



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



MEMORANDUM

FOR : The OIC Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**
DATE : March 27, 2023

Relative to the memorandum dated March 14, 2023 CENRO Roxas, Palawan requesting for the issuance of Survey Authority over Lot 3887 CAD 564-D, applied by Nollie A. Cortez Et. Al located at Brgy. Maurengin, Araceli, Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After careful evaluation and projection conducted by this Office, the following are additional information to the above mentioned lot wit;

- a. That the area applied for was identified as Lot No. 3887, CAD 564-D with a total area of 216,891.32 Square Meters more or less.
- b. That portion of the subject area falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.1735, Project No. 8, certified on February 26 1954 while the other portion falls to **UNCLASSIFIED PUB LIC FOREST**. However, subject for actual ground survey.
- c. That the requester intends to segregate portion of Alienable and Disposable Land to ascertain the relative position of the subject area.
- d. That the subject tract of land was plotted and evaluated based on the attached Technical Description (V-37) and Lot Data Computation.
- e. Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for further reference.

In view thereof, this Office recommends the issuance of survey authority to segregate Alienable and Disposable Land I favor of Nollie A. Cortez et.al.

Copy Furnish:
Reference No. 2023-2405
RED
CENRO Roxas
Surveys

FELIZARDO B. CAYATOC

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By: Penro
Date: 30 MAR 2023 CN 2023-798



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

CERTIFICATION

This is to certify that portion of **LOT 3887, CAD 564-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1735, Project No. 8, certified on February 26, 1954 while the remaining portion falls within UNCLASSIFIED PUBLIC FOREST (UPF).*

