



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



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.

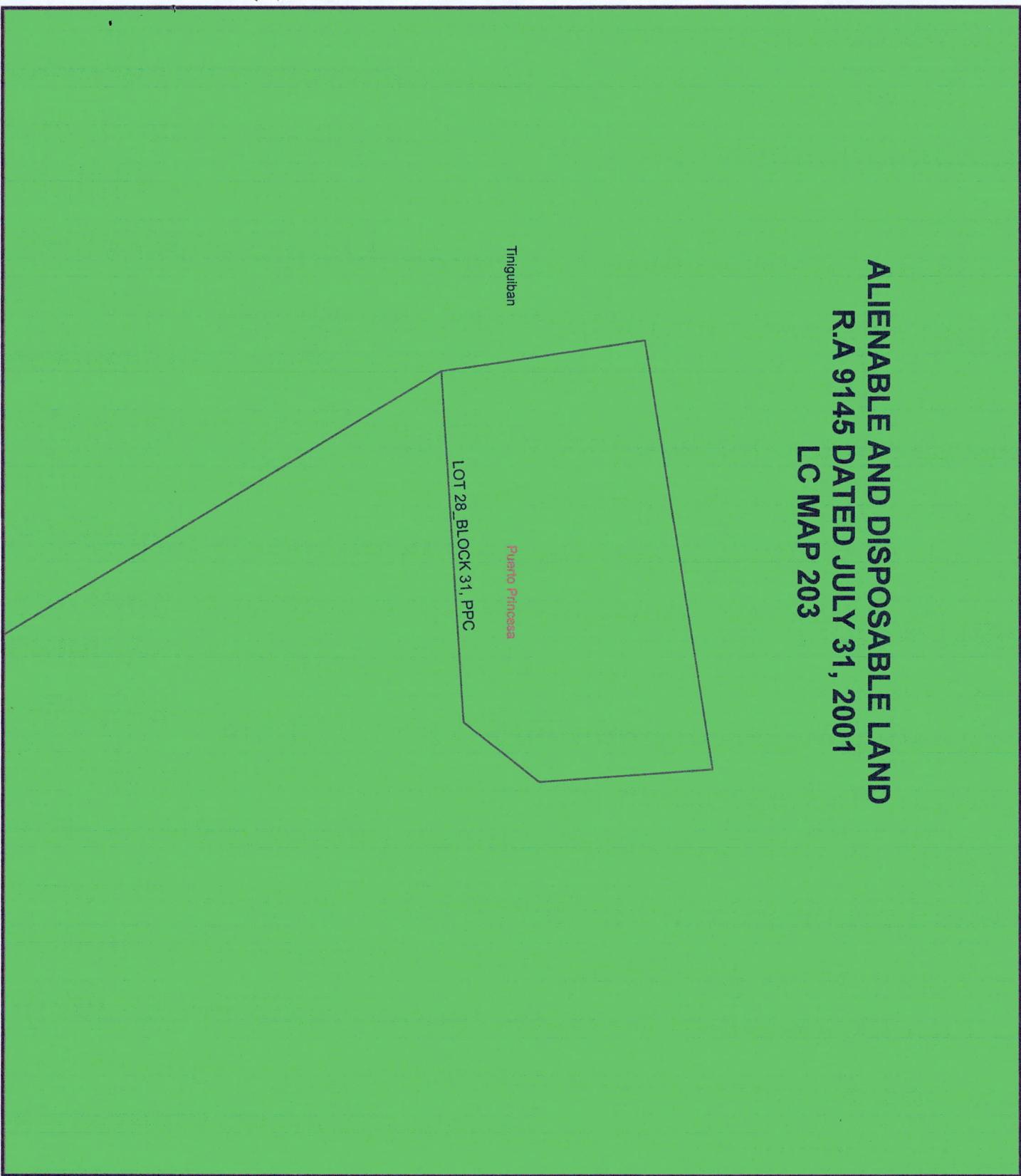
Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.


