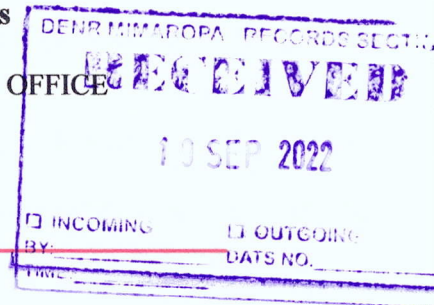




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph



MEMORANDUM

FOR : The OIC Assisstant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**
DATE September 5, 2022

Forwarded is the memorandum of CENRO Roxas, Palawan with the investigation report conducted on the application for Survey Authority over Lot 10531, CAD 798-D located at Brgy. Kalatagbak, Quezon, Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After evaluation conducted this Office found out the following:

- That subject lot falls within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block I.
- That Lot No. 10531, CAD 797-D was plotted and evaluated based on the attached technical description (V-37) subject for actual survey.
- That subject Lot consist of Seven (7) corners covering an area of Nine Thousand Seven Hundred Eighty Two (9,782) Sq. Meters.
- Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference.

Relative hereto, issuance of survey authority is strongly recommended.

Copy Furnish:
Reference No. 2022-71025
CENRO QUEZON
Surveys

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By: *phen*
Date: 14 SEP 2022 *2022-2361*



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

ANNEX "B"

CERTIFICATION

This is to certify that **LOT 10531, CAD 798-D**, was verified within **Alienable and Disposable Land** per *LC Map No. 2653, Project No. 13-B, Block No. 1.*

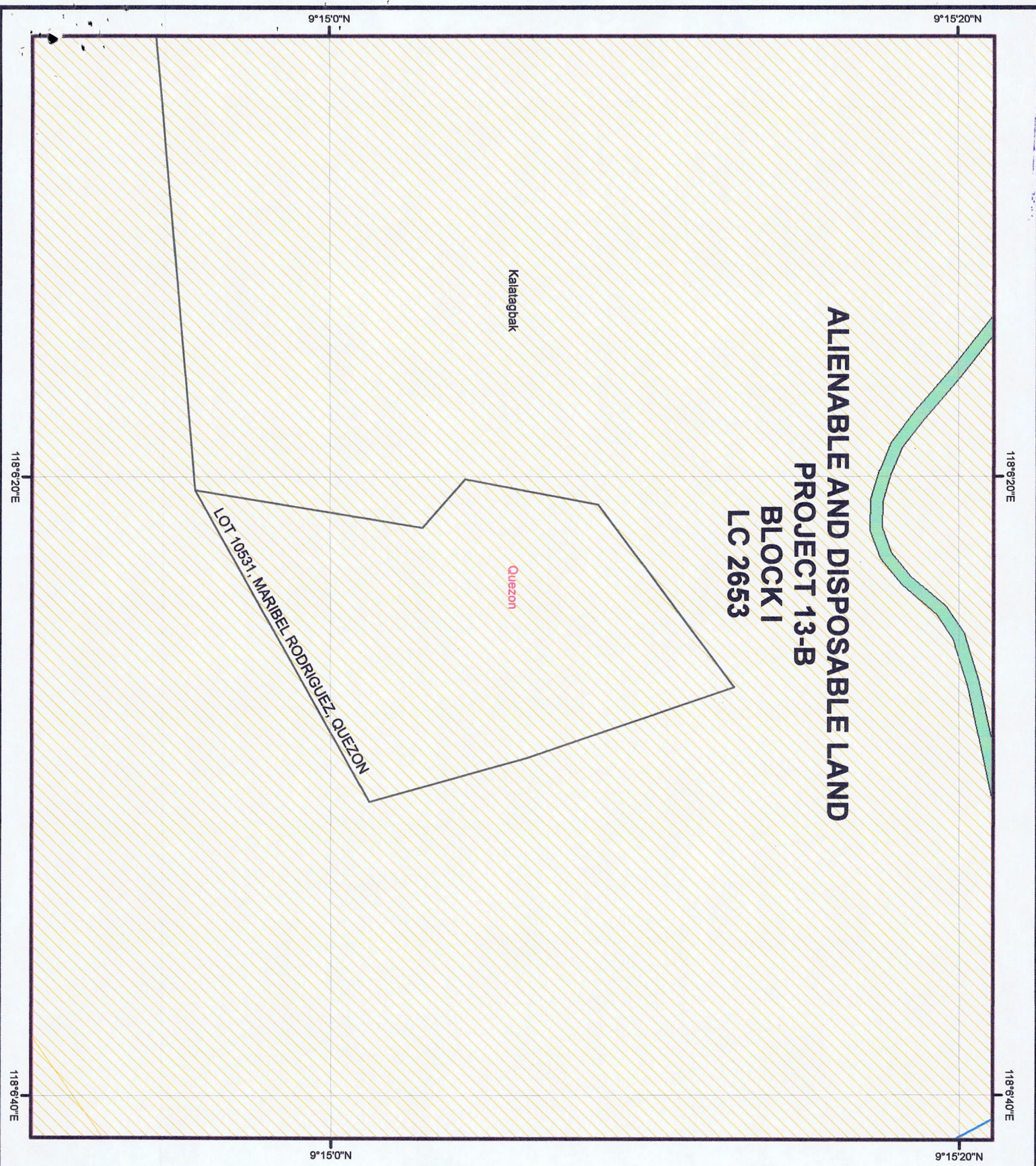
Said lot appears not covered by Group Settlement Survey (GSS).

Issued on the 5th day of September 2022, for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENRO

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Phen
Date: 14 SEP 2022 2022-2961

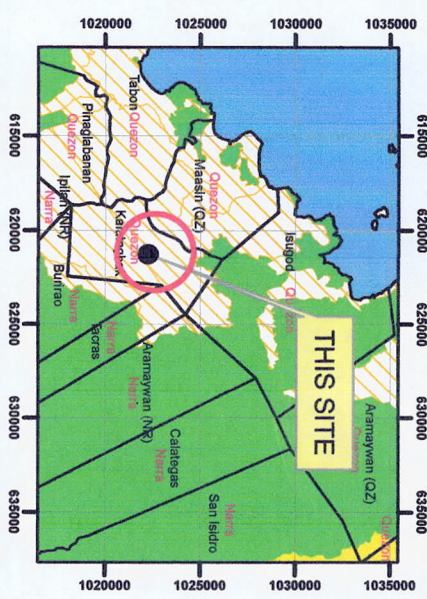


**ALIENABLE AND DISPOSABLE LAND
PROJECT 13-B
BLOCK I
LC 2653**

LOT 10531, MARIBEL RODRIGUEZ, QUEZON

Kalatagbak

Quezon



LOCATION MAP SCALE 1:700,000



MAP SHOWING

**THE RELATIVE LOCATION OF LOT 10531
FOR SURVEY AUTHORITY APPLIED BY
MARIBEL RODRIGUEZ**

**Located at Brgy. Kalatagbak
Municipality of Quezon
Province of Palawan**

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

SCALE 1:2000

- LEGEND**
- LOT 10531
 - CADT_CADC
 - Alienable & Disposable 18,077.90 Has.
 - Forestland 8,180.96 Has.
 - UPF 62,390.16 Has.
 - No Data 9.84 Has.
 - PA_MIMAROPA_UTMZN50

Prepared by:

DAVE N. BALMORES
For III

DONNA BELLE E. LUENGO
Engr. II



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

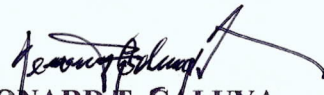

ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. **10531, CAD 798-D** with a total land area of **9.7802 hectares** is within **Alienable and Disposable Land** per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 14th day of July, 2022.


LEONARD T. CALUYA
CENR Officer 





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

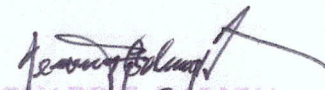
ANNEX "B"

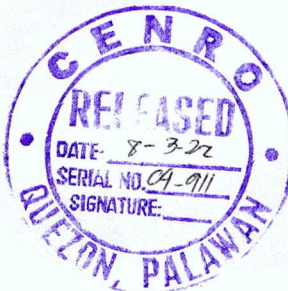
CERTIFICATION

This is to certify that Lot/ Survey No. **10531, CAD 798-D** with a total land area of **9.7802 hectares** is within **Alienable and Disposable Land** per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 17th day of July, 2022.


