

9 SEP 2022

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Republic of the Philippines

#### Department of Environment and Natural Resources INCOMING

MIMAROPA Region

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Brgy. Sta. Monica, Puerto Princesa City, Palawan Telfax No. (048) 434 - 8791

Email Add: penropalawan@denr.gov.ph

September 7, 2022

BY:

#### **MEMORANDUM**

TO

The Assistant Regional Director for Technical Services

**FROM** 

The Provincial Environment and

Natural Resources Officer

SUBJECT :

TRANSMITTAL OF THE REPORT

I am forwarding the memorandum of CENRO Puerto Princesa, Palawan with the investigation report conducted on the application for Survey Authority of the subject Lot No. 3978, Cad 800-D situated at Brgy. Sta, Monica, Puerto Princesa City, Palawan applied by Dindo C, Cuario.

After evaluation, this office found out the following:

- a. That the subject lot falls within Alienable and Disposable Land per RA 9145 dated July 30, 2001.
- b. Per GIS basemap, the subject lot falls to timberland per LC Map No. 103.
- c. That the subject lot consist of five (5) corners covering an area of 399.15 sq. meters.
- d. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Puerto Princesa.

Hence, I recommend for the issuance of survey authority. 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

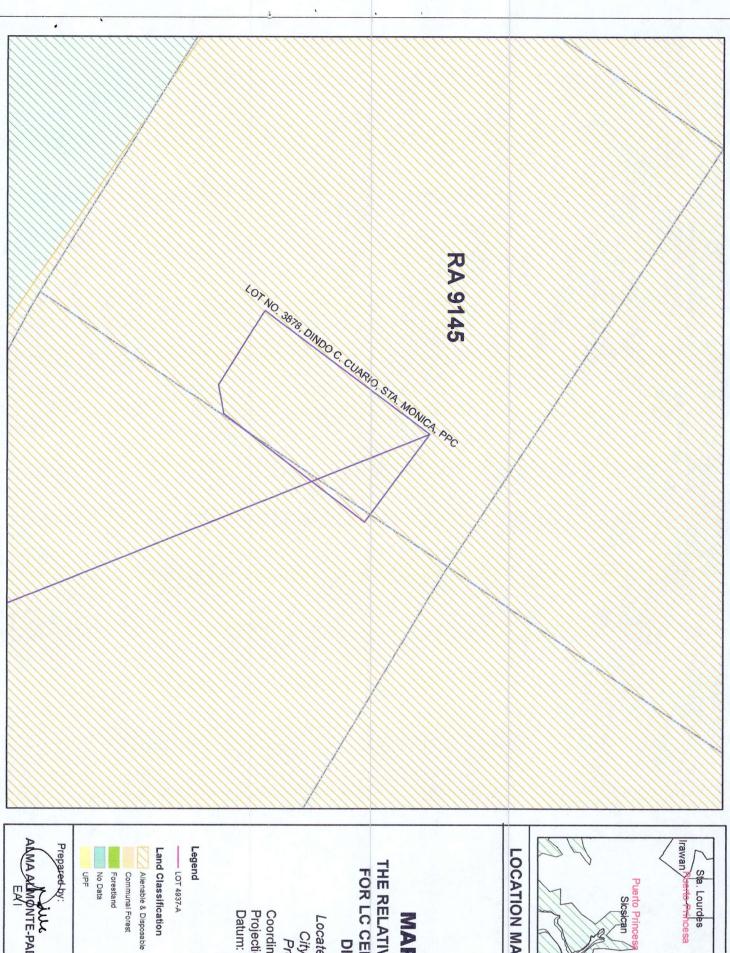
Reference No. 2022-7578 RPSFiles/Memo.lot 3978 AAP

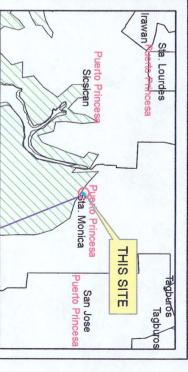
PENRO-RECORDS

RELEASED

Phen

Date: 15 SEP 2022cn July 2377





**LOCATION MAP** 

SCALE: 1:50,000



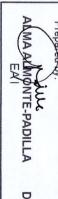
# MAP SHOWING

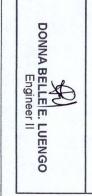
THE RELATIVE LOCATION OF LOT 3978 FOR LC CERTIFICATION APPLIED BY DINDO C. CUARIO

Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911 Located at Brgy. Sta. Monica City of Puerto Princesa Province of Palawan

SCALE: 1:500









#### 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

(ANNEX "B")

#### **CERTIFICATION**

This is to certify that Lot 3978, Cad 800-D falls within Alienable and Disposable Land per RA 9145 dated July 30, 2001.

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

Issued on  $7^{\text{th}}$  day of September, 2022 for confirmatory verification of the Regional Office.

PENRO TO

Note:

Reference used was based on the rectified LC Map provided and projected by the Regional Office



#### 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: <a href="mailto:cenropuertoprincesa@denr.gov.ph">cenropuertoprincesa@denr.gov.ph</a> Tel. Fax No.: (048) 717-0702

#### **MEMORANDUM**

FOR :

The Regional Executive Director

DENR MIMAROPA Region

1515 L & S Building, Roxas Boulevard, Ermita, Manila

THRU

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The OIC - Community Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

**SUBJECT** 

REQUEST FOR LAND CLASSIFICATION CONFIRMATION OF LOT

NO. 3978, CAD. 800-D LOCATED IN BGY. STA. MONICA, PUERTO PRINCESA CITY RE: THE REQUEST OF MR. DINDO C. CUARIO

FOR ISSUANCE OF SURVEY AUTHORITY PER DMC 2019-10

DATE

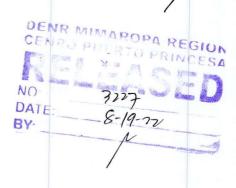
July 20, 2022

Respectfully requesting herewith for the Land Classification Confirmation of Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa relative to the request for issuance of survey authority of Mr. Dindo C. Cuario over the aforementioned subject lot.

Hence, attached herewith is the corresponding Land Classification Certification, Technical Description in V-37 form, and Sketch Map of Lot No. 3978, Cad. 800-D subject to Land Classification Confirmation pursuant to DMC 2019-10 dated December 11, 2019.

Copy furnished:

Mr. Dindo C. Cuario rep. by Cecilia C. Quillope Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City Contact No. 0950-387-1686 PEDRO A. VELASCO





Republic of the Philippines
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 located in Barangay Santa Monica, Puerto Princesa City, Palawan containing an area of 399.15 square meters identified as Lot No. 3978, Cad. 800-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 18th day of April 2022 at CENRO Puerto Princesa City.

Checked and Verified by:

JASON D. AMONTIMOR

Forester I
Unit Head, GIS
& Land Classification Verification

NO 1615 DATE: 4-37-22

Certification fee: Oath fee:

O.R. No.