FELIZARDO B. CAYATOC

Reference No: 2022-7577
CC: SURVEYS

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Rhea Date 2 SEP 2022 CN 2022-2328

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



MAP SHOWING

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

NELSON BADILLA

Located at **Brgy. Tiniguiban**
Puerto Princesa, Palawan

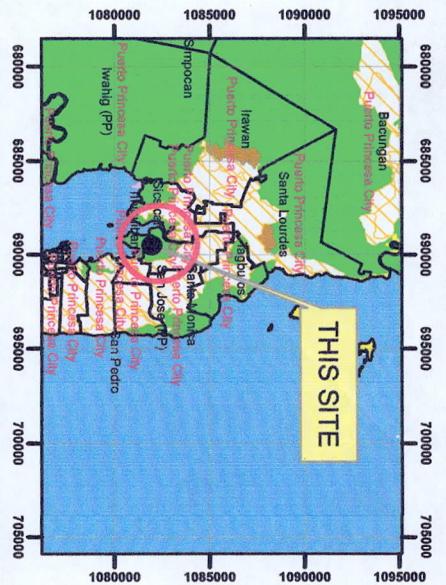
Coordinate System: **Luzon 1911 UTM Zone 50N**
Projection: **Transverse Mercator**

Datum: **Luzon 1911**

SCALE 1:2000



LOCATION MAP SCALE 1:700,000



LEGEND

- **LOT 28, BLOCK 13**
- **CADT_CADC**
- **Alienable & Disposable**
- **Forestland**
- **UPF**
- **No Data**

PA_MIMAROPA_UTMZ50



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: cenropuertoprinceesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

MEMORANDUM

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: *Pepe* DATE: *08/22/2022* 7577

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. 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**

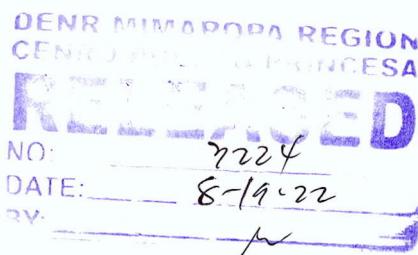
DATE : July 20, 2022

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



P.A. Velasco
PEDRO A. VELASCO



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

MEMORANDUM

DENR PENO
PALAWAN REGION
RECEIVED
BY: *[Signature]*
DATE: *08/22/2022 22-7577*

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. 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.

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[Signature]
PEDRO A. VELASCO

Copy furnished:

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

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASER
NO: *3224*
DATE: *8-19-17*
BY: *[Signature]*



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 16th 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

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

Approved by:

P. B.
PEDRO A. VELASCO

Development Management Officer IV
OIC-CENRO

Certification fee: P50.00

Oath fee: P36.00

O.R. No.

Date:

691742
5-20-2022

JENRO MIMAROPA REGION
CENRO Puerto Princesa City
NO. 28, BLOCK 31, Ccs-045316-001178-D
DATE: 2134 J. M. M.
BY: *J. M. M.*

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

Republic of the Philippines
Department of Environment and Natural Resources
Region IV- 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. 26, 1992
Date Approved October 14, 1993

Lot No.	28, Block 31	Survey No.	Ca-045314-001178-0
Identical Lot No.			
Portion of Lot No.			
Area:	599	square meters	
Location	Brgy. Tiniguiban, Puerto	Princesa City	
Date of Original Survey:			

TECHNICAL DESCRIPTION

TIE LINE $N 31^{\circ} 19' W$ 5,551,55 m from BLUM #1 Cad. 800-D Puerto Princesa Cadastre

SKETCH

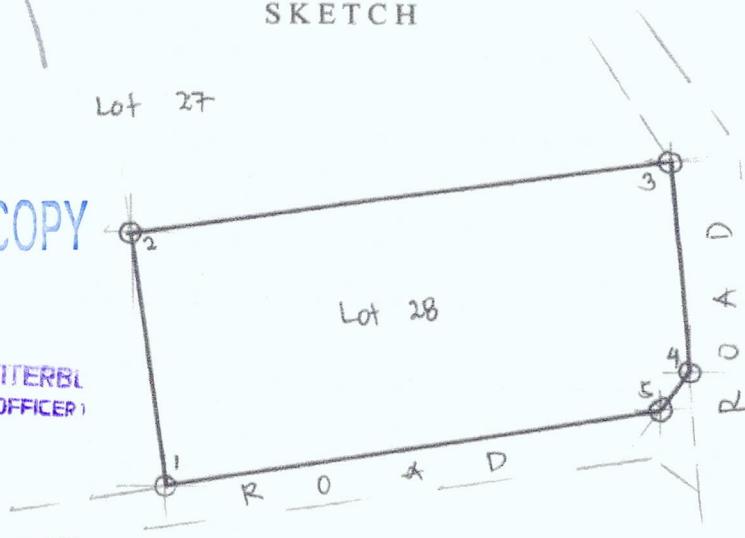
Lot 27

Scale: 1:600

CERTIFIED PHOTOCOPY

Stegnby

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



T. D. Research by

T. D. Sketch by: GEN. MILUSA M PALAPA

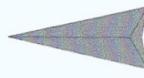
T. D. Checked by: REYNALDO V. MAGLIA - TA

