



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](mailto: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**

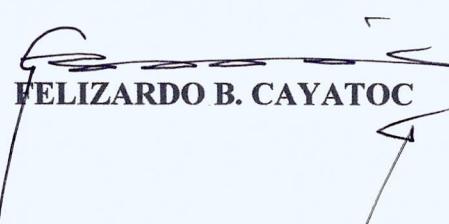
**DATE** : September 2, 2022

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:

- a. 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.
- b. 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.
- c. 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:

1. CENRO PPC

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**  
By *[Signature]*  
Date: 12 SEP 2022 In 2022 - 2018



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

**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
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**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 23<sup>th</sup> day of August, 2022 for confirmatory verification of the Regional Office.

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

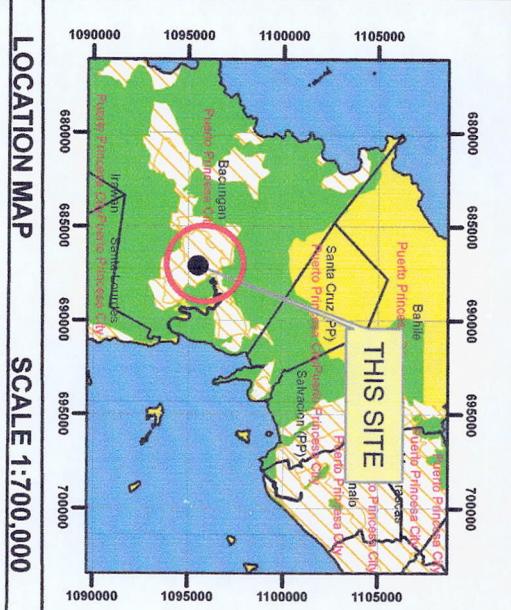
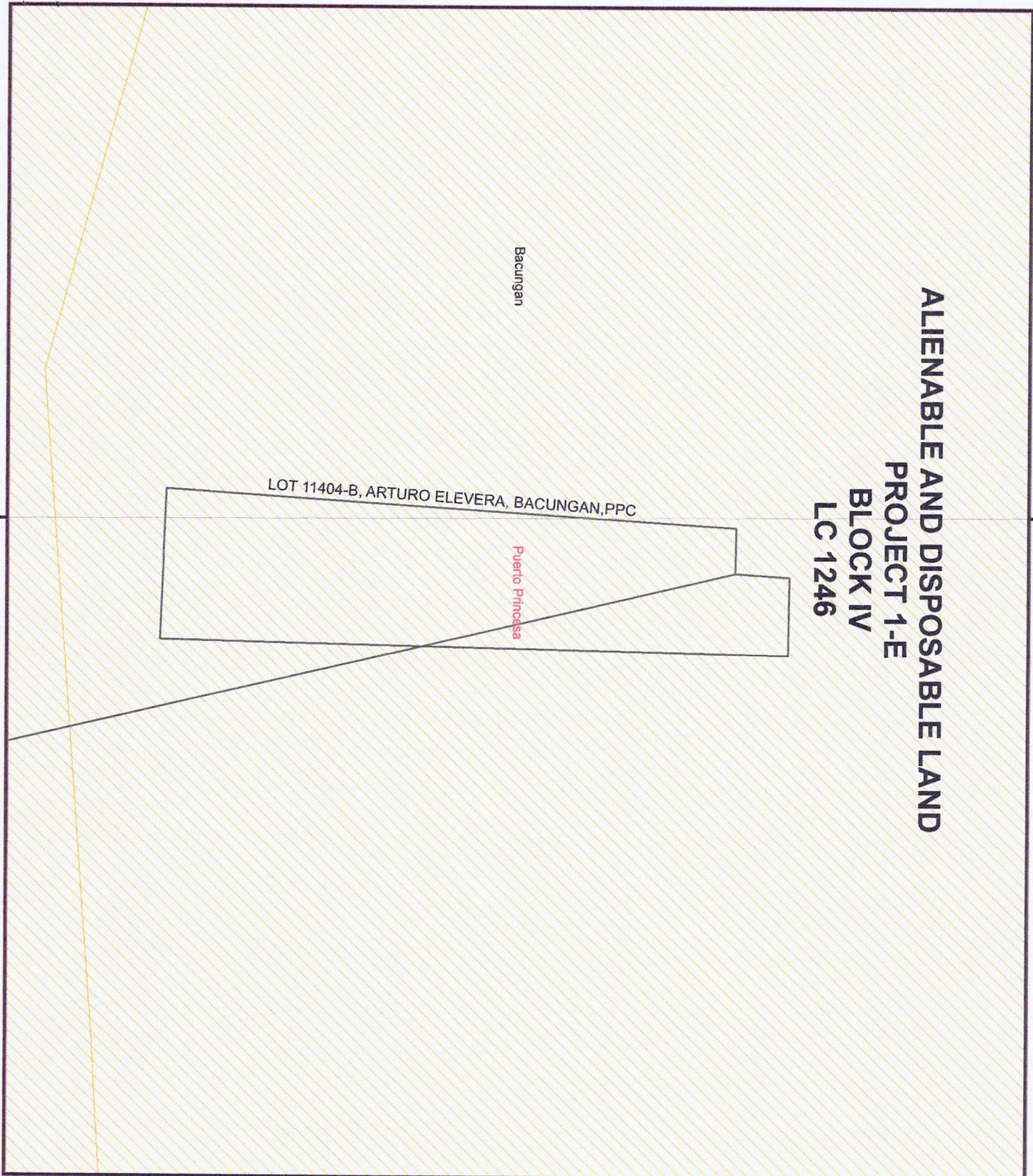
DENR-PALAWAN  
PENRO-RECORDS  
**R E L E A S E D**  
By \_\_\_\_\_  
Date 12 SEP 2022 CN. 2022-2098 *Rheu*

# ALIENABLE AND DISPOSABLE LAND

PROJECT 1-E

BLOCK IV  
LC 1246

118°43'0"E



## 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	Black line
CADT CADC	Blue diagonal lines
Alienable & Disposable Forestand	Green hatched
UpF	Yellow hatched
No Data	White
PA_MIMAROPA_UTMZN50	Purple hatched

Prepared by:

DAVEN K. BALMORES  
For III

DONNA BELLE E. LUENGO  
Engg. II

**PERDO A. VELASCO**  


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

Hence, I recommend for the issuance and approval of the application for Survey Authority to Geodetic Engineer Christopher C. Cañoy over the subject lot. Attached are geo-tagged photographs of the subject lot and the letter of intent dated April 12, 2022 of DENR MINAROPA REGION CENTRO PUBLICO PRINCESA NO. 7016 DATE: 8-10-22 ✓

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

a. The subject lot is within **Agricultural Land (Alienable and Disposible 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.

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

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.

**MEMORANDUM**

FOR :	THE PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
FROM :	THE COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICER
SUBJECT :	TRANSMITTAL OF INVESTIGATION REPORT
DATE :	AUGUST 2, 2022

PERMITTING 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.

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.



