



September 2, 2022

MEMORANDUM

**FOR** : The OIC-Assistant Regional Director for Technical Services  
**FROM** : The Provincial of Environment and Natural Resources Officer  
**SUBJECT** : **TRANSMITTAL OF THE REPORT**

I am forwarding the memorandum of CENRO Puerto Princesa City dated July 26, 2022 with the investigation report conducted on the application for Survey Authority with the subject Lot 28, Block 31, Ccs-045316-001178-D, situated at Barangay Tiniguiban, Puerto Princesa City applied by Mr. Nelson Badilla.

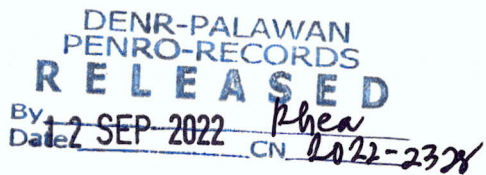
After evaluation, This Office found out the following:

- a. The subject lot is within Alienable and Disposable Land per Republic Act No. 9145 dated July 3, 2001.
- b. The subject area falls to Forestland per LC Map No. 203, Project 1 using the replotted land classification in GIS basemap.
- c. The subject lot consist of Five (5) corners covering an area of Five Hundred Ninety Nine (599) square meters.
- d. The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO.

Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

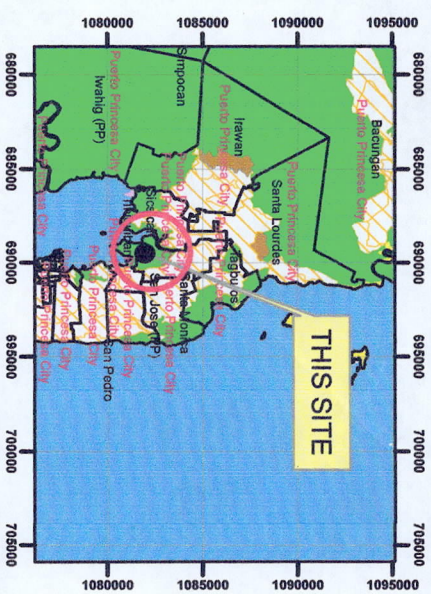
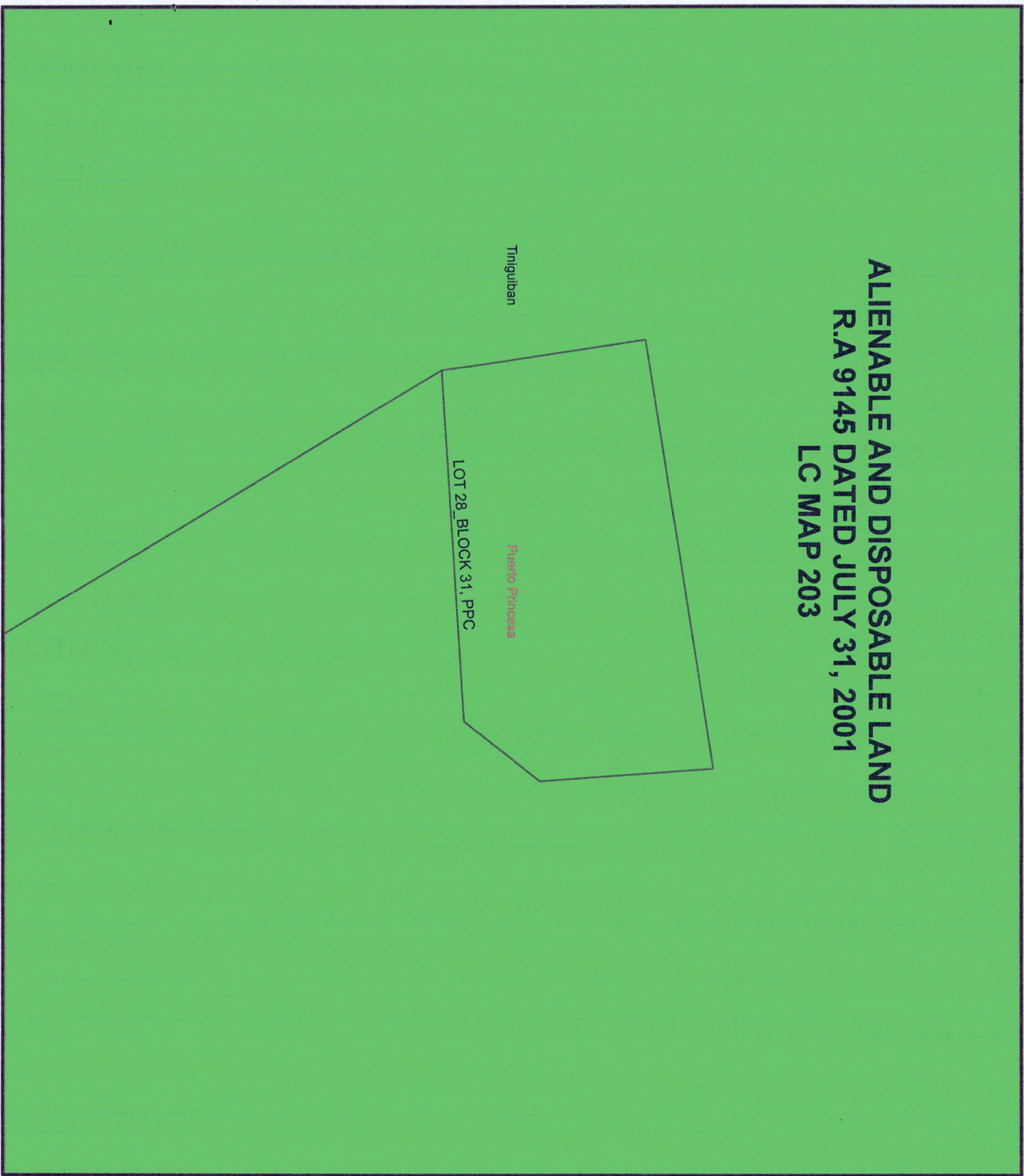
  
**FELIZARDO B. CAYATOC**

Reference No: 2022-7577  
CC: SURVEYS





# ALIENABLE AND DISPOSABLE LAND R.A 9145 DATED JULY 31, 2001 LC MAP 203



LOCATION MAP SCALE 1:700,000



## MAP SHOWING

THE RELATIVE LOCATION OF LOT 28, BLOCK 31  
FOR SURVEY AUTHORITY APPLIED BY  
NELSON BADILLA

Located at Brgy. Tiniguiban  
Puerto Princesa, Palawan

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

SCALE 1:2000

### LEGEND

- LOT 28, BLOCK 13
- CADT\_CADC
- Alienable & Disposable
- Forestland
- UPF
- No Data
- PA\_MIMAROPA\_UTMZN50





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** : *Reupo*  
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. 28, BLOCK 31, CCS-045316-001178-D LOCATED IN BGY.  
TINIGUIBAN, PUERTO PRINCESA CITY RE: THE REQUEST OF MR.  
NELSON L. BADILLA FOR ISSUANCE OF SURVEY AUTHORITY  
PER DMC 2019-10**

**DATE** : July 20, 2022

Respectfully requesting herewith for the Land Classification Confirmation of Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguban, Puerto Princesa relative to the request for issuance of survey authority of Mr. Nelson L. Badilla 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. 28, Block 31, Ccs-045316-001178-D subject to Land Classification Confirmation pursuant to DMC 2019-10 dated December 11, 2019.