LEONARD T. CALUYA
CENR Officer





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

ANNEX "E"

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : July 25, 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: 0808-2022 22 7105

I am submitting the investigation report conducted on the application for Survey Authority of Maribel A. Rodriguez over Lot No. 10531, CAD 798-D containing a total area of 9.7802 hectares located in Bgy. Kalatagbak, Quezon, Palawan.

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

- a. The subject lot is within Alienable and Disposable (A&D) land per Project No. 13-B, Block No. I of Land Classification Map No. 2653.
- b. Other findings:
 1. The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmenio B. Galera;
 2. That portion of the same land containing an approximate area of 6.0000 hectares was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and Possession dated October 1, 2021; *(Copy of Waiver hereto attached)*
 3. That no visible improvement has found therein, and
 4. The whole area is free from claims and conflicts.

Hence, I recommend for the immediate approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area actually claimed by the applicant.

[Signature]

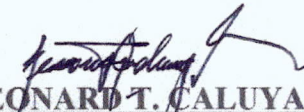


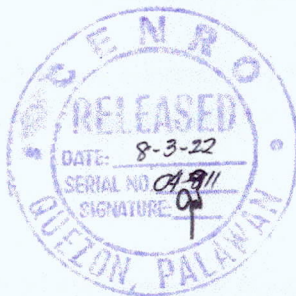
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

Attached are the following pertinent documents to wit:

1. Letter request for Survey Authority address to CENR Officer;
2. Real Property Tax Clearance and Tax Declaration Nos. 18-19-006-0990 and 18-19-006-0991;
3. Certification from Regional Trial Court;
4. Notarized Barangay Certification;
5. Affidavit of two (2) disinterested persons;
6. Government issued ID;
7. Waiver of Rights and Special Power of Attorney;
8. CENRO LC Map Projection;
9. CENRO LC Certification as "Annex B";
10. Investigation Report with geotagged photos;
11. Certified Photocopy of Technical Description, and
12. V-37.

For your information and approval.


LEONARD T. CALUYA
CENR Officer





ANNEX "E"

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : July 25, 2022

I am submitting the investigation report conducted on the application for Survey Authority of Maribel A. Rodriguez over Lot No. 10531, CAD 798-D containing a total area of 9.7802 hectares located in Bgy. Kalatagbak, Quezon, Palawan.

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

- a. The subject lot is within Alienable and Disposable (A&D) land per Project No. 13-B, Block No. I of Land Classification Map No. 2653.
- b. Other findings:
 1. The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmenio B. Galera;
 2. That portion of the same land containing an approximate area of 6.0000 hectares was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and Possession dated October 1, 2021; *(Copy of Waiver hereto attached)*
 3. That no visible improvement has found therein, and
 4. The whole area is free from claims and conflicts.

Hence, I recommend for the immediate approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area actually claimed by the applicant.

[Signature]



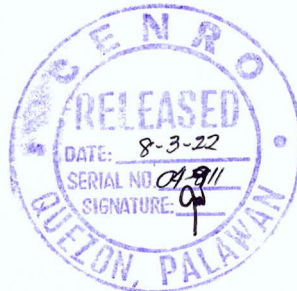
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

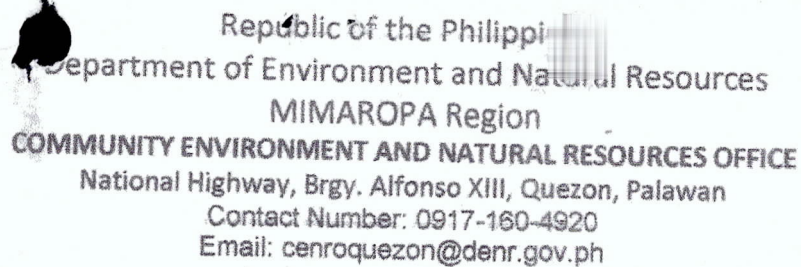
Attached are the following pertinent documents to wit:

1. Letter request for Survey Authority address to CENR Officer;
2. Real Property Tax Clearance and Tax Declaration Nos. 18-19-006-0990 and 18-19-006-0991;
3. Certification from Regional Trial Court;
4. Notarized Barangay Certification;
5. Affidavit of two (2) disinterested persons;
6. Government issued ID;
7. Waiver of Rights and Special Power of Attorney;
8. CENRO LC Map Projection;
9. CENRO LC Certification as "Annex B";
10. Investigation Report with geotagged photos;
11. Certified Photocopy of Technical Description, and
12. V-37.

For your information and approval.


LEONARD T. CALUYA
CENR Officer





Date Approved Sept. 4, 1987

TIE LINE N 86-05 E 12474.14 M. FROM B.L.L.M # 1
Cad 798-D PHOTO, Cadastre

Sketch Below

10534

10536

10532, Cad 798-D

10530, Cad 798-D

10295, Cad 798-D

Cad 798-D



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-9823-016
Email: cenroquezon@denr.gov.ph

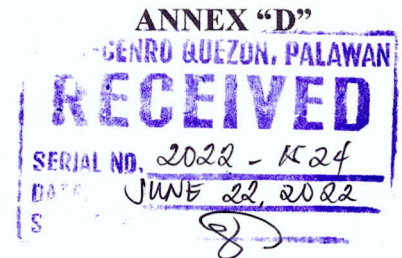
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : Djoanna D. Natividad - Land Management Inspector

SUBJECT : **INVESTIGATION REPORT**

DATE : June 22, 2022



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

SUBJECT LOT

The subject of this investigation is within AGRICULTURAL LAND (A&D) as per Project No. 13-B, Block I, of Land Classification Map No. 2653 located in BGY. KALATAGBAK, QUEZON, PALAWAN, with an area of 9.7802 hectares.

CLAIMANT

The claimant is MARIBEL A. RODRIGUEZ, male/female, with address at BGY. HIGHWAY HILLS, MANDALUYONG CITY.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

1. The undersigned conducted perimeter survey to determine the area being occupied by Mrs. Maribel Anonat-Rodriguez which contains more or less 60,000 square meters.
2. That geo-tagged photos were taken during the said activity.

FINDINGS/RECOMMENDATION

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

1. That based on records of this Office, Lot No. 10531, CAD 798-D is originally owned by Mr. Esmenio B. Galera with Homestead Application No. (IV-28)- 67 and Tax Declaration No. 18-19-006-0633 with a total area of 97, 802 square meters.
2. That portion of the subject lot containing an area of 60,000 square meters was sold by the original claimant, Mr. Esmenio Galera to Mrs. Maribel Anonat-Rodriguez last October 1, 2021 as notarized by Atty. Marcelo C. Josue on the same date.
3. It was found out that the said property has no improvement yet rather than under brushing on portion of the area and clearing on another portion.
4. That the area is free from any land claims and conflicts.

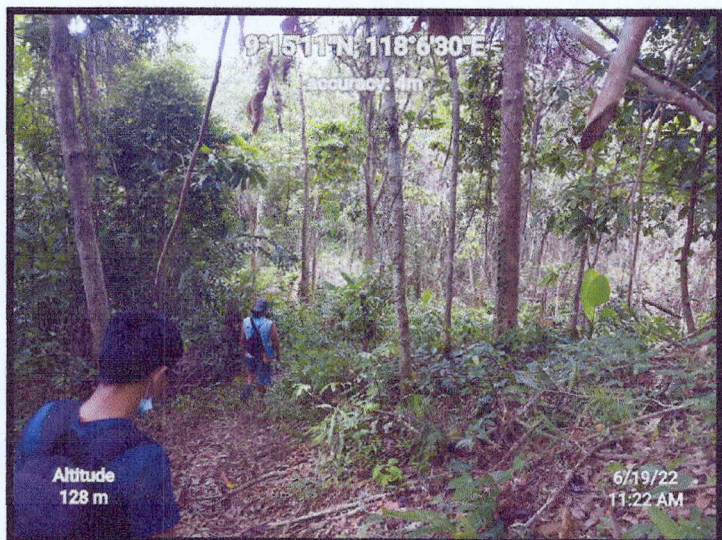
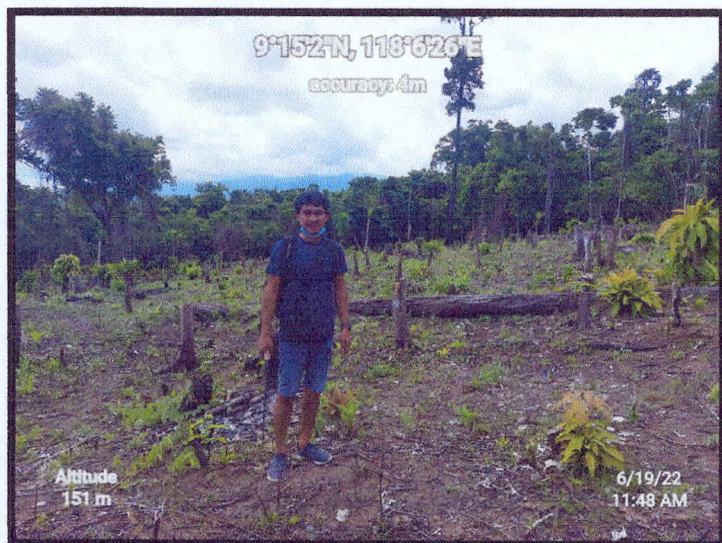
In view of the foregoing, it is recommended that Clearance as to Land Status Verification be forwarded to the Regional Office for approval.