P50.00 P36.00 Lo 29160KF Approved by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

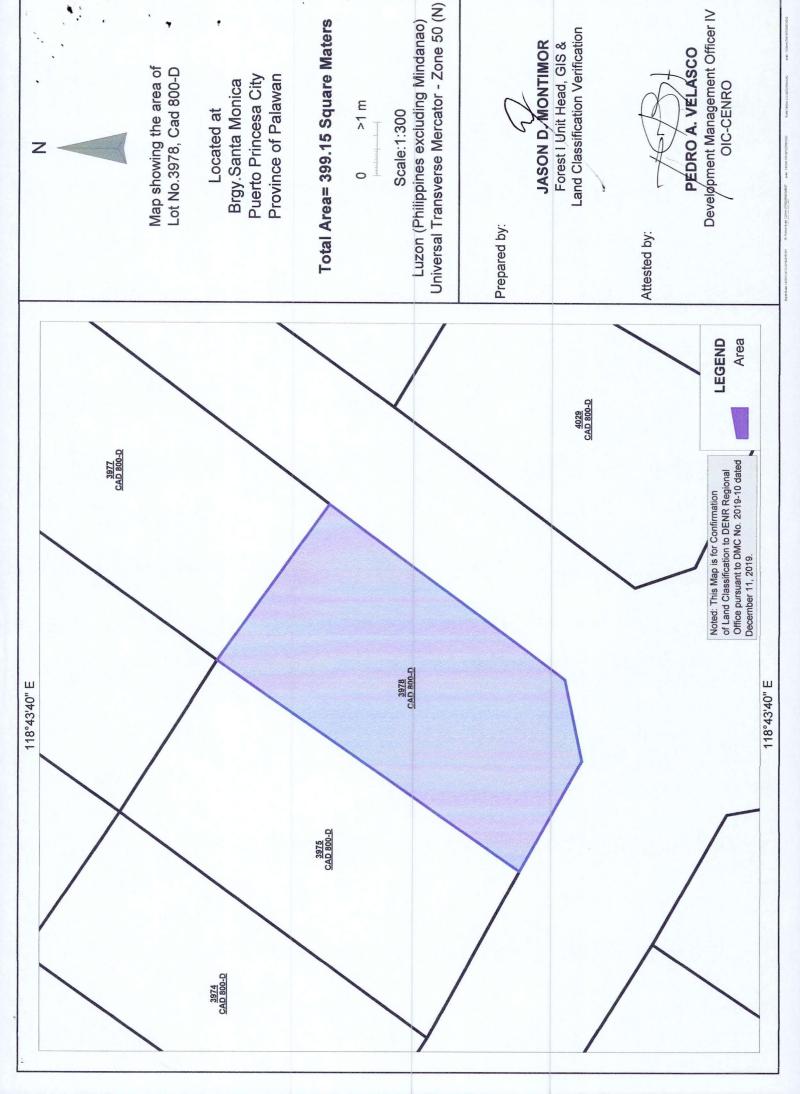
CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBLADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1

LC-DRN-2022-1952

# 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	on No.		Lot No. 3978 Survey No. Cal. 800-0				
Applicant	Dindo C. Cuario		Identical Lot No.  Portion of Lot No.  Area: 390.(S square meters				
Surveyed	for						
Surveyed	by Engr. Agustin: P. Tin	nbancaua					
Date of Su	rvey July 1-25 - Oct. 1-	15,1984		gy. Sta. Monica, Pua			
Date Approved November 25, 1984				nal Survey:	and the second s		
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2-3	S 77° 42' W	24.07 M					
3-4	-4 S 79° 39' W 4.00m			CMC. Mm.			
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T. D. Chec	ked by: PANALOC	V-MACOLA	- Va	Date: 07-	21-22		
			/				





Republic of the Philippines
Department of Environment and Natural Resources

# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica Puerto Princesa City Email Address: <a href="mailto:centropuertoprincesa@denr.gov.ph">centropuertoprincesa@denr.gov.ph</a> Tel. Fax No.: (048) 717-0702

#### **MEMORANDUM**

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. DINDO CUARIO FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 3978, CAD. 800-D LOCATED IN BGY. STA. MONICA, PUERTO

PRINCESA CITY

DATE

July 20, 2022

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot/Survey No. 3978, Cad. 800-D, located in Barangay Sta. Monica, Puerto Princesa City, with an area of 399.15 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 Dindo C. Cuario 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 geotagged photographs of the subject lot.

NO:
DATE:

S-4-27

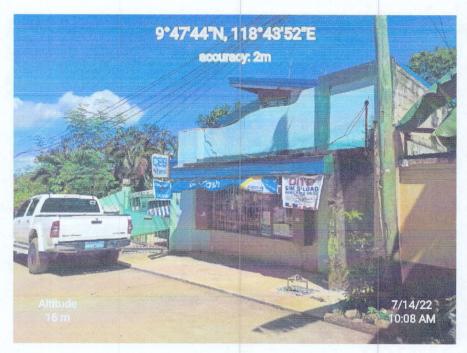
BY

PZDRO A. VELASCO

Copy furnished:

Mr. Dindo C. Cuario rep. by Cecilia C. Quillope Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City Contact No. 0950-387-1686

Geo-tagged photographs of Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, 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: <a href="mailto:centropuertoprincesa@denr.gov.ph">centropuertoprincesa@denr.gov.ph</a> Tel. Fax No.: (048) 717-0702

#### **MEMORANDUM**

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. DINDO

CENRO

NAME

SIGNATURE

CUARIO FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 3978, CAD. 800-D LOCATED IN BGY. STA. MONICA, PUERTO

PRINCESA CITY

DATE

July 15, 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. 3978, Cad. 800-D, located in Barangay Sta. Monica, Puerto Princesa City, with an area of 399.15 square meters.

#### CLAIMANT

The claimant is Mr. Dindo C. Cuario, 58 years old, male, a resident of Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City duly represented by his sister, Mrs. Cecilia C. Quillope, 55 years old, female, a resident of Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City. Please see attached Special Power of Attorney (SPA) dated May 13, 2022 which was subscribed and sworn to before Atty. Liezeil L. Zabanal-Abia under Doc. No. 91; Page No. 20; Book No. 106; Series of 2022.

#### PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

- 1. Prepared a letter dated May 18, 2022 to Mrs. Cecilia C. Quillope in response to her letter of intent dated April 27, 2022, informing her as to the documentary requirements in the issuance of survey authority pursuant to DMC 2019-10;
- 2. Coordinated with Mrs. Cecilia C. Quillope and scheduled the date of ocular inspection;
- 3. Conducted an ocular inspection/investigation over the subject lot on July 14, 2022 together with Math Aide I Reynaldo V. Macola. Please see attached attendance sheet.

Commisson

#### FINDINGS/RECOMMENDATION

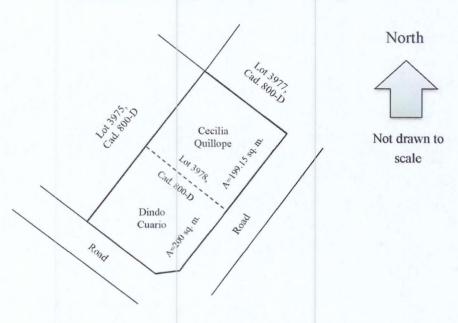
After the conduct of the investigation, I found the following:

- 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 verification from the records of this Office, Lot No. 3978, Cad. 800-D containing an area of 399.15 square meters located in Bgy. Sta. Monica, Puerto Princesa City is covered by M.S.A. No. (IV-26) of Bernardo Dangan which was rejected per CENRO Order dated July 2, 2001 considering that the subject lot is within Timberland during the time of filing of the said application. Further, the said lot was covered by Unnumbered Miscellaneous Sales Application of Dindo C. Cuario filed on January 22, 2007;
- 3. That the subject lot was acquired by Dindo C. Cuario by virtue of Affidavit of Waiver of Rights and Deed of Absolute Sale executed by Leonora A. Lien (2 waivers) both dated September 10, 1997 which was both likewise subscribed and sworn to before Atty. Tomas Miguel R. Timbancaya under Doc. No. 2015; Page No. 55; Book No. 24; Series of 1997 and Doc. No. 2014; Page No. 55; Book No. 24; Series of 1997, respectively;
- 4. That the subject lot is actually occupied, possessed and cultivated by Dindo C. Cuario since 1997, together with her sister, Mrs. Cecilia C. Quillope, with considerable improvements thereon such as their individual houses made of concrete and light materials and is fenced with cyclone wire with concrete posts;
- 5. That the house of Mr. Dindo C. Cuario is currently undergoing a construction since his former house which is made of light materials was affected by the Typhoon Odette;
- 6. That the applicant, Mr. Dindo C. Cuario intends to hire the services of Engr. Jonathan G. Bacolor to execute the subdivision survey of the subject lot into two (2) resultant lots, for him and for her sister, Mrs. Cecilia C. Quillope;
- 7. That in a Waiver of Rights and Possession over Unregistered Land dated May 23, 2022, Mr. Dindo C. Cuario waived, transferred and conveyed his rights, interests, claims, ownership and possession over a portion of the subject lot with an area of 199.15 square meters in favor of Cecilia Cuario Quillope which was subscribed and sworn to before Atty. Liezeil L. Zabanal-Abia under Doc. No. 1300; Page No. 27; Book No. 106; Series of 2022;
- 8. That Mr. Dindo C. Cuario executed an Affidavit of Cancellation dated May 17, 2022 requesting for the cancellation of his Miscellaneous Sales Application and instead, apply for a Residential Free Patent pursuant to Republic Act No. 10023 dated March 9, 2010;
- 9. That a Joint Affidavit of Disinterested Persons dated June 14, 2022 was executed by Nely Llanera and Helen Cahayag, both residents of Purok Maagap, Bgy. Sta. Monica, Puerto Princesa City, attesting that they personally know Dindo C. Cuario who is the actual occupant/possessor of Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa City;
- 10. That a Certification dated June 8, 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 the court involving applicant Dindo Cuario rep. by Cecilia Quillope covering Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa City;

Generation

- 11. That there is a Tax Declaration of Real Property issued in the name of Dindo Cuario over Lot No. 3978, Cad. 800-D per TD No. 033-25322 and Property Identification No. 134-02-033-11-255 issued by the City Assessor's Office of Puerto Princesa;
- 12. That Certifications both dated May 19, 2022 was issued by Punong Barangay Ronaldo S. Sayang of Bgy. Sta. Monica, Puerto Princesa City certifying that Dindo Cucharo Cuario and Cecilia Cuario Quillope were resident of Purok Maunlad of the said Barangay which was both subscribed and sworn to before Atty. Roland E. Pay on May 20, 2022 under Doc. No. 418; Page No. 85; Book No. CCCLIV; Series of 2022 and Doc. No. 417; Page No. 85; Book No. CCCLIV; Series of 2022, respectively;
- 13. 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;
- 14. That attached herewith are the photocopy of Identification Card of applicant Dindo C. Cuario (Postal ID) and representative Cecilia C. Quillope (UMID).

#### Proposed subdivision of Lot No. 3978, Cad. 800-D



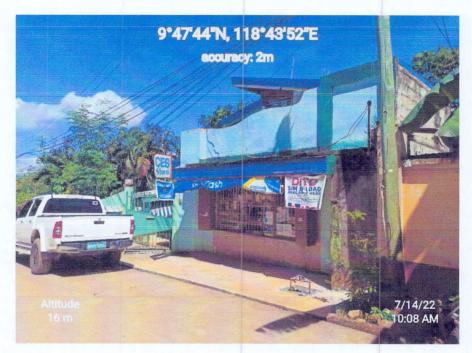
I recommend for the rejection/cancellation of Unnumbered Miscellaneous Sales Application of Dindo C. Cuario filed on January 22, 2007 over Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa City to give way for the approval of application for survey authority in order to qualify for Residential Free Patent Application pursuant to Republic Act No. 10023. Attached are the geo tagged photographs of the subject lot.

CHRISTYL POPS B. MANINGAS
Special Investigator I

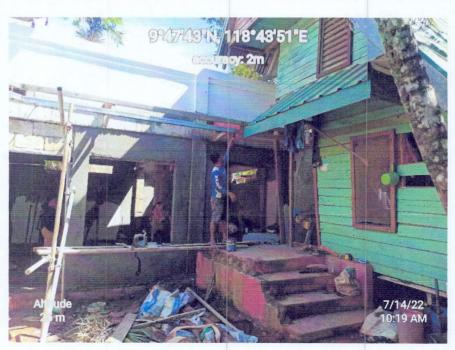
**SUBSCRIBED AND SWORN** to before me on the above stated date at DENR-CENRO Puerto Princesa City.

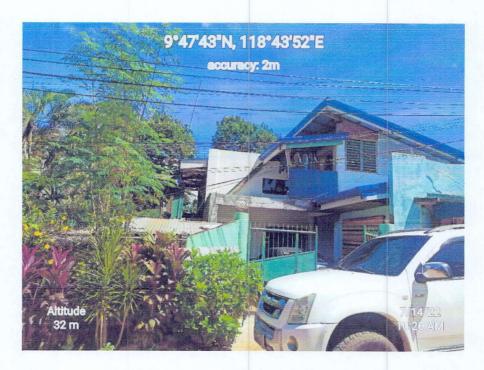
MILDRED A. PASCUAL LMO II/Chief, RPS

Geo-tagged photographs of Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa City















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

Date: April 27 2022	
SUBJECT: LETTER OF 1	NTENT RE:
	Follow-up of pending/subsisting PLA Filing of appropriate PLA Survey Authority
Mr. Pedro A. Velasco Development Management Off OIC-CENRO	icer IV
Sir:	The state of the s
parous of fant.	est for issuance of the aforementioned subject covering below described
Name of Applicant/Authorized Representative (with SPA):	Dindo C. Cuarro / Cecilia cuorio Quillope
Type of Application:	Free Patent Homestead Patent Miscellaneous Sales
Lot No. with Survey Plan:	3978
Area:	399.0 Sq.m
Location:	purok Maunhad, Bgg. Sta Monica, Puerto Princesa.
Name of Geodetic Engineer (For Survey Authority)	Purok Maunial, Bgg. Sta Horica, Puerto Princesa. Ergr. Josephan G. Bacolov
attached herewith are the copies our Office subject for prelimina	s of Alienable & Disposable Certification and Records Verification from ary assessment/initial evaluation.
Very truly yours,	CERTIFIED PHOTOCOPY
CECILIKO. QUILLOPE ignature above printed name	MCAULANO VITERBO WASHINSTRATIVE OFFICER VRECORDS OFFICER!
ddress: -mail Add.: ontact No.: ender: ge:	lad, Bgy. Sta Monica, Pto Princesa City

#### SPECIAL POWER OF ATTORNEY

#### KNOW ALL MEN BY THESE PRESENTS:

- I, DINDO CACHARO CUARIO, Filipino, of legal age, single, and resident of Bgy. Sta. Monica, Puerto Princesa City, have named, constituted and appointed my sister CECILIA CUARIO QUILLOPE, Filipino, of legal age, married and with address at Purok Maunlad,. Bgy. Sta. Monica, Puerto Princesa City, as my true and lawful representative, to act for and in my name and stead, and to perform the following acts:
- To process, transact, follow-up the building permit, occupation permit, or any other elated permit with the proper offices in the City Government of Puerto Princesa City, City Fire Office, Zoning Division, and other government agencies, for my residential building at Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City;

To apply, process, pay the water and electric connection for the said residential house:

To apply for my residential Free Patent with the Department of Environment and Natural Resources (DENR) and to sign all related documents necessary for the said titling including the survey authority for the lot;

To perform acts necessary for the abovementioned undertaking and to sign, make seal, execute and deliver documents pertinent to the above undertaking;

GIVING AND GRANTING unto my said attorney full power and authority whatsoever requisite and necessary or proper to be done in or about the premises as fully to all intent and purposes as I might or could lawfully do if personally present hereby ratifying and confirming all that the said attorney may do or cause to be done under and by virtue of this present.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of May 2022 at Puerto Princesa City.

Principal

I Accept:

CECILIA CUARIO OUILLOPE Attorney-in-fact

CERTIFIED PHOT

WOVA BILLE B. GARCELLAGO WILLERBD ADMINISTRATIVE OFFICER 1/ REELHES HALLEP

Signed in the presence of:

ACKNOWLEDGMENT Republic of the Philippines

Puerto Princesa City

)S.S.

ZABAA

BEFORE ME, a Notary Public for Puerto Princesa City, personally appeared DINDO CACHARO CUARIO with his US Driver's License ID No. D04990367 valid until May 25, 2026 and CECILIA CUARIO QUILLOPE with UMID ID No. 0111-6637213-4 issued by the Social Security System and personally known to me to be the same persons who executed the foregoing instrument and they acknowledged before me that the same is their free and voluntary act and deed.

WITNESS MY HAND and SEAL this 13th day of May 2022 at Puerto Princesa City.

Doc. No. 91; Page No. 20;

KUTARY PUBLIC Book No. 106; Series of 2022

ATTY. LIEZEIL L. ZABANAL-ABIA

Notary Public

Commissioned Until December 31, 2022 IBP Lifetime No. 7865/Dec. 19, 2008

PTR No. 0891085/1-03-2022/Palawan

Unit 3, Ground Flr., Masangcay Building, Fernandez Street 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: <a href="mailto:cenropuertoprincesa@denr.gov.ph">cenropuertoprincesa@denr.gov.ph</a> Tel. Fax No.: (048) 717-0702

May 18, 2022

SUBJECT: LETTER DATED APRIL 27, 2022 FROM MS. CECILIA C. QUILLOPE RE: LOT NO. 3978, CAD. 800-D LOCATED IN BGY. STA. MONICA, PUERTO PRINCESA CITY

Ms. Cecilia C. Quillope Purok Maunlad, Bgy. Sta. Monica Puerto Princesa City Contact No. 0950-387-1686 1 CECILIA C. BUILLOPE May 26, 2022

Dear Ms. Quillope,

Environmental Greetings!

This pertains to your letter of intent dated April 27, 2022 regarding the intention to file for public land application of Mr. Dindo Cuario represented by you over Lot No. 3978, Cad. 800-D located in Bgy. Sta. Monica, Puerto Princesa City.

Please be informed that the Land Classification Certification of the subject lot will be forwarded to DENR MIMAROPA Regional Office subject for Land Classification Confirmation pursuant to DENR Memorandum Circular No. 2019-10 dated December 11, 2019.

Furthermore, accordingly upon conversation with you, the subject lot will be subdivided in order to qualify for Residential Free Patent Application (RFPA). Therefore, please submit to this Office an original copy of Special Power of Attorney (SPA) from Mr. Dindo Cuario in your favor as well as an Affidavit stating that the applicant would like to cancel his previous Miscellaneous Sales Application (MSA) in order to avail/qualify for the RFPA.

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

We trust that you are properly informed.

Very truly yours,

PEDRO A. VELASCO OMO IV/OIC-CENRO

Cc: CENRO/File DRN-2022-2518/RPS/\*cpbm CENTER OF THE PRINCESA

NO 2/32 DATE 5-19

IATE: VI

CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLANO-VITERBE ADMINISTRATIVE OFFICER WRECORDS OFFICER



# Republic of the Philippines Department of Environment and Natural Resources

# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica Puerto Princesa City Email Address: <a href="mailto:centroprincesa@denr.gov.ph">centroprincesa@denr.gov.ph</a> Tel. Fax No.: (048) 717-0702

# OCULAR INSPECTION RE: REQUEST OF DINDO CUARIO REP. BY CECILIA C. QUILLOPE

# ATTENDANCE SHEET Lot No. 3978, Cad. 800-D Bgy. Sta. Monica, Puerto Princesa City July 14, 2022

No.	Name	Complete Address	Contact No.	Signature
- January	CECILIA CHARIO QUILLOPE	PHE. MAUNIAP, STA MONICA PHERTO PRINCESS MTY	0900 387 1686	Gen
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CERTIFIED PHOTOCOPY

MOVABILLE B. GARCELLAND-VITERET ADMINISTRATIVE OFFICER VRECORDS 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.			Lot No. 3978 Survey No. Cad. 800-0				
Applicant	Dindo C. Cuario		Identical Lot No.  Portion of Lot No.				
Surveyed	And a second control of the control	entekkolania kantungan kalaligu abahang menenentukan di sapat penengan menenana kalali					
Surveyed	by Engr. Agustin: P. T	imbancaya					
Date of S	urvey July 1-25 - Oct.	1-15,1984		rgy. Sta. Monica, Puc	square meters		
	roved November 25, 19		Date of Ori	ginal Survey:	TO PAINCES OF UTY		
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2-3	5 77° 43' W	24.07 M					
3-4	S 79° 39' W	4-00 M	P.C. C.	1. Cmc. Mm.			
4-5	N 58° 21' W	11.95m		X LOCAN			
5.1	N 37° 04' E	27.95m		A COV CA-1			
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Republic of the Philippines Department of Environment and Natural Resources MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

#### Cally

#### CERTIFICATION

#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land located in Barangay Santa Monica, Puerto Princesa City, Palawan containing an area of 399. 15 square meters identified as Lot No. 3978, Cad. 800-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 18th day of April 2022 at CENRO Puerto Princesa City.

Checked and Verified by:

JASON D. ARONTIMOR

Forester I Unit Head, GIS

& Land Classification Verification

EGION NO DATE

Certification fee: Oath fee:

O.R. No.

P36.00

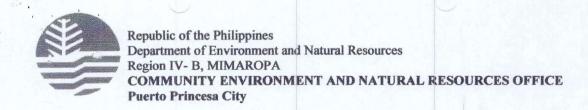
Approved by:

Development Management Officer IV OIC-CENRO

CERTIFIED PHOTOCOPY

Marullano NOVABILLE B. GARCELLANO-VITERBI. ADMINISTRATIVE OFFICER 1/RECORDS OFFICER I

LC-DRN-2022-1952



#### CERTIFICATION

#### TO WHOM IT MAY CONCERN

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

1. Name of Applicant:

Bernardo Dangan

2. Application No.

MSA (IV-26) 2093

3. Lot No.

3978, Cad. 800-D

4. Location:

Barangay Sta. Monica, Puerto Princesa City, Palawan

5. Area:

399.15 square meters

6. Remarks:

MSA (IV-26) 2093 of Bernardo Dangan was rejected per CENRO Order dated July 2, 2001 considering that the

subject lot is within the Timberland during the filing of the

said application

This further certifies that the above-mentioned lot was covered by the unnumbered Miscellaneous Sales Application of Dindo C. Cuario.

This certification is issued upon request of Cecilia C. Quillope for whatever legal purpose it may serve her best.

Issued this 19th day of April 2022 at CENRO, Puerto Princesa City, Palawan.

Maruliano NOVA BILLE B. GARCELLANO-VITERBO Administrative Officer I

Attested by:

Development Management Officer IV

**OIC-CENRO** 

NO MIMADOOA REGION NO

REC-CAD-22-04-38

Certificate Fee:

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

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

HOVABILLE B. GARTEL! AND-VITERBO ARMINISTRATIVE OFFICER MRECORDS OFFICER)

#### DEED OF ABSOLUTE SALE

#### KNOW ALL MEN BY THESE PRESENTS:

This DEED, made and executed in the City of Puerto Princesa, Philippines by-

LEONORA A. LIEN, of legal age, married, Filipino and a residence of Sta. Monica, Puerto Princesa City, Palawan, hereinafter called the SELLER,

in favor of

REV. FR. DINDO CUARIO, of legal age, single, Filipino, and residence at of Tiniguiban, Puerto Princesa City, hereinafter called the BUYER.

#### WITNESSETH:

That, for and in consideration of the certain amount, the receipt whereof is hereby acknowledged to the entire satisfaction of the SELLER, the said SELLER, does by these presents sell, transfer and convey in a manner absolute and irrevocable in favor of the BUYER his heirs and assigns that certain parcel of land situated at Sta. Monica, Puerto Princesa City, Palawan containing an are of three hundred ninety nine (399) square meter, and more particularly bounded as follows:

Bounded on the North by 223 (Lot 3977) Bounded on the South by Road Bounded on the East by Road Bounded on the West by 256 (Lot 3975)

That the SELLER does hereby declare that the permanent improvements existing thereon consist of various fruit trees and that the property is in the possession of the SELLER.

That the SELLER, who by these presents, hereby transfers physical possession of the land to the BUYER, covenants and agrees that he ceases to be in the premises of said property, that it is free and clear of all liens and encumbrances; that he has a right to convey the same, and that he will warrant and forever defend the same unto said BUYER, his heirs and assigns against the lawful claims of third person whomsoever.

IN WITNESS WHEREOF, the VENDOR has hereunto set his hand, at the place first above-written, on this 10<sup>th</sup> day of September, 1997.

With Marital Consent:

LEONORA A. LIEN

Seller

SIGNED IN THE PRESENCE OF:

Rosario C. Hagon

Jx X. Ways

CERTIFIED TRUE COPY

#### **ACKNOWLEDGEMENT**

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

BEFORE ME, this 10<sup>th</sup> day of September, 1997 in the City of Puerto Princesa, Palawan, Philippines, personally came and appeared Leonora A. Lien who exhibited me their Community Tax Certificate No. 5018928 issued on March 7, 1997, in Puerto Princesa City, known to me to be the same person who executed and signed the foregoing instrument, and the acknowledged to me the same is his free and voluntary act and deed.

This instrument consisting of two (2) pages, including this whereon the acknowledgment is written has been signed by the party and witnesses on each and every page thereof.

IN WITNESS MY HAND AND NOTARIAL SEAL this 10th day of September, 1997, in Puerto Princesa City.

TOMAS MIGUEL R. TIMBANCAYA

Notary Public until 31 December 1997

259 Magtanong Building, Rizal Avenue Puerto Princesa City, Palawan PTR No. 3520475 (01/06/97) IBP No. 419397 (02/19/97) TIN No. 168-913-619

Page No. JT Book No. 4/ Series of 1997

CERTIFIED TRUE COPY

#### AFFIDAVIT OF WAIVER OF RIGHTS

I, MRS. LEONORA A. LIEN, of legal age, married, and a resident of Barangay Sta. Monica, Puerto Princesa City, Palawan, after having been sworn in accordance with law depose and say:

1. That I am an actual occupant/claimant of a parcel of land at Barangay Sta. Monica, Puerto Princesa, Palawan containing an area of three hundred ninety nine (399) square meters more or less covered with Tax Declaration number 033-20034, Cadastral Lot No. 3978 CAD 800-D and with the following boundaries, to wit:

Bounded on the North by 223 (Lot 3977) Bounded on the South by Road Bounded on the East by Road Bounded on the West by 256 (Lot 3975)

- 2. That I have been in continuous occupation and possession of the said parcel of land since 1984 and our possession and occupation had not been contested by any adverse claimant;
- 3. That for some valuable consideration, the receipt whereof is hereby acknowledged from Rev. Fr. Dindo Cuario, single to my full satisfaction, I do hereby waive and transfer all my rights over the above-described property together with all the improvements found therein in favor of said Rev. Fr. Dindo Cuario, of legal age, single and resident of Barangay Tiniguiban, Puerto Princesa City, Palawan.
- 4. That I am hereby turning over to said Rev. Fr. Dindo Cuario, the physical possession of the above described property and I hereby warrant to protect the rights of Rev. Fr. Dindo Cuario from any adverse claim of third parties;
- 5. That I will not interpose objection if in the future, Rev. Fr. Dindo Cuario will perfect their rights over subject property.

IN WITNESS WHEREOF, I have hereunto affixed my signatures on this 10<sup>th</sup> day of September, 1997, in Puerto Princesa City.

Marital Consent:

ENJEN LANG

LEONORA A. LIEN Waivor

SIGNED IN THE PRESENCE OF:

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C. Argan 2. The A. Eglage

CERTIFIED TRUE COPY

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

BEFORE ME, a Notary Public for the City of Puerto Princesa, personally came and appeared Leonora A. Lien who exhibited me their Community Tax Certificate No. 5018928 issued on March 7, 1997, in Puerto Princesa City, known to me to be the same person who executed and signed the foregoing instrument, and he acknowledged to me the same is his free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of September, 1997, in Puerto Princesa City.

TOMAS MIGUEL R. TIMBANCAYA

Notary Public until 31 December 1997 259 Magtanong Building, Rizal Avenue Puerto Princesa City, Palawan PTR No. 3520475 (01/06/97) 1BP No. 419397 (02/19/97) TIN No. 168-913-619

Doc. No. △//
Page No. 
Book No. △/
Series of 1997

CERTIFIED TRUE COPY

#### WAIVER OF RIGHTS AND POSSESSION OVER UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER OF RIGHTS AND POSSESSION OVER UNREGISTERED LAND, made and executed by DINDO CUARIO, Filipino, of legal age, single and resident of Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City, hereinafter known as WAIVOR in favor of CECILIA CUARIO QUILLOPE, Filipino, of legal age, married to John Quillope, Filipino, with address at Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City, hereinafter called the WAIVEE;

#### WITNESSETH THAT:

The WAIVOR is the owner and actual occupant owner of a residential lot with an area of Three Hundred Ninety Nine (399 Square Meters covered by Tax Declaration No. 033-52322, PIN No. 134-02-033-11-255 located in Purok Maunlad, Bgy. Sta, Monica, Puerto Princesa City, and more particularly described below:

Boundaries:

North: 233 (LOT 3977) South: ROAD

East: ROAD

West: 256 (LOT 3975)

That I caused the subdivision of the aforesaid lot into two, and a portion of the above property with an area of ONE HUNDRED NINETY NINE (1995 SQUARE METERS is the subject of this Waiver of Rights.

For sufficient consideration received from the WAIVEE, I hereby WAIVE, TRANSFER and CONVEY my rights, interests, claims ownership and possession over the portion with an area of ONE HUNDRED NINETY NINE (199, SQUARE METERS in favor of CECILIA CUARIO QUILLOPE, Filipino, of legal age, married to John Quillope, Filipino, with address at Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City, her heirs, successors and assigns.

I warrant unto the WAIVEE peaceful possession and occupation of the aforementioned property upon the signing of this Waiver and shall defend the latter from adverse claims of third parties. Should there be a need to execute or deliver document, deed or paper to complete the transfer of the Tax Declaration, or application for PATENT in the name of the WAIVEE, I undertake to execute and deliver the said document without any further consideration. I further request the City Assessors Office, Department of Environment and Natural Resources or other government agencies to transfer the said portion of land in favor of the WAIVEE.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands at on this 23rd day of May 2022 at Puerto Princesa City.

VDO C. CUARIO WAIVOR

Signed in the presence of:

CECILIA CLARIO QUILLOPE WAIVER

**ACKNOWLEDGMENT** 

Republic of the Philippines City of Puerto Princesa

)S.S.

LABANA

NOTARY PUBLIC

BEFORE ME, appeared DINDO C. CUARIO with US Driver's License ID No. D04990367 valid until May 25, 2026 and CECILIA CUARIO QUILLOPE with UMID ID No. 0111-6637213-4 who have sufficiently identified themselves to be the same persons who executed the foregoing Waiver of Rights and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the 23rd day of May 2022 at Puerto Princesa City.

Doc. No. 130;

Page No. 27;

Book No. 106; Series of 2022.

ATTY. LIEZEAL) L. ZABANAL-ABIA Notary Public

Until December 31, 2022

IBP Lifetime No. 7865/Dec. 19, 2008 PTR No. 0891085/ 1-03-2022/ Palawan

GOLL NO. 42 Unit & Ground Floor, Masangcay Building, Fernandez Street Puerto Princesa City

Republic of the Philippines City of Puerto Princesa S.S.

#### AFFIDAVIT OF CANCELLATION

I. DINDO CACHARO CUARIO, Filipino, of legal age, single, and resident of Bgy. Sta. Monica, Puerto Princesa City, respectively, after having been duly sworn to in accordance with, hereby depose and state that;

- I am the claimant/owner of residential lot identified as Lot 3978, Cad-800-D with an area of Three Hundred Ninety Nine (399) Square Meters covered by Tax Declaration No. 033-52322, PIN No. 134-02-033-11-255 located in Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City;
- I applied for a Miscellaneous Sales Patent at the office of Community Environment and Natural Resources Office (CENRO), Puerto Princesa City for the above mentioned residential lot;
- However, the said lot is classified as Alienable and Disposable Area (A and D), and is eligible also for a Residential Free Patent, and I would like to cancel my application for Miscellaneous Sales Patent and to convert my application to a Residential Free Patent;
- I execute this affidavit for the purpose of causing the cancellation of the existing application of Miscellaneous Sales Patent and to apply for a Residential Free Patent.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 17th day of May 2022 at Puerto Princesa City, Palawan.

DINDO CACHARO CUARIO

Affiant

US Driver's License ID No. D04990367 Valid until May 25, 2026

SUBSCRIBED AND SWORN to before me this 17th day of May 2022 at Puerto Princesa City, affiants exhibiting to me his Valid ID indicated below his name.

Doc. No. 105;

Series of 2022.

Page No. 22; Book No. 106;

NOTARY PURIL

ROLL NO. 42216

ATTY. LIEZBIL L. ZABANAL-ABIA

Notary Public

Until December 31, 2022

IBP Lifetime No. 7865/Dec. 19, 2008

PTR No.089101851-3-2022/Palawan

Unit 3 Ground Floor, Masangcay Building, Fernandez St. Puerto Princesa City

ERTIFIED PHOTOCOPY

VOVA BILLE B. GARCELLANG-VITERBO ADMINISTRATIVE OFFICER 1/RECORDS OFFICER 1 Republic of the Philippines )
Puerto Princesa City )S.S.

#### JOINT AFFIDAVIT OF DISINTERESTED PERSONS

WE, NELY LLANERA and HELEN CAHAYAG, both are Filipinos, of legal age, single and married and both are residents of Purok Maagap, Bgy. Sta. Monica, Puerto Princesa City, respectively, after having been duly sworn to in accordance with law hereby depose and state that:

- 1. We personally know DINDO C. CUARIO who is the actual occupant/possessor of Lot 3978, Cad-800-D containing an area of Three Hundred Ninety Nine (399) Square Meters located at Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City;
- 2. That he is an actual resident of Barangay Sta. Monica of the City of Puerto Princesa and that we know the land very well;
- 3. That we personally know that the said occupant/possessor or his predecessor-ininterest has actually resided on and continuously possessed and occupied under a bonafide claims of acquisition of the subject land;
- 4. That we are not related to Mr. Dindo C. Cuario either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, we have hereunto affixed our signature this 14<sup>th</sup> day of June 2022 at Puerto Princesa City.

Aldlenson

NELY LLANERA
Affiant
OSCA ID No. 34270
Issued Nov. 25, 2016 at PPC

HELEN CAHAYAG

Affiant

Bgy. ID No. 2018-602

Bgy. Sta. Monica, Puerto Princesa City

SUBSCRIBED AND SWORN TO BEFORE ME this 14<sup>th</sup> day of June 2022, affiants exhibited to me their Valid IDs Nos. indicated below their name.

ZABANA

MÚTARY PUBLIC

WOLL NO 42215

Doc. No. 251; Page No. 52;

Book No. 106;

Series of 2022

ATTY. LIEZEIL L. ZABANAL-ABIA Notary Public

Commissioned Until December 31, 2022 IBP Lifetime No. 7865/Dec. 19, 2008

PTR No. 0891085 /1-03-2022/Palawan

Found Floor, Masangcay Building, Fernandez Street
Puerto Princesa City

CERTIFIED PHOTOCOPY

WIVA BILLE B. GARCELLANO VITERBO



#### 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

May 18, 2022

SUBJECT:

REQUEST FOR CLEARANCE OF MR. DINDO CUARIO REP. BY CECILIA

CUARIO QUILLOPE FOR ISSUANCE OF SURVEY AUTHORITY

The Clerk of Court

Justice Hall

Bgy. Sta. Monica, Puerto Princesa City

Sir/Madam:

I have the honor to inform you that we received the following application:

Kind of Application

Name of Applicant

Dindo C. Cuario rep. by

Issuance of Survey Authority

Cecilia C. Quillope

Date of Filing

Purpose of Application

Location of Land

Sta. Monica

Barangay

Duorto

Municipality/City

Puerto Princesa City

Province

Palawan

Area (sq. m.)

399.15

Descriptions

Lot No. 3978, Cad. 800-D

Before we process the abovementioned application, we kindly request for comment and recommendation from your Office as stated under Section 7.1.2 (b) of DENR Administrative Order No. 2016-21.

Please be informed that under DENR Administrative Order No 2019-25, clearance must be secured from government agencies within forty (40) working days Upon receipt of this letter. Otherwise, it shall be deemed as having no objection from your Office.

Early attention hereto will be appreciated.

Very truly yours,

PEDRO A. VELASCO

Cc: CENRO/File DRN-2022/RPS/\*cpbm NO MES TONO
DATE: 570-70

Cicius this ope

CERTIFIED PHOTOCOP

Mozaullano

NOVA BILLE B. GARCELLAND-VITERS ADMINISTRATIVE OFFICER 1/RECORDS OFFICER

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

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

#### CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending registration case before any branches of this court involving applicant Dindo Cuario Rep. by Cecilia C. Quilope covering Lot No. 3978, Cad 800-D located at Barangay Sta. Monica, Puerto Princesa City.

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

At Puerto Princesa City, this 8th day of June 202

PRINCES KATHERINEC. VERGARA

Cert. Fee: P15.00/35.00/10.00 O.R. No. 9301187/9302418/3127358

Dated: May 31, 2022

asa

CERTIFIED PHOTOCOPY

NOVA BILLE B. GARCELLAND - VITTER ADMINISTRATIVE OFFICER 1/RECORDS VICE



# Republic of the Philippines CITY OF PUERTO PRINCESA

#### OFFICE OF THE CITY ASSESSOR



#### TAX DECLARATION OF REAL PROPERTY

TD No.: 033-52322				Property Ider	tification	No.:	134-02-033-11-255			
Owner: CUARIO,	wner: CUARIO, DINDO				•			TIN: Telephone No. :		
Address: PUROK MAUNLAD, BGY. STA. MONICA, PUERTO				O PRINCESA CITY			Tele			
Administrator/Beneficial User:					TIN:					
Audress:							Tele	phone No. :		
Location of Property:					STA. MONICA		Parties and the residence	PUERTO PRINCESA CITY		
OCT/TCT/CLOA No. :	(Number and Street)			(Barangay/District) Survey No.: CAD-800-D			(Municipality & Province/City)			
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West:	256 (LOT 3975)							ACOMININA TO PROPAGO TO ANTICONO DEL PROPAGO TO ANTICONO DEL PROPAGO DEL PROPAGO DEL PROPAGO DEL PROPAGO DEL P	r magnitura daga garap ne negeridaga aran kernak nera karaban tendah telah mening pendah serum anak pendah ser	
KIND OF PROPERTY A	SSESSED:				( M	ACHINERY Bri	ef Descrint	rion ·		
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8	rief Description :							investigating on any other production of the second		
Classification	Sub-Class	Area	Area Type	Market Valu	ie	Actual U	lse	Assessment Level	Assessed Value	
RESIDENTIAL	R-4	399.00	SQM	702,2	40.00	RESIDENT	TIAL	10%	70,224.00	
	TOTAL:	399.00	SQM	702,2	40.00				70,224.00	
Total Assessed Value		Total Market		Y THOUSAND TO		RED TWENTY		naphimanin	P 70,220.00	
Taxable X Exempt						Effe	ectivity of A	Assessment:	2021	
Appraised By:		Recomme	ended By:		App	roved By:				
THE THE REPORT OF THE PROPERTY OF THE PARTY	DD A. CONTRERAS	-			(			. V. BALUYUT	08/10/2020	
	ю п					CI	TY ASSESS	SOR	Date	
This declaration cancel	us Owner :	0519		kan entakan kengan arangan sebagai sebagai Protest San		Print of a contract of the first of the contract of the first of the contract	Prev	ious A.V. Php:	11,970.00	
FIEVIC	AUS OWNER :				CUARI	O, DINDO				
CERTIFIED TRUE  ENGR/JOVEN  CITY ASS	C.V. BALUYUT	MEMORANI	DA: REVIS	SED PURSUANT	TO SECTIO	ON 219 OF RA	7160 AND	CITY ORDINAL	NCE NO. 1027.	
Paid Under OR #: 163		ates are an extra control of		ED OFFICE O		F THE CITY ASSESSOR				
Date Issued: Apr Amount Paid: P 100	com						Y OF PUERTO PRINCESA April D7, 2022			
Requested by: CECI	LIA CUARIO QUI	LLOPE	Name of Street, Street		ntivitati gi kotom nyelektariya ali kydiyatiya	mandamentalistica and process acquisition people.	The second second second			
Purpose : build	ling permit		44.			NOTE OF PERSONS AND PROPERTY OF THE PERSONS ASSESSMENT OF THE PERSONS		TOPOP A Part part stores and the construction of the construction		
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Republic of the Philippines
OFFICE OF THE PUNONG BARANGAY

#### BARANGAY STA. MONICA

Puerto Princesa City

"We Share One Vision"



BARANGAY OFFICIALS 2018 - 2022

RONALDO S. SAYANG

Punong Barangay

Barangay Kagawad

**EXEQUIEL S. CALIWAG** 

EDWARD G. MASBATE

REGINALDO A. BADAJOS

JORGE L. DACUAN

JESSIE Z. CABANAG

ERLINDA Y. FELIZARTE

MERRIAM E. CUSTODIO

EDMOND W. AUNGON IPMR

JAYSON S. SAYANG SK Chairman

GLENDA P. LADICA
Barangay Secretary

VENUS C. DECENA Barangay Treasurer BC No. 2022-5137

# CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that DINDO CUCHARO CUARIO, of legal age, male, Filipino citizen is a resident of Purok Mauniad, this Barangay.

This certification is being issued upon the request of the abovenamed person for DENR, Survey Authority Purposes.

Issued this 19th day of May, 2022 at Barangay Sta. Monica, Puerto Princesa City.

WE THIS TO PRINCESA PALAWAN, AFFIANT LAKING EXHIBITED TO ME HIS/HER CTC

TO GOD BE THE GLORA

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RONALDO S. SAYANG

Punong Barangay

CTENDER WALL TONE 30 503

PTK NO. 0388617/01-03-202 IBP NO. 001822/10-23-2019

ROLL NO. 32125

MCLE COMPLIANCE NO. VI-0025887/4-29-2019

CERTIFIED PHOTOCOPY

MOVABILLE B. GARCEL! AND-VITERBO



Republic of the Philippines
OFFICE OF THE PUNONG BARANGAY

#### BARANGAY STA. MONICA

Puerto Princesa City

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BARANGAY OFFICIALS 2018 - 2022

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JAYSON S. SAYANG SK Chairman

GLENDA P. LADICA
Barangay Secretary

VENUS C. DECENA Barangay Treasurer

TO GOD BE THE GLORY

BOOK NO. COLLY SERIES OF 20



BC No. 2022. 5136

## CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO **CERTIFY** that **CECILIA CUARIO QUILLOPE**, of legal age, female, Filipino citizen is a resident of Purok **Mauniad**, this Barangay.

This certification is being issued upon the request of the abovenamed person for DENR, Survey Authority Purposes.

Issued this 19th day of May, 2022 at Barangay Sta. Monica, Puerto Princesa City.

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NUMBER PUBLISHED AV

RONALDO S SAVANG Punong Barangay

M. NO. 3795

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ROLL NO. 32126

MCLE COMPLIANCE NO. VI-0025887/4-29-2019

CERTIFIED PHOTOCOPY

MOVA BILLE B. GARCELLAND - VITERBO



# Repub the Philippines DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES COMMUNITY ENVIRONMENT AND NATURAL RESOURCES

**PUERTO PRINCESA CITY** 

South National Highway, Bgy. Sta. Monica, Puerto Princesa City TEL Fax No. (048) 433-0660

Email Address: cenroppchuc@yahoo.com

28 January 2021

DATE 22 OF ROY

#### MEMORANDUM

FOR

The Provincial Environment

and Natural Resources Officer

Puerto Princesa City

**FROM** 

The Community Environment

and Natural Resources Officer

Puerto Princesa City

**SUBJECT** 

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

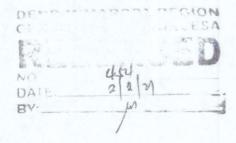
REGISTRIES OF DEEDS

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

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

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

For information, record and advise of action.



FELIZARDO B. CAVATOC

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

20 January 2021

MR. FELIZARDO B. CAYATOC

CENR Officer Community Environment and Natural Resources Office Puerto Princesa City

Dear CENRO Cayatoc:

DENR CENRO

PURTO PENCENA REPORTO

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DOC.NG

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NAME

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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



#### JASIWAAN SA PATALAAN NG LUPAIN (LAND REGISTRATION AUTHORITY)

East Avenue one. HEA Book



LRA CIRCULAR NO.: 33-2018

SUBJECT: REQUESTS FOR CERTIFICATIONS ON THE EXISTENCE OF TITLES AND LAND RECORDS FILED IN THE LEA CENTRAL OFFICE AND THE VARIOUS RÉGISTRIES 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 Deads 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 contribed true copies of the subject title and/or land record/document/instrument.

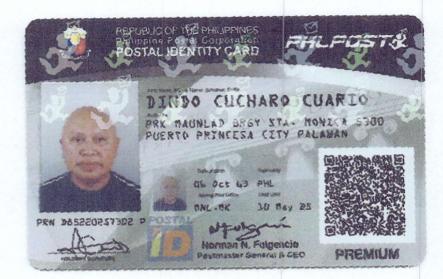
If any provision of this Circular, or any application thereof, is declared invalid or unconstitutional, the other provisions not affected thereby shall remain valid and subsisting. All orders, guidelines, circulars, rules and regulations inconsistent herewith are hereby repealed or amended accordingly.

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

Issued DEC 0 7 2018, Quezon City, Philippines.

CERTIFIED TRUE COPY-

NORILYN T. TOMAS Chief, Canaral Records Section REMATO D. BERMEJO Administrator



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#### 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

X

M.S.A. 045316-Unnumbered DINDO C. CUARIO

Applicant

Lot No. 3978, Cad. 800-D

Area: 399.15 square meters Location: Bgy. Sta. Monica

Puerto Princesa City

#### ORDER

Per Certification issued by this Office dated April 19, 2022, verification from the records shows that Lot No. 3978, Cad. 800-D containing an area of 399.15 square meters located in Bgy. Sta. Monica, Puerto Princesa City was covered by M.S.A. No. (IV-26) 2093 of Bernard Dangan which was rejected per CENRO Order dated July 2, 2001 considering that the subject lot is within Timberland during the filing of the said application. Further, the said lot is covered by Unnumbered Miscellaneous Sales Application of Dindo C. Cuario.

Furthermore, per Certification issued by this Office dated April 18, 2022, Lot No. 3978, Cad. 800-D containing an area of 399.15 square meters located in Bgy. Sta. Monica, 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 15, 2022 rendered by representative of this Office, it was found out that Dindo C. Cuario is the actual occupant and possessor of the subject lot since year 1997 with considerable improvements thereon. Furthermore, a portion of the subject lot is likewise occupied by her sister, Cecilia C. Quillope.

That Dindo C. Cuario intends to subdivide the subject lot into two (2) resultant lots for him and for her sister. Hence, in a Waiver of Rights and Possession over Unregistered Land dated May 23, 2022, Dindo C. Cuario waived, transferred and conveyed his rights, interests, claims, ownership and possession over a portion of the subject lot with an area of 199.15 square meters in favor of Cecilia Cuario Quillope which was subscribed and sworn to before Atty. Liezeil L. Zabanal-Abia under Doc. No. 1300; Page No. 27; Book No. 106; Series of 2022.

WHEREFORE, in view of the above-mentioned facts and circumstances, the M.S.A. 045316-Unnumbered of Dindo C. Cuario over Lot No. 3978, Cad. 800-D is hereby ordered rejected 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 Dindo C. Cuario is hereby accepted and given due course.

SO ORDERED, July 21, 2022.

For and by the Authority of the

DMO IV/OIV-CENRO

DENR Secretary

CERTIFIED PHOTOCOPY Mozanlan

NOVA BILLE BOGARCELLANO-VITERBO ADMINISTRATIVE OFFICER T/RECORDS OFFICER)

Mr. Dindo C. Cuario rep. by Cecilia C. Quillope Purok Maunlad, Bgy. Sta. Monica, Puerto Princesa City Contact No. 0950-387-1686

Records Unit

CENRO/File