Republic of the Philippines  
Department of Environment and Natural Resources

MIMAROPA Region

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
PUERTO PRINCESA CITY**

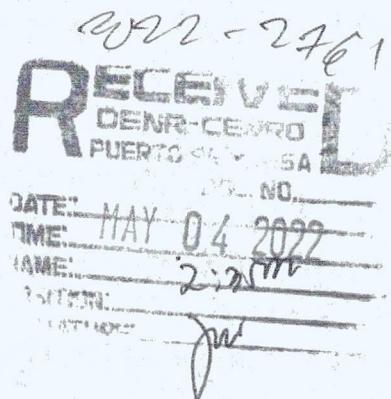
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprinceesa@denr.gov.ph](mailto:cenropuertoprinceesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

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



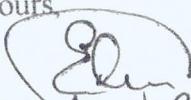
Sir:

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):	<u>ARTURD I. ELEVERA</u>		
Type of Application:	<input checked="" type="checkbox"/> Free Patent	<input type="checkbox"/> Residential Free Patent	
	<input type="checkbox"/> Homestead Patent	<input type="checkbox"/> Miscellaneous Sales	
Lot No. with Survey Plan:	<u>11404-B, Csd-04-021085-D</u>		
Area:	<u>11,423 Sq.M</u>		
Location:	<u>San Carlos, Bacunyan, Puerto Princesa City, Palawan</u>		
Name of Geodetic Engineer (For Survey Authority)	<u>CHRISTOPHER C. CAIMOY</u>		

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

Very truly yours,

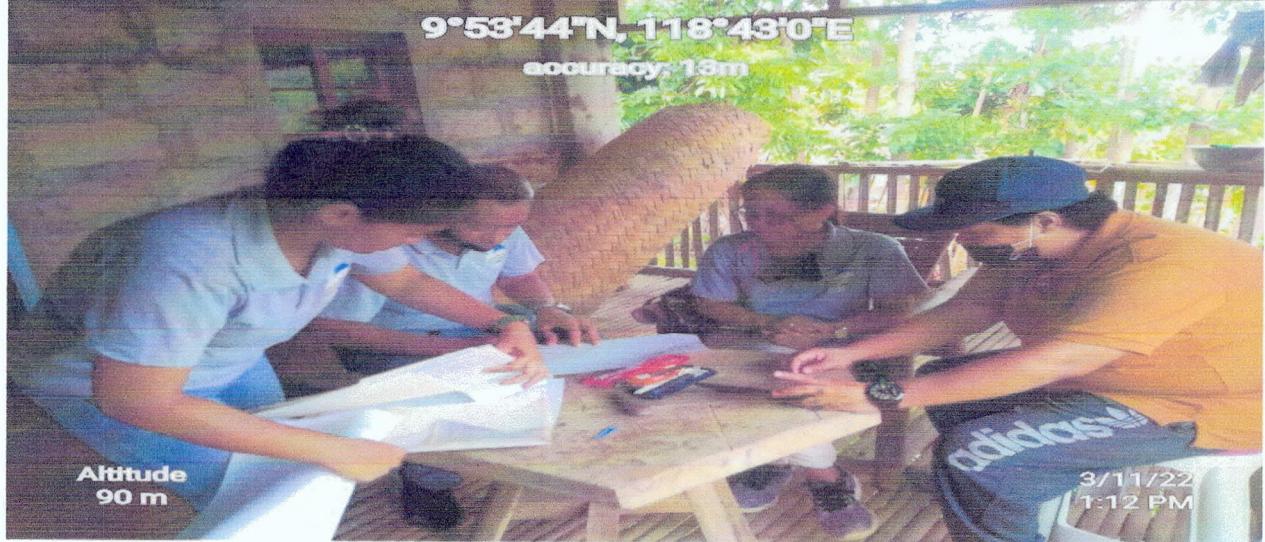
  
ARTURD I. ELEVERA

Signature above printed name

Address: Everlastina, Sta. Monica, PPC

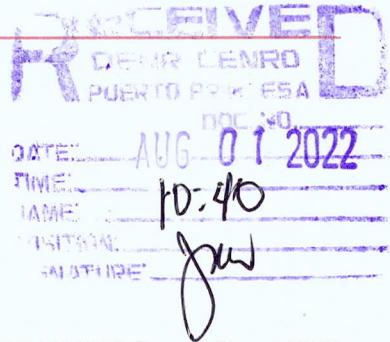
Geo-tagged photos shown below are taken during the conduct of the ocular inspection;







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](mailto: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;

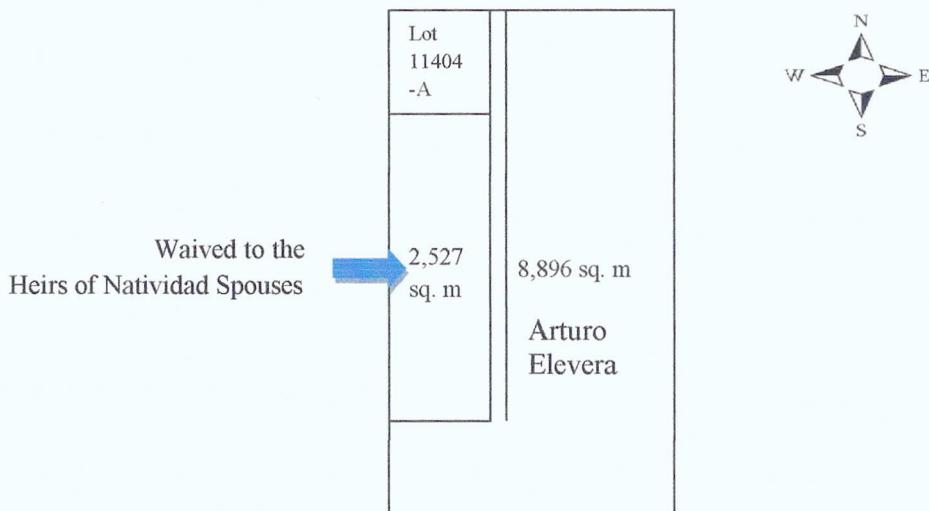
1. That per Land Classification Certification issued on August 11, 2021, the subject lot is within **Agricultural Land (Alienable and Disposable Area)** per Approved Land Classification Map No. 1246, Project No. 1-E, Block IV, certified on January 15, 1936 subject to confirmation by the DENR Regional 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;

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;