Copy furnished:

Mr. Nelson L. Badilla  
Bgy. Tiniguban, Puerto Princesa City  
Contact No. 0921-286-1955

DENR MIMAROPA REGION  
CENTRO PRINCESA  
**RELEASED**  
NO: 7224  
DATE: 8-19-22  
BY: [Signature]

*[Signature]*  
**PEDRO A. VELASCO**

DENR PENRO  
PALAWAN RECORDS  
**RECEIVED**

BY: *[Signature]*  
DATE: 08-22-2022 22-7577

*Copy submitted to  
Annex 2*



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

**THRU** : The Provincial Environment and  
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Sta. Monica, Puerto Princesa City

**FROM** : The OIC – Community Environment and  
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TINIGUIBAN, PUERTO PRINCESA CITY RE: THE REQUEST OF MR.  
NELSON L. BADILLA FOR ISSUANCE OF SURVEY AUTHORITY  
PER DMC 2019-10**

**DATE** : July 20, 2022

DENR PENRO  
PALAWAN REGION  
RECEIVED

BY:   
DATE: 08-22-2022 22:57

Respectfully requesting herewith for the Land Classification Confirmation of Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguban, Puerto Princesa relative to the request for issuance of survey authority of Mr. Nelson L. Badilla 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. 28, Block 31, Ccs-045316-001178-D subject to Land Classification Confirmation pursuant to DMC 2019-10 dated December 11, 2019.

Copy furnished:

Mr. Nelson L. Badilla  
Bgy. Tiniguiban, Puerto Princesa City  
Contact No. 0921-286-1955

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RELEASED**  
NO. 3224  
DATE: 8-19-22  
BY:

PEDRO A. VELASCO





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

**CERTIFICATION**

"Annex H"

**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay Tiniguiban, Puerto Princesa City, Palawan containing an area of 599 square meters identified as **Lot No. 28, Block 31, Ccs-045316-001178-D** was verified to be within **Alienable and Disposable Land** as per Republic Act No. 9145 "AN ACT TO RECLASSIFY A PORTION OF LAND UNDER CADASTRAL SURVEY 800-D, MODULE 2. PROJECT NO. 1 - LC MAP 203 IN BARANGAY SANTA MONICA, PUERTO PRINCESA CITY, PROVINCE OF PALAWAN AS AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) OPEN TO DISPOSITION." Signed by Gloria Macapagal Arroyo then President of the Philippines dated July 30, 2001.

Issued this 16<sup>th</sup> day of May 2022 at CENRO Puerto Princesa.

Checked and Verified by:

**JASON D. MONTIMOR**

Forester I

Unit Head, GIS

& Land Classification Verification

**CERTIFIED PHOTOCOPY**

*S. Garcellano*

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

Approved by:

**PEDRO A. VELASCO**

Development Management Officer IV  
OIC-CENRO

Certification fee: P50.00

Oath fee: P36.00

O.R. No. 691702F

Date: 5-20-2022

JENRO MIMAROPA REGION  
CENRO PUERTO PRINCESA



NO 2134

DATE: 5-20-2022

BY: [Signature]

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

GIS/LC-DRN-2022-2190

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 Nelson L. Badilla  
 Surveyed for \_\_\_\_\_  
 Surveyed by Engr. Agustin P. Timbancaya  
 Date of Survey August 17 - Dec. 20, 1992  
 Date Approved October 14, 1993

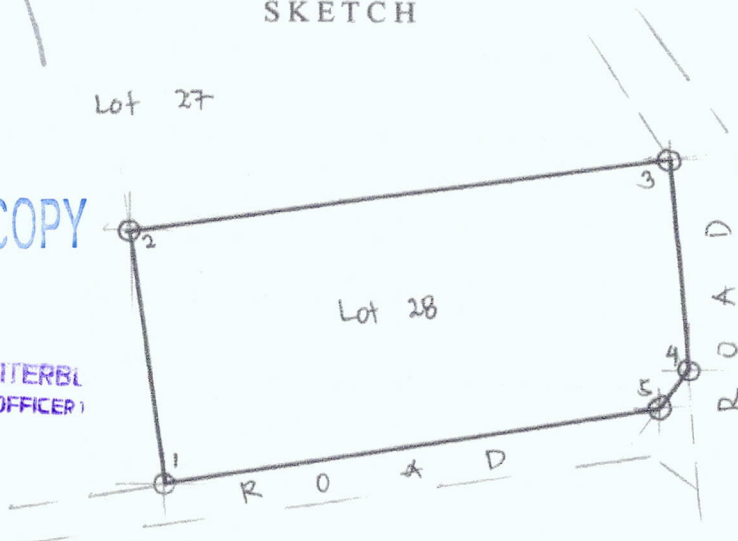
Lot No. 28 Block 31 Survey No. CA-04516-001172-D  
 Identical Lot No. \_\_\_\_\_  
 Portion of Lot No. \_\_\_\_\_  
 Area: 599 square meters  
 Location Bgy. Tinguiban, Puerto Princesa City  
 Date of Original Survey : \_\_\_\_\_

**TECHNICAL DESCRIPTION**

TIE LINE N 31° 19' W 5,551.55 m from BLM #1 Cad. 800-D Puerto Princesa Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N 08° 43' W	17.02 m	} P.S. Cyl. Cnc. Mar. 15x60 cm		
2 - 3	N 81° 08' E	36.13 m			
3 - 4	S 04° 09' E	14.35 m			
4 - 5	S 78° 36' W	3.99 m			
5 - 1	S 81° 06' W	32.06 m			

**SKETCH**



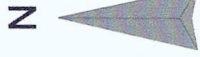
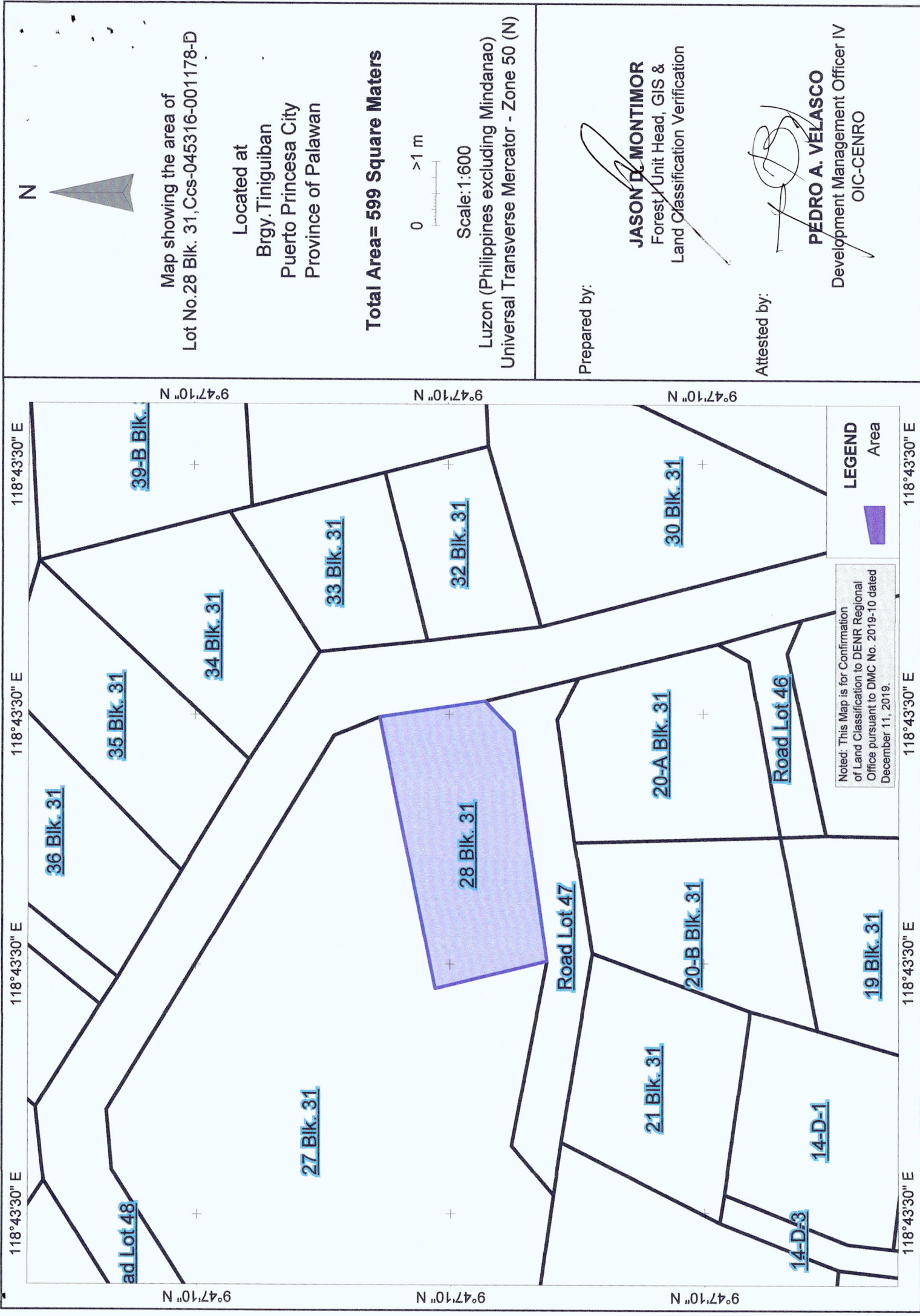
**CERTIFIED PHOTOCOPY**

