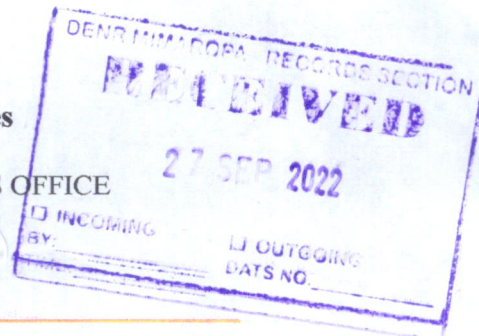


RED



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:



September 16, 2022

MEMORANDUM

FOR : The Regional Executive Director
Denr-Mimaropa, 1515 L & S Bldg.
Roxas Blvd., Ermita, Manila

ATTENTION : The OIC-Assistant Regional Director for Technical Services
The OIC-Chief, Surveys and Mapping Division

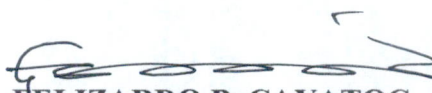
FROM : The Provincial Office of Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CERTIFICATE OF COMPLIANCE ON
ALLOWABLE EASEMENT BY MS. JESUSA LIM-
LODRIGUITO COVERING PORTION OF LOT 468, PLS-31
IN SO. GUINLENG BARANGAY SAN FERNANDO, EL
NIDO, PALAWAN**


Forwarded is the memorandum from CENRO Taytay, Palawan dated August 31, 2022 endorsing the report of the inspection team dated August 30, 2022 informing that the subject lot is outside the 3-meter legal easement for urban areas.

The CENRO recommends the issuance of Certificate of Compliance on allowable easement to the above requester.

For information and consideration


FELIZARDO B. CAYATOC

Reference No: 2022-7967
TSD/RPS/SMU

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 21 SEP 2022 22-2438



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Mobile: 0926-505-9335 TM 0912-171-3889 TNT
Email: cenrotaytay@denr.gov.ph

August 31, 2022

MEMORANDUM


FOR : The Regional Executive Director
MIMAROPA Region
1515 L & S Building, by Roxas Blvd., Ermita, Manila

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CERTIFICATE OF COMPLIANCE ON
ALLOWABLE EASEMENT BY MS. JESUSA LIM-
LODRIGUITO COVERING PORTION OF LOT 468, PLS-31 IN
SO. GUINLENG BARANGAY SAN FERNANDO, EL NIDO,
PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED


BY: 
DATE: 09-01-2022 72-7967

Respectfully forwarded is the Memorandum dated August 30, 2022 of the Easement Inspection Team pertaining to the report submitted disclosed that, the area being the subject of her request for easement inspection and demarcation is outside of the 3-meter legal easement for urban areas.

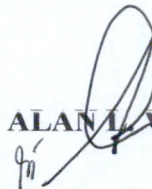
In view hereof, this office concurs with the recommendation of the team on the issuance of Certificate of Compliance on Allowable Easement to the above requester.

For information and consideration.

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: 
DATE: AUG 31 2022 CN 2523

ALAN L. VALLE





DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: **2022-4789**

Date and Time received

08/30/2022 03:15:43 PM

From: Marian B. Lachica / Richard M. Parinas

Document Type: Memorandums

The Easement Inspection Team

Subject: Memo/Re: Request for Easement Certification of Jesus Lim-Lodriquito covering portion of lot 468, Pls. 31 in So. Guinleng, Bgy. San Fernando, El Nido, Pal.

Attachment(s): No attachment(s)

Earmarked As :

Date: AUG 30 2022	From:	To: Inspection Team / RPS
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ___ w/in 7 days ___ w/in 20 days or shorter W/in ___ days or shorter
		Remarks: only 3 letters. Signature:
Date: AUG 30 2022	From: LMD II	To: Engr. Marian
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ___ w/in 7 days ___ w/in 20 days or shorter W/in ___ days or shorter
		Remarks: Coordinate w/ CENRO re: allowed easement Signature:
Date:	From:	To: RPS
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ___ w/in 7 days ___ w/in 20 days or shorter W/in ___ days or shorter
		Remarks: For endorsement to PERM Signature:

Printed on 08/30/2022 3:15:50PM Received at: OFFICE OF THE CENRO Received by: ALLADO, JEANETTE