**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

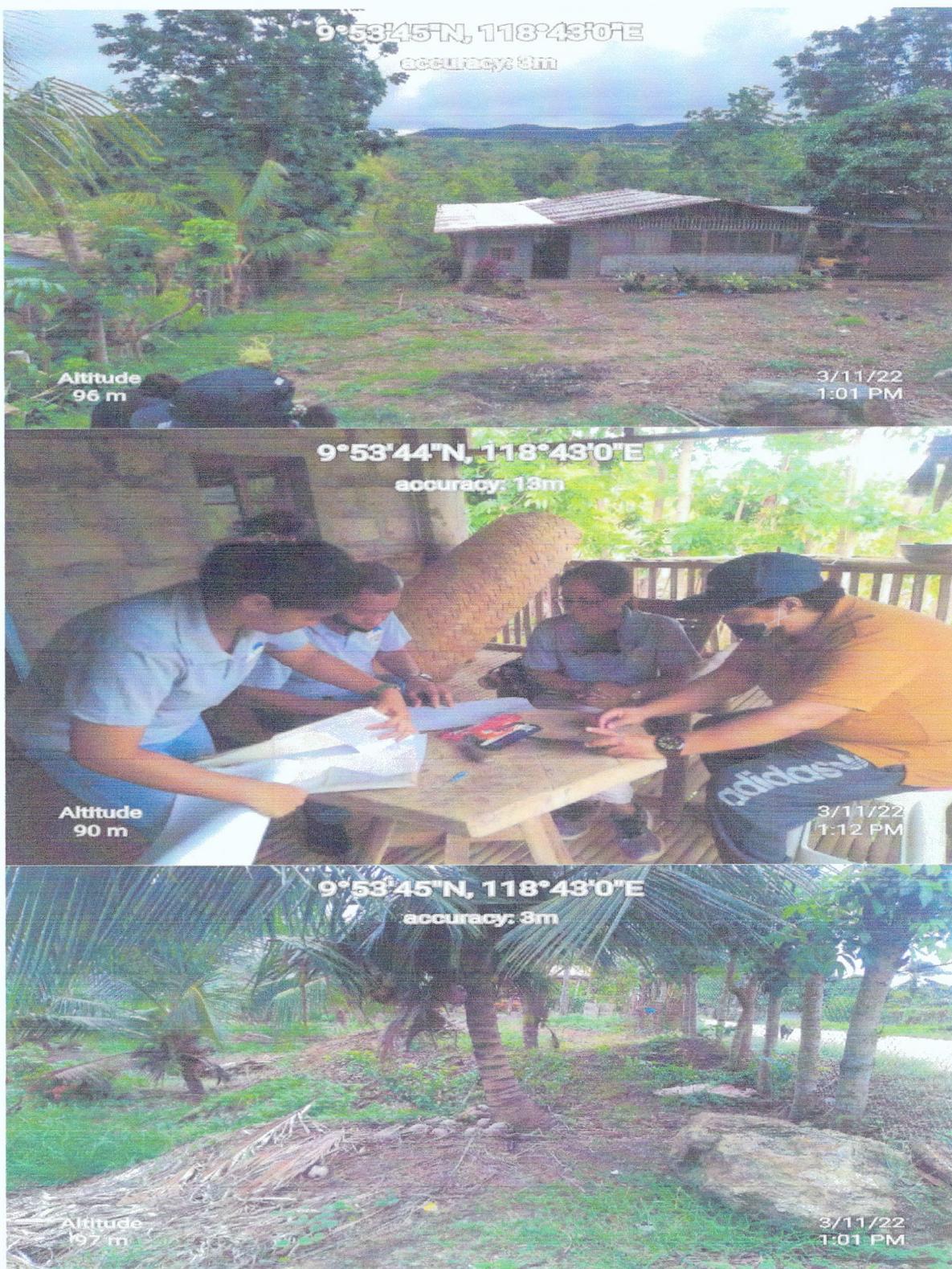
**SUBSCRIBED AND SWORN** to before me this August 1, 2022 at DENR-CENRO Puerto Princesa City.

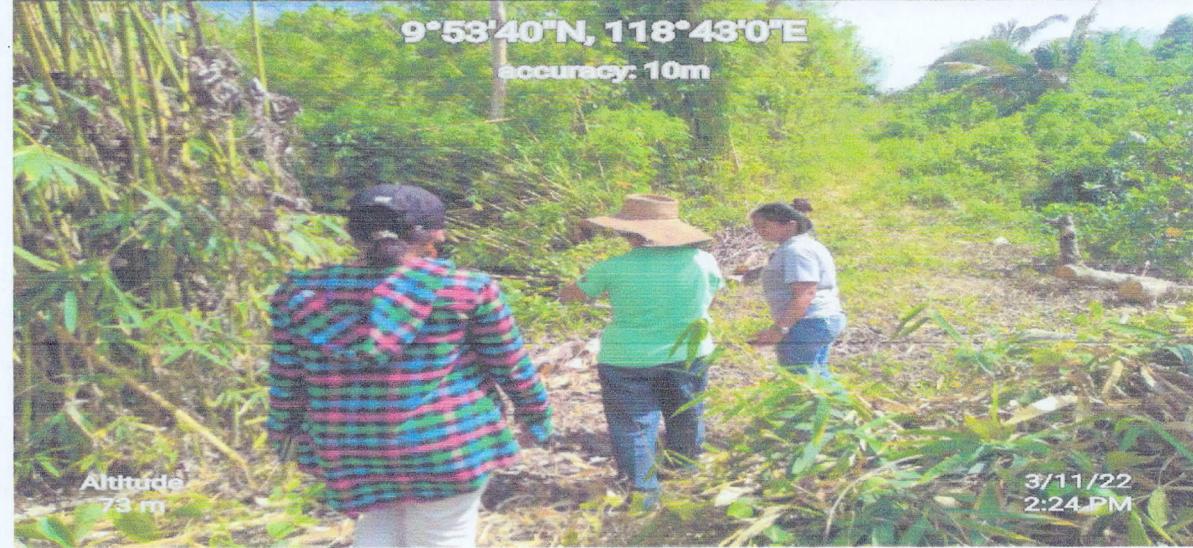
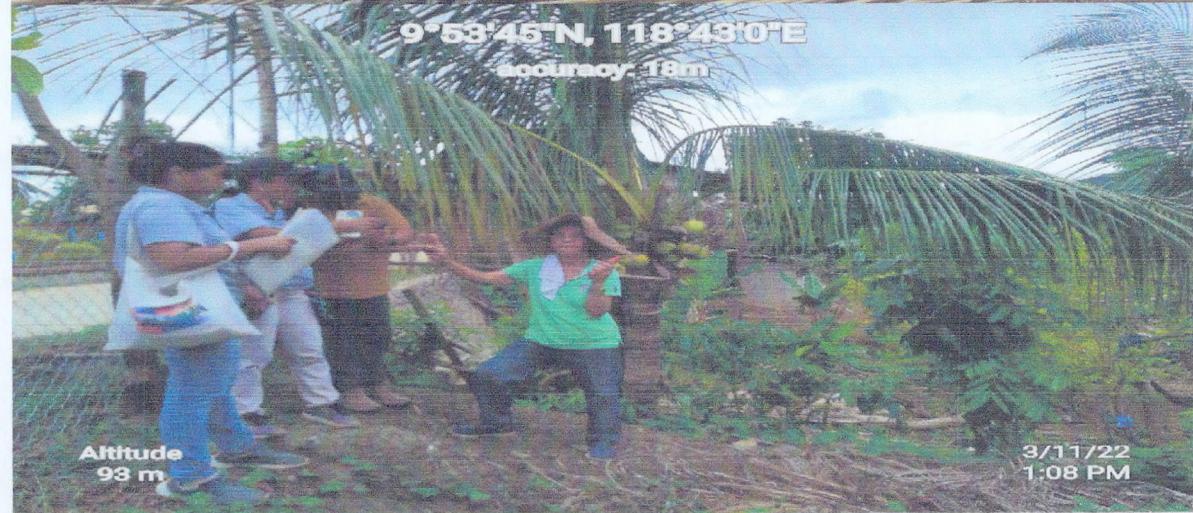
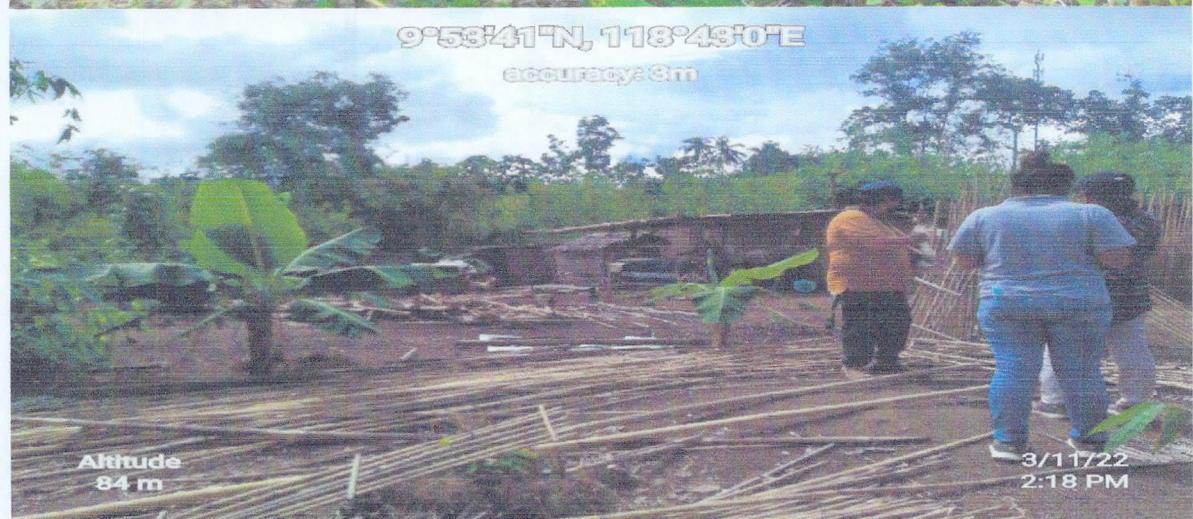
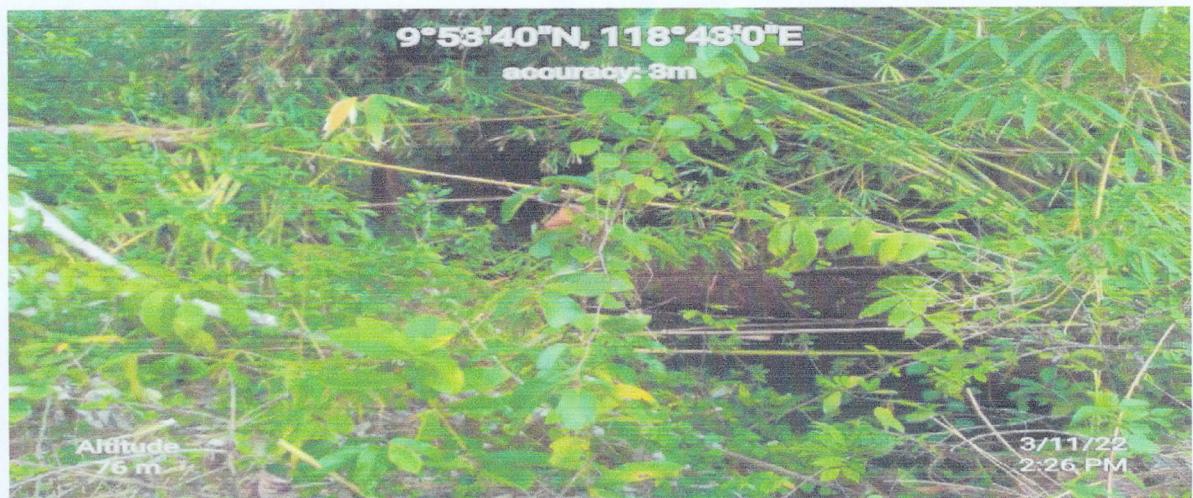
  
