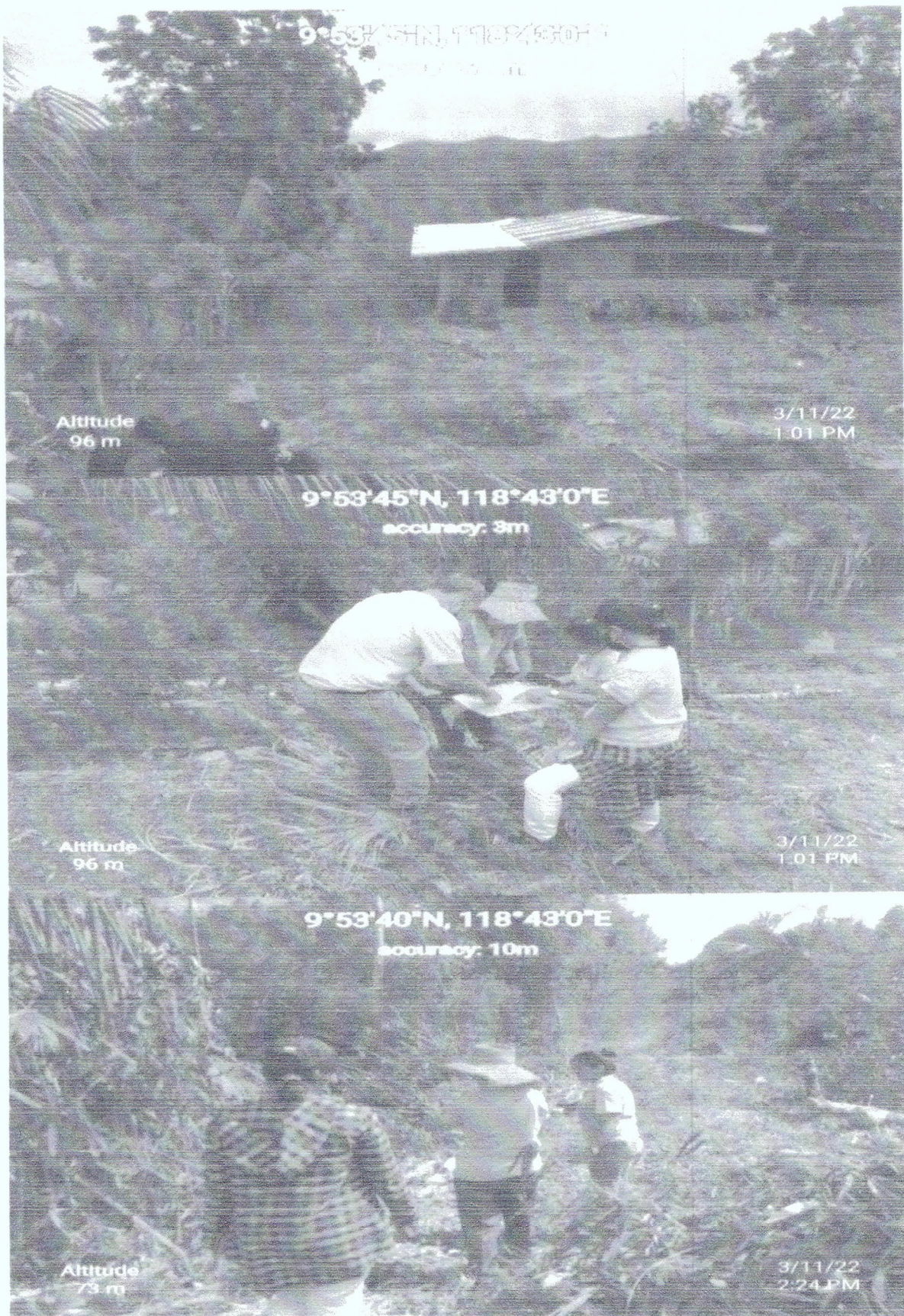
7. That the following are the Heirs of Rodrigo C. Natividad per above mentioned Affidavit of Waiver of Rights:
 - 7.1. Mary Rose N. Reyes
 - 7.2. Albert Natividad
 - 7.3. Mary Beth N. Javarez
 - 7.4. Mary Glory Ann Natividad
 - 7.5. Ryan Natividad
 - 7.6. Mary Grace N. Salazar
 - 7.7. Mary Joy Natividad
 - 7.8. Gloria A. Natividad
8. That on March 11, 2022 representatives from this Office proceeded to Bgy. Bacungan, Puerto Princesa City to conduct an ocular inspection pertaining to the above-mentioned subject wherein the team was assisted by Mrs. Mary G. Elevera, wife of Mr. Arturo Elevera, and Ms. Mary Glory Ann Natividad, one of the Heirs of Mr. and Mrs. Natividad. See attached attendance sheet;
9. That per information from Ms. Mary Glory Ann Natividad, due to their personal and family reasons/agreement, the remaining portion of 2, 527 square meters will only be subdivided to the following heirs of their late parents, Mr. and Mrs. Natividad:
 - 9.1 Mary Rose N. Reyes who is residing in Metro Manila
 - 9.2 Mary Glory Ann Natividad, OFW, will be going back to UAE
 - 9.3 Albert Natividad, residing in Bgy. Riotuba, Bataraza, Palawan
 - 9.4 Mary Beth N. Javarez, working/residing in Canada
10. That as mentioned by Ms. Mary Glory Ann Natividad, there is a conflict or misunderstanding between them specifically their eldest sister, Ms. Mary Rose Natividad Reyes who is not in favor of the partition of lot for Mary Beth Natividad, the team immediately contacted her through phone call to briefly hear her side on the arising conflict between them as Heirs. Later on, they agreed to show up and talk about the matter upon schedule of Alternative Dispute Resolution (ADR) between them, Heirs of the late Mr. and Mrs. Rodrigo Natividad, and Mr. Arturo Elevera. Ms. Mary Rose Natividad mentioned that she will be available to attend the ADR between April 18 to 22, 2022;
11. That upon ocular inspection over the subject lot, the southern part was found out to have a swampy portion which was mentioned by Mrs. Elevera to mainly occur only on rainy season;