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

August 30, 2022

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

THRU : The Chief RPS

FROM : The Easement Inspection Team

SUBJECT : **REQUEST FOR EASEMENT CERTIFICATION OF
JESUSA LIM-LODRIQUITO COVERING PORTION OF LOT 468,
PLS-31 IN SO. GUINLENG, BARANGAY SAN FERNANDO, EL
NIDO, PALAWAN**

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: *[Signature]*
DATE: 8-30-22 CN 4789

This pertains to the easement delineation request dated August 02, 2022 by Jesusa Lim-Lodriquito. Please be informed that on August 25, 2022, the team conducted easement inspection and demarcation of the area with placing of two (2) PVC pipes marker on the ground, to wit:

1. That barangay San Fernando is classified as urban area based on Philippines Statistics Authority (PSA) as of December 31, 2021;
2. That the requested lot portion is outside of the Proclaimed Protected Area of El Nido Taytay Managed Resource Protected Area (ENTMRPA) as per attached certification dated March 11, 2018;
3. That the area is within Alienable and Disposable as per attached certification dated July 24, 2018, with LC Map No. 1467, Project No. 5-B, Block XII dated September 16, 1941;
4. That the requested portion of lot, covers a total area of Sixteen Thousand Four Hundred Fifty-Four (16,454) square meters; and
5. That based on the conducted inspection, there is no permanent structure constructed within the 3-meter easement zone.

In view hereof, the team respectfully recommend the **issuance of certificate of compliance on allowable easement** to the above requester.

Attached herewith are the geotagged photos, GIS generated map for reference, and other documents pertinent to this report.

For information and record.

[Signature]
MARIAN B. LACHICA
Engineer II/ Team Leader

[Signature]
RICHARD M. PARIÑAS
Forest Ranger/ Member



PHOTO DOCUMENTATION



Photo showing delineation of the 3-meter easement zone for urban area.

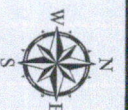


Photo showing the placing of PVC pipe as marker of the delineated easement zone.



Photo showing the frontage of the requested area facing sulu sea.

AK



MAP
SHOWING THE AREA REQUESTED FOR EASEMENT CERTIFICATION OF

JESUSA LIM-LODRIGUITO
COVERING PORTION OF
LOT 468, PLS-31

Located at
 So. Guinleng, San Fernando, El Nido, Palawan
 Total Area: 16,454 SQ. M.

SCALE: 1:2,500

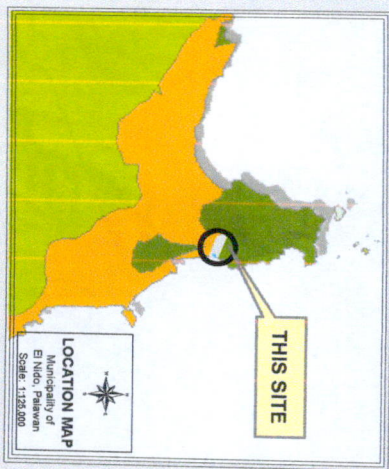


LEGEND	
	PVC PIPES MARKER
	BOUNDARY CORNERS
	REQUESTED AREA
	HIGHEST TIDE READING
	LAND CLASSIFICATION STATUS
	ALIENABLE & DISPOSABLE
	FORESTLAND
	UPF

Projection : Universal Transverse Mercator Z50N
 Datum : WGS 1984 Spheroid : WGS84 1984



Republic of the Philippines
 Department of Environment and Natural Resources
 Region IV - MIMAROPA
 Community Environment and Natural Resources Office
 Taytay 3312, Palawan



Digitized and prepared by:
Mariane B. Lachica
MARIANE B. LACHICA
 ENGINEER II

August 2, 2022

ENGR. ALAN L. VALLE
CENR Officer
CENRO Taytay, Palawan

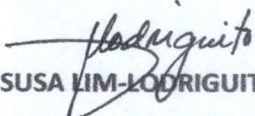
Sir,

Good day!