**MILDRED A. PASCUAL**  
 LMO II/Chief, RPS



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







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 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 2<sup>nd</sup> day of August 2021 at CENRO, Puerto Princesa City, Palawan.

*NOVABILLE B. GARCELLANO*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
Administrative Officer I / Records Officer 1

Attested by:

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

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RECORDED**  
NO. 9719  
DATE: 2/17/2021  
BY: *OB*

**CERTIFIED PHOTOCOPY**

*NOVABILLE B. GARCELLANO*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER 1

South National Highway,  
Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto: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 Brgy. Biesican, 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 Brgy. Baeungan, 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 Brgy. 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  
Waiver

WITNESSES:

1. ROZIN A. NATIVIDAD 2. \_\_\_\_\_

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

  
GLORIA A. NATIVIDAD  
Affiant SOLO No. 17087  
Waiver July 01-27-14  
  
ELIZABETH C. PALATINO  
Deputy Public Land Inspector

**CERTIFIED PHOTOCOPY**

  
NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

3  
REPUBLIC OF THE PHILIPPINES)  
CITY OF PUERTO PRINCESA )S.S.

AFFIDAVIT OF WAIVER OF RIGHTS

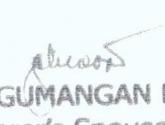
That I, ARTURO IMJADA ELEVERA, married to MARY GUMANGAN ELEVERA, both of legal age, both Filipino Citizen, and both residents of Purok Everlasting, Bgy. Sta. Monica, Puerto Princesa City, Palawan, after having been duly sworn to in accordance with law, do hereby depose and say:

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.

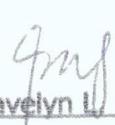
IN WITNESS WHEREOF, We have hereunto set our hands this 19<sup>th</sup> day of October 2021 at City of Puerto Princesa, Palawan, Philippines.

**CERTIFIED PHOTOCOPY**

*Signature*   
ARTURO IMJADA ELEVERA  
Transferor  
OSCA NO. 19587  
ADMINISTRATIVE OFFICER / RECORDS OFFICER  
Issued On 07.08.2014

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

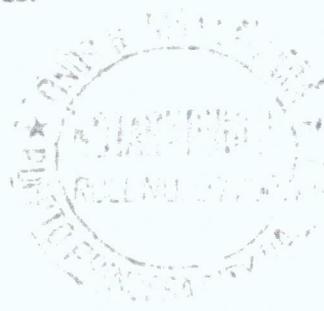
WITNESSES:

*Signature*   
1. Mavelyn L. Lagrada

*Signature*   
2. Jane L. Delos Santos

SUBSCRIBED AND SWORN to before me this 19<sup>th</sup> 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. OMAR B. MANGUTARA  
NOTARY PUBLIC  
NPL NUMBER 2013-18  
VALID UNTIL DECEMBER 31, 2024  
PTR NO. 1502544 / 01.04.2024  
IBP NO. 153009/01.15.2021  
TIN 125-375-292-000  
BOL NUMBER 27750  
MCLE NO. VI-0015501/04.10.2021



4  
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](mailto: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	0925367175	<i>J. Elevera</i>
2.	Mary Glory Ann Natividad	SIC/SICAD, P-PC.	39	09457223885	<i>G. Natividad</i>
3.	Justine Medina	DENL CENTRO PPC	08		<i>J. Medina</i>
4.	Christyl Pops B. Maninon	-d-	31	09177707103	<i>C. Maninon</i>
5.	Janalon A. Pibow	-go-	48		<i>J. Pibow</i>
6.	REYNARDO U. MACOLFA	-ds -			<i>R. Macolfa</i>
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					
19.					
20.					