CERTIFIED PHOTOCOPY

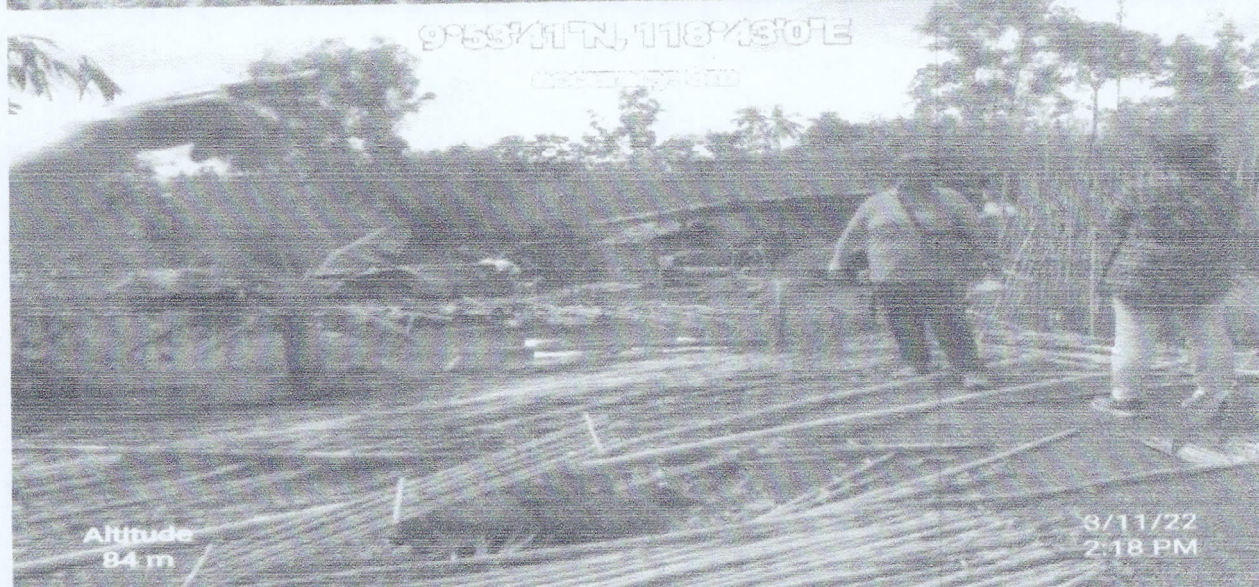
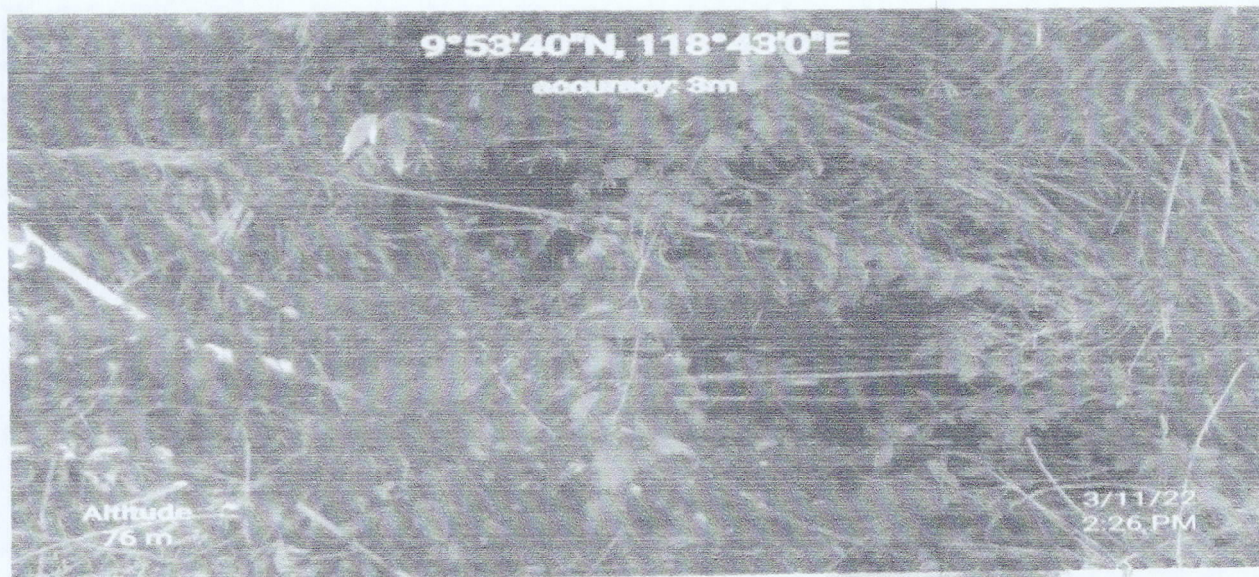
Myrillan

NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

12. That the geo-tagged photos shown below are taken during the conduct of the ocular inspection;



CERTIFIED PHOTOCOPY
McGowan
NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER / RECORDS OFFICER



IN VIEW OF THE FOREGOING, it is hereby recommended that this Office should conduct a dialogue/conference between Mr. Arturo Elevera and the Heirs of the late Natividad spouses to determine whether they would undergo an Alternative Dispute Resolution (ADR) Proceedings to amicably settle the conflict arising over the subject lot.

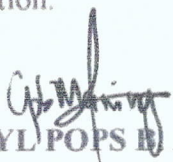
CERTIFIED PHOTOCOPY

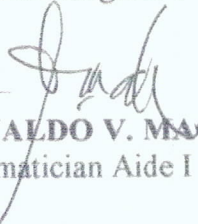
M. Garulla
 NOVABILLE B. GARULLA AND VITERBO
 ADMINISTRATIVE OFFICER (RECORDS OFFICER)

The undersigned solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of their knowledge and information.


MILDRED A. PASCUAL
LMO II/Chief, RPS


JUSTIN MEDINA
Land Management Inspector


CHRISTYL OPS B. MANINGAS
Special Investigator I


REYNALDO V. MACOLA
Mathematician Aide I

SUBSCRIBED AND SWORN to before me this _____ at DENR-CENRO
Puerto Princesa City.


PEDRO A. VELASCO
Development Management Officer IV
O/C-CENRO


CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I



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

February 15, 2021

CERTIFICATION

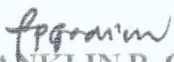
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the tract of land identified as portion of Lot No. 11404, Cad 800-D, containing an area of 8,896 square meters located in Barangay Bacungan, Puerto Princesa City has been verified to be within AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) as per approved Land Classification Map No.1246, Project No. I-E, Block IV certified on January 15, 1936.

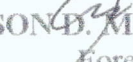
THIS IS TO FURTHER CERTIFY that the status of land stated above is subject to confirmation by the DENR Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.

This certification is issued for whatever legal purpose it may serve


Prepared and Projected by:


FRANKLIN P. GADIANO
Forest Technician I

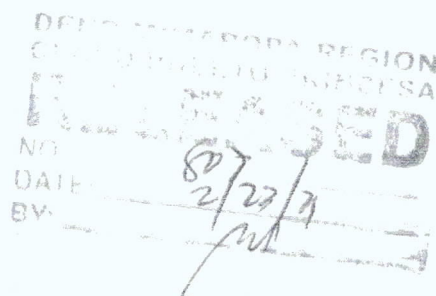
Verified by:


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

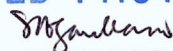
Attested by:


FELIZARDO B. CAYATOC
OIC-CENRO

VERIFICATION FEE: P50.00
DATA FEE: P20.00
OR # 1409973-E



CERTIFIED PHOTOCOPY


NOVABELLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

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

LC-GIS-DRN-2020-1752



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

March 2, 2021

MR. ARTURO I. ELEVERA
+63 929 817 4295

Dear Mr. Elevera,

Greetings!

This has reference to your submission of Waiver of Rights covering Lot No. 11404-B, Csd-04-021085-D containing an area of 11,423 square meters located in Barangay Bacungan, Puerto Princesa City, Palawan.

Please be informed that based on the allocation book of this Office, the above-mentioned lot is listed in the name of Gloria A. Natividad. Likewise, the subject lot was issued with Survey Authority No. 045316-2006-22 in favor of Gloria Natividad dated May 22, 2006.

Be informed further that the aforementioned lot has been waived in favor of Arturo Elevera per Affidavit of Waiver of Rights executed by Gloria A. Natividad before DPLI Elizabeth C. Palatino dated July 11, 2014. Likewise, the subject lot was covered by Free Patent Application No. 045316-2030-A of Arturo I. Elevera filed dated July 21, 2014. Hence, the submitted Affidavit of Waiver of Rights executed by Heirs of Rodrigo C. Natividad before LMO III Rex S. Velasco dated August 31, 2016 is hereby returned unrecorded for your safe keeping.

Furthermore, the acceptance and processing of public land applications within Puerto Princesa City, Palawan is still suspended up to this moment per Memorandum dated March 2, 2020 of the Undersecretary for Field Operations, Enforcement and Muslim Affairs, DENR, Manila.

We trust that you are properly informed.