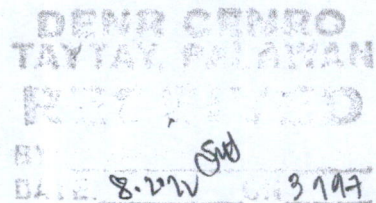
I would like to request for easement delineation and demarcation and issuance of easement certification on my property at So. Guinleng, Barangay San Fernando, El Nido, Palawan. It is a portion of Lot of Lot 468, Pls-31 containing an area of 16,454 sq.m.. This certification is needed for the issuance of ECAN Board Endorsement.

Hoping for your favorable action. Thank you.

Respectfully yours,



JESUSA LIM-LODRIGUITO

0917-832-5547





Philippine Standard Geographic Code (PSGC)...

 psa.gov.ph

Barangays	Code	Urban/Rural	Population (2020 Census)
Bagong Bayan	175312001	Rural	1,362
Buena Suerte Pob.	175312002	Rural	2,455
Barotuan	175312003	Rural	2,449
Bebeladan	175312004	Rural	2,232
Corong-corong Pob.	175312005	Urban	3,634
Mabini	175312006	Rural	1,698
Manlag	175312007	Rural	2,825
Masagana Pob.	175312008	Urban	2,262
New Ibajay	175312009	Rural	3,510
Pasadeña	175312010	Rural	3,098
Maligaya Pob.	175312011	Rural	1,431
San Fernando	175312012	Urban	2,543
Sibaltan	175312013	Rural	2,007
Teneguiban	175312014	Urban	5,125
Villa Libertad	175312015	Urban	5,333
Villa Paz	175312016	Rural	1,389
Bucana	175312017	Rural	5,706
Aberawan	175312018	Rural	1,435



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

CERTIFICATION

DENR CENRO
TAYTAY, PALAWAN
RELEASED


TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based from the records of this office, Lot No. 468 (portion), PLS-31 identical to Lot No. 2946, Cad 1037-D in Barangay San Fernando, Municipality of El Nido, Province of Palawan is an **Alienable and Disposable Land** being within Block XII of Project 5-B, Land Classification Map No. 1467, classified as such since September 16, 1941. This lot consists **SIXTEEN THOUSAND FOUR HUNDRED FIFTY FOUR (16,454)** square meters.

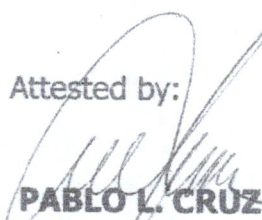
THIS CERTIFICATION is issued upon request of **JESUSA LIM-LODRIGUITO** dated January 18, 2018 for lot verification on classification status purpose only.

Issued this 24th day of July, 2018, at CENRO Taytay, Palawan.

Prepared by:


DAVID F. DALINO
LMO III/LPDU, Chief

Attested by:


PABLO L. CRUZ
OIC, CENRO

Certification fee paid (P 116.00)
Official Receipt No. 994371 T
Date: JUL 27 2018

Caution: Any erasure or alteration in this document will render this certification void and any misinformation hereon may be revalidated/ corrected through reissuance of certification.

SKETCH MAP
SHOWING THE AREA REQUESTED
FOR LAND STATUS VERIFICATION
OF PORTION OF LOT NO. 468,
PLS-31 IDENTICAL TO
PORTION OF LOT NO. 2946,
CAD 1037-D FOR
JESUSA LIM-LODRIGUITO
Located at

Brgy. San Fernando, El Nido, Palawan
 Total Area: 16,454 sq. m.

SCALE: 1:2,500

LEGEND	
CORNER	LONG CLASSIFICATION STATUS
AREA	Alienable & Disposable
BARANGAY BOUNDARY	Forestland
	UFF

Projection: Universal Transverse Mercator Z50N
 Datum: Luzon 1911 Spheroid: Clarke, 1866

Republic of the Philippines
 Department of Environment and Natural Resources
 Region IV - MIMAROPA
 Community Environment and Natural Resources Office
 Taytay 5312, Palawan

CERTIFICATION

THIS IS TO CERTIFY that this track of land
falls within ALIENABLE & DISPOSABLE
LAND under Project 5-B, Block XII LC Map
No. 1467 certified on September 16, 1941.