NOVABILLE E. GARCELLANO-VITERBI  
 ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

T. D. Research by Engr. MILYSA M. PAPA  
 T. D. Sketch by: \_\_\_\_\_  
 T. D. Checked by: REYNALDO V. MACOLTA

Date: \_\_\_\_\_  
 Date: 7-21-22  
 Date: 07-21-22





Map showing the area of  
Lot No.28 BIK. 31,Ccs-045316-001178-D

Located at  
Brgy. Tiniguiban  
Puerto Princesa City  
Province of Palawan

**Total Area= 599 Square Meters**

0      >1 m

Scale:1:600

Luzon (Philippines excluding Mindanao)  
Universal Transverse Mercator - Zone 50 (N)

Prepared by:

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

Attested by:

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

Noted: This Map is for Confirmation  
of Land Classification to DENR Regional  
Office pursuant to DMC No. 2019-10 dated  
December 11, 2019.

**LEGEND**  
Area



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**

*Handwritten: This is probably for report CENRO endorsement Amur "E"*

**FOR** : 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** : **TRANSMITTAL OF THE REPORT RE: THE REQUEST OF MR. NELSON L. BADILLA FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 28, BLOCK 31, CCS-045316-001178-D LOCATED IN BGY. TINIGUIBAN, PUERTO PRINCESA CITY**

**DATE** : July 26, 2022 *Handwritten: CENRO memo is July 20*

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot/Survey No. 28, Block 31, Ccs-045316-001178-D in Barangay Tiniguiban, Puerto Princesa City, with an area of 599 square meters.

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

- The subject lot is within Alienable and Disposable (A&D) per Republic Act No. 9145 entitled "AN ACT TO RECLASSIFY A PORTION OF LAND UNDER CADASTRAL SURVEY 800-D, MODULE 2, PROJECT NO. 1 – LC MAP 203 IN BARANGAY SANTA MONICA, PUERTO PRINCESA CITY, PROVINCE OF PALAWAN AS AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) OPEN TO DISPOSITION" signed by Gloria Macapagal Arroyo, then President of the Philippines dated July 3, 2001;
- The subject lot is actually possessed and occupied by Nelson L. Badilla and is free from claims and conflicts;
- That the subject lot is devoid of mangroves;
- The applicant has complied all the necessary requirements in the issuance of survey authority pursuant to DENR Memorandum Circular (DMC) No. 2019-10;
- The request for issuance of survey authority is suitable for the purpose it is devoted for.

Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs of the subject lot.

Copy furnished:

Mr. Nelson L. Badilla  
Bgy. Tiniguiban, Puerto Princesa City  
Contact No. 0921-286-1955

CENRO/File  
DRN-2022/RPS/\*cpbm

*Handwritten: Signed by the subject, office*

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RELEASED**  
NO. 3225  
DATE: 8-19-22  
BY: [Signature]

*Handwritten: [Signature]*  
**PEDRO A. VELASCO**



Geo-tagged photographs of Lot No. 28, Block 31, Ccs-045316-001178-D  
located in Bgy. Tiniguiban, Puerto Princesa City







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

**MEMORANDUM**

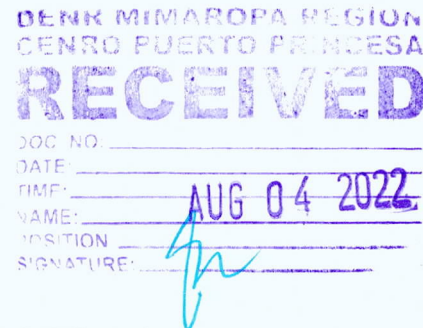
"Annex D"

**FOR** : The OIC-Community Environment and Natural Resources Officer  
Sta. Monica, Puerto Princesa City

**FROM** : The Investigating Officer  
SI I Christyl Pops B. Maningas

**SUBJECT** : **INVESTIGATION REPORT RE: THE REQUEST OF MR. NELSON L. BADILLA FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 28, BLOCK 31, CCS-045316-001178-D LOCATED IN BGY. TINIGUIBAN, PUERTO PRINCESA CITY**

**DATE** : July 21, 2022



I am submitting this report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

**SUBJECT LOT**

The subject of this investigation is Lot/Survey No. 28, Block 31, Ccs-045316-001178-D, located in Barangay Tiniguiban, Puerto Princesa City, with an area of 599 square meters.

**CLAIMANT**

The claimant is Mr. Nelson L. Badilla, 65 years old, male, a resident of Purok New Prinscesa, Bgy. Tiniguiban, Puerto Princesa.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

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

1. Prepared a letter dated June 13, 2022 to Mr. Nelson L. Badilla in response to his letter of intent dated May 23, 2022, informing him as to the documentary requirements in the issuance of survey authority pursuant to DMC 2019-10;
2. Coordinated with Mr. Nelson L. Badilla and scheduled the date of ocular inspection;
3. Conducted an ocular inspection/investigation over the subject lot on July 15, 2022 together with Math Aide I Reynaldo V. Macola. Please see attached attendance sheet.

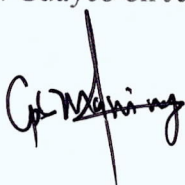
*Christyl Pops B. Maningas*



## FINDINGS/RECOMMENDATION

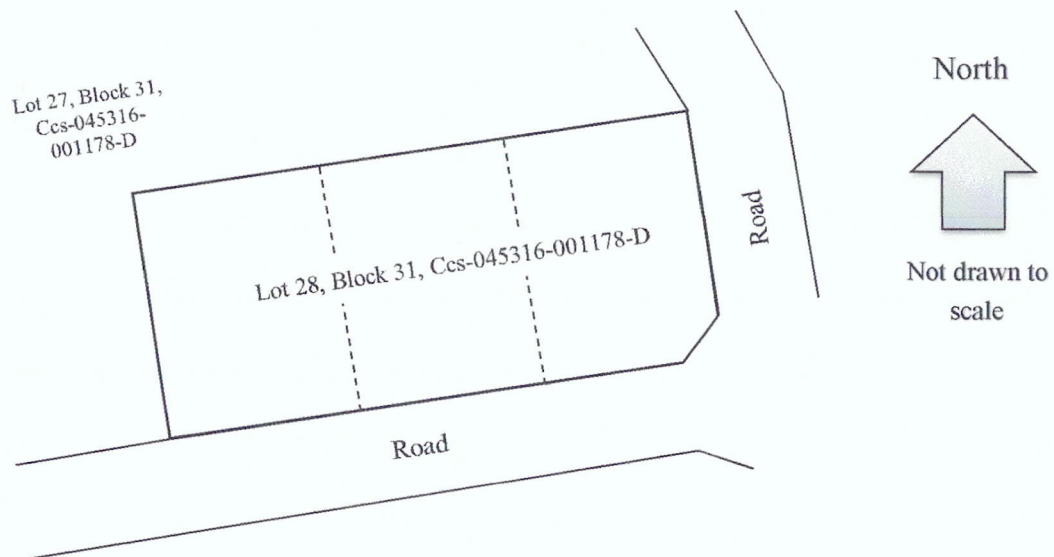
After the conduct of the investigation, I found the following:

1. The subject lot is within Alienable and Disposable Land as per Republic Act No. 9145 entitled *"AN ACT TO RECLASSIFY A PORTION OF LAND UNDER CADASTRAL SURVEY 800-D, MODULE 2, PROJECT NO. 1 – LC MAP 203 IN BARANGAY SANTA MONICA, PUERTO PRINCESA CITY, PROVINCE OF PALAWAN AS AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) OPEN TO DISPOSITION"* signed by Gloria Macapagal Arroyo, then President of the Philippines dated July 3, 2001 per issued Certification dated April 18, 2022;
2. That per Certification issued by this Office dated July 21, 2022, verification from the records shows that Lot No. 28, Block 31, Ccs-045316-001178-D identical to Lot No. 21884, Cad. 800-D containing an area of 599 square meters located in Bgy. Tiniguiban, Puerto Princesa City is covered by Miscellaneous Sales Application No. 045316-1685 of Nelson L. Badilla which was filed on July 17, 2002. Furthermore, the said lot was issued with Survey Authority No. 045316-2014-06 in the name of Nelson L. Badilla dated January 22, 2014;
3. That the validity of the said Survey Authority No. 045316-2014-06 had lapsed and was not pursued according to Mr. Nelson L. Badilla;
4. That the subject lot was acquired by Nelson L. Badilla by virtue of Deed of Absolute Sale and Waiver of Rights, Possession and Improvements executed by Eleazar C. Santos dated January 11, 1989 which was subscribed and sworn to before Atty. Grace D. Rivera-Meregillano under Doc. No. 287; Page No. 58; Book No. XXXIX; Series of 1989;
5. That the subject lot is actually occupied, possessed and cultivated by Mr. Nelson L. Badilla since year 1991 with considerable improvements thereon such as house made of concrete materials and planted with several fruit bearing trees such as coconut, mango, santol, banana, suha, guyabano, chico, lomboy and others;
6. That the subject lot is fenced with buho with concrete posts;
7. That the applicant, Mr. Nelson L. Badilla intends to hire the services of Engr. Nonito T. Lachica to execute the subdivision survey of the subject lot into three (3) resultant lots;
8. That an Affidavit both dated July 15, 2022 were executed by Armado M. Ponce De Leon and Angelina B. Convencido, both residents of Bgy. Tiniguiban, Puerto Princesa City attesting that they personally know Nelson L. Badilla who is the actual occupant/possessor of Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguiban, Puerto Princesa City;
9. That a Certification dated July 15, 2022 was issued by Clerk of Court V Princes Katherine C. Vergara, Office of the Clerk of Court, certifying the their Office has no record of pending registration case before any branches of that court involving applicant Nelson L. Badilla covering Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguiban, Puerto Princesa City;
10. That there is a Tax Declaration of Real Property issued in the name of Nelson Lavega Badilla over Lot No. 28, Block 31, Ccs-045316-001178-D per TD No. 061-16889 and Property Identification No. 134-01-061-01-021;
11. That a Certification dated June 9, 2022 was issued by Punong Barangay Jocelyn C. Serna of Bgy. Tiniguiban, Puerto Princesa City certifying that Nelson L. Badilla is a resident of Purok New Princesa of the said Barangay and is the actual occupant and claimant of Lot No. 28, Block 31, Ccs-045316-001178-D which was subscribed and sworn to before Atty. Gideon Rey V. Guayco on June 10, 2022 under Doc. No. 106; Page No. 23; Book No. 202; Series of 2022;




12. That per Memorandum dated January 28, 2021, this Office informed the PENR Office as to the said LRA Circular No. 33-2018 with further information that this Office could no longer accomplish the said LRA Clearance, as one of the requirements in the issuance of survey authority per DMC No. 2019-10 due to the aforementioned reason;
13. That attached herewith is the photocopy of Identification Card of applicant Nelson L. Badilla issued by the Office of the Senior Citizens Affairs (OSCA).

***Proposed subdivision of Lot No. 28, Block 31, Ccs-045316-001178-D***



I recommend for the cancellation of Miscellaneous Sales Application No. 045316-1685 of Nelson L. Badilla filed on July 17, 2002 over Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguiban, Puerto Princesa City to give way for the approval of application for survey authority in order to qualify for Residential Free Patent Application pursuant to Republic Act No. 10023. Attached are the geo tagged photographs of the subject lot.

  
**CHRISTYL OPS B. MANINGAS**  
Special Investigator I

**SUBSCRIBED AND SWORN** to before me on the above stated date at DENR-CENRO Puerto Princesa City.

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



Geo-tagged photographs of Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguiban, Puerto Princesa City









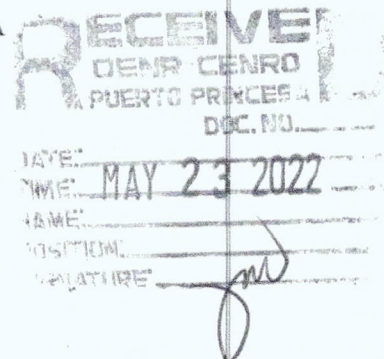


Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)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

Date: May 23, 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):	NELSON L. BADILLA SUN FLOWER STREET, NEW PRINCESA, TINIGUIBAN, P.P. City	
Type of Application:	<input type="checkbox"/> Free Patent <input type="checkbox"/> Homestead Patent	<input checked="" type="checkbox"/> Residential Free Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	#28 Block 31	
Area:	599 sq m	
Location:	SUN FLOWER STREET, NEW PRINCESA, TINIGUIBAN, P.P. City	
Name of Geodetic Engineer (For Survey Authority)	NONITO T. LACHICA	

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

Very truly yours,

  
NELSON L. BADILLA  
Signature above printed name

**CERTIFIED PHOTOCOPY**

  
NOVABELLE B. GARCIA ANDO-VITERBO  
ADMINISTRATIVE OFFICE / RECORDS OFFICE

Address: Sun Flower, New Princesa Tiniguiban P.P. City  
E-mail Add.: \_\_\_\_\_  
Contact No.: 0921 286 1955  
Gender: Male  
Age: 65

May 23, 2022

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

**Dear Sir:**

Sir magandang araw po. Sana po maunawaan ninyo ang aking paliwanag tungkol sa nangyari sa dati kong request for survey authority na hindi po naaprobahan.

Sir hindi ko po alam na miscellaneous sales application ang ginawa ni Mr. David F. Dalino, LMO I noon sa aking application. Pumunta ako sa opisina ninyo para applyan sana ang residential lot ko. Kinuha ni Mr. Dalino ang lot number saka location at pinuntahan nya for inspection. Pagkatapos nyang maispection pinapirma po niya ako ng blank form. Paglipas ng ilang taon bumalik ako para mag follow-up. Sinisingil niya ako ng 100.00/sq.m. kaya lang hindi ko kayang bayaran ang nasabing halaga kaya po sabi ko sa kanya huwag na lang muna wala akong pambayad. Noong 2013 nalaman kong pwede rin palang applyan ng residential free patent per 200sq.m. para hindi na malaki ang babayaran, Sabi ko sa kanya ipasubdivide ko na lang sa tatlong lote para sa tatlo kong anak, sabi niya pwede naman nasa sa iyo yan, Kaya ako naghingi ng survey authority. Kaya lang inabutan na ng suspension sabi nya hindi na daw po na submit. Ngayong natanggal na ang suspension nag follow-up ako uli sa opisina ninyo, ang sabi sa akin ng nakausap ko diyan sa opisina ninyo alamin ko muna sa engineer na nag survey baka daw na approve na dahil wala daw diyan sa opisina ninyo ang mga sinubmit kong mga papeles, Ngayon po tinawagan ko si Engr. Enrico Gabayan na siyang nag survey at inalam ko sa kanya kung may natanggap siyang approval ng ginawa niyang survey, ang sabi niya wala daw po dahil naabutan na nga ng suspension.