Date:

Date: 17-11-22

Date: 1/6/2011

z



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

Located at
Brgy. Tiniguiaban
Puerto Princesa City
Province of Palawan

Total Area= 599 Square Meters

0 >1 m

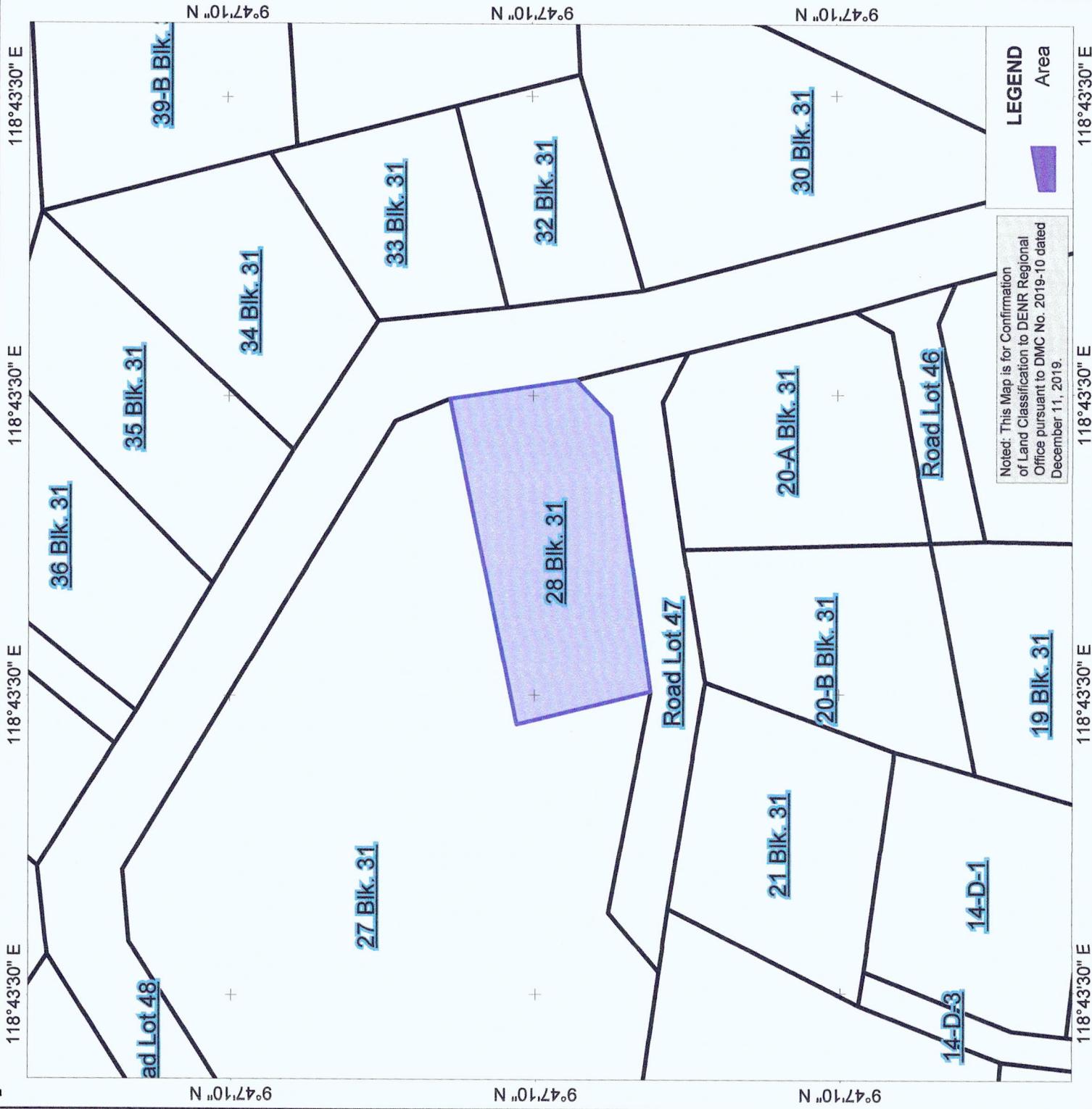
Scale:1:600
Luzon (Philippines excluding Mindanao)
Universal Transverse Mercator - Zone 50 (N)