DAVID F. DALINO
 LMO/III/Chief, LPDU

PABLO L. CRUZ
 OIC-CENRO

Attested by:

TECHNICAL DESCRIPTION									
LONGITUDE				LATITUDE				BEARING	
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS	Direction e/w
119	33	6.3	11	19	33.3				
DISTANCE				Direction				TIE LINE	
CORNER	1	2	3	4	1	2	3	4	1
	53.13	305.33	82.01	340.04	S	N	N	S	E
					9.00	70.00	26.00	59.00	E
					38.00	42.00	58.00	59.00	W
									W
									E

DENR CENRO
TAYTAY, PALAWAN
RELEASED
 BY: *[Signature]*
 DATE: 07-27-2018 CN 1217

LOT NO. 468 (PORTION, PLS-31)

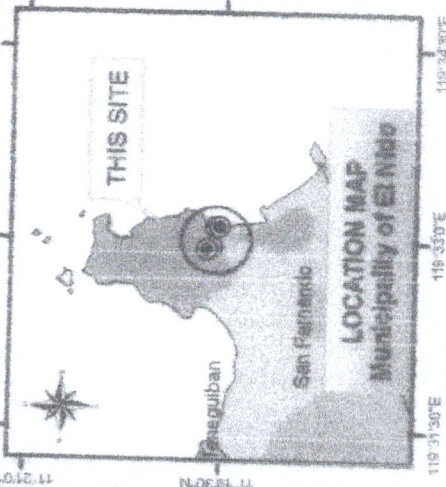
LOT NO. 468 (PORTION, PLS-31)

SHORELINE
 SALVAGE ZONE (20 METERS)

NOTE:

The herein described lot in this map is subject to future
 precise survey by license geodetic engineer with authority
 to survey by DENR.
 This serves as for reference purpose only.

Digitized by:
JONES MANUEL CLAFUENTE
 Forest Technician I



EXISTING RIGHT OF WAY



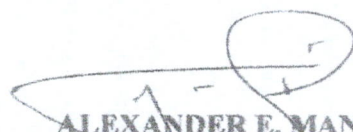
March 11, 2018

CERTIFICATION

This is to certify that portion of the proposed site for "COMMERCIAL ESTABLISHMENT" project of Jesusa Lim covered by portion of Lot No. 468, Pls-31 Lot No. 5 with an area of 16,454 sq.m located at Sitio Guenleng, Barangay San Fernando, El Nido, Palawan is outside of El Nido- Taytay Managed Resource Protected Area as per Presidential Proclamation No. 32 dated October 8, 1998.

Issued upon request of Jesusa Lim for whatever legal purpose it may serve her best.

Issued this 8th day of March, 2018 at DENR-PAO, El Nido, Palawan.


ALEXANDER E. MANCIO
SEMS/PASu- ENTMRPA

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-13-014-0583

Property Identification No.: 066-13-014-08-013

Owner: JESUSA LIM LODRIGUITO married to Alejo M. Lodriguito

TIN:

Address: SO. BULALACAO, PASADENA, EL NIDO, PALAWAN

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

SAN FERNANDO

EL NIDO, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. PLS-31

CCT:

Lot No. 468 (PART)

Date:

Block No.

Boundaries: North: ALN 014

South: ALN 012

East: ALN 002

West: ALN 003 OF SECTION 12

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 (COCON2-ML)	1.3314 ha.	200,000 Php	319,536.00	AGRICULTURAL (Coconut Land)	16 %	51,130.00	TAXABLE
Total	13,314.00 sq.m	Php	319,536.00			Php	51,130.00

Total Assessed Value FIFTY-ONE THOUSAND ONE HUNDRED THIRTY PESOS

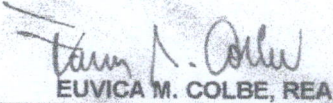
(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by:


EUVICA M. COLBE, REA

1/13/2020

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. 18-13-014-0266 Previous A.V. Php. 55,260.00 Previous PIN: 066-13-014-08-013

Previous Owner: ROSA SABROSO (D), rep. by her children, namely: Teotimo Sabroso & Salvacion Y. Previous Area: 1.5 ha.
Abrina; Prev. Admin: SALVACION SABROSO-ABRINA

Memoranda:

TRANSFERRED PER DULY NOTARIZED EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH SIMULTANEOUS WAIVER OF RIGHTS EXECUTED ON JUNE 15, 2017, CENRO CERTIFICATION (A & D) ISSUED ON JULY 24, 2018 AND PER SUBMITTED FAAS. TAXES FOR 2019 PAID BASED ON THE 2014 VALUATION PER ATTACHED TAX CLEARANCE CERTIFICATE/LTVS. SWORN STATEMENT FILED. LATE FILING OF SS: P5,000.00, O.R.NO. 1164339, ISSUED ON 07/23/2019 AT LGU-EL NIDO, PALAWAN. TRANSFER TAX: P5,000.00, O.R. NO. 1236786, ISSUED ON 07/23/2019 AT LGU-EL NIDO, PALAWAN. TAX DEFICIENCY FOR 2019 TO BE COLLECTED BASED ON THE ASSESSED VALUE OF 27,680.00. NO PENALTY IF PAID ON OR BEFORE JUNE 30, 2020.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang 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: 09-18-2019

**ABSOLUTE WAIVER OF RIGHTS OVER A PORTION OF
INHERITED PARCEL OF LAND
AND IMPROVEMENTS**

KNOW ALL MEN BY THESE PRESENTS:

This Absolute Waiver of Rights Over a Portion of Inherited Parcel of Land and Improvements is made and entered into by:

1. **IGLORIANA ELLO-ABRERA** (surviving spouse), of legal age, now married to her second husband **FAUSTO E. ABRERA**, with residence and postal address at Brgy. Teneguiban, El Nido, Palawan;
 2. **ELNORA A. LIBARRA**, of legal age, Filipino, married to **CRISANTO LIBARRA**, with residence and postal address at Brgy. San Fernando, El Nido, Palawan;
 3. **GERWIN E. ABIQUE**, of legal age, Filipino, single, with residence and postal address at Brgy. San Fernando, El Nido, Palawan;
 4. **GERALD E. ABIQUE**, of legal age, Filipino, single, with residence and postal address at Brgy. San Fernando, El Nido, Palawan;
 5. **JONLIN ABIQUE-DELA TORRE**, of legal age, Filipino, married to **CHADIE DELA TORRE-ABEQUE**, with residence and postal address at Brgy. San Fernando, El Nido, Palawan;
- hereinafter referred to as the TRANSFERORS-WAIVORS;

- and -

JESUSA LIM-LODRIQUITO, of legal age, Filipino, married to **ALEJO MINA LODRIQUITO**, with residence and postal address at So. Calampinay, Brgy. Pasadena, El Nido, Palawan, hereinafter referred to as the TRANSFEREE-WAIVEE;

WITNESSETH:

That the TRANSFERORS-WAIVORS are the owners of a portion of a parcel of land situated in Brgy. San Fernando, El Nido, Palawan, containing an area of THREE THOUSAND ONE HUNDRED FORTY (3,140) SQUARE METERS, having inherited the same from their deceased father **VICTORINO S. ABIQUE, JR.**, who in turn inherited the same from his deceased mother **LOLITA SABROSO-ABIQUE**, which portion of a parcel of land is hereinafter particularly described as follows:

Survey Plan No. : Sgs-4B-
Block No. :
Lot No. : PORTION OF LOT 468, Pls-31
LRC Record No. :
Portion of Lot : Lot 468, Pls-31
Land Owner/Claimant : **LOLITA SABROSO**
(Share of **VICTORINO ABEQUE, JR.**)
: Barangay of San Fernando
: Municipality of El Nido
: Province of Palawan
: Island of Palawan

Boundaries:

Line	Direction	Adjoining Lots/Features
1 - 2	SW.	Lot 8
2 - 3	SW.	Lot 7
3 - 4	SW.	Lot 6
4 - 5	NW.	Lot 469, Pls-31

De Alera EAL GFA G Abigue J.A. Dela Torre

x-----x

5 - 6	NE.	Lot 5
6 - 1	SE.	SALVAGE ZONE/SULU SEA

Tie Point : BLLM No. 1, Pls-31, BACUIT PUBLIC LAND SUBD.
Lot Description:

Line	Bearing	Distance
Tie Point - 1	N 11 deg. 06' W	6964.57 m.
1 - 2	N 70 deg. 42' W	113.17 m.
2 - 3	N 70 deg. 42' W	95.28 m.
3 - 4	N 70 deg. 42' W	97.88 m.
4 - 5	N 26 deg. 58' W	14.71 m.
5 - 6	S 70 deg. 42' E	311.34 m.
6 - 1	S 09 deg. 38' E	11.62 m.