**CERTIFIED PHOTOCOPY**

*S. Garcellano*

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



5

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](mailto: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**

*S. Garcelano*

Page 1 of 5

NOVABILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1

*"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..."*

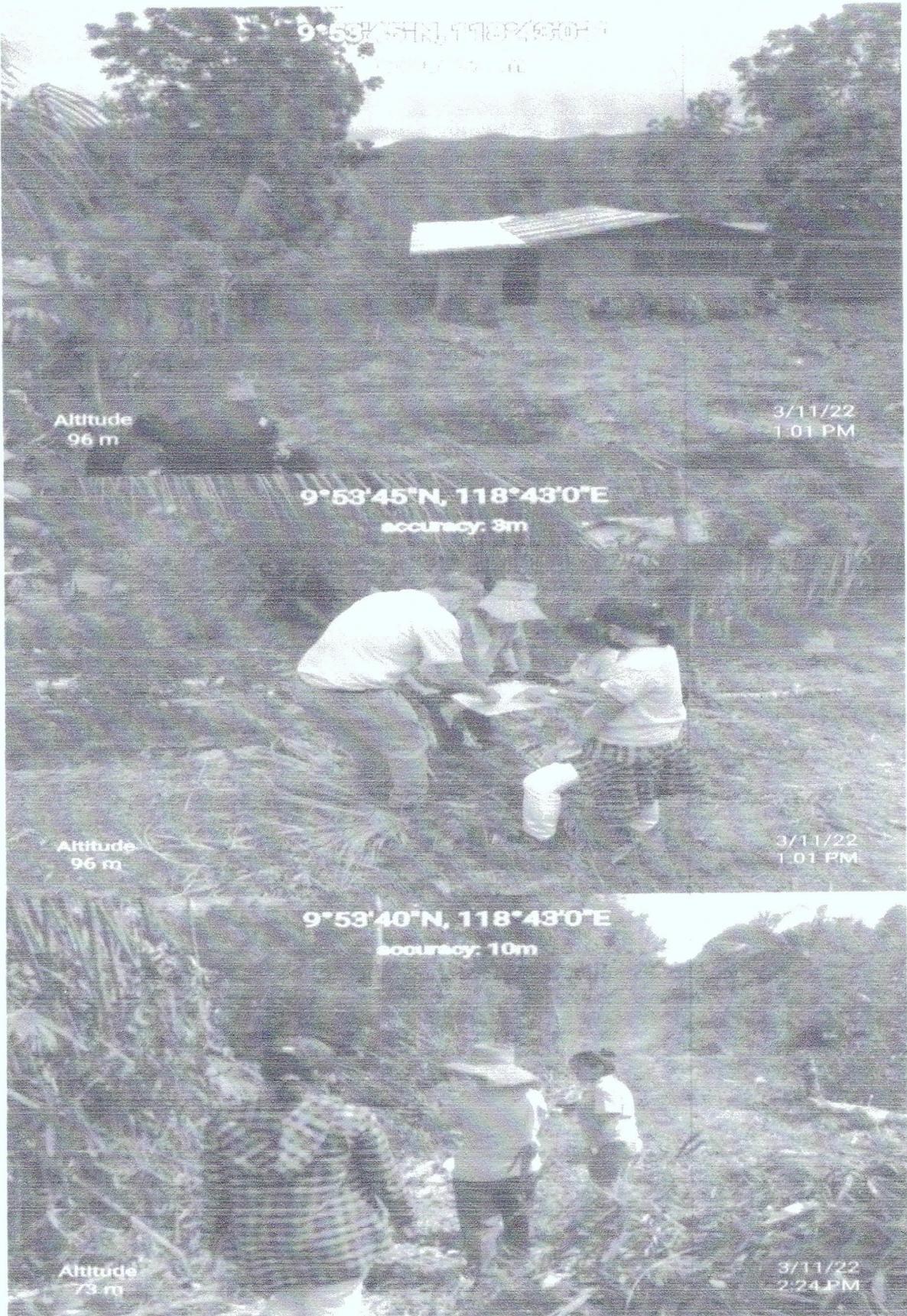
7. That the following are the Heirs of Rodrigo C. Natividad per above mentioned Affidavit of Waiver of Rights:
  - 7.1. Mary Rose N. Reyes
  - 7.2. Albert Natividad
  - 7.3. Mary Beth N. Javarez
  - 7.4. Mary Glory Ann Natividad
  - 7.5. Ryan Natividad
  - 7.6. Mary Grace N. Salazar
  - 7.7. Mary Joy 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**

*M. Garcellano*

NOVA BILLE B. GARCELLANO-VITERBL  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

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



CERTIFIED PHOTOCOPY

*S. M. Guallan*  
NOVA BILLE B. GARCELLANO-VITERS  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1



**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

*Mo. Garullan*  
NOVABILLER, GALLETA, LANZ-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.

*M. Pascual*  
**MILDRED A. PASCUAL**  
LMO II/Chief, RPS

*J. Medina*  
**JUSTIN R. MEDINA**  
Land Management Inspector

*C. Maningas*  
**CHRISTYL POPS B. MANINGAS**  
Special Investigator I

*R. Macola*  
**REYNALDO V. MACOLA**  
Mathematician Aide I

**SUBSCRIBED AND SWORN** to before me this \_\_\_\_\_ at DENR-CENRO  
Puerto Princesa City.

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

**CERTIFIED PHOTOCOPY**

*N. Garcellano*  
**NOVABILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1



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  
DRAFT FEE: P24.00  
DR # W09973-E

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
MIMAROPA REGION  
CENRO - Puerto Princesa  
NO. 807 DATE: 2/23/21 BY: JED

**CERTIFIED PHOTOCOPY**  
*M. Gadiano*  
NOVABILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER

South National Highway, Bgy. Sta. Monica, Puerto Princesa City  
Email Address: cenroppmim@ 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.

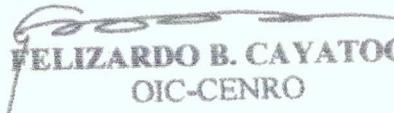
Please be informed that based on the allocation book of this Office, the above-mentioned lot is listed in the name of Gloria A. Natividad. Likewise, the subject lot was issued with Survey Authority No. 045316-2006-22 in favor of Gloria Natividad dated May 22, 2006.

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,

  
FELIZARDO B. CAYATOC  
OIC-CENRO

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES  
REGION IV-B, MIMAROPA  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
11971  
DA  
BY

CERTIFIED PHOTOCOPY

*M. Garcellano*

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

South National Highway,  
Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto: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

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

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

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. MUNAECO  
2. Angelina A. Batul - Abatul

SUBSCRIBED AND SWORN to before me this 31<sup>st</sup> 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. <u>EC7505702</u>	issued at <u>04-22-16</u> on <u>02-22-2016</u>
Albert	-Res. Cert. No. <u>00571428</u>	issued at <u>RIO TUBA, BAT.</u> on <u>Jan. 06</u> 2016
MARY ROSE	Res. Cert. No. <u>05557751</u>	issued at <u>MORONG, R. 2011</u> on <u>Jan. 14</u> 2016
GLORIA A.	Res. Cert. No. <u>00571427</u>	issued at <u>RIO TUBA, BAT</u> on <u>1/10/16</u> 2016
RYAN S.	Res. Cert. No. <u>12072820</u>	issued at <u>PULPITO PRIN.</u> on <u>05/12</u> 2016
	Res. Cert. No. _____	on _____ 2016
	Res. Cert. No. _____	on _____ 2016

ENGR. REX S. VELASCO  
Land Management Officer III

CERTIFIED PHOTOCOPY

*S. B. Garceland-Viterb*  
NOVA BILLIE B. GARCELLAND-VITERB  
ADMINISTRATIVE OFFICER 1/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

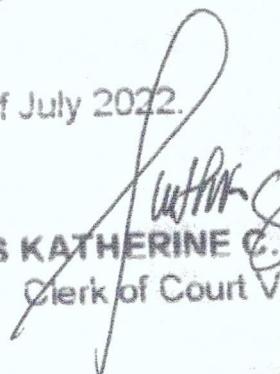
**CERTIFICATION**

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 6<sup>th</sup> day of July 2022.