Prepared by:

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

Attested by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO





2021
PERD

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

MEMORANDUM

*This is a copy for Mr. L. Badilla
CENRO endorsement Annex "D"*

July 26, 2022

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 *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:

- a. 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;
- b. The subject lot is actually possessed and occupied by Nelson L. Badilla and is free from claims and conflicts;
- c. That the subject lot is devoid of mangroves;
- d. The applicant has complied all the necessary requirements in the issuance of survey authority pursuant to DENR Memorandum Circular (DMC) No. 2019-10;
- e. 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.

*Submitted by the
CENRO, Puerto Princesa*

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA

RECEIVED
NO: 3226
DATE: 8-19-22
BY: *[Signature]*

PEDRO A. VELASCO

Copy furnished:

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

CENRO/File
DRN-2022/RPS/*cpbm

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
Email Address: cenropuertoprincesa@denr.gov.ph
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

DENR MIMAROPA REGION

CENTRO PUERTO PRINCESA

RECEIVED

DOC. NO.

DATE

TIME:

NAME:

POSITION:

SIGNATURE:

AUG 04 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:

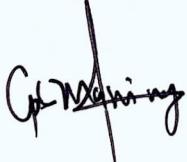
1. Prepared a letter dated June 13, 2022 to Mr. Nelson L. Badilla in response to his letter of intent dated May 23, 2022, informing him as to the documentary requirements in the issuance of survey authority pursuant to DMC 2019-10;
2. Coordinated with Mr. Nelson L. Badilla and scheduled the date of ocular 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.

C. I. Maningas

FINDINGS/RECOMMENDATION

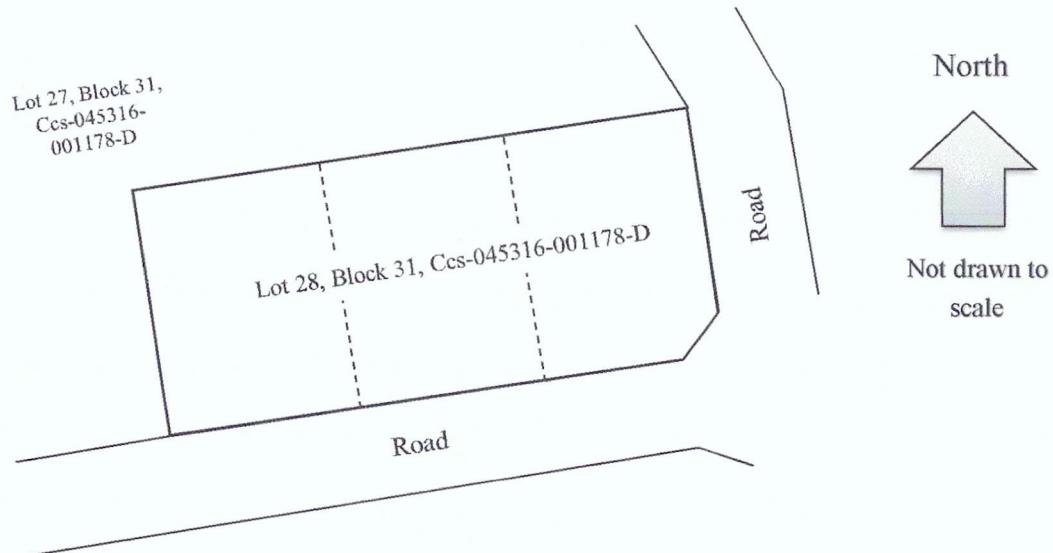
After the conduct of the investigation, I found the following:

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.