Very truly yours,

DENR MIMAROPA REGION
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
1197
DATE: 2/11/21
BY: [Signature]

FELIZARDO B. CAYATOC
OIC-CENRO

CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER / RECORDS OFFICER

South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 433-0660

8
Republic of the Philippines)
Province of Palawan S.S.
City of Puerto Princesa)

AFFIDAVIT OF WAIVER OF RIGHTS

That We the Heirs ~~Rodrigo C. Natividad~~ 1. Mary Rose N. Reyes, Filipino of legal age, married and with residence and postal address at Morong Rizal; 2. Albert Natividad Filipino of legal age, married and with residence and postal address at Rio Tuba Palawan; 3. Mary Beth N. Javarez of legal age, married and residing at Alberta, Canada; 4. Mary Glory Ann Natividad, of legal age, single of Jheada, Saudi Arabia; 5. Ryan Natividad, of legal age, married and with residence and postal address at Bgy. Sicsican, Puerto Princesa City; 6. Mary Grace N. Salazar of legal age, married of Bgy. Sicsican, Puerto Princesa City and 7. Mary Joy Natividad of legal age, single of Bgy. Sicsican, Puerto Princesa City, and 8. Gloria A. Natividad of Bgy. Sicsican, Puerto Princesa City after having been duly sworn to in accordance with law depose and say:

That We are the actual occupant/claimant and original owner of a certain parcel of land with Lot No. 30208-A of the subdivision plan CSD-4B _____, containing area of Eight Thousand Eight Hundred Ninety Six (8,896) Square Meters more or less, described as follows:

LOT 30208-A, Csd-4B- _____

A Parcel of land (Lot 30208-A, of the subdivision plan CSD-4B- _____, being a portion of Lot 30208, Cad-800-D identical portion of Lot No. 11404-B, Csd-04-021085-D, Puerto Princesa Cadastre. Situated in the Barangay of Bacungan, City of Puerto Princesa, Province of Palawan, Island of Palawan

Bounded on the N., along line 1 to 2 by ROAD (10M. wide); on the E., along line 2 to 3 and 3 to 4 by Lot 11404-C, Csd-04-021085-D and Lot 11404-D, Csd-04-021085-D respectively, on the S., along line 4 to 5 by Lot 11394, Cad-800-D, Puerto Princesa Cadastre; on the W., along line 5 to 6 by Lot 11403, Cad-800-D, Puerto Princesa Cadastre; on the N., along line 6 to 7 by Lot 30208-B of the subdivision plan; on the W., along lines 7 to 8 and 8 to 1 by Lot 30208-B of the subdivision plan.

Beginning at a point marked "1" on plan being N. 13 deg. 19' W., 17,767.16 M. from B.L.L.M. No. 1, Cad-800-D, Puerto Princesa Cadastre;

CERTIFIED PHOTOCOPY

Ng Pullan
thence S. 89 deg. 13' E., 24.00 m to point 2,
thence S. 01 deg. 16' W., 115.68 m to point 3
thence S. 01 deg. 16' W., 115.69 m. to point 4
thence N. 87 deg. 49' W., 55.97 m to point 5,
thence N. 03 deg. 45' E., 98.27 m. to point 6,
thence S. 89 deg. 20' E., 22.99 m. to point 7,
thence N. 02 deg. 05' E., 68.96 m. to point 8,
thence N. 04 deg. 40' E., 63.01m. to point of the beginning

NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE DECISION RECORDS OFFICER

That said parcel of land is described under Tax Declaration No. _____.

That we have been in continuous occupation and possession of said parcel of land since _____ to the present and occupation had never been contested by any adverse person;

That for and in consideration of valuable amount/ duly acknowledged by me from Arturo I. Elevera to our full satisfaction. We do hereby waived and transfer our rights together with all the improvements found thereon over said parcel of land described above in favor of Arturo I. Elevera with postal address at Purok Everlasting, Bgy. Sta. Monica, Puerto Princesa City

That we hereby warrant to protect the rights of Arturo I. Elevera from any adverse claim or third party;

That we will not interpose or object nor in the future he legally perfect his/her rights leading to the issuance of patent in his/her favor.

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of August 2016 at Puerto Princesa City.

1. MARY ROSE N. REYES
Affiant

2. ALBERT NATIVIDAD
Affiant

3. MARY BETH N. JAVARAEZ
Affiant

4. MARY GLORY ANN NATIVIDAD
Affiant

5. RYAN NATIVIDAD
Affiant

6. MARY GRACE N. SALAZAR
Affiant

7. MARY JOY NATIVIDAD
Affiant

8. GLORIA A. NATIVIDAD
Affiant

WITNESSES:

1. CORAZON P. MANAEO
2. Angelina N. Batul - Arbitral

SUBSCRIBED AND SWORN to before me this 31st day of August 2016, at Puerto

Princesa City affiant having exhibited and affixed their respective Res. Cert. No. as follows:

MARY GLORY ANN	Res. Cert. No. EC 7505702	issued at	04-22-16	on	04-22-	2016
Albert	-Res. Cert. No. 00571428	issued at	RIO TUBA, PAT.	on	Jan. 06	2016
MARY ROSE	Res. Cert. No. 05557751	issued at	MORONG, PAT.	on	Jan. 14	2016
GLORIA A	Res. Cert. No. 00571427	issued at	RIO TUBA, PAT.	on	1/06	2016
RYAN S	Res. Cert. No. 12072820	issued at	PUERTO PRIN.	on	05/12	2016
	Res. Cert. No.	issued at		on		2016
	Res. Cert. No.	issued at		on		2016

ENGR. REX S. VELASCO
Land Management Officer III

CERTIFIED PHOTOCOPY

NOVA BILLE E. GARCELLAND-VITERB
ADMINISTRATIVE OFFICER / RECORDS OFFICER

10

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

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

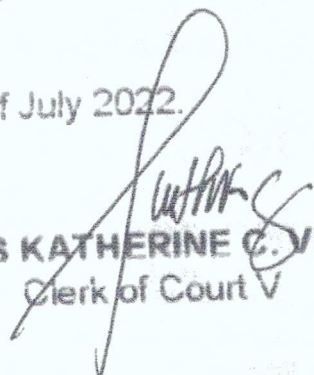
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Mr. Arturo I. Elevera covering Lot No. 11404-B, Csd-04-021085-D (Portion) located at Bgy. Bacungan, Puerto Princesa City, Palawan.