DJOANNA D. NATIVIDAD
Investigating Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos taken during the conduct of inspection/verification of the area requested by Maribel Anonat-Rodriguez located at Bgy. Kalatagbak, Quezon, Palawan



Handwritten signature



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

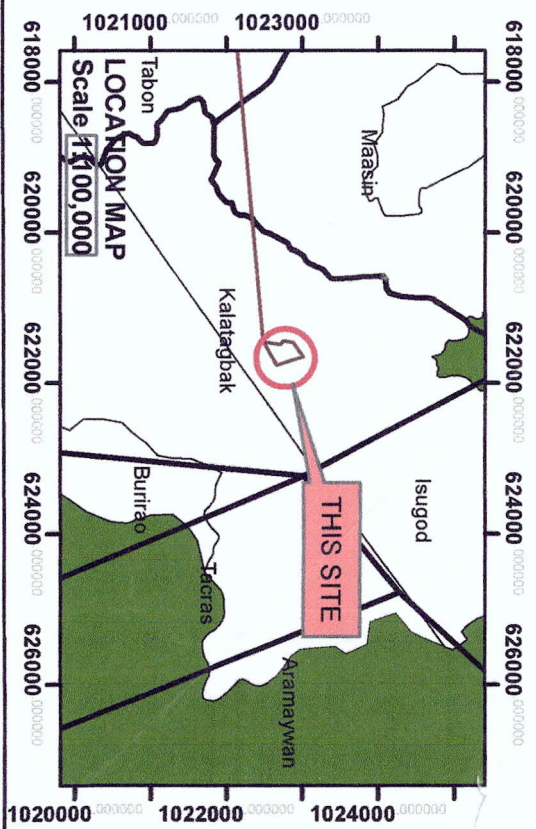
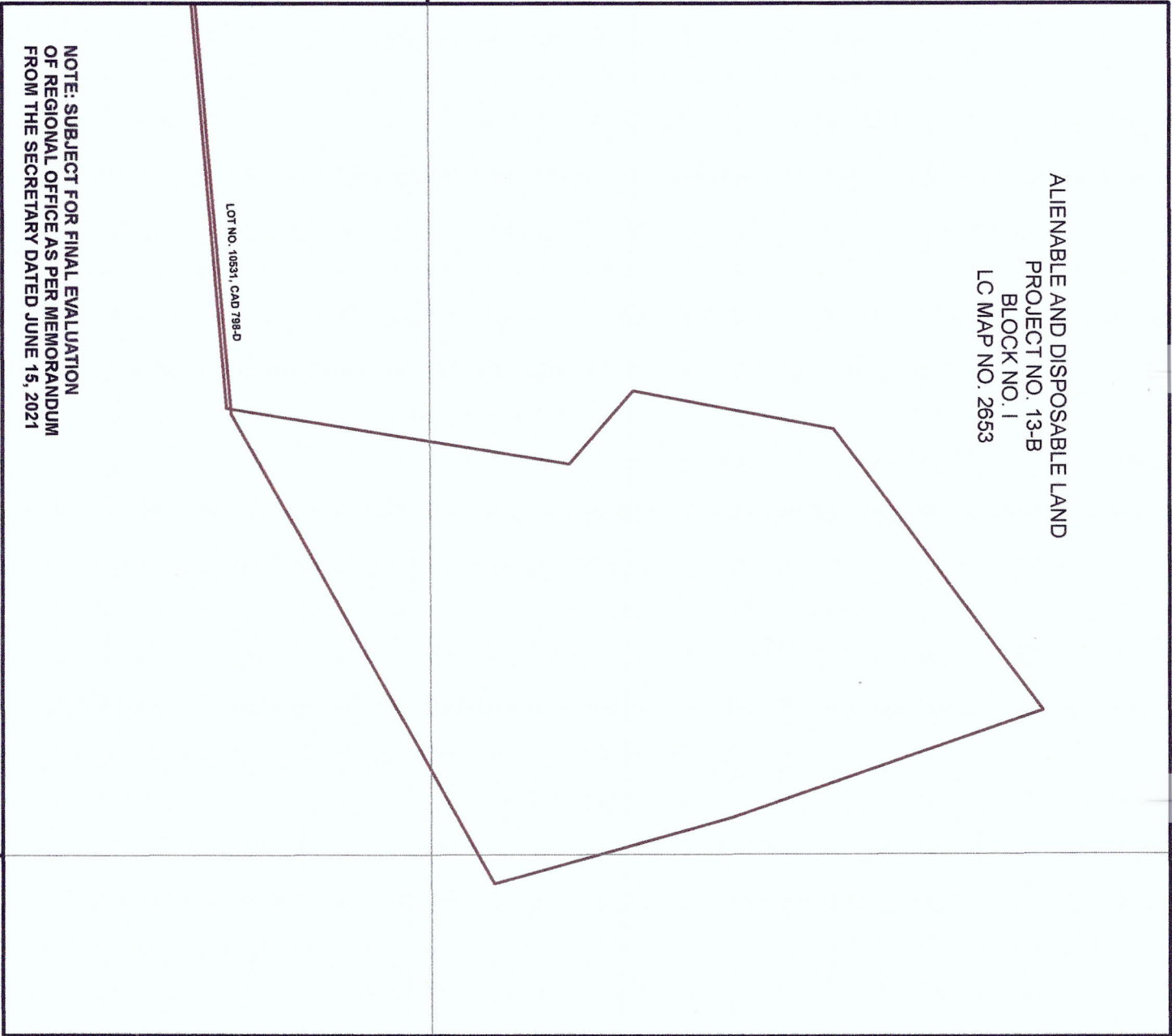
This is to certify that Lot/ Survey No. **10531, CAD 798-D** with a total land area of **9.7802 hectares** is within **Alienable and Disposable Land** per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 10th day of July, 2022.

LEONARD T. CALUYA

 CENR Officer



**MAP SHOWING
THE RELATIVE LOCATION OF
LOT NO. 10531, CAD 798-D
FOR LC CERTIFICATION APPLIED BY
MARIBEL A. RODRIGUEZ
LOCATED AT
BGY. KALATAGBAK, QUEZON, PALAWAN**



SCALE 1:4,000

Coordinate System: PRS 1992 UTM Zone 50N
Projection: Transverse Mercator
Datum: Philippine Reference System 1992

LEGEND

— MARIBEL RODRIGUEZ

LC STATUS

□ Alienable & Disposable

■ Forestland

■ No Data

■ UPF

WAIVER OF RIGHTS, INTEREST AND POSSESSION

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER made and executed in Narra, Palawan, by and between:

ESMENIO B. GALERA, of legal age, married to Pacita D. Galera, Filipino citizen and resident of Lapu-Lapu St., Bgy. Poblacion, Narra, Palawan, hereinafter called the WAIVER;

- In favor of -

MARIBEL ANONAT RODRIGUEZ, , Filipino citizen, legal age, married to Erick Manuel Barrios Rodriguez (Nicaragua Citizen) and resident of 608 Unit F. Residences, Bgy. Highway Hills. Mandaluyong City Represented by her Atty-in-fact SHERWIN ANONAT by virtue of Special Power of Attorney executed on September 21, 2021 as per Doc. No.289; Page No. 59; Book No. 32; Series of 2021 by Notary Public Joven G. Sevillaano ; hereinafter called the WAIVEE;

- WITNESSETH -

WHEREAS, that the WAIVER is the actual occupant/claimant of a certain parcel land situated in Barangay Kalatagbak, Quezon, Palawan, under Tax Declaration Number 18-19-006-0633, particularly described as follows;

"A PARCEL OF LAND, designated as Lot No. 10531, cad-798-D. Bounded on the North by ALN 019; on the South by ALN 033; on the East by ALN 029 of Section 17; and on the West by ALN 018, 021. Containing an area of NIENTY SEVEN THOUSAND EIGHT HUNDRED TWO (97, 802) SQUARE METERS. Tax Declaration Number 18-19-006-0633."