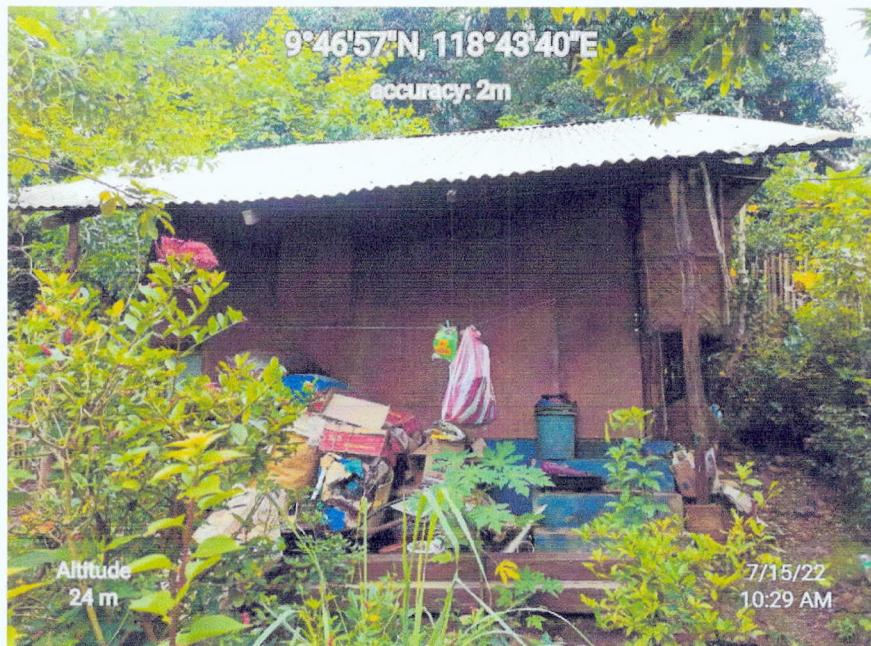
Christyl Pops Bumaningas
CHRISTYL POPS BUMANINGAS
Special Investigator I

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

Mildred A. Pascual
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





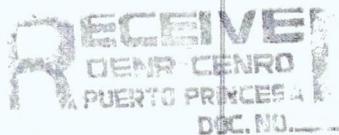


Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesta@denr.gov.ph
Tel. Fax No.: (048) 717-0702

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):	<u>NELSON L. BADILLA</u> <u>SUN FLOWER STREET, NEW PRINCESA, TINIGUIBAN, P.P. CITY</u>	
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:	<u>#28 Block 31</u>	
Area:	<u>599 Sq m</u>	
Location:	<u>SUN FLOWER STREET, NEW PRINCESA, TINIGUIBAN, P.P. CITY</u>	
Name of Geodetic Engineer (For Survey Authority)	<u>NONITO T. LACHICA</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,

NELSON L. BADILLA
Signature above printed name

CERTIFIED PHOTOCOPY

NUVABILLE B. GARCIA
ADMINISTRATIVE OFFICER / RECORDS OFFICER

Address: Sun flower, st. new prinsea Tiniguiban ppcity
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 maapprobahan 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 SWEARN to by
Affiant this MAY 23 2022
at Puerto Princesa City, Palawan

Doc. No. 368
Page No. 75
Book No. 260
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

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



Republic of the Philippines
Department of Environment and Natural Resources

MIMAROPA Region

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

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

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/Fye
DRN-2021-3354/RPS/*cpbm

3100
07-21-2022
F

CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBA
ADMINISTRATIVE OFFICER/RECORDS UNIT



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

**OCULAR INSPECTION 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 periana Tiniguiban	09212861955	
2	ARMANDO PONCE DE LEON	NEW PANOST TINIGUIBAN	09505009051	
3	ANGELINA B. CONVENCIDO	NEW PRINCESA, TINIGUIBAN	09151971330	
4	REYNALDO V. MACOLA	DENR-CENRO PRC	0918288525	
5	CHRISTYL RONI B. MANGINAS	DENR CENRO PRC	09177700403	
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

CERTIFIED PHOTOCOPY

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

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. Timhancaya
Date of Survey August 17 - Dec. 20, 1992
Date Approved October 14, 1993

Lot No.	<u>28, Block 31</u>	Survey No.	<u>Ca-04516-001178-0</u>
Identical Lot No.			
Portion of Lot No.			
Area:	<u>599</u>	square meters	
Location	<u>Brgy. Tinquinban</u>	Puerto	<u>Princesa City</u>
Date of Original Survey:			

TECHNICAL DESCRIPTION

TIE LINE $N 31^{\circ} 19' W$ 5,551.55 m from BLUM #1 Cad. 800-D Puerto Princesa Cadastral

SKETCH

A hand-drawn scale bar consisting of a vertical line with a horizontal line segment extending from its top, forming a 'T' shape. Below the vertical line, the text 'Scale: 1:500' is written.