  
**PRINCESS KATHERINE C. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 9302020/930318//3539149  
Dated: July 6, 2022

AM

**CERTIFIED PHOTOCOPY**

*S. B. Garcellano*  
S. B. GARCCELLANO-VITERBL  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER



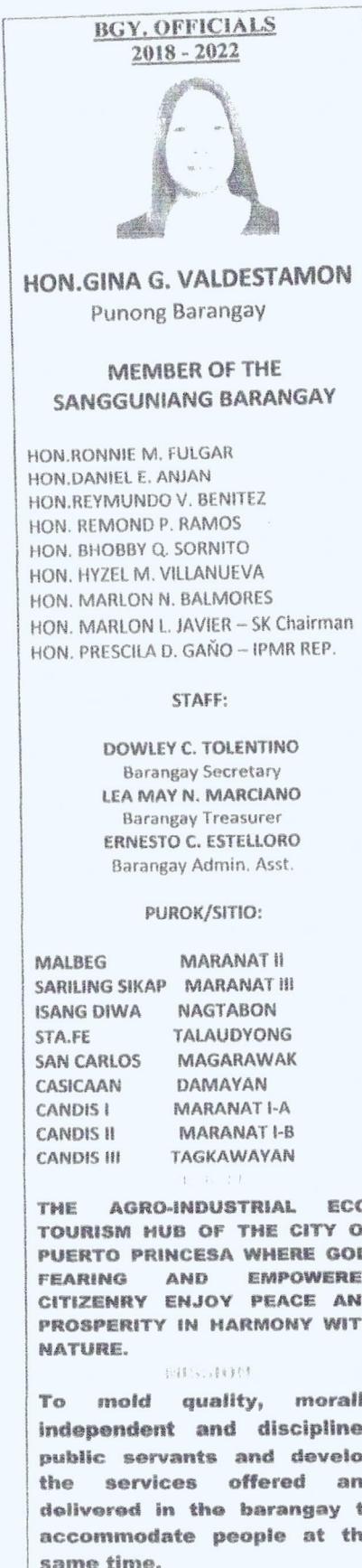
Republic of the Philippines  
City of Puerto Princesa  
Barangay Bacungan

## CERTIFIED PHOTOCOPY

McGinnis

NOVA BILLE B GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1

## OFFICE OF THE PUNONG BARANGAY



## BARANGAY CERTIFICATION

TO WHOM IT MAY CONCERN:

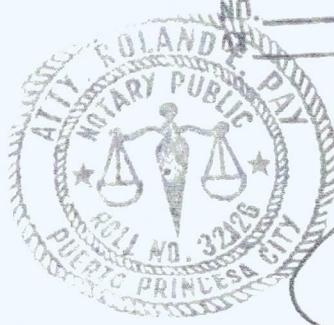
**THIS IS TO CERTIFY** that **ARTURO I. ELEVERA**, of legal age, married, Filipino, a resident of purok San Carlos, Barangay Bacungan, Puerto Princesa City is the actual/claimant occupant of parcel of lot containing an area of more or less 8,896 square meters portion of Lot No. 30208, CAD-800-D, identical 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 23<sup>rd</sup> day of May, 2022, at Barangay hall,  
Barangay Bacungan, Puerto Princesa City.

**HON. GINA G. VALDESTAMON**  
Punong Barangay



ATTY. ROLAND E. PAY  
VINTAGE PUBLIC  
EXPIRED UNTIL JUNE 30, 2022  
S.B. NO. 3795  
PTO NO. 0888617/01-03-2022  
IBP NO. 00.622/10-29-2019  
ROLL NO. 82126  
MCLE COMPLIANCE NO. VI-0025887/4-24-

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

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

CERTIFIED PHOTOCOPY  
*M. Gamilla*  
NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1

JOINT AFFIDAVIT OF TWO (2) DISINTERESTED PERSON

We, **AGUSTIN D. MAPA**, married, and **CORAZON P. SANDOVAL**, married, both of legal age, both Filipinos and 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 25<sup>th</sup> day of May 2022 at Puerto Princesa City, Palawan.

*AGUSTIN D. MAPA*  
AGUSTIN D. MAPA

Affiant

ID No.: CRN-0111-1915461-7

Issued by Social Security System (SSS)

*CORAZON P. SANDOVAL*  
CORAZON P. SANDOVAL

Affiant

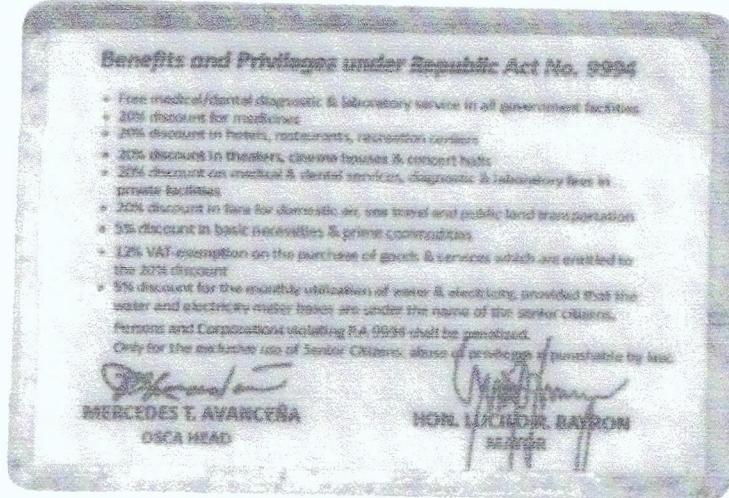
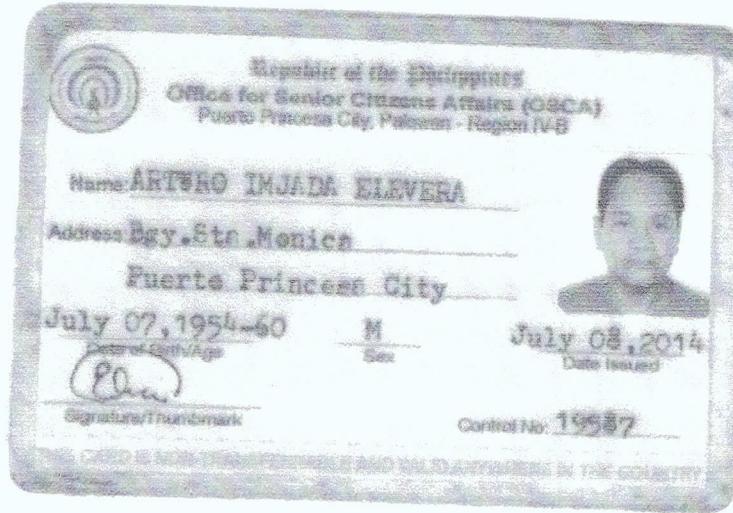
ID No.: 31761