NOW THEREFORE, that for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND (Php250, 000.00) PESOS, Philippine Currency in hand paid by the WAIVEE, the receipt whereof is whereby acknowledged to the entire satisfaction of the WAIVER, by these present, the WAIVER does hereby WAIVE, TRANSFER and CONVEY unto the said WAIVEE his heirs and assigns A PORTION and all my rights and interest the above-described property, as follows;

Lot 10531-A-	50, 000 Square Meters
Lot 10531-B-	10, 000 Square Meters

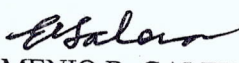
WHEREAS, the WAIVER warrants peaceful possession over the above-described property and that the same is free from any lien or encumbrance whatsoever, and the WAIVEE freely accept said waiver in her favor.

IN WITNESS WHEREOF, we have hereunto set their signature this OCT 01 2021 at Narra, Palawan, Philippines.

MARIBEL ANONAT RODRIGUEZ

Waivee
Represented by

SHERWIN ANONAT
Atty-in-fact


ESMENIO B. GALERA

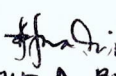
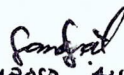
Waiver

DL # D11-06-048297

With marital consent:


PACITA D. GALERA

Wife of the Waiver

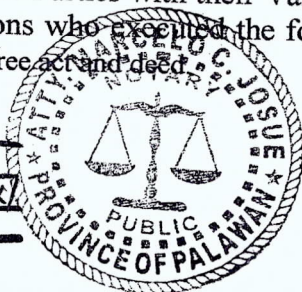
SIGNED IN THE PRESENCE OF:  ANNABELLE A. BERNARDINO &  MIA LAMBOSO ANONATI
ACKNOWLEDGMENT

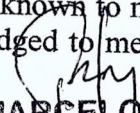
REPUBLIC OF THE PHILIPPINES
Province of PALAWAN
Municipality of Narra

)
) S.S
)

BEFORE ME, A Notary Public for and in Narra, Palawan, this OCT 01 2021 at Narra, Palawan, the Parties with their Valid Id's as indicated below their names, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

JUL. NO. 40
PAGE NO. 8
BOOK NO. CXXXI
SERIES NO. 2021




ATTY. MARCELO C. JOSUE
NOTARY PUBLIC

UNTIL DEC. 31, 2022

PTR No. 2629163 / 12-11-20 / Palawan

IBP No. 000727 / 12-11-20

MCLE No. VI-0021341 / until: 04-14-22

Roll No. 37469

SIGNED IN THE PRESENCE OF:

~~ErickBP~~
Erick Manuel Barrios Rodriguez

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF MANDALUYONG) s.c.

BEFORE ME, this 21st day of September 2021, in the City of Mandaluyong, Philippines, personally appeared the following:

Name Identity	Competent Evidence of
------------------	-----------------------

MARIBEL ANONAT RODRIGUEZ	UMID ID CARD with No. CRN-0111-2016739-8
---------------------------------	---

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free and voluntary act and deed.

This contract relates to a Special Power of Attorney consisting of two (2) pages including the page on which this acknowledgment is written, each and every page of which, on the left margin, having been signed by the parties written above and their witnesses and sealed with notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day, year and place above written.

Doc. No. 289
Page No. 59
Book No. 32
Series of 2021


JOVEN G. SEVILLANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
ROLL NO. 53970
IBP LIFETIME NO. 011302; 12-28-12; RIZAL
PTR NO. 4581076; 1-4-21; MANDALUYONG
MCLE COMPLIANCE NO. VI 0017960 14 APRIL 2022
METRO MART COMPLEX, MANDALUYONG CITY

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **MARIBEL ANONAT RODRIGUEZ**, of legal age, married, resident of 608 Unit F. Residences, Brgy. Highway Hills, Mandaluyong City, do hereby name, appoint and constitute;

SHERWIN ANONAT, also of legal age, resident of Purok Maligaya 2, New Village Brgy. Tagburos, Puerto Princesa City, as true and lawful ATTORNEY-IN-FACT for me in my place, stead and behalf, to do any and/or all of the following acts, to wit:

- 
1. To be my legal representative and transact on my behalf to any person or entity in any matter or understanding as may be involving my name **MARIBEL ANONAT RODRIGUEZ** in relation to the property Lot No. 10531, CAD 798 D located at Brgy. Kalatagbak, Quezon, Palawan;
 2. To acquire, agree on the purchase price of, buy and purchase the above-mentioned property on my behalf;
 3. To negotiate and contract for me to ESMENIO GALERA as the registered owner of the aforesaid property;
 4. To execute and sign in my behalf in all pertinent papers and documents needed under my name including the Deed of Absolute Sale, Waiver of Rights or Contracts and Agreement for the property;
 5. To file and pay the capital gain tax, Stamp Doc/Duty;
 6. To pay transfer taxes and fees relative to the transfer of ownership on the property in my name;
 7. To submit all the necessary documents and follow up any transaction needed my name;
 8. To perform any other act necessary to carry out any or all of foregoing.

HEREBY GRANTING unto my said attorney-in-fact, full power and authority to do and perform said acts and deeds and whatever requisite, ratifying and confirming all our said attorney-in-fact has done, shall do or cause to be done, by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of September 2021 at Mandaluyong City.



MARIBEL ANONAT RODRIGUEZ
Principal



REPUBLIC OF THE PHILIPPINES
Unified Multi-Purpose ID




CRN - 0111-2016739-8





SURNAME
RODRIGUEZ
GIVEN NAME
MARIBEL


MIDDLE NAME
ANONAT
SEX F DATE OF BIRTH 1989/03/27
ADDRESS
1216 UNIT CITYLAND SHAW
TOWER ST. FRANCIS ST. SHAW
BLVD WACK WACK MANDALUYONG
CITY NCR PHL 1550



REPUBLIC OF THE PHILIPPINES
 DEPARTMENT OF TRANSPORTATION
 LAND TRANSPORTATION OFFICE
PROFESSIONAL DRIVER'S LICENSE





Last Name, First Name, Middle Name
ANONAT, SHERWIN -
 Nationality Sex Date of Birth Weight (kg) Height(m)
 PHL M 1984/03/25 50 1.53
 Address
 PUROK 3 BATO-BATO NARRA PALAWAN
 License No. Expiration Date Agency Code
D11-16-000848 2023/03/26 D11
 Blood Type Eyes Color
 A+ BLACK
 Restrictions Conditions
 1,2 NONE
 Signature of Licensee

 EDGAR C. GALVANTE
 Assistant Secretary



III. ORGAN DONATION:
 I WILL NOT DONATE ANY ORGAN
 IV. IN CASE OF EMERGENCY NOTIFY:
 NAME: NEMTA SORRENSAMA
 ADDRESS: PUERTO PRINCESA CITY PALAWAN
 TEL. NO.: 097206649556

I. RESTRICTIONS:
 1. MOTORCYCLES/MOTORIZED TRICYCLES
 2. VEHICLE UP TO 4500 KGS G.V.W.
 3. VEHICLE ABOVE 4500 KGS G.V.W.
 4. AUTOMATIC CLUTCH UP TO 4500 G.V.W.
 5. AUTOMATIC CLUTCH ABOVE 4500 G.V.W.
 6. ARTICULATED VEHICLE 1601 KGS G.V.W. AND BELOW
 7. ARTICULATED VEHICLE 1601 UP TO 4500 G.V.W.
 8. ARTICULATED VEHICLE 4501 & ABOVE G.V.W.
 II. CONDITIONS:
 A. WEAR EYEGLASSES
 B. DRIVE ONLY W/SPECIAL EXPT FOR UPPER LIMBS
 C. DRIVE ONLY W/SPECIAL EXPT FOR LOWER LIMBS
 D. DAYLIGHT DRIVING ONLY
 E. ACCOMPANIED BY A PERSON W/NORMAL HEARING

Serial Number
094021698





REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF QUEZON)

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, Panny G PROQUE single/married to SINGLE
Filipino, of legal age, and resident of the municipality of QUEZON, Province of
Palawan, after having been duly sworn to in accordance with law, depose and say:

1. That I personally know MARIBEL ANDNAT RODRIGUEZ who has filed an
APPLICATION FOR SURVEY AUTHORITY for a tract of land located at
Municipality of QUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUEZON and I know the
land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself
or thru his predecessor-in-interest since 1972 or prior thereto and it is free
from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not
personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-
born citizen of the Philippines and is not the owner of more than Twelve (12) hectares
of land in the Philippines.

IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit
this 17th day of JUNE 20 22 in the Municipality of QUEZON,
Province of Palawan.

P. Proque
Affiant

CTC NO. 257 908 48

Issued on: JUNE 7, 2022

Issued at: BGY. KALATAGBAK, QUEZON

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

JOANNA D. NATIVIDAD
Spl. Inv. /DPLI



Republic of the Philippines
PROVINCE of PALAWAN
Municipality of Quezon

Barangay Kalatagbak

-oOo-

OFFICE of the SANGGUNIANG BARANGAY

Barangay CERTIFICATION

TO WHOM IT MY CONCERN:

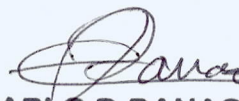
THIS IS TO CERTIFY that the agricultural land with tax Dec" designate as Lot No: 10531, cad-798-D containing an area of NINETY SEVEN THOUSAND EIGHT HUNDRED TWO (97,802) Square meters, situated at sitio, Foundation, Barangay, Kalatagbak, Quezon, Palawan is now actually owned and occupied by, **MRS MARIBEL ANONAT RODRIGUEZ**.

THIS CERTIFIES FURTHER that **MRS MARIBEL ANONAT RODRIGUEZ**, is an actual occupant of the said parcel of land, which is the (97,802) Square Meters Bought from **ESMENIO B. GALERA**, on **OCTOBER 1, 2021**.

THIS CERTIFICATION is being issued upon the request of the said person mentioned above for whatever legal purpose/s it may serve him /her best.


ISSUED this 8 day **JUNE, 2022** at Kalatagbak Barangay Hall, Quezon, Palawan, Philippines.

Witnessed by: RANNY B. BOSQUE


CARLO D. DANA O
Punong Barangay

SUBSCRIBE AND SWORN TO BEFORE ME THIS DAY OF JUN 09 2022 IN THE
MUNICIPALITY OF QUEZON, PALAWAN BY THE AFFIANT/S.

DOC NO. 336
PAGE NO. 69
BOOK NO. XXXIV
SERIES OF 1000


ATTY. RYAN T. PACABIS
Notary Public
Notarial Commission Extended
Until June 30, 2022, Bar Matter No. 3796
Attorney's Roll No. 63050
IBP No. 168470 / 12-24-2021
PTR No. 5720975 / 12-31-2021

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan
BRANCH 165 (Single Sala)
Brooke's Point, Palawan
Landline: 726-3480 / Hotline: 0956-307-8033
Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF
Justice Hall, Barangay Tuhtub, Brooke's Point, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving **Lot and Survey No. 10531, CAD 798-D**, located in Barangay Kalatagbak, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.

This Certification is being issued upon request of DMO IV/OIC Engr. Rosita F. Castulo for whatever legal purpose it may serve.

30 June 2022. Justice Hall, Tuhtub, Brookes Point, Palawan.


ELENA B. DELA TORRE

OIC/Court Interpreter

Verified By:


RHEA A. MEDINA
Clerk III

Cert Fee. P 15 / P35 / P 10
O.R. Nos. 7662249 D / 7662277 D / 2415710
Dated: June 30, 2022



Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of *Quezon*
-oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No. 4-2022-206

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that per records kept in this office, **MR/ MRS/ MISS**

MARIBEL RODRIGUEZ is a registered real property owner as described
hereunder to wit :

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0990	KALATAGBAK	AGRICULTURAL LAND	5.0000has.	₱56,000.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being issued upon request of
for whatever purpose it may serve him/her best.

SHERWIN ANONAT

Issued this 11 day of April, 2022 at the Office
of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.


MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee PHP 50.00

O. R. No. 4535747
Issued on: 4/11/2022
Issued at Quezon, Palawan





Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of *Quezon*
-oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No. 4-2022-205

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that per records kept in this office, **MR/ MRS/ MISS**

MARIBEL RODRIGUEZ is a registered real property owner as described hereunder to wit :

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0991	KALATAGBAK	AGRICULTURAL LAND	1.0000has.	₱11,200.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being issued upon request of
for whatever purpose it may serve him/her best.

SHERWIN ANONAT

Issued this 11 day of April, 2022 at the Office
of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.


MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee PHP 50.00

O. R. No. 4535747
Issued on: 4/11/2022
Issued at Quezon, Palawan



TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-19-006-0990**Property Identification No.: **066-19-006-23-053**Owner: **MARIBEL A. RODRIGUEZ**

TIN: _____

Address: **BARANGAY KALATAGBAK, QUEZON, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property:

KALATAGBAK**QUEZON, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 798-D**

CCT: _____

Lot No. **10531 (PART)**

Date: _____

Block No. _____

Boundaries: North: **ALN 019**South: **ALN 054**East: **ALN 001 SEC. 01**West: **ALN 018, 021****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY****BUILDING**

Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RICUP2-ML)	5.0000 ha.	70,000 Php	350,000.00	AGRICULTURAL (Upland R/L)	16 % Php	56,000.00	TAXABLE

Total	50,000.00 sq.m	Php	350,000.00	Php	56,000.00
-------	----------------	-----	------------	-----	-----------

Total Assessed Value **FIFTY-SIX THOUSAND PESOS**

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2022**
YEAR

Approved by:

EUVICA M. COLBE, REA**10/26/2021**

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. **18-19-006-0633 (Part)** Previous A.V. Php. **88,730.00** Previous PIN: **066-19-006-23-020**Previous Owner: **ESMENIO GALERA**Previous Area: **9.7802 ha.****Memoranda:**

REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

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 Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: **066-19-970**
SWORN STATEMENT Date: **10-21-2021**

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-19-006-0991**Property Identification No.: **066-19-006-23-054**Owner: **MARIBEL A. RODRIGUEZ**

TIN: _____

Address: **BARANGAY KALATAGBAK, QUEZON, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

KALATAGBAK**QUEZON, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD-798-D**

CCT: _____

Lot No. **10531 (PART)**

Date: _____

Block No. _____

Boundaries: North: **ALN 053**South: **ALN 055**East: **ALN 001 SEC. 01**West: **ALN 021****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY****BUILDING**

Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RICUP2-ML)	1.0000 ha.	70,000 Php	70,000.00	AGRICULTURAL (Upland R/L)	16 % Php	11,200.00	TAXABLE

Total **10,000.00 sq.m** **Php** **70,000.00** **Php** **11,200.00**

Total Assessed Value **ELEVEN THOUSAND TWO HUNDRED PESOS**Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment: **2022**
YEAR

Approved by: _____

EUVICA M. COLBE, REA**10/26/2021****PROVINCIAL ASSESSOR**

Date

This declaration cancels TD No. **18-19-006-0633 (Part)** Previous A.V. Php. **88,730.00** Previous PIN: **066-19-006-23-020**Previous Owner: **ESMENIO GALERA**Previous Area: **9.7802 ha.****Memoranda:**

REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

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 Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

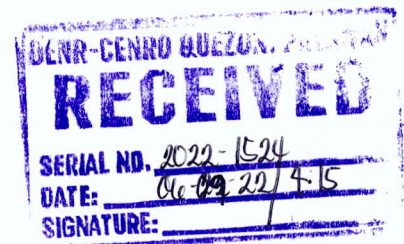
SWORN STATEMENT No.:
SWORN STATEMENT Date:

Mr. Leonard T. Caluya
CENRO Officer
CENRO, Quezon
Población, Quezon, Palawan

**RE: REQUEST FOR THE ISSUANCE, PROCESSING AND
APPROVAL OF SURVEY AUTHORITY IN RELATION TO
THE APPLICATION FOR REGISTRATION OF TITLE TO
LAND, LOT NUMBER- 10531**

SIR:


GREETINGS!



The undersigned most respectfully and humbly requests approval from your office for conducting a survey relative to my property located in Kalatagbak, Quezon, Palawan. The survey aims to attain title to land for the aforesaid property, with lot number 10531. Attached herewith is a copy of pertinent documents to support this request.

I look forward to receiving your kind approval, and I shall be highly obliged for your kind support.

Respectfully,



Maribel Anonat Rodriguez



ANNEX "E"

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : July 25, 2022

I am submitting the investigation report conducted on the application for Survey Authority of Maribel A. Rodriguez over Lot No. 10531, CAD 798-D containing a total area of 9.7802 hectares located in Bgy. Kalatagbak, Quezon, Palawan.