CERTIFIED PHOTOCOPY

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

A hand-drawn map of a rectangular property labeled "Lot 28". The property is bounded by a vertical line on the left and a diagonal line on the right. The top horizontal boundary is labeled "3" at the top right corner. The bottom horizontal boundary is labeled "R O A D" on the right side. The left vertical boundary is labeled "1" at the bottom and "2" at the top. The right diagonal boundary is labeled "5" at the bottom and "4" at the top. The text "COPY" is written vertically on the left side. The text "-VITERBO
S OFFICER" is written vertically on the far left side.

T. D. Research by: ENGR. MELISA M PALAPA
T. D. Sketch by: REYNALDO V. MACOLTA - fa
T. D. Checked by: REYNALDO V. MACOLTA - fa

Date: 7-21-22
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, Ces-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 16th day of May 2022 at CENRO Puerto Princesa.

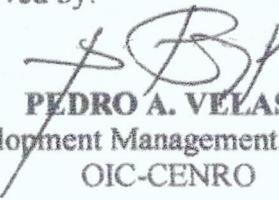
Checked and Verified by:


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

CERTIFIED PHOTOCOPY


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

Approved by:


PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

Certification fee: P50.00
Oath fee: P36.00
O.R. No. SP1742
Date: 5-20-2022

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
CENRO PUERTO PRINCESA CITY
NO. 2134 S. 20-2022
DATE: BY: 

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

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

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.

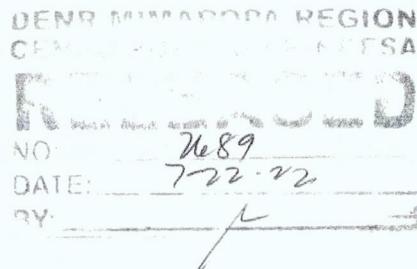
This certification is issued upon request of Regulation and Permitting Section for whatever legal purpose it may serve best.

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

NOVAG
NOVA BILLE B. GARCELLANO-VITERBO
Administrative Officer I

Attested by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO



CERTIFIED PHOTOCOPY

NOVAG
NOVA BILLE B. GARCELLANO-VITERBO
ADMINISTRATIVE OFFICER I/RECORDS OFFICER
South National Highway,
Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

REC-NGV-22-07-02

DEED OF ABSOLUTE SALE AND WAIVER
OF RENTER'S POSSESSION AND IMPROVEMENTS

KNOW ALL MEN BY THESE PRESENTS;

That I, ELEAZAR C. SANTOS, of legal age, Filipino, married to NELLIE SANTOS, and a resident of Puerto Princesa City, for and in consideration of the sum of SIX THOUSAND PESOS (6,000.00) Philippine currency, receipt of which in full is hereby acknowledged to my complete satisfaction do hereby waive, transfer, convey and sell unto NELSON BADIJA, of legal age, Filipino married to NELLIE BADIJA 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 P-2A- _____

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~~ ~~South~~ of Poblacion de Abis; and beyond EAST; and beyond NORTH by Lot of Pablito Martinez, 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 whomsoever. Further I hereby WAIVE RECOGNITION, in a manner absolute and irrevocable unto NELSON LADILLA, 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 waIVERS.

Elazer C. Santos
DEBACO, C. SANTOS
TRANSFERRED-NAIVOR
FAN

Milagros E. Santos
ESTERILISANTES

SIGNED IN THE PRESENCE OF John

1. **Julia S. Badilla**

AUGUST 2000

REPUBLIC OF THE PHILIPPINES

REVIEW OF THE FRENCH PRESS, 1802.

BEFORE ME this 11th day of January 1989 personally appeared
LEAZAR C. SAMOS 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.

284

PAGE NO.

25

BOOK NO.