Sa ganoong pangyayari humihingi po ako ng iyong pahintulot na mabigyan uli ng survey authority para kay Engr Nonito T. Lachica na siyang bago kong surveyor. Sana maaprobahan na rin para mag wave na lang ako sa tatlo kong mga anak para applyan ng residential free patent.

Kalakip po nito ang kopya ng Letter of Intent RE: Survey Authority na aking pinirmahan.

Sana po mapagbigyan ninyo ang aking kahilingan.

Kasihan nawa kayo ng poong Maykapal.

Maraming salamat po,

Lubos na gumagalang,

SUBSCRIBED AND SWORN to by  
Affiant this **MAY 23 2022**  
at Puerto Princesa City, Palawan

Doc. No. 368  
Page No. 75  
Book No. 200  
Series of 2022

**ATTY. GIDEON REY V. GUAYCO**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2022  
NPL NO. 2021-015  
ATTORNEY'S ROLL NO. 56394  
IBP NO. 016026 LIFETIME  
P.T.R. NO. 1630477 01/03/2022  
M.C.L.E. Compliance No. VI-0030327

**NELSON L. BADILLA**

OSCA # 34750

**CERTIFIED PHOTOCOPY**

**NOVA BILLE E. 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**  
**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

June 13, 2022

**SUBJECT: LETTER DATED MAY 23, 2022 FROM NELSON L. BADILLA RE: LOT NO. 28, BLK. 31, CCS-045316-001178-D LOCATED IN BGY. TINIGUIBAN, PUERTO PRINCESA CITY**

**Mr. Nelson L. Badilla**  
Bgy. Tiniguiban, Puerto Princesa City  
Contact No. 0921-286-1955

Dear Mr. Badilla,

Environmental Greetings!

This pertains to your letter of intent dated May 23, 2022 which was received by this Office on even date regarding your intention to file for a survey authority over a parcel of land identified as Lot No. 28, Block 31, Ccs-045316-001178-D located in Bgy. Tiniguiban, Puerto Princesa City.

Verification from the records show that Lot No. 28, Block 31, Ccs-045316-001178-D containing an area of 599 square meters located in Bgy. Tiniguiban, Puerto Princesa City is covered by Miscellaneous Sales Application No. 045316-1685 of Nelson L. Badilla which was filed on July 17, 2002. Likewise, the subject lot was issued with Survey Authority No. 045316-2014-06 in the name of Nelson L. Badilla dated January 22, 2014.

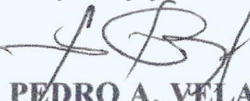
Please be informed that all Land Classification of lots with pending application/s and those with intention to apply for Public Land Applications and Survey Authority are to be subjected to confirmation by the DENR MIMAROPA Regional Office pursuant to DENR Memorandum Circular No. 2019-10 dated December 11, 2019. Said Land Classification Confirmation will serve as basis of this Office for further action on the matter.

Moreover, attached herewith is the checklist of requirements for issuance of Survey Authority subject for your compliance. Thereafter, an ocular inspection will be conducted by the representatives of this Office.

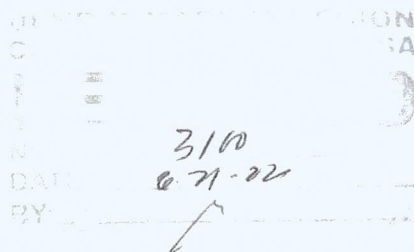
Should you have any questions/queries, you may drop by at this Office and look for our personnel under the Regulation and Permitting Section (RPS) or contact us through telephone number 717-0702.

We trust that you are properly informed.

Very truly yours,

  
**PEDRO A. VELASCO**  
DMO IV/OIC-CENRO

Cc: CENRO/He  
DRN-2022-3354/RPS/\*cpbm



**CERTIFIED PHOTOCOPY**

  
**NOVA BILLE B. GARCELL AND VITEOR**  
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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

**OCULAR INSPECTION RE: REQUEST FOR  
SURVEY AUTHORITY OF NELSON L. BADILLA**

**ATTENDANCE SHEET**  
**Lot No. 28, Block 31, Ccs-045316-001178-D**  
**Bgy. Tiniguiban, Puerto Princesa City**  
**July 15, 2022**

No.	Name	Complete Address	Contact No.	Signature
1	Nelson Badilla	new princesa Tiniguiban	09212861955	
2	ARMANDO PONCE DE LEON	NEW PRINCESA TINIGUIBAN	09505009051	
3	ANGELINA B. CONVENUDO	NEW PRINCESA, TINIGUIBAN	09151971330	
4	REXUELDO V. MACOLA	BEAR CAMP - PPC	09298288505	
5	CHRISTYL ROS-B. MAMINGAS	DENR CENTRO DR	09177700403	
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

**CERTIFIED PHOTOCOPY**

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



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

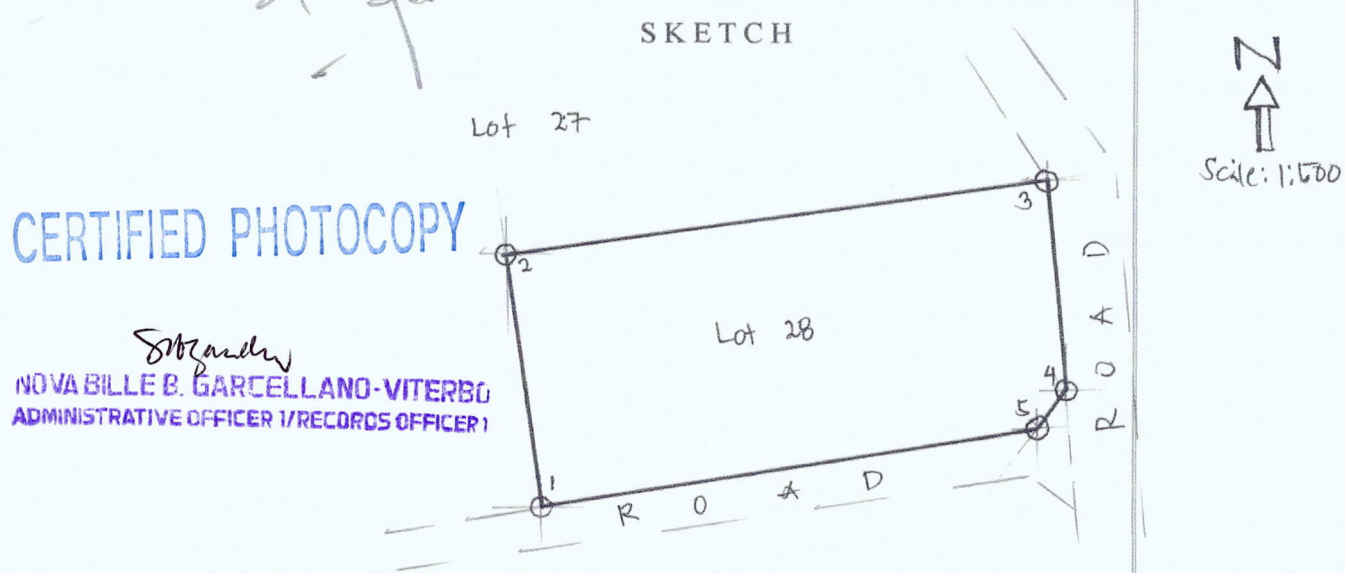
Application No. \_\_\_\_\_  
 Applicant Nelson L. Badilla  
 Surveyed for \_\_\_\_\_  
 Surveyed by Engr. Agustin P. Timbancaya  
 Date of Survey August 17 - Dec. 20, 1992  
 Date Approved October 14, 1993