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

- a. The subject lot is within Alienable and Disposable (A&D) land per Project No. 13-B, Block No. I of Land Classification Map No. 2653.
- b. Other findings:
 1. The subject parcel of land is covered by Homestead Application No. (IV-28)-67 of Esmerio B. Galera;
 2. That portion of the same land containing an approximate area of 6.0000 hectares was acquired by Maribel A. Rodriguez thru Waiver of Rights, Interest and Possession dated October 1, 2021; *(Copy of Waiver hereto attached)*
 3. That no visible improvement has found therein, and
 4. The whole area is free from claims and conflicts.

Hence, I recommend for the immediate approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area actually claimed by the applicant.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

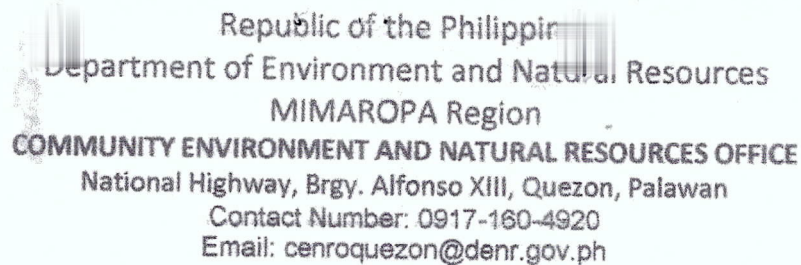
Attached are the following pertinent documents to wit:

1. Letter request for Survey Authority address to CENR Officer;
2. Real Property Tax Clearance and Tax Declaration Nos. 18-19-006-0990 and 18-19-006-0991;
3. Certification from Regional Trial Court;
4. Notarized Barangay Certification;
5. Affidavit of two (2) disinterested persons;
6. Government issued ID;
7. Waiver of Rights and Special Power of Attorney;
8. CENRO LC Map Projection;
9. CENRO LC Certification as "Annex B";
10. Investigation Report with geotagged photos;
11. Certified Photocopy of Technical Description, and
12. V-37.

For your information and approval.


LEONARD T. CALUYA
CENR Officer





Survey No. Card 798-D
Lot No. 10531 Identical to
Lot No. N 008
Area : 9.7802 Hrs.
Location: Kalatangbak, Mezri Paj.

Date Surveyed March 9 to May 16, 1987

Date Approved Sept. 4, 1987

TIE LINE N 85 - 05E 12474.14 m. FROM B.L.L.M # 1
Cad 798 - D PHEON, Cadastre



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-9823-016
Email: cenroquezon@denr.gov.ph

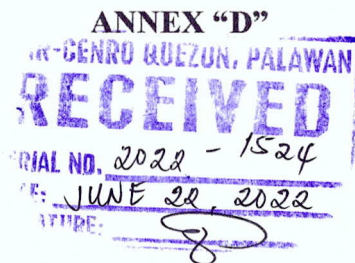
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : Djoanna D. Natividad - Land Management Inspector

SUBJECT : **INVESTIGATION REPORT**

DATE : June 22, 2022



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

SUBJECT LOT

The subject of this investigation is within **AGRICULTURAL LAND (A&D)** as per **Project No. 13-B, Block I, of Land Classification Map No. 2653** located in **BGY. KALATAGBAK, QUEZON, PALAWAN**, with an area of **9.7802** hectares.

CLAIMANT

The claimant is **MARIBEL A. RODRIGUEZ**, male/female, with address at **BGY. HIGHWAY HILLS, MANDALUYONG CITY**.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

1. The undersigned conducted perimeter survey to determine the area being occupied by Mrs. Maribel Anonat-Rodriguez which contains more or less 60,000 square meters.
2. That geo-tagged photos were taken during the said activity.

FINDINGS/RECOMMENDATION

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

1. That based on records of this Office, Lot No. 10531, CAD 798-D is originally owned by Mr. Esmenio B. Galera with Homestead Application No. (IV-28)- 67 and Tax Declaration No. 18-19-006-0633 with a total area of 97, 802 square meters.
2. That portion of the subject lot containing an area of 60,000 square meters was sold by the original claimant, Mr. Esmenio Galera to Mrs. Maribel Anonat-Rodriguez last October 1, 2021 as notarized by Atty. Marcelo C. Josue on the same date.
3. It was found out that the said property has no improvement yet rather than under brushing on portion of the area and clearing on another portion.
4. That the area is free from any land claims and conflicts.

In view of the foregoing, it is recommended that Clearance as to Land Status Verification be forwarded to the Regional Office for approval.


DJOANNA D. NATIVIDAD
Investigating Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos taken during the conduct of inspection/verification of the area requested by Maribel Anonat-Rodriguez located at Bgy. Kalatagbak, Quezon, Palawan



Handwritten signature



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. **10531, CAD 798-D** with a total land area of **9.7802 hectares** is within **Alienable and Disposable Land** per Land Classification Map No. 2653, Project No. 13-B, Block No. I.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 19th day of July, 2022.

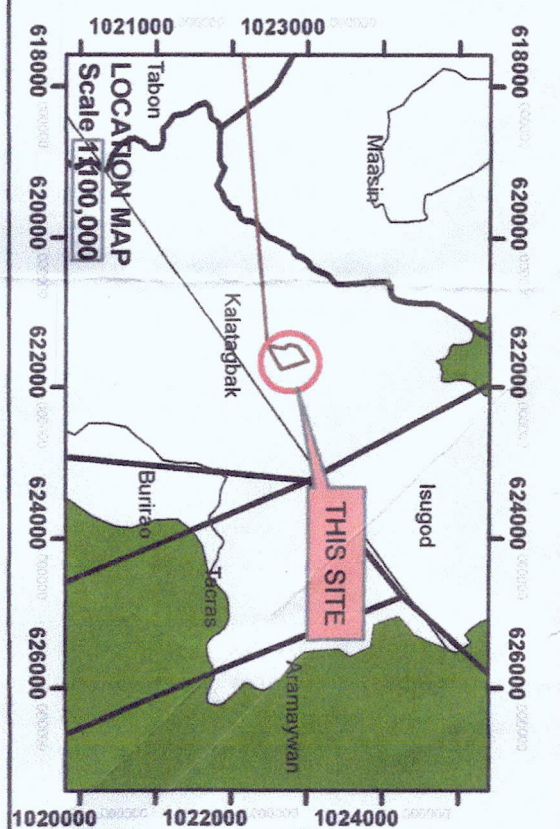
LEONARD T. CALUYA

 CENR Officer

ALIENABLE AND DISPOSABLE LAND
PROJECT NO. 13-B
BLOCK NO. 1
LC MAP NO. 2653

LOT NO. 10531, CAD 798-D

NOTE: SUBJECT FOR FINAL EVALUATION
OF REGIONAL OFFICE AS PER MEMORANDUM
FROM THE SECRETARY DATED JUNE 15, 2021



SCALE 1:4,000

Coordinate System: PRS 1992 UTM Zone 50N
Projection: Transverse Mercator
Datum: Philippine Reference System 1992

MAP SHOWING
THE RELATIVE LOCATION OF
LOT NO. 10531, CAD 798-D
FOR LC CERTIFICATION APPLIED BY
MARIBEL A. RODRIGUEZ
LOCATED AT
BGY. KALATAGBAK, QUEZON, PALAWAN

LEGEND

- MARIBEL RODRIGUEZ
- LC_STATUS
 - Alienable & Disposable
 - Forestland
 - No Data
 - UPF

WAIVER OF RIGHTS, INTEREST AND POSSESSION

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER made and executed in Narra, Palawan, by and between:

ESMENIO B. GALERA, of legal age, married to Pacita D. Galera, Filipino citizen and resident of Lapu-Lapu St., Bgy. Poblacion, Narra, Palawan, hereinafter called the WAIVER;

- In favor of -

MARIBEL ANONAT RODRIGUEZ, , Filipino citizen, legal age, married to Erick Manuel Barrios Rodriguez (Nicaragua Citizen) and resident of 608 Unit F. Residences, Bgy. Highway Hills. Mandaluyong City Represented by her Atty-in-fact SHERWIN ANONAT by virtue of Special Power of Attorney executed on September 21, 2021 as per Doc. No.289; Page No. 59; Book No. 32; Series of 2021 by Notary Public Joven G. Sevillaño ; hereinafter called the WAIVEE;

- WITNESSETH -

WHEREAS, that the WAIVER is the actual occupant/claimant of a certain parcel land situated in Barangay Kalatagbak, Quezon, Palawan, under Tax Declaration Number 18-19-006-0633, particularly described as follows:

"A PARCEL OF LAND, designated as Lot No. 10531, cad-798-D. Bounded on the North by ALN 019; on the South by ALN 033; on the East by ALN 029 of Section 17; and on the West by ALN 018, 021. Containing an area of NIENTY SEVEN THOUSAND EIGHT HUNDRED TWO (97, 802) SQUARE METERS. Tax Declaration Number 18-19-006-0633."

NOW THEREFORE, that for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND (Php250, 000.00) PESOS, Philippine Currency in hand paid by the WAIVEE, the receipt whereof is whereby acknowledged to the entire satisfaction of the WAIVER, by these present, the WAIVER does hereby WAIVE, TRANSFER and CONVEY unto the said WAIVEE his heirs and assigns A PORTION and all my rights and interest the above-described property, as follows:

Lot 10531-A-	50, 000 Square Meters
Lot 10531-B-	10, 000 Square Meters

WHEREAS, the WAIVER warrants peaceful possession over the above-described property and that the same is free from any lien or encumbrance whatsoever, and the WAIVEE freely accept said waiver in her favor.

IN WITNESS WHEREOF, we have hereunto set their signature this OCT 01 2021 at Narra, Palawan, Philippines.

MARIBEL ANONAT RODRIGUEZ

Waivee
Represented by

SHERWIN ANONAT
Atty-in-fact

Esmerio B. Galera
ESMENIO B. GALERA

Waiver

DL # D11-06-048297

With marital consent:

Pacita D. Galera
PACITA D. GALERA

Wife of the Waiver

SIGNED IN THE PRESENCE OF: *Anna D. Bernardino*
ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
Province of PALAWAN
Municipality of Narra

)
) S.S
)

BEFORE ME, A Notary Public for and in Narra, Palawan, this OCT 01 2021 at Narra, Palawan, the Parties with their Valid Id's as indicated below their names, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

ErickBP
Erick manuel Barrios Rodriguez

REPUBLIC OF THE PHILIPPINES)
CITY OF MANDALUYONG) s.c.

Name Identity	Competent	Evidence	of
------------------	-----------	----------	----

UMID ID CARD with
No. CRN-0111-2016739-8

This contract relates to a Special Power of Attorney consisting of two (2) pages including the page on which this acknowledgment is written, each and every page of which, on the left margin, having been signed by the parties written above and their witnesses and sealed with notarial seal.

Doc. No. 289
Page No. 59
Book No. 32
Series of 2021


JOVEN G. SEVILLANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
ROLL NO. 53970
IBP LIFETIME NO. 011302; 12-28-12; RIZAL

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

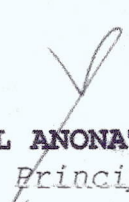
I, **MARIBEL ANONAT RODRIGUEZ**, of legal age, married, resident of 608 Unit F. Residences, Brgy. Highway Hills, Mandaluyong City, do hereby name, appoint and constitute;

SHERWIN ANONAT, also of legal age, resident of Purok Maligaya 2, New Village Brgy. Tagburos, Puerto Princesa City, as true and lawful ATTORNEY-IN-FACT for me in my place, stead and behalf, to do any and/or all of the following acts, to wit:

- 
1. To be my legal representative and transact on my behalf to any person or entity in any matter or understanding as may be involving my name **MARIBEL ANONAT RODRIGUEZ** in relation to the property Lot No. 10531, CAD 798 D located at Brgy. Kalatagbak, Quezon, Palawan;
 2. To acquire, agree on the purchase price of, buy and purchase the above-mentioned property on my behalf;
 3. To negotiate and contract for me to ESMENIO GALERA as the registered owner of the aforesaid property;
 4. To execute and sign in my behalf in all pertinent papers and documents needed under my name including the Deed of Absolute Sale, Waiver of Rights or Contracts and Agreement for the property;
 5. To file and pay the capital gain tax, Stamp Doc/Duty;
 6. To pay transfer taxes and fees relative to the transfer of ownership on the property in my name;
 7. To submit all the necessary documents and follow up any transaction needed my name;
 8. To perform any other act necessary to carry out any or all of foregoing.

HEREBY GRANTING unto my said attorney-in-fact, full power and authority to do and perform said acts and deeds and whatever requisite, ratifying and confirming all our said attorney-in-fact has done, shall do or cause to be done, by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of September 2021 at Mandaluyong City.



MARIBEL ANONAT RODRIGUEZ
Principal



REPUBLIC OF THE PHILIPPINES
Unified Multi-Purpose ID






CRN-0111-2016739-8



SURNAME
RODRIGUEZ
GIVEN NAME
MARIBEL

MIDDLE NAME
ANONAT
SEX F DATE OF BIRTH 1989/03/27
ADDRESS
1216 UNIT CITYLAND SHAW
TOWER ST. FRANCIS ST. SHAW
BLVD MACK MACK MANDALUYONG
CITY NCR PHL 1550


REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE
PROFESSIONAL DRIVER'S LICENSE




Last Name, First Name, Middle Name
ANONAT, SHERWIN -


Nationality PHL **Sex** M **Date of Birth** 1994/03/25 **Weight (kg)** 60 **Height (m)** 1.65

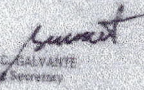
Address
 PUROK 3 BATO-BATO NARRA PALAWAN

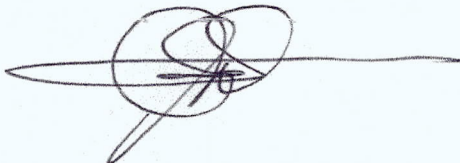
License No. D11-16-000848 **Expiration Date** 2028/03/26 **Agency Code** D11

Blood Type A+ **Hair Color** BLACK

Restrictions L2 **Conditions** NONE

Signature of Licensee 

EDGAR C. SALVANTE
 Assistant Secretary 



IN CASE OF EMERGENCY NOTIFY:
 NAME: NARRA SHERWIN ANONAT
 ADDRESS: PUROK 3 BATO-BATO NARRA PALAWAN
 TEL. NO.: 0920669998

IN CASE OF EMERGENCY NOTIFY:
 NAME: NARRA SHERWIN ANONAT
 ADDRESS: PUROK 3 BATO-BATO NARRA PALAWAN
 TEL. NO.: 0920669998

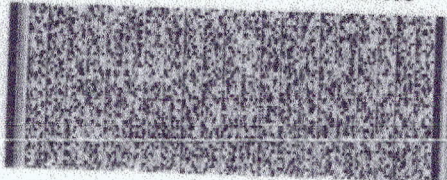
1. RESTRICTIONS:

1. MOTORCYCLES (UNLICENSED DRIVERS)
2. VEHICLE UP TO 4500 KGS G.V.W.
3. VEHICLE ABOVE 4500 KGS G.V.W.
4. AUTOMATIC CLUTCH UP TO 4500 G.V.W.
5. AUTOMATIC CLUTCH ABOVE 4500 G.V.W.
6. ARTICULATED VEHICLE 4500 KGS G.V.W. AND BELOW
7. ARTICULATED VEHICLE 4501 UP TO 4500 G.V.W.
8. ARTICULATED VEHICLE 4501 & ABOVE G.V.W.

2. CONDITIONS:

1. VISION UNIMPAIRED
2. HEARING UNIMPAIRED (EXCEPT FOR LOWER LIMS)
3. SPEECH UNIMPAIRED (EXCEPT FOR LOWER LIMS)
4. UNIMPAIRED VISION ONLY
5. UNIMPAIRED HEARING ONLY
6. UNIMPAIRED VISION & HEARING

Serial Number
094021698





REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN :S.S.
MUNICIPALITY OF _____)

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, NERISSA C. MORANDEZ single/married to FREDDE P. MORTINDEZ
Filipino, of legal age, and resident of the municipality of QUEZON, Province of
Palawan, after having been duly sworn to in accordance with law, depose and say:

1. That I personally know MARIBEL ANONAT RODRIGUEZ who has filed a
APPLICATION FOR SURVEY AUTHORITY for a tract of land located at
Municipality of QUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUEZON and I know the
land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself
or thru his predecessor-in-interest since 1972 or prior thereto and it is free
from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not
personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-
born citizen of the Philippines and is not the owner of more than Twelve (12) hectares
of land in the Philippines.

IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit
this 17th day of JUNE 20 22 in the Municipality of QUEZON,
Province of Palawan.

[Signature]

Affiant

CTC NO. 25790849

Issued on: JUNE 08, 2022

Issued at: Bgy. KALATACBAK, QUEZON

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

[Signature]
DIANNA D. NATIVIDAD
Spl. Inv. /DPLI



Republic of the Philippines
PROVINCE of PALAWAN
Municipality of Quezon

Barangay Kalatagbak

-oOo-

OFFICE of the SANGGUNIANG BARANGAY

Barangay CERTIFICATION

TO WHOM IT MY CONCERN:


THIS IS TO CERTIFY that the agricultural land with tax Dec" designate as Lot No: 10531, cad-798-D containing an area of NINETY SEVEN THOUSAND EIGHT HUNDRED TWO (97,802) Square meters, situated at sitio, Foundation, Barangay, Kalatagbak, Quezon, Palawan is now actually owned and occupied by, **MRS MARIBEL ANONAT RODRIGUEZ**.

THIS CERTIFIES FURTHER that **MRS MARIBEL ANONAT RODRIGUEZ** is an actual occupant of the said parcel of land, which is the (97,802) Square Meters Bought from **ESMENIO B. GALERA**, on **OCTOBER 1, 2021**.

THIS CERTIFICATION is being issued upon the request of the said person mentioned above for whatever legal purpose/s it may serve him /her best.

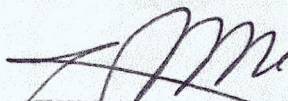
ISSUED this 8 day **JUNE, 2022** at Kalatagbak Barangay Hall, Quezon, Palawan, Philippines.

Witnessed by: RANNY B. BOSQUE:


CARLO D. DANA O
Punong Barangay

SUBSCRIBE AND SWORN TO BEFORE ME THIS DAY OF JUN 09 2022 IN THE
MUNICIPALITY OF QUEZON, PALAWAN BY THE AFFIANT/S.

DOC NO. 336
PAGE NO. 61
BOOK NO. XXXIV
SERIES OF 1002


ATTY. RYAN T. PACABIS
Notary Public
Notarial Commission Extended
Until June 30, 2022, Bar Matter No. 3794
Attorney's Roll No. 63050
IBP No. 108470 / 12-24-2021
PTR No. 5720975 / 12-31-2021

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan
BRANCH 165 (Single Sala)
Brooke's Point, Palawan
Landline: 726-3480 / Hotline: 0956-307-8033
Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF
Justice Hall, Barangay Tuhtub, Brooke's Point, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving **Lot and Survey No. 10531, CAD 798-D**, located in Barangay Kalatagbak, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.

This Certification is being issued upon request of DMO IV/OIC Engr. Rosita F. Castulo for whatever legal purpose it may serve.

30 June 2022. Justice Hall, Tuhtub, Brookes Point, Palawan.


ELENA B. DELA TORRE

OIC/Court Interpreter

Verified By:


RHEA A. MEDINA
Clerk III

Cert Fee. P 15 / P35 / P 10
O.R. Nos. 7662249 D / 7662277 D / 2415710
Dated: June 30, 2022



Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of *Quezon*
-oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No. 4-2022-206

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that per records kept in this office, **MR/ MRS/ MISS**

MARIBEL RODRIGUEZ is a registered real property owner as described
hereunder to wit :

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0990	KALATAGBAK	AGRICULTURAL LAND	5.0000has.	₱56,000.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being issued upon request of
for whatever purpose it may serve him/her best.

SHERWIN ANONAT

Issued this 11 day of April, 2022 at the Office
of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.


MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee PHP 50.00
O. R. No. 4535747
Issued on: 4/11/2022
Issued at Quezon, Palawan





Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of *Quezon*
-oOo-



OFFICE OF THE MUNICIPAL TREASURER

Control No. 4-2022-205

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that per records kept in this office, **MR/ MRS/ MISS**

MARIBEL RODRIGUEZ is a registered real property owner as described
hereunder to wit :

TD NO.	LOCATION	CLASSIFICATION OF LAND	AREA	ASSESSED VALUE	TAX BEGIN
18-19-006-0991	KALATAGBAK	AGRICULTURAL LAND	1.0000has.	₱11,200.00	2022

that taxes due of the above-stated property is paid-up-to-date including the current year.

This certification is being issued upon request of
for whatever purpose it may serve him/her best.

SHERWIN ANONAT

Issued this 11 day of April, 2022 at the Office
of the Municipal Treasurer, Municipality of Quezon, Palawan, Philippines.


MARIA ROSELLE P. TANYO
Acting Municipal Treasurer

Sec. Fee PHP 50.00
O. R. No. 4535747
Issued on: 4/11/2022
Issued at Quezon, Palawan



TAX DECLARATION OF REAL PROPERTY

T.D. No.: **18-19-006-0990**Property Identification No.: **066-19-006-23-053**Owner: **MARIBEL A. RODRIGUEZ**

TIN: _____

Address: **BARANGAY KALATAGBAK, QUEZON, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property:

KALATAGBAK**QUEZON, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 798-D**

CCT: _____

Lot No. **10531 (PART)**

Date: _____

Block No. _____

Boundaries: North: **ALN 019**South: **ALN 054**East: **ALN 001 SEC. 01**West: **ALN 018, 021**

KIND OF PROPERTY ASSESSED:

**LAND****MACHINERY****BUILDING**

Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxable
AGRICULTURAL (RICUP2-ML)	5.0000 ha.	70,000 Php	350,000.00	AGRICULTURAL (Upland R/L)	16 % Php	56,000.00	TAXABLE

Total **50,000.00 sq.m** **Php** **350,000.00** **Php** **56,000.00**

Total Assessed Value **FIFTY-SIX THOUSAND PESOS**

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2022**
YEAR

Approved by: _____

EUVICA M. COLBE, REA**10/26/2021****PROVINCIAL ASSESSOR**

Date

This declaration cancels TD No. **18-19-006-0633 (Part)** Previous A.V. **Php. 88,730.00** Previous PIN: **066-19-006-23-02**Previous Owner: **ESMENIO GALERA**Previous Area: **9.7802 ha.**

Memoranda:

REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

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 Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer ownership or legal title to the property.

SWORN STATEMENT No.: **066-19-970**SWORN STATEMENT Date: **10-21-2021**

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-19-006-0991**Property Identification No.: **066-19-006-23-054**Owner: **MARIBEL A. RODRIGUEZ**

TIN: _____

Address: **BARANGAY KALATAGBAK, QUEZON, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

KALATAGBAK**QUEZON, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD-798-D**

CCT: _____

Lot No. **10531 (PART)**

Date: _____

Block No. _____

Boundaries: North: **ALN 053**South: **ALN 055**East: **ALN 001 SEC. 01**West: **ALN 021****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY****BUILDING**

Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxabil
AGRICULTURAL (RICUP2-ML)	1.0000 ha.	70,000 Php	70,000.00	AGRICULTURAL (Upland R/L)	16 % Php	11,200.00	TAXABI
Total	10,000.00 sq.m	Php	70,000.00		Php	11,200.00	
Total Assessed Value ELEVEN THOUSAND TWO HUNDRED PESOS							

Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment: **2022**
YEAR

Approved by: _____

EUVICA M. COLBE, REA**10/26/2021****PROVINCIAL ASSESSOR**

Date

This declaration cancels TD No. **18-19-006-0633 (Part)** Previous A.V. Php. **88,730.00** Previous PIN: **066-19-006-23-020**Previous Owner: **ESMENIO GALERA**Previous Area: **9.7802 ha.****Memoranda:**

REVISED TO SEGREGATE THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS, INTEREST AND POSSESSION EXECUTED ON OCTOBER 1, 2021, CENRO CERTIFICATION (A&D) ISSUED ON SEPTEMBER 6, 2021. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P 2,772.69, O.R NO. 0850000 ISSUED ON OCTOBER 21, 2021 AT PTO-PPCITY.

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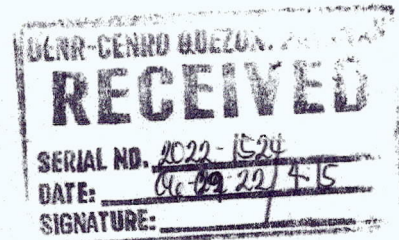
SWORN STATEMENT No.: _____
SWORN STATEMENT Date: _____

Mr. Leonard T. Caluya
CENRO Officer
CENRO, Quezon
Población, Quezon, Palawan

**RE: REQUEST FOR THE ISSUANCE, PROCESSING AND
APPROVAL OF SURVEY AUTHORITY IN RELATION TO
THE APPLICATION FOR REGISTRATION OF TITLE TO
LAND, LOT NUMBER- 10531**

SIR:

GREETINGS!



The undersigned most respectfully and humbly requests approval from your office for conducting a survey relative to my property located in Kalatagbak, Quezon, Palawan. The survey aims to attain title to land for the aforesaid property, with lot number 10531. Attached herewith is a copy of pertinent documents to support this request.

I look forward to receiving your kind approval, and I shall be highly obliged for your kind support.

Respectfully,


Maribel Anonat Rodriguez