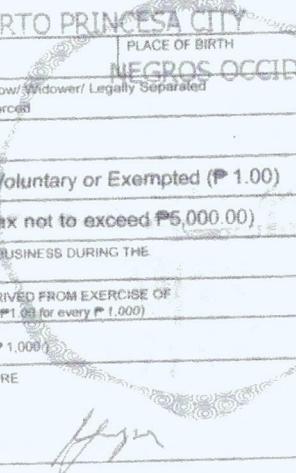
Issued by Office of Senior Citizens Affairs (OSCA)

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

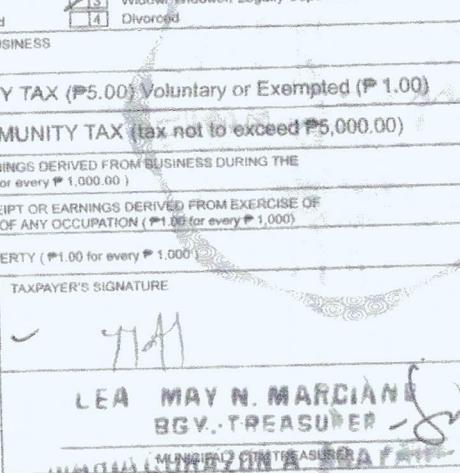
Doc. No. 291;  
Page No. 59;  
Book No. CCCLIV;  
Series of 2022





COMMUNITY TAX CERTIFICATE			INDIVIDUAL	CC1202007941988
YEAR 2022	PLACE OF ISSUE (City /Mun / Prov.) CITY OF PUERTO PRINCESA	DATE ISSUED 01-17-2022	TAXPAYER'S COPY	
NAME (SURNAME) MAPA, AGUSTIN D.		(FIRST) (MIDDLE)	TIN (If Any)	
ADDRESS BARANGAY BACUNGAN, PUERTO PRINCESA CITY		SEX <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE		
CITIZENSHIP FILIPINO		ICR NO. (If an Alien)	PLACE OF BIRTH NEGROS OCCIDENTAL	HEIGHT
CIVIL STATUS MARRIED		<input type="checkbox"/> Single <input checked="" type="checkbox"/> Widow/ Widower/ Legally Separated <input checked="" type="checkbox"/> Married <input type="checkbox"/> Divorced	DATE OF BIRTH 07/10/1964	WEIGHT
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT		
A. BASIC COMMUNITY TAX (₱5.00) Voluntary or Exempted (₱ 1.00)		₱ 5.00		
B. ADDITIONAL COMMUNITY TAX (tax not to exceed ₱5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (₱1.00 for every ₱ 1,000.00)		₱		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (₱1.00 for every ₱ 1,000)		₱ 14,000.00 144.00		
3. INCOME FROM REAL PROPERTY (₱1.00 for every ₱ 1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE 		TOTAL 149.00	
			INTEREST	
	MARIA CORAZON A. ABAYARI		TOTAL AMOUNT PAID 149.00	
	MUNICIPAL / CITY TREASURER MAYOR M. AGRAADA		(In words) ONE HUNDRED FORTY NINE PESOS ONLY	

DOP: 09/17/2020

COMMUNITY TAX CERTIFICATE			INDIVIDUAL	CC1201913206073
YEAR 2022	PLACE OF ISSUE (City /Mun / Prov.) BEN. BACUNGAN	DATE ISSUED 01-07-2022	TAXPAYER'S COPY	
NAME (SURNAME) SANDOVAL CORAZON		(FIRST) (MIDDLE) PAUL	TIN (If Any)	
ADDRESS BEN. BACUNGAN, PPC		PLACE OF BIRTH BAC	SEX <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE	
CITIZENSHIP PL		ICR NO. (If an Alien)	DATE OF BIRTH	HEIGHT
CIVIL STATUS MARRIED		<input type="checkbox"/> Single <input checked="" type="checkbox"/> Widow/ Widower/ Legally Separated <input checked="" type="checkbox"/> Married <input type="checkbox"/> Divorced	TAXABLE AMOUNT	WEIGHT
PROFESSION / OCCUPATION / BUSINESS		COMMUNITY TAX DUE		
A. BASIC COMMUNITY TAX (₱5.00) Voluntary or Exempted (₱ 1.00)		₱ 40 -		
B. ADDITIONAL COMMUNITY TAX (tax not to exceed ₱5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (₱1.00 for every ₱ 1,000.00)		₱		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (₱1.00 for every ₱ 1,000)		₱ 25,000.00 25 -		
3. INCOME FROM REAL PROPERTY (₱1.00 for every ₱ 1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE 		TOTAL 30 -	
			INTEREST	
	LEA MAY N. MARCIANO B.G.Y. - TREASURER - S		TOTAL AMOUNT PAID 30 -	
	MUNICIPAL / CITY TREASURER BEN. BACUNGAN, PPC		(In words) THIRTY PESOS ONLY	

DOP: 05/06/2019

CITY TREASURER



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: [cenropuertoprincepsa@denr.gov.ph](mailto:cenropuertoprincepsa@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**

*St. Agustin*  
NOVABILLE B. GARCELLANO-VITERBI  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

For and by the Authority of  
the DENR Secretary,

*P. A. Velasco*  
**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 6TH DISTRICT REGION  
CENTRAL MINDANAO PRINCESA

**R E C O R D S**

NO. 2829

DATE: 8-2-22

BY: /

sq. m

卷之三

TIE LINES FROM BLM NO. 1 CAD - 800-0, PUERTO PRINCESA CITY TO PT. 1"		1-2		1-3	
LOT NO.	BEARINGS	DISTANCES		1-2	
B00Y	N 12-49 W	17.486	21 M.	3-4	N.C.
II404-A	N 13-21 W	17.749	23 "	4-1	
II404-B	N 13-21 W	17.749	23 "		
II404-C	N 13-06 W	17.750	92 "		
II404-D	N 13-12 W	17.638	36 "		
II404-E	N 13-06 W	17.750	92 "		
II404-F	N 12-56 W	17.738	22 "		
II404-G	N 12-56 W	17.738	22 "		
II404-H	N 12-39 W	17.738	22 "		
II404-I	N 12-39 W	17.738	22 "		
II404-J	N 12-30 W	17.587	79 "		

**IN VIEW OF THE FO**  
Authority of Mr. Arturo I.  
021085-D. Likewise, the  
considering that portion of  
waived in favor of the Hei  
the subject lot.