Area : THREE THOUSAND ONE HUNDRED FORTY
(3,140) SQUARE METERS
Description of Corners : All point are referred on the plan by
P.S. cyl. Conc. mons 15x40 cms
Bearings : Grid
Original Date of Survey :
Date of Survey :
Date Approved :
Geodetic Engineer : NONITO T. LACHICA

The Sketch Map showing the portion of a parcel of land subject of this Absolute Waiver of Rights is hereto attached as Annex A to form an integral part hereof;

WHEREAS, the TRANSFERORS-WAIVORS offered to relinquish their rights over the above-mentioned parcel of land consisting only of an area of THREE THOUSAND ONE HUNDRED FORTY (3,140) SQUARE METERS, including its improvements and the TRANSFEREE-WAIVEE agreed to the offer;

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

1.) WAIVER OF SUBJECT PROPERTY - FOR AND IN CONSIDERATION OF THE AMOUNT OF **ONE HUNDRED TWENTY THOUSAND (P120,000.00) PESOS**, Philippine Currency, of which total receipt is hereby acknowledged and confessed by the TRANSFERORS-WAIVORS, who by these presents, hereby WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER, in an irrevocable and absolute manner, the portion of a parcel of land, consisting of an area of **THREE THOUSAND ONE HUNDRED FORTY (3,140) SQUARE METERS**, all the TRANSFERORS-WAIVORS' rights and interest thereto, and with all the improvements standing thereon, in favor of **transferee-waivee JESUSA LIM-LODRIQUITO**, her heirs, successors-in-interests, and assigns;

2.) REPRESENTATIONS AND WARRANTIES - The TRANSFERORS-WAIVORS hereby warrant and represent to the TRANSFEREE-WAIVEE that:

DEABRERA GFL GFA G Abique J.A. Dela Torre

x-----x

- 2.1 TRASFERORS-WAIVORS have clean, valid, and absolute rights to the subject property, and that the same is not subject to any existing or threatened claims, suit or litigation;
- 2.2 TRANSFEREE-WAIVEE shall have peaceful possession of the subject property and TRASFERORS-WAIVORS shall defend, the rights to the subject property against any and all claims interposed by an and all persons whomsoever;
- 2.3 The property is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the parties have affixed their signatures this 1st day of June, 2017 at El Nido, Palawan, Philippines.

Name of Transferor-Waivor	Signature
IGLORIANA ELLO-ABRERA	<u>IE Abrera</u>
ELNORA A. LIBARRA	<u>EAL</u>
GERWIN E. ABIQUE	<u>GEA</u>
GERALD E. ABIQUE	<u>G Abique</u>
JONLIN ABIQUE-DELA TORRE	<u>J.A. Dela Torre</u>

Jesusa Lim-Lodriquito
JESUSA LIM-LODRIQUITO
Transferee-Waivee

Isabel B. Itaralde
1. ISABEL B. ITARALDE
Brgy. Maligaya
El Nido, Palawan

2. AICELA MARIE T. CARBONILLA
Brgy. Buena Suerte
El Nido, Palawan

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF EL NIDO)

BEFORE ME, Notary Public for and in the Province of Palawan, Philippines, this 1st day of June, 2017 personally appeared the following persons, exhibiting their respective Competent Evidence of Identity, as follows, to wit:

IGLORIANA ELLO-ABRERA Tax Identification Number Card with TIN:
489-604-882, issued on March 3, 2017,
issued by the BIR

ELNORA A. LIBARRA Voters Identification Card with VIN: 5312
-0065C-D0379EAL20000, issued by the
COMELEC, El Nido, Palawan

GERWIN E. ABIQUE Voters Identification Card with VIN: 5312-
0076B-J2383GEA10000, issued by the
COMELEC, El Nido, Palawan

GERALD E. ABIQUE

Voters Identification Card with VIN: 5312
-0076B-C3195GEA10000, issued by the
COMELEC, El Nido, Palawan