This Certification is being issued upon the request of Pedro A. Velasco for the purpose of survey authority.

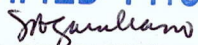
At Puerto Princesa City, this 5th day of July 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9302020/9303187/3539149
Dated: July 6, 2022

an

CERTIFIED PHOTOCOPY


BILLE B. GARCELLANO-VITERO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER



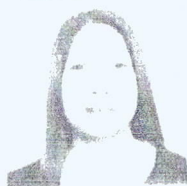
Republic of the Philippines
City of Puerto Princesa
Barangay Bacungan

CERTIFIED PHOTOCOPY

Magallan
NOVA BILLE E. BARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I / RECORDS OFFICER I

OFFICE OF THE PUNONG BARANGAY

BGY. OFFICIALS
2018 - 2022



HON. GINA G. VALDESTAMON
Punong Barangay

MEMBER OF THE
SANGGUNIANG BARANGAY

HON. RONNIE M. FULGAR
HON. DANIEL E. ANJAN
HON. REYMUNDO V. BENITEZ
HON. REMOND P. RAMOS
HON. BHOBBY Q. SORNITO
HON. HYZEL M. VILLANUEVA
HON. MARLON N. BALMORES
HON. MARLON L. JAVIER – SK Chairman
HON. PRESCILA D. GAÑO – IPMR REP.

STAFF:

DOWLEY C. TOLENTINO
Barangay Secretary
LEA MAY N. MARCIANO
Barangay Treasurer
ERNESTO C. ESTELLORO
Barangay Admin. Asst.

PUROK/SITIO:

MALBEG	MARANAT II
SARILING SIKAP	MARANAT III
ISANG DIWA	NAGTABON
STA. FE	TALAUDYONG
SAN CARLOS	MAGARAWAK
CASICAAN	DAMAYAN
CANDIS I	MARANAT I-A
CANDIS II	MARANAT I-B
CANDIS III	TAGKAWAYAN

THE AGRO-INDUSTRIAL ECO-TOURISM HUB OF THE CITY OF PUERTO PRINCESA WHERE GOD-FEARING AND EMPOWERED CITIZENRY ENJOY PEACE AND PROSPERITY IN HARMONY WITH NATURE.

To mold quality, morally independent and disciplined public servants and develop the services offered and delivered in the barangay to accommodate people at the same time.

BARANGAY CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **ARTURO I. ELEVERA**, of legal age, married, Filipino, a resident of purok San Carlos, Barangay Bacungan, Puerto Princesa City is the actual/claimant occupant of parcel of lot containing an area of more or less 8,896 square meters portion of Lot No. 30208, CAD-800-D, identical to Lot 11404-B, Puerto Princesa Cadastre, located at Purok San Carlos, Barangay Bacungan, Puerto Princesa City.

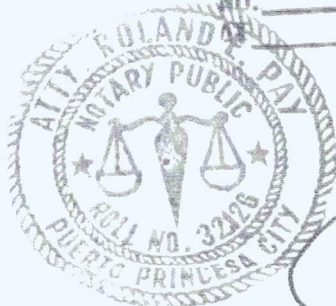
Bounded on the North: Bgy Proposed Road
On the South: Arturo Elevera ET AL
On the West: Badajos Property
On the East: Corazon Sandoval

This certification is being issued upon request of the above name mentioned for **Public Land Application Purposes**.

Issued this 23rd day of May, 2022, at Barangay hall, Barangay Bacungan, Puerto Princesa City.

Gina G. Valdestamon
HON. GINA G. VALDESTAMON
Punong Barangay

SUBSCRIBED AND SWORN TO BEFORE ME THIS **25-27-22** AT CITY OF PUERTO PRINCESA PALAWAN, AFFIANT HAVING EXHIBITED TO ME HIS/HER CTC NO. _____ ISSUED ON _____



Rolando E. Pay
ATTY. ROLANDO E. PAY
NOTARY PUBLIC
EXPIRES UNTIL JUNE 30, 2022
P/R NO. 0888617/01-03-2022
BP NO. 001822/10-29-2019
ROLL NO. 32126
MCLE COMPLIANCE NO. VI-0025087/4-29-21

DOC. NO. 290
PAGE NO. 59
BOOK NO. CCU
SERIES OF 21

12
REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S
PROVINCE OF PALAWAN)

CERTIFIED PHOTOCOPY
NOVA BILLE B. GARCELLANO-VITERBO
NOTARY PUBLIC / ATTORNEY AT LAW / RECORDS OFFICER

JOINT AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

We, **AGUSTIN D. MAPA**, married, and **CORAZON P. SANDOVAL**, married, both of legal age, both Filipinos and a both residents of Barangay Bacungan, Puerto Princesa City, Palawan, after having been duly sworn to in accordance with law, hereby depose and state:

1. That we personally know **ARTURO I. ELEVERA**, who is the actual occupant / possessor of Lot No. 11404-B, Csd-04-021085-D, containing an area of ELEVEN THOUSAND FOUR HUNDRED TWENTY THREE (11,423), SQUARE METERS, located at San Carlos, Brgy. Bacungan, Puerto Princesa City, Palawan;
2. That I am an actual resident of Barangay Bacungan, of the City/Municipality of Puerto Princesa City, and that I know the land very well;
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land.
4. That I am not related to Mr./Ms. **ARTURO I. ELEVERA**, either by consanguinity or affinity and not in any way, interested in the aforementioned land.