~~XXXXX~~
F 19 ~~50~~

SERIES OF 19

F 19 - 18

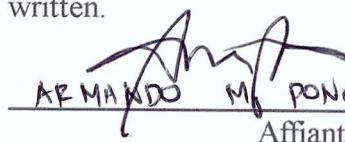
REPUBLIC OF THE PHILIPPINES)
PROVINCE OF _____)
MUNICIPALITY/CITY OF _____)

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, lot 015 containing an area of 599 square meters located at Bgy. 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 2012 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 POPS 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 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, Bld. 31, Ccs. 045 containing an area of 599 square meters located at Bgy. 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

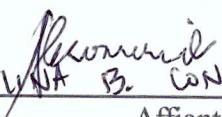
REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN)
MUNICIPALITY/CITY OF PUERTO PRINCESA)

AFFIDAVIT

I, ANGELINA B. CONVENCIDO 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. 281 Blk. 31, (cs. 045, sec. 001, lot 8-1) containing an area of 599 square meters located at Bgy. 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

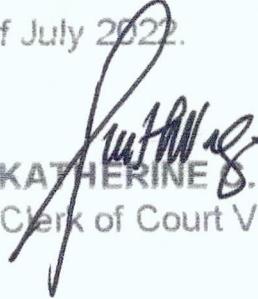
C E R T I F I C A T I O N

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 15th day of July 2022.


PRINCESS KATHERINE S. VERGARA
Clerk of Court V

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

zrn

C E R T I F I C A T E D P H O T O C O P Y


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



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						
Address:	PRK. NEW PRINCESA, BGY. TINIGUIBAN, PUERTO PRINCESA CITY						
Administrator/Beneficial User:							
Address:							
Location of Property:	(Number and Street)			TINIGUIBAN		PUERTO PRINCESA CITY	
OCT/TCT/CLOA No. :				Survey No. : CCS-045316-001178-D		(Municipality & Province/City)	
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 :							
<input checked="" type="checkbox"/> LAND	<input type="checkbox"/> MACHINERY Brief Description :						
<input type="checkbox"/> BUILDING	No. of Storeys : <input type="checkbox"/> 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 <input checked="" type="checkbox"/>	Exempt <input type="checkbox"/>	Effectivity of Assessment : 2021					
Appraised By:	Recommended By:			Approved By:			
DEEVID RYAN T. VILLAVERDE				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 9th day June 2022.

CERTIFIED PHOTOCOPY

Joelyn
JOCELYN C. SERNA
Punong Barangay

M. Serna
MAYORIAL AND VITERBU
ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

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

Doc. No. 106
Page No. 22
Book No. 22
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

ELIZARDO B. CAYATOC

RECEIVED
DEPT. OF ENVIRONMENT AND NATURAL RESOURCES
CITY OF PUERTO PRINCESA
NO. 4521
DATE: 2/1/14
BY: *ALM*

For information, record and advise of action.

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

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.

This has reference to the attached letter dated January 20, 2021 from Atty. Rachelle 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.

LETTER DATED JANUARY 20, 2021 FROM ATTY. RACHEL 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

SUBJECT :

FROM :

FOR :

MEMORANDUM

28 January 2021

Email Address: cenropccchc@yahoo.com

TEL/Fax No. (048) 433-0660

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

PUEERTO PRINCESA CITY

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

Republic of the Philippines

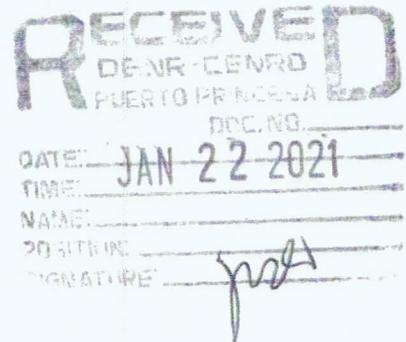


Republic of the Philippines
Department of Justice
Land Registration Authority
REGISTER OF DEEDS
PUERTO PRINCESA CITY

20 January 2021

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

Dear CENRO Cayatoc:



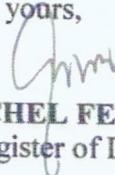
This is in relation to your letter request dated 15 January 2021 and received by our Registry on 18 January 2021 requesting for information whether the parcel of land described as a portion of Lot 18923, Cad 800-D with an area of 20, 618 square meters and situated in Barangay Langogan, this City, is 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.