CERTIFICATE		MAY 3 - OCTOBER 20, 1964	
ORIGINAL SURVEY		Surveyed	Approved
XPLS/GSS 600-1, PUEBLO, COLORADO		APR 22 1964	
144, CAD 200-1		Patent No.	Date
19	LRC Rec No.		
Dated	Issued to		
Dated	Issued to		

Heirs of Nativid

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 Felicito D. Olac

Date of Survey Nov. 29, 2008

Date Approved Feb 22, 2009

Lot No 11404-B Survey No. Cst-04-021085-D

Identical Lot No. 3208 CAD-808-D

Area: 11404.37 pte. check and lot lines back and side

Location Bgy. Parangan, P. P. Cen. City

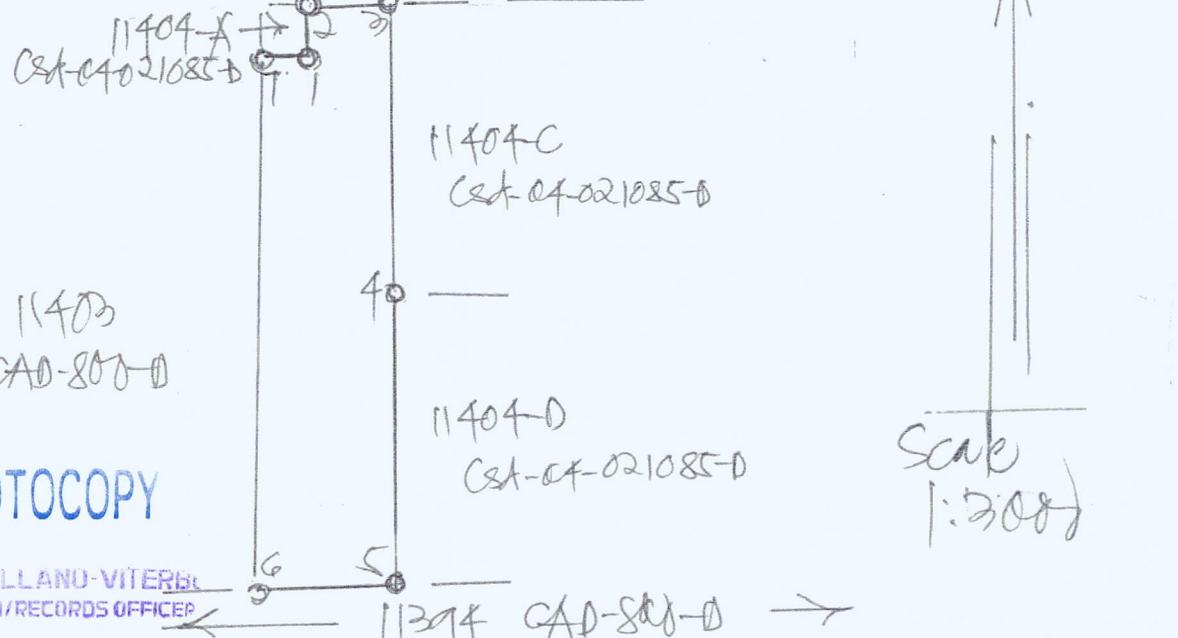
Cad/Map No. 51008

TECHNICAL DESCRIPTION

TIE LINE N 13-21 W. D. 299.23 M. from PLLM#1 CAD-808-D  
Pts. P. Cen. Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 03-45 E	20.83 M			
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			

ROAD SKETCH



CERTIFIED PHOTOCOPY

Sigangun

NIUABILLE B. GARCILLANO-VITERBL  
 ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

T. D. Research by \_\_\_\_\_

T. D. Sketch by: R. U. MAGDA

T. D. Checked by: R. U. MAGDA

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

Date: 107-06-22

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





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

**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: City PRS
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Approval <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Signature		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
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Approval <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Signature		Other Instruction(s): for further review/indorsement to R.O. ps. T.Y
Date: 8/23/22	From: City PRS	To: Engr. Dorina / Sir Dan ① Pv. Preparation Ps. ② Mr. Pv. prepare Support Dues, per T.B. No. 2021-0 Date - 2021-10 ③ Engr. Mire - Pv. review recommend
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Approval <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Signature		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
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Approval <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Signature		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

Printed on 08/22/2022 1:19:49PM Received at: OFFICE OF THE PENRC 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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

---

**MEMORANDUM**

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY: *[Signature]*  
DATE: *08/10/2022 22-7579*

**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

---

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  
CENTRO PUERTO PRINCESA**

**RELEASED**  
NO: *3746*  
DATE: *8/19/22*  
RM: *[Signature]*



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: [cenropuertoprincesta@denr.gov.ph](mailto:cenropuertoprincesta@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

---

**MEMORANDUM**

DENR PENRO  
PALAWAN RECORDS  
**RECEIVED**

BY: *J*  
DATE: 08-22-2022 22-7579

**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

---

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.

*J. B. V.*  
**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. 2746  
DATE: 8-19-22  
BY: *J. B. V.*



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:

*fpghan*  
FRANKLIN P. GADIANO  
Forest Technician I

Verified by:

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

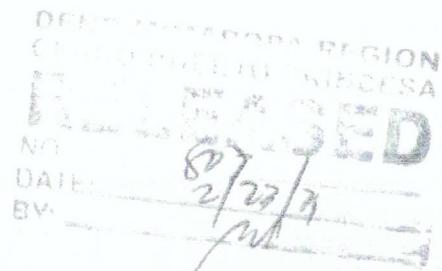
Attested by:

*FC*  
FELIZARDO B. CAYATOC  
OIC-CENRO

CERTIFIED PHOTOCOPY

*mgarcellano*  
NOVABILLE B. GARCELLANO-VITERBL  
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1

VERIFICATION FEE: ₱50.00  
DRAFT FEE: ₱40.00  
DR # 409973-E



Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- B, MIMAROPA

Application No. \_\_\_\_\_  
Applicant \_\_\_\_\_  
Survey for Reynolds C. Notivand et al  
Survey by Fernando D. Colack  
Date of Survey Nov. 29, 2008  
Date Approved Feb 22, 2009

Lot No. 11404-B Survey No. Cet-04-021085-B  
Identical Lot No. 3208 GAP-807-B  
Area: 11402 pls check and update for back numbers square meters  
Location 807 Parangsa, Pk. Pen-City Siap  
Cad/Map No. 11404-B

## TECHNICAL DESCRIPTION

TECHNICAL DESCRIPTION  
TIE LINE N 13-21 W. D. 249.23 M. from PLLM#1 CAD-802-8  
pts. Prc. 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			

## CERTIFIED PHOTOCOPY

*Stagnelli*  
NOVA BILLE B. GARCELLANO VITERBO

CAD-800-0

— k o t s —  
SKETCH

## SKETCH

11404-C

CSK 04021085-0

40 —

11404-0

Cst-04-021085-0

Scale  
1:300

T. D. Research by

T. D. Sketch by:

T. D. Checked by:

Date: ✓

Date:

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



Map showing the area of  
Lot No. 11404-B, Csd-04-021085-D

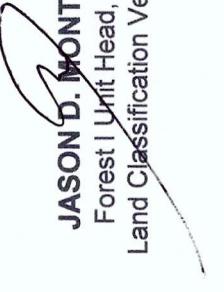
Located at  
Brgy. Bacungan  
Puerto Princesa City  
Province of Palawan

**Total Area = 11,423 Square Meters**

0  
1 m

Scale: 1:2000  
Luzon (Philippines excluding Mindanao)  
Universal Transverse Mercator - Zone 50 (N)

Prepared by:

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

Attested by:

  
**PEDRO A. VELASCO**  
Development Management Officer IV  
OIC-CENRO