That we are executing this affidavit to attest to the truth and veracity of all the foregoing fact for purposes of proving the fact of the actual occupant/possessor.

IN WITNESS WHEREOF, We have hereunto set our hands this 25th day of May 2022 at Puerto Princesa City, Palawan.

Am
AGUSTIN D. MAPA

Affiant

ID No.: CRN-0111-1715461-7

Issued by Social Security System (SSS)

TKI
CORAZON P. SANDOVAL

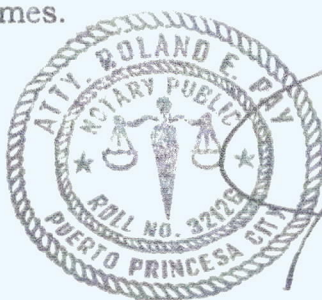
Affiant

ID No.: 31761

Issued by Office of Senior Citizens Affairs (OSCA)


SUBSCRIBED AND SWORN TO BEFORE ME, on this 25th day of May 2022 at the City of Puerto Princesa. Affiants having exhibited to me their Identification No. indicated below their names.

Doc. No. 291;
Page No. 59;
Book No. CCCLIV;
Series of 2022



[Signature]
ROLANDO E. PAJ
NOTARY PUBLIC
EXPIRATION DATE: JUNE 30, 2022
B.M. NO. 3795
PTR NO. 0888617/01-03-2022
IBP NO. 001822/10-29-2019
ROLL NO. 32126
MCLE COMPLIANCE NO. VI-0025087/L.20.2022

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Republic of the Philippines
Office for Senior Citizens Affairs (OSCA)
Puerto Princess City, Palawan - Region IV-B

Name **ARTURO IMJADA ELEVERA**

Address **Egy. Sta. Monica**
Puerto Princess City

July 07, 1954-60 **M** **July 08, 2014**
Date of Birth/Age Sex Date Issued


Signature/Handmark


Control No. 19587

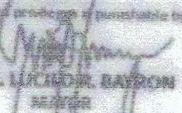
CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY

Benefits and Privileges under Republic Act No. 9994

- Free medical/dental diagnostic & laboratory service in all government facilities
- 20% discount for medicines
- 20% discount in hotels, restaurants, recreation centers
- 20% discount in theaters, cinema houses & concert halls
- 20% discount on medical & dental services, diagnostic & laboratory fees in private facilities
- 20% discount in fare for domestic air, sea travel and public land transportation
- 5% discount in basic necessities & prime commodities
- 12% VAT exemption on the purchase of goods & services which are entitled to the 20% discount
- 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter labels are under the name of the senior citizens.

Persons and Corporations violating R.A. 9994 shall be penalized.
Only for the exclusive use of Senior Citizens; abuse of privilege is punishable by law.


MERCEDES T. AVANCEÑA
OSCA HEAD


HON. LICHON R. BAYRON
SENATOR

BIR FORM 0016 (DECEMBER, 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 07941988	
YEAR 2022	PLACE OF ISSUE (City/Mun./Prov.) CITY OF PUERTO PRINCESA	DATE ISSUED 01-17-2022	TAXPAYER'S COPY	
NAME (SURNAME) (FIRST) (MIDDLE) MAPA, AGUSTIN D.		TIN (If Any)		
ADDRESS BARANGAY BACUNGAN, PUERTO PRINCESA CITY		SEX M <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE	HEIGHT	
CITIZENSHIP FILIPINO	ICR NO. (If an Alien)	PLACE OF BIRTH NEGROS OCCIDENTAL	WEIGHT	
CIVIL STATUS MARRIED <input checked="" type="checkbox"/> Single <input type="checkbox"/> Widow/Widower/ Legally Separated <input type="checkbox"/> Divorced <input type="checkbox"/>	DATE OF BIRTH 07/10/1964		COMMUNITY TAX DUE	
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT		
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)			P 5.00	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)				
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)		144,000.00	144.00	
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE	TOTAL	P 149.00	
		INTEREST		
	MARIA CORAZON A. ABAYARI	TOTAL AMOUNT PAID	P 149.00	
MUNICIPAL / CITY TREASURER		(In words) ONE HUNDRED FORTY NINE PESOS ONLY		

DOP: 09.17.2020

BIR FORM 0016 (DECEMBER, 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2019 13206073	
YEAR 2022	PLACE OF ISSUE (City/Mun./Prov.) Bun. Bacunagan	DATE ISSUED 01.09.2022	TAXPAYER'S COPY	
NAME (SURNAME) (FIRST) (MIDDLE) SANDOVAL CORAZON PADUA		TIN (If Any)		
ADDRESS Bun. Bacunagan, PPC		SEX <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE	HEIGHT	
CITIZENSHIP FL	ICR NO. (If an Alien)	PLACE OF BIRTH PPC	WEIGHT	
CIVIL STATUS <input checked="" type="checkbox"/> Married <input type="checkbox"/> Single <input type="checkbox"/> Widow/Widower/ Legally Separated <input type="checkbox"/> Divorced <input type="checkbox"/>	DATE OF BIRTH		COMMUNITY TAX DUE	
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT		
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)			P 5.00	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)				
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)		25,000.00	25.-	
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE	TOTAL	P 30.-	
		INTEREST		
	LEA MAY N. MARCIANO BGV. TREASURER	TOTAL AMOUNT PAID	P 30.-	
MUNICIPAL / CITY TREASURER		(In words) THIRTY PESOS ONLY		

DOP: 05.06.2019



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

FPA No. 045316-2030-A

Arturo I. Elevera

Applicant,

Lot No. 11404-B, Csd-04-021085-D

Area: 11,423 Square Meters

Location: Bgy. Bacungan, Puerto
Princesa City

X----- X

ORDER: CANCELLATION OF APPLICATION

Per Records Verification Certification dated August 2, the above-mentioned lot is covered by **Free Patent Application No. 045316-2030-A** of Arturo I. Elevera dated August 2, 2021.

Portion of the subject lot containing an area of 2, 527 square meters has been waived and transferred in favor of the Heirs of Gloria A. Natividad namely: Mary Rose N. Reyes; Albert A. Natividad; Mary Beth N. Javarez; Mary Glory Ann A. Natividad; Ryan A. Natividad; Mary Grace N. Salazar and Mary Joy A. Natividad Per Affidavit of Waiver of Rights executed by Arturo I. Elevera before Atty. Onos B. Mangotara under Doc. No. 3; Page No. 2; Book No. XIX; Series of 2021 dated October 19, 2021.

WHEREFORE, in view of the abovementioned facts and circumstances, the FPA No. 045316-2030-A of Arturo I. Elevera over Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa City is hereby ordered cancelled from the records forfeiting in favor of the Government, whatever amount has been paid on account thereof.

SO ORDERED, July 25, 2022.

CERTIFIED PHOTOCOPY

Signature
NOVA BILLE B. GARCELLANO-VITERBI
ADMINISTRATIVE OFFICER I/RECORDS OFFICER

For and by the Authority of
the DENR Secretary,

Signature
PEDRO A. VELASCO
OIC CENR Officer

Copy Furnished:

1. **Arturo I. Elevera**
Bgy. Bacungan, Puerto Princesa City
2. **Heirs of Gloria A. Natividad**
Puerto Princesa City

DENR - MINDANAO REGION
CENTRAL PUERTO PRINCESA
RELEASED
NO: *2829*
DATE: *8-2-22*
BY: *[Signature]*

Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
South National Highway, Bgy. Sta. Monica Puerto Princesa City

Application No. _____
Applicant _____
Survey for Reynaldo C. Natividad et al
Survey by Eneldo D. Collado
Date of Survey Nov. 29, 2008
Date Approved Feb 22, 2009

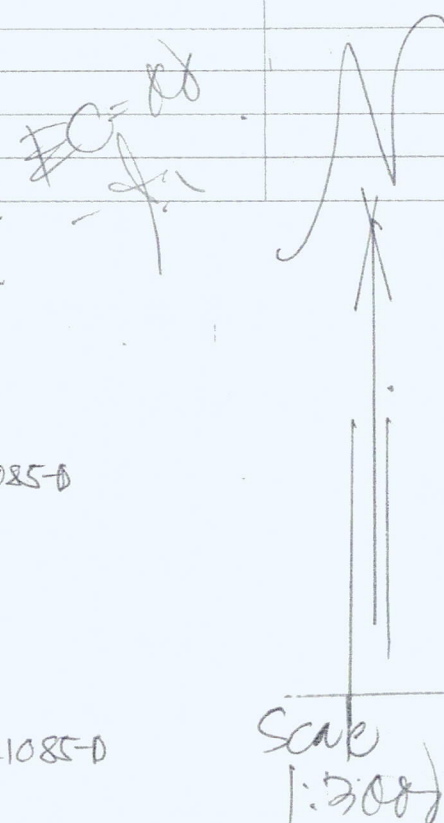
Lot No. 11404-B Survey No. Cst-04-021085-D
Identical Lot No. 32008 CAD-800-D
Area: 11423 square meters pls check on location book nldo
Location Bgy. Paunggan, Pto. Prin. City SACAP
Cad/Map No. _____

TECHNICAL DESCRIPTION

TIE LINE N 13-21 W 17,749.23 M. from PLLM#1 CAD-800-D
Pto. Prin. Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 03-45 E	20.83			
2-3	S 89-13 E	28.99			
3-4	S 01-16 N	115.68			
4-5	S 01-16 W	115.69			
5-6	N 87-49 W	55.97			
6-7	N 03-45 E	210.27			
7-1	S 89-13 E	17.00			

P.S. Gyl. Crac. Mons
15x60 cms



CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBI
ADMINISTRATIVE OFFICER / RECORDS OFFICER

T. D. Research by _____
T. D. Sketch by: R. U. MACOLA
T. D. Checked by: _____

Date: _____
Date: 107-06-22
Date: _____



DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: **2022-7579**

Date and Time received:

08/22/2022 01:18:38 PM

From: PEDRO A. VELASCO

Document Type: Memorandums

CENRO PPC, PALAWAN

Subject: 3240 REQUEST FOR LAND CLASSIFICATION CONFIRMATION OF LOT 11404-B, CSD-04-021085-D LOCATED IN BRGY. BACUNGAN, PUERTO PRINCESA CITY RE: THE REQUEST OF MR. ARTURO I. ELEVERA FOR ISSUANCE OF SURVEY AUTHORITY PER DMC 2019-10

Attachment(s): WITH ATTACHMENTS (1 FOLDER)

Earmarked As :

Date: 8/23/22	From: OIC-TSD	To: Chief RPS
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s): for further review/indorsement to R.O. ps. T.Y		
Date: 8/23/22	From: Chief RPS	To: Engr. Domingo / Sr. Data
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s): 1. for projection pls. 2. Mr. pls. prepare Supporting Docs. per T.B No. 101-10 3. Engr. Dima - pls. review		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s):		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter
Other Instruction(s):		

Printed on 08/22/2022 1:19:49PM Received at: OFFICE OF THE PENR Received by: ALMINE, ALYSSA



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

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

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

SUBJECT : **REQUEST FOR LAND CLASSIFICATION CONFIRMATION OF LOT
NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN,
PUERTO PRINCESA CITY RE: THE REQUEST OF MR. ARTURO I.
ELEVERA FOR ISSUANCE OF SURVEY AUTHORITY PER DMC
2019-10**

DATE : August 10, 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY:

DATE:

08-20-2022 22-7579

Respectfully requesting herewith for the Land Classification Confirmation of Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa relative to the request for issuance of survey authority of Mr. Arturo I. Elevera over the aforementioned lot.

Hence, attached herewith is the corresponding Land Classification Certification, Technical Description in V-37 form, and Sketch Map of Lot No. 11404-B, Csd-04-021085-D subject to Land Classification Confirmation pursuant to DMC 2019-10 dated December 11, 2019.


PEDRO A. VELASCO

Copy furnished:

Mr. Arturo I. Elevera
Bgy. Bacungan, Puerto Princesa City
Contact No. 0935-367-1575

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA

RELEASED

NO:

DATE:

BY:

3740
8-14-22



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

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

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

SUBJECT : **REQUEST FOR LAND CLASSIFICATION CONFIRMATION OF LOT
NO. 11404-B, CSD-04-021085-D LOCATED IN BGY. BACUNGAN,
PUERTO PRINCESA CITY RE: THE REQUEST OF MR. ARTURO I.
ELEVERA FOR ISSUANCE OF SURVEY AUTHORITY PER DMC
2019-10**

DATE : August 10, 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: 08-22-2022 22-7579

Respectfully requesting herewith for the Land Classification Confirmation of Lot No. 11404-B, Csd-04-021085-D located in Bgy. Bacungan, Puerto Princesa relative to the request for issuance of survey authority of Mr. Arturo I. Elevera over the aforementioned lot.

Hence, attached herewith is the corresponding Land Classification Certification, Technical Description in V-37 form, and Sketch Map of Lot No. 11404-B, Csd-04-021085-D subject to Land Classification Confirmation pursuant to DMC 2019-10 dated December 11, 2019.

[Signature]
PEDRO A. VELASCO

Copy furnished:

Mr. Arturo I. Elevera
Bgy. Bacungan, Puerto Princesa City
Contact No. 0935-367-1575

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED
NO: 11404
DATE: 8-19-22
BY: *[Signature]*



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

February 15, 2021

CERTIFICATION


TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the tract of land identified as portion of Lot No. 11404, Cad 800-D, containing an area of 8,896 square meters located in Barangay Bacungan, Puerto Princesa City has been verified to be within **AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA)** as per approved Land Classification Map No.1246, Project No. I-E, Block IV certified on January 15, 1936.

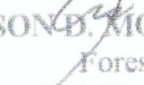
THIS IS TO FURTHER CERTIFY that the status of land stated above is subject to confirmation by the DENR Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.

This certification is issued for whatever legal purpose it may serve

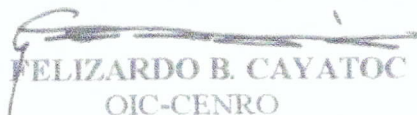
Prepared and Projected by:


FRANKLIN P. GADIANO
Forest Technician I

Verified by:


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

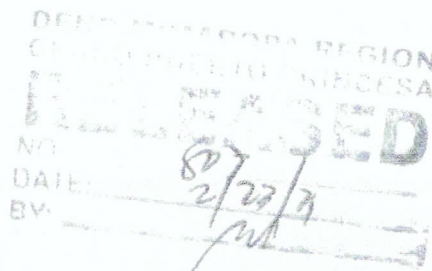
Attested by:


FELIZARDO B. CAYATOC
OIC-CENRO

CERTIFIED PHOTOCOPY


NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER / RECORDS OFFICER

CERTIFICATION FEE: P50.00
DATA FEE: P20.00
DL # 1409073-E



Date: / /