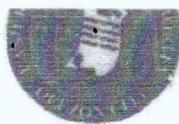
In connection thereto, please be informed that our Registry is unable to verify from its available records, the existence of certificate of title based on the limited description of the subject land contained in your letter.

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,


MA. RACHEL FE FABROS-DILIG
Register of Deeds III



PHOTOCOPY

Ap. 01-08-19
@ 12:10 PM

LRA CIRCULAR NO.: 23-2018

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.

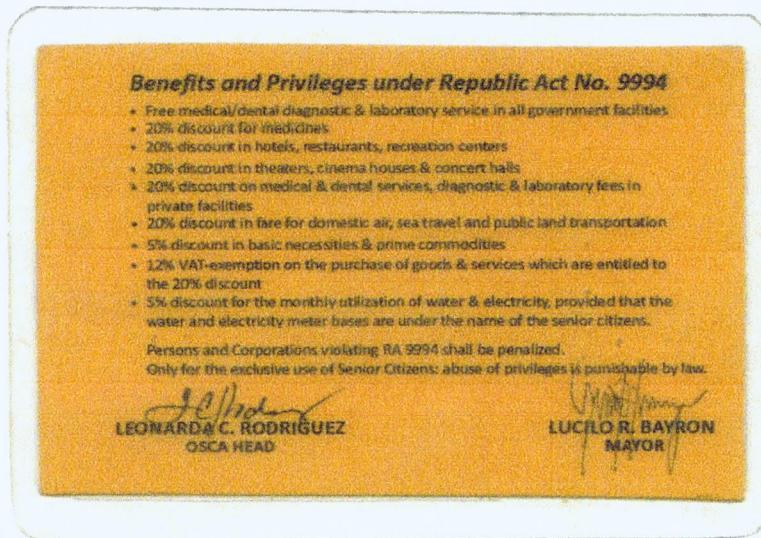
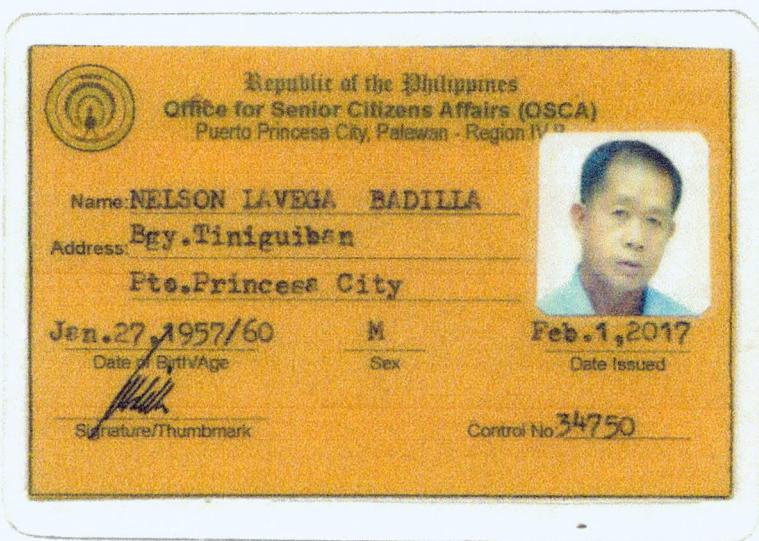
This Circular shall take effect after fifteen (15) days from its publication in a newspaper of general circulation, the filing of three (3) copies hereof with the University of the Philippines Law Center.

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

CERTIFIED TRUE COPY:

dy 12/10/18
NORILYN T. TOMAS
Chief, Central Records Section

R
RENATO D. BERMEJO
Administrator





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

M.S.A. 045316-1685
NELSON L. BADILLA
Applicant

x : Lot No. 28, Block 31, Ccs-045316-001178-D
: Area: 599 square meters
: Location: Bgy. Tiniguiban,
Puerto Princesa City

x ----- x

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

Copy furnished:

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

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

Records Unit *Smy. S. Alatorre*

CENRO/File
DRN-2022/RPS/*cpbm

For and by the Authority of the
DENR Secretary:

Pedro A. Velasco
PEDRO A. VELASCO
DMO IV/OIV-CENRO