JONLIN ABIQUE-DELA TORRE

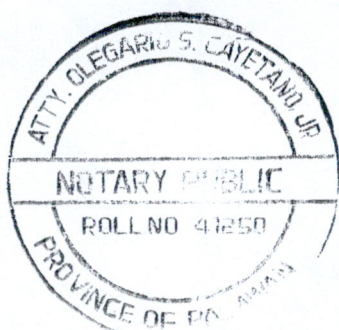
Pantawid Pamilyang Pilipino Program
(4P's) with Household No. 175313006
-1010-00004, issued by the DSWD

JESUSA L. LODRIQUITO

Professional Driver's License with License No.
NO4-84-010130, to expire on June 30, 2018,
issued by the Land Transportation Office

known to me to be the same persons who executed and signed the foregoing Absolute Waiver of Rights Over a Portion of Inherited Parcel of Land consisting of four (4) pages including this page, signed by the parties and the instrumental witnesses on each and every page thereof, and they acknowledged to me that the same is their free and voluntary act.

WITNESS MY HAND AND SEAL on the date and place above-written.



Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2017

PTR No. 6715435, 01/03/2017, PALAWAN

IBP No. 1028624, 01/03/2017, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. V - 0021016, APRIL 20, 2016

Doc. No. 3,899

Page No. 34

Book No. XVI

Series of 2017

SEABARA GAL GEA G Abique J. L. Dela Torre

EXTRAJUDICIAL SETTLEMENT OF
ESTATE WITH SIMULTANEOUS
WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This Extrajudicial Settlement of Estate made and executed by and among the Heirs of Rosa Sabroso namely:

1. TEOTIMO F. SABROSO SR., married;
2. SALVACION S. ABRINA, widow;
3. Heirs of NICOLAS S. VASQUEZ SR. namely:
 - a.) Efren A. Vasquez, ;
 - b.) Elsie A. Vasquez, single;
 - c.) Nicolas A. Vasquez Jr., single;
 - d.) Emilyn A. Vasquez, single;
 - e.) Erick A. Vasquez, single;

All of legal age, Filipino's and all resident of Sto. Guenleng, San Fernando, El Nido, Palawan.

WITNESSETH:

That the above-named parties are the Heirs of Rosa Sabroso who died intestate on July 25, 2012 at Sto. Guenleng, San Fernando, El Nido, Palawan, without will;

That the late Rosa Sabroso, is the applicant and occupant of a certain parcel of land located at Sto. Guenleng, San Fernando, El Nido, Palawan, more particularly described as follows;

Lot 3, Sgs-4B-_____

A parcel of land (Lot 3 of the segregation plan, being a portion of Lot 2946, CAD. 1037-D and lot 468, Pls-31(Philcusa-Foa); LRC Rec. No.) situated in the Barangay of San Fernando, Municipality of El Nido, Province of Palawan, Island of Palawan.

Bounded on the NW., along line 1-2 by Lot 469, Pls-31 (Philcusa-Foa); on the NE., along line 2-3 by lot 2 of the segregation plan; on the SE., along line 3-4 by Existing Salvage Zone/Sulu Sea; on the SW., along line 4-1 by Lot 4 of the segregation plan.

Beginning at a point marked "1" on plan, being N. 11 deg. 49'W., 6978.79 m. from BLLM No. 1, PLS-31 (PHILCUSA-FOA) Bacuit Public Land Subdivision.

N. 26 deg. 58'W., 67.30 m. to point 2;
S. 68 deg. 59'E., 340.04 m. to point 3;
S. 09 deg. 38'E., 41.51 m. to point 4;
N. 70 deg. 42'W., 311.34 m. to the point of beginning.

Containing an area of THIRTEEN THOUSAND THREE HUNDRED FORTY-FOUR (13,314) Square Meters.