Lot No. 28, Block 31 Survey No. Cas-045716-001178-D  
 Identical Lot No. \_\_\_\_\_  
 Portion of Lot No. \_\_\_\_\_  
 Area: 399 square meters  
 Location Bgy. Tinguiban, Puerto Princesa City  
 Date of Original Survey : \_\_\_\_\_

**TECHNICAL DESCRIPTION**

TIE LINE N 71° 19' W 5,551.55 m from BLUM #1 Cad. 800-D Puerto Princesa Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N 08° 43' W	17.02 m	} P.S. Cyl. Cmc. Man. 15x60 cm		
2 - 3	N 81° 08' E	36.13 m			
3 - 4	S 04° 09' E	14.35 m			
4 - 5	S 78° 76' W	3.99 m			
5 - 1	S 81° 06' W	32.06 m			



T. D. Research by J. Engr. MARYSA M. PALAPA  
 T. D. Sketch by: REYNALDO V. MACOLA - Jr.  
 T. D. Checked by: \_\_\_\_\_

Date: \_\_\_\_\_  
 Date: 7-21-22  
 Date: 07-21-22



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

**CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay Tiniguiban, Puerto Princesa City, Palawan containing an area of 599 square meters identified as **Lot No. 28, Block 31, Ccs-045316-001178-D** was verified to be within **Alienable and Disposable Land** as per Republic Act No. 9145 "AN ACT TO RECLASSIFY A PORTION OF LAND UNDER CADASTRAL SURVEY 800-D, MODULE 2. PROJECT NO. 1 - LC MAP 203 IN BARANGAY SANTA MONICA, PUERTO PRINCESA CITY, PROVINCE OF PALAWAN AS AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) OPEN TO DISPOSITION." Signed by Gloria Macapagal Arroyo then President of the Philippines dated July 30, 2001.

Issued this 16<sup>th</sup> day of May 2022 at CENRO Puerto Princesa.

Checked and Verified by:

**JASON D. MONTIMOR**

Forester I

Unit Head, GIS

& Land Classification Verification

**CERTIFIED PHOTOCOPY**

*S. Gauleano*

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

Approved by:

**PEDRO A. VELASCO**

Development Management Officer IV  
OIC-CENRO

Certification fee: P50.00  
Oath fee: P36.00  
O.R. No. 6911792F  
Date: 5-20-2022

REGIONAL MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RECEIVED**  
NO. 2134  
DATE: 5-20-22  
BY: [Signature]

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

GIS/LC-DRN-2022-2190





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

## **CERTIFICATION**

TO WHOM IT MAY CONCERN

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

1. Name of Listed Claimant: No listed claimant
2. Name of Applicant: Nelson L. Badilla
3. Application No. MSA-045316-1685
4. Date Filed: July 17, 2002
5. Lot No. 28, Blk. 31, Ccs-045316-001178-D
6. Location: Barangay Tiniguiban, Puerto Princesa City
7. Area: 599 square meters
8. Remarks: Subsisting

This further certifies that the above-mentioned lot was issued with Survey Authority No. 045316-2014-06 in favor of Nelson L. Badilla dated January 22, 2014.

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

Issued this 21<sup>st</sup> day of July 2022 at CENRO, Puerto Princesa City, Palawan.

*NOVA BILLE B. GARCELLANO*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
Administrative Officer I

Attested by:

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

**CERTIFIED PHOTOCOPY**

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RECORDED**  
NO: *Me 89*  
DATE: *7-22-22*  
BY: *[Signature]*

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

REC-NGV-22-07-02

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



DEED OF ABSOLUTE SALE AND WAIVER  
OF RIGHTS OF POSSESSION AND IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS:

That I, ELIAZAR C. SANTOS, of legal age, Filipino, married to MELAGROS SANTOS, and a resident of Puerto Princesa City, for and in consideration of the sum of SIX THOUSAND PESOS (P6,000.00) Philippine currency, receipt of which in full is hereby acknowledged to my complete satisfaction do hereby WAIVE, TRANSFER CONVEY and SELL unto NELSON BADILLA, of legal age, Filipino married to NELIA BADILLA and a resident of Puerto Princesa City, his heirs, assigns and successors in Interests that and all rights, interests, participation, improvements and possession in and to that certain portion of Lot No. 83, which is a residential lot, particularly described as follows:

Lot No. 83-A Res- \_\_\_\_\_;

A parcel of residential lot, being a portion of Lot 83 located at Purok New Princesa, Barangay Santa Monica, Puerto Princesa City, Island of Palawan. Bounded on the North by New Princesa Road; on the East by New Princesa Road; and on the South by remaining portion of Lot No. 83 and on the West by the remaining portion of Lot No. 83 and beyond East by of FELIFE DE ABIS; and beyond EAST; and beyond NORTH by Lot of PABLO MARINEZ, with a frontage along the road by twenty meters, and a depth of THIRTY METERS, more or less, containing an area of SIX HUNDRED (600) SQUARE METERS more or less.

of which I am the possessor, free from lien and encumbrances of whatever nature.

I warrant valid possession and peaceful possession unto the TRANSFEREE and shall defend his rights, interests against any claims of third persons who-so-ever. Further I hereby WAIVE, RENOUNCE, in a manner absolute and irrevocable unto NELSON BADILLA, the right to apply for the above land as residential lot with the Bureau of Lands, which is now released.

IN WITNESS WHEREOF I have hereunto signed these presents this 11th day of January 1989 at Puerto Princesa City, Philippines.

WITH MARITAL CONSENT TO THE ABOVE  
TRANSFER AND WAIVER:

Milagros E. Santos

MELAGROS SANTOS  
TRANSFEROR'S WIFE

Eliazar C. Santos  
ELIAZAR C. SANTOS  
TRANSFEROR-WAIVOR

TAN

SIGNED IN THE PRESENCE OF:

1. Nelia T. Badilla

2. Abdo Lopez Jr

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)

CITY OF PUERTO PRINCESA ) S.S.

BEFORE ME this 11th day of January 1989 personally appeared ELIAZAR C. SANTOS with res. cert. no. 01178418 issued at PRC on 1-11-89 known to me and to me known to be the same person who executed the foregoing instrument and he acknowledged to me that the same is his free and voluntary act and deed.

WITNESS MY HAND AND SEAL.

DOC. NO. 287

PAGE NO. 28

BOOK NO. XXXXIX

SERIES OF 19 89

Grace D. Rivera-Morrellano  
GRACE D. RIVERA-MORRELLANO  
NOTARY PUBLIC  
P. O. BOX 111  
PUERTO PRINCESA  
TAN. 11-1020-1118-A-5



REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF \_\_\_\_\_ )  
MUNICIPALITY/CITY OF \_\_\_\_\_ )

## AFFIDAVIT

I, ARMANDO M. PONCE DE LEON Filipino, single/married, of legal age and a resident of Bgy. Tiniguiban, Puerto Princesa City after having been duly sworn to, do hereby depose and state:

1. That I personally know Nelson L. Badilla who is the actual occupant/possessor of Lot No. 28, Blk. 31, res. def. containing an area of 599 square meters located at Bgy. Tiniguiban, Puerto Princesa City 314-001178-0
2. That I am an actual resident of Barangay Tiniguiban of the City/Municipality of Puerto Princesa 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. Nelson L. Badilla either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July 2022 in the place above first written.

  
ARMANDO M. PONCE DE LEON  
Affiant

CTC NO. 07951737  
Issued on 02/07/2022 at Puerto Princesa City

SUBSCRIBED AND SWORN TO before me on the date and place stated above.

  
**CHRISTYL POPPS B. MANINGAS**  
**SPECIAL INVESTIGATOR I**

Officer Authorized to  
Administer Oath

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF PALAWAN )  
MUNICIPALITY/CITY OF PUERTO PRINCESA )

## AFFIDAVIT

I, ANGELINA B. CONVENCIDO Filipino, single/married, of legal age and a resident of Bay. Tiniguiban, Puerto Princesa City after having been duly sworn to, do hereby depose and state:

1. That I personally know Nelson L. Badilla who is the actual occupant/possessor of Lot No. 281 Blk. 31, Ccs. DAS containing an area of 599 square meters located at Bay. Tiniguiban, Puerto Princesa City.
2. That I am an actual resident of Barangay Tiniguiban of the City/Municipality of Puerto Princesa 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. Nelson L. Badilla either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July 2022 in the place above first written.

ANGELINA B. CONVENCIDO  
Affiant

CTC NO. 07973910  
Issued on July 15, 2022 at Puerto Princesa City

SUBSCRIBED AND SWORN TO before me on the date and place stated above.

Christyl Pops B. Maningas  
CHRISTYL POBS B. MANINGAS  
SPECIAL INVESTIGATOR I

Officer Authorized to  
Administer Oath



REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF PALAWAN )  
MUNICIPALITY/CITY OF PUERTO PRINCESA )

## AFFIDAVIT

I, ANGELINA B. CONVENCIDO Filipino, single/married, of legal age and a resident of Bay. Tiniguiban, Puerto Princesa City after having been duly sworn to, do hereby depose and state:

1. That I personally know Nelson L. Badilla who is the actual occupant/possessor of Lot No. 28, Blk. 31, Ccs. 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100 containing an area of 599 square meters located at Bay. Tiniguiban, Puerto Princesa City.
2. That I am an actual resident of Barangay Tiniguiban of the City/Municipality of Puerto Princesa 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. Nelson L. Badilla either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July 2022 in the place above first written.

ANGELINA B. CONVENCIDO  
Affiant

CTC NO. 07973910

Issued on July 15, 2022 at Puerto Princesa City

SUBSCRIBED AND SWORN TO before me on the date and place stated above.

CHRISTYL POPS B. MANINGAS  
SPECIAL INVESTIGATOR I

Officer Authorized to  
Administer Oath



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

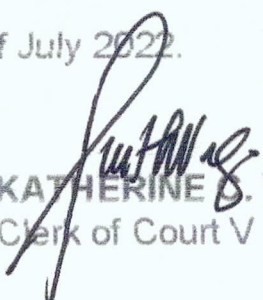
**CERTIFICATION**

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 Nelson L. Badilla covering Lot No. 28, Blk. 31, Ccs-045316-001178-D located at Bgy. Tiniguiban, Puerto Princesa City, Palawan.

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

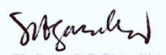
At Puerto Princesa City, this 15<sup>th</sup> day of July 2022.

  
**PRINCES KATHERINE D. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 8975501/9303378/3539361  
Dated: July 15, 2022

zrn

**CERTIFIED PHOTOCOPY**

  
**NOVA BILLE B. GARRELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I





Republic of the Philippines  
CITY OF PUERTO PRINCESA  
OFFICE OF THE CITY ASSESSOR



# TAX DECLARATION OF REAL PROPERTY

TD No. : **061-16889** Property Identification No. : **134-01-061-01-021**

Owner: **BADILLA, NELSON LAVEGA** TIN: \_\_\_\_\_

Address: **PRK. NEW PRINCESA, BGY. TINIGUIBAN, PUERTO PRINCESA CITY** Telephone No. : \_\_\_\_\_

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

Address: \_\_\_\_\_ Telephone No. : \_\_\_\_\_

Location of Property: \_\_\_\_\_ **TINIGUIBAN** **PUERTO PRINCESA CITY**  
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : \_\_\_\_\_ Survey No. : **CCS-045316-001178-D**

CCT : \_\_\_\_\_ Lot No. : **28, BLK. 31**

Date : \_\_\_\_\_ Blk. No. : \_\_\_\_\_

Boundaries: North: **020 (LOT 27 BLK 31)**

East: **019 (ROAD LOT 48)**

South: **022 (ROAD LOT 47)**

West: **020 (LOT 27 BLK 31)**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY Brief Description : \_\_\_\_\_

☐ BUILDING No. of Storeys : \_\_\_\_\_ ☐ OTHERS Brief Description : \_\_\_\_\_

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

Classification	Sub-Class	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	R-4	600.00	SQM	960,000.00	RESIDENTIAL	10%	96,000.00
TOTAL:		600.00	SQM	960,000.00			96,000.00

Total Market Value : **P 960,000.00** Total Assessed Value : **P 96,000.00**

Total Assessed Value **NINETY SIX THOUSAND AND 00/100**

Taxable ☒ Exempt ☐ Effectivity of Assessment : **2021**

Appraised By: **DEEVID RYAN T. VILLAYERDE** Recommended By: \_\_\_\_\_ Approved By: **ENGR. JOVEN C. V. BALUYUT** **06/18/2020**  
LAOO I CITY ASSESSOR Date

This declaration cancels TD No. : **061-12015** Previous A.V. Php : **18,000.00**

Previous Owner : **BADILLA, NELSON LAVEGA**

MEMORANDA: REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND CITY ORDINANCE NO. 1027

2020

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an ordinance by the Sangguniang Panlungsod under Ordinance No. 1027 dated 2020-01-20. It does not and cannot by itself alone confer any ownership or legal title to the property.



REPUBLIC OF THE PHILIPPINES  
**BARANGAY TINIGUIBAN**  
PUERTO PRINCESA CITY, PALAWAN  
*"Malasakit at Serbisyo ng Totoo"*



**OFFICE OF THE PUNONG BARANGAY**  
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **NELSON L. BADILLA** of legal age, and a resident of Purok New Princesa, Barangay Tiniguiban, Puerto Princesa City.

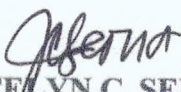
THIS CERTIFIES FURTHER that the above-named individual is the:


- ☒ Actual occupant
- ☐ Beneficiary
- ☐ Owner
- ☐ Claimant

Of Lot No. 28- Blk 31, -Csd-045316-001178-D with an area of 600 sqm Located at Purok New Princesa, Barangay Tiniguiban, Puerto Princesa City.

Issued this 9<sup>th</sup> day June 2022.

**CERTIFIED PHOTOCOPY**

  
**JOCELYN C. SERNA**  
Punong Barangay

  
**MARIBEL C. LLANILLO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

SUBSCRIBED AND SWORN to by  
Affiant this JUN 10 2022  
at Puerto Princesa City, Palawan

Doc. No. 106  
Page No. 23  
Book No. 202  
Series of 2022

**ATTY. GIDEON REY V. GUAYCO**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2022  
NPL NO. 2021-015  
ATTORNEY'S ROLL NO. 56394  
IBP NO. 016026 LIFETIME  
P.T.R. NO. 1630477 01/03/2022  
M.C.L.E. Compliance No. VI-0030327





28 January 2021

MEMORANDUM

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

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

SUBJECT : LETTER DATED JANUARY 20, 2021 FROM ATTY.  
RACHEL FE FABROS-DILIG RE: LRA CIRCULAR NO. 33-  
2018 "REQUESTS FOR CERTIFICATIONS ON THE  
EXISTENCE OF TITLES AND LAND RECORDS FILED IN  
THE LRA CENTRAL OFFICE AND THE VARIOUS  
REGISTRIES OF DEEDS

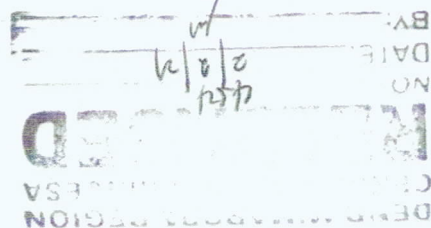
This has reference to the attached letter dated January 20, 2021 from Atty. Rachel Fe Fabros-Dilig in response to this Office letter dated January 15, 2021 requesting to issue Certification of the LRA involving a parcel of land subject of the request for Survey Authority of Langogan National High School represented by City Schools Division Superintendent Servillano A. Arzaga covering portion of Lot 18923, Cad 800-D situated in Barangay Langogan, Puerto Princesa City which is one of the requirements pursuant to DENR Memorandum Circular No. 2019-10 dated December 11, 2019.

In her letter she informed and furnished this Office LRA Circular No. 33-2018 issued on December 7, 2018 instructing them to refrain from issuing Certifications as to the existence of titles and land records and instead advise the clients requesting for the same to request for certified copies of the subject title and/or land record/documents/instrument.

In this connection, it appears that the Office could no longer accomplish the said LRA Clearance due to the above-mentioned reason.

For information, record and advise of action.

FELIZARDO B. CAVATOC



Republic of the Philippines  
Department of Justice  
Land Registration Authority  
REGISTER OF DEEDS  
PUERTO PRINCESA CITY

20 January 2021

**MR. FELIZARDO B. CAYATOC**  
CENR Officer  
Community Environment and Natural Resources Office  
Puerto Princesa City

**RECEIVED**  
DENR-CENRO  
PUERTO PRINCESA  
DOC. NO. \_\_\_\_\_  
DATE: JAN 22 2021  
TIME: \_\_\_\_\_  
NAME: \_\_\_\_\_  
POSITION: \_\_\_\_\_  
SIGNATURE: [Signature]

Dear CENRO Cayatoc:

This is in relation to your letter request dated 15 January 2021 and received by our Registry on 18 January 2021 requesting for information whether the parcel of land described as a portion of Lot 18923, Cad 800-D with an area of 20, 618 square meters and situated in Barangay Langogan, this City, is declared a private property or covered by any issued certificate of title. Same was made relative to the request for Survey Authority of Langogan National High School.

In connection thereto, please be informed that our Registry is unable to verify from its available records, the existence of certificate of title based on the limited description of the subject land contained in your letter.

Also, may we please refer your good office to LRA Circular No. 33-2018 issued on 07 December 2018 by Administrator Renato D. Bermejo, with Subject: Requests for Certifications on the Existence of Titles and Land Records Filed in the LRA Central Office and the Various Registries of Deeds, copy of which is hereto attached, instructing personnel from the LRA Central Office and the various Registries of Deeds nationwide, to refrain from issuing certifications as to the existence of titles and land records.

Thank you and we trust that we have advised you accordingly on the matter. Best regards.

Very truly yours,

[Signature]  
**MA. RACHEL FE FABROS-DILIG**  
Register of Deeds III



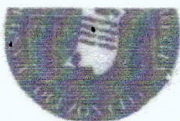


PHOTO COPY

17-08-19  
@ 12:10 PM

LRA CIRCULAR NO.: 33-2018

**SUBJECT: REQUESTS FOR CERTIFICATIONS ON THE EXISTENCE OF TITLES AND LAND RECORDS FILED IN THE LRA CENTRAL OFFICE AND THE VARIOUS REGISTRIES OF DEEDS**

**WHEREAS**, the Land Registration Authority ("LRA") is a government agency under the Department of Justice ("DOJ") mandated by law to preserve the integrity of the land registration process, protect the sanctity of the Torrens System, and act as the central repository of records relative to original registration of lands titled under the Torrens System, including subdivision and consolidation plans of titled lands and, through its Registry of Deeds ("RD") Offices nationwide, be the repository of records of instruments affecting registered and unregistered lands and chattel mortgages in the province and the city wherein such office, is situated;

**WHEREAS**, there are numerous requests by Clients for certifications as to the existence of titles and land records in the custody of the LRA and/or its various Registries of Deeds;

**WHEREAS**, there may be instances where the certifications may be incomplete and/or be misinterpreted by the Client and/or the other parties who may be furnished such certifications;

**WHEREAS**, the Authority adopted the policy that a better proof as to the existence of titles and documents is a Certified True Copy ("CTC") of the title or the document for the analysis, examination, and information of all parties concerned;

**WHEREFORE**, in consideration of the foregoing premises, all officers and personnel of the LRA Central Office and the various Registries of Deeds nationwide are instructed to refrain from issuing certifications as to the existence of titles and land records, and instead advise the Clients requesting for the same to request for certified true copies of the subject title and/or land record/document/instrument.

If any provision of this Circular, or any application thereof, is declared invalid or unconstitutional, the other provisions not affected thereby shall remain valid and subsisting. All orders, guidelines, circulars, rules and regulations inconsistent herewith are hereby repealed or amended accordingly.


This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation, the filing of three (3) copies hereof with the University of the Philippines Law Center.

Issued DEC 07 2018, 2018, Quezon City, Philippines.

CERTIFIED TRUE COPY.

*[Signature]* 12/10/18  
NORILYN T. TOMAS  
Chief, Central Records Section

*[Signature]*  
RENATO D. BERMEJO  
Administrator




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

Name: **NELSON LAVEGA BADILLA**


Address: **Bgy. Tiniguiban**

**Pto. Princessa City**



**Jan. 27, 1957/60**      **M**      **Feb. 1, 2017**

Date of Birth/Age      Sex      Date Issued

      Control No **34750**


Signature/Thumbmark      Control No

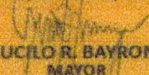
**Benefits and Privileges under Republic Act No. 9994**

- 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 bases are under the name of the senior citizens.

Persons and Corporations violating RA 9994 shall be penalized.

Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.

  
**LEONARDO C. RODRIGUEZ**  
 OSCA HEAD

  
**LUCILO R. BAYRON**  
 MAYOR





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

M.S.A. 045316-1685	x	Lot No. 28, Block 31, Ccs-045316-001178-D
NELSON L. BADILLA	:	Area: 599 square meters
Applicant	:	Location: Bgy. Tiniguiban,
x ----- x	:	Puerto Princesa City

### ORDER: CANCELLATION OF APPLICATION

Per Certification issued by this Office dated July 21, 2022, verification from the records shows that **Lot No. 28, Block 31, Ccs-045316-001178-D identical to Lot No. 21884, Cad. 800-D** containing an area of **599 square meters** located in **Bgy. Tiniguiban, Puerto Princesa City** is covered by Miscellaneous Sales Application No. 045316-1685 of Nelson L. Badilla which was filed on July 17, 2002. Furthermore, the said lot was issued with Survey Authority No. 045316-2014-06 in the name of Nelson L. Badilla dated January 22, 2014.

Furthermore, per Certification issued by this Office dated May 16, 2022, **Lot No. 28, Block 31, Ccs-045316-001178-D** containing an area of **599 square meters** located in **Bgy. Tiniguiban, Puerto Princesa City** has been verified to be within **Alienable and Disposable Land** per Republic Act No. 9145 dated July 30, 2001.

In an ocular inspection/investigation report dated July 21, 2022 rendered by a representative of this Office, it was found out that Nelson L. Badilla is the actual occupant and possessor of the subject lot since year 1991 with considerable improvements thereon.

That Nelson L. Badilla intends to cancel his M.S.A. No. 045316-1685 to give way to the subdivision of the subject lot into three (3) resultant lots in order to qualify for Residential Free Patent Application pursuant to Republic Act No. 10023

**WHEREFORE**, in view of the above-mentioned facts and circumstances, the **M.S.A. 045316-1685 of Nelson L. Badilla over Lot No. 28, Block 31, Ccs-045316-001178-D identical to Lot No. 21884, Cad. 800-D** is hereby **ordered rejected/cancelled** from the records, forfeiting in favor the Government, whatever amount have been paid on account thereof. Conformably herewith, the request for issuance of survey authority of Nelson L. Badilla is hereby accepted and given due course.

**SO ORDERED**, July 25, 2022.

**CERTIFIED PHOTOCOPY**

For and by the Authority of the  
DENR Secretary:

**PEDRO A. VELASCO**  
DMO IV/OIV-CENRO

Copy furnished:

Mr. Nelson L. Badilla  
Bgy. Tiniguiban, Puerto Princesa City  
Contact No. 0921-286-1955

Records Unit

CENRO/File  
DRN-2022/RPS/\*cpbm

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