That the parties hereto being the surviving children and grandchildren of the late Rosa Sabroso, with full capacity to contract, hereby presents to divide

and adjudicate among themselves the above described properties, in *pro-indiviso* in the following shares to wit:

TEOTIMO F. SABROSO SR. - one third (1/3) of the above described property as heir of the *decedent*;

SALVACION S. ABRINA - one third (1/3) of the above described property as heir of the *decedent*;

NICOLAS S. VASQUEZ SR. - one third (1/3) of the above described property as heir of the *decedent* herein represented by his compulsory heirs namely:

- a.) Efren A. Vasquez, married;
- b.) Elsie A. Vasquez, single;
- c.) Nicolas A. Vasquez Jr., single;
- d.) Emilyn A. Vasquez, single;
- e.) Erick A. Vasquez, single;

-WITNESSETH FURTHER-

That the deceased left no known debts which have not yet been settled or paid up to now;

That it is to the best interest of the estate and of the heirs concerned that they extra-judicially settle between and among themselves the above-described real property;

NOW THEREFORE, for and in consideration of the premises above and invoking the provisions of Rule 74 of the New Rules of Court, the herein heirs by these present do hereby agree to extra-judicially settle as they do hereby agree to settle between and among themselves the above-described real property in the manner appropriate by law, subject however, to the liabilities imposed by Section 4, Rule 74 of the New Rules of Court in favor of any possible heirs, creditors or any other person who might be deprived of their lawful participation in the estate of the deceased for a period of two (2) years.

AND WITNESSETH FURTHER:

WHEREAS, we, TEOTIMO F. SABROSO SR., married, is entitled to the one third (1/3) of the property, SALVACION S. ABRINA, widow, is entitled to the one third (1/3) of the property and the heirs of NICOLAS S. VASQUEZ SR. namely; Efren A. Vasquez, married; Elsie A. Vasquez, single; Nicolas A. Vasquez Jr., single; Emilyn A. Vasquez, single; Erick A. Vasquez, single; is entitled to one third (1/3) of the property; all of legal age, Filipino and resident of Sto. Guenleng, San Fernando, El Nido, Palawan, hereinafter called as Waivor's;

For and in Consideration of the sum of Seven Hundred Thousand Pesos (700,000.00), Philippine currency in hand and paid in full by JESUSA LIM LODRIGUITO, of legal age, Filipino, married to Alejo M. Lodriguito and a resident of So. Bulalacao, Brgy. Pasadeña, El Nido, Palawan, the herein heirs-waivors by these presents WAIVE, ASSIGN, TRANSFER and CONVEY totally and perpetually unto the herein WAIVEE, of the above parcel of land, all their rights, improvements and interests in and over the above-mentioned parcel of land including our possession and occupation of the salvage zone.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signature this JUN 15 2017, in Puerto Princesa City.

Teotimo Sabroso Sr.

TEOTIMO F. SABROSO SR.

Heirs/Waivor

OSCA ID No. 0358

Issued on 11-05-2013

At El Nido, Palawan

S. Abrina

SALVACION S. ABRINA

Heirs/Waivor

OSCA ID No. 0611

Issued on 11-07-2013

at El Nido, Palawan

Heirs of NICOLAS S. VASQUEZ SR.:

EFREN A. VASQUEZ

EFREN A. VASQUEZ

Heir/Waivor

Postal Id No. PAN E78150527039-8

ELSIE A. VASQUEZ

ELSIE A. VASQUEZ

Heir/Waivor

N. A. V.

NICOLAS A. VASQUEZ JR.

Heir/Waivor

Emilyn Vasquez

EMILYN A. VASQUEZ

Heir/Waivor

ERIC Vasquez

ERICK A. VASQUEZ

Heir/Waivor

SIGNED IN THE PRESENCE OF:

Janet Vallarta

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

BEFORE ME, a notary public for and in the City of Puerto Princesa and the Province of Palawan, personally came and appeared the heirs who exhibited to me their respective personal identification as indicated below their names. All known to me and to me known to be the same persons who executed and signed the foregoing instrument and they acknowledged to me and that the same is their free and voluntary act and deed.

This instrument consists 3 pages including the page where the acknowledgment is written and have been signed by the parties and the instrumental witnesses on the proper spaces on both pages.

WITNESS MY HAND AND NOTARIAL SEAL this JUN 15 2017 in Puerto Princesa City.

Doc. No. 30 ;
Page No. 07 ;
Book No. 31 ;
Series of 2017.

ATTY. PERFECTO E. PE
NOTARY PUBLIC
UNTIL DECEMBER 31, 2017
ROLL NO. 26419
PTR NO. 0990938/JAN 04, 2017
IBP NO. 1028633/01-05-2017
TIN NO. 137-350-598
MCLE EXEMPT NO. V-000195/ UNTIL 4/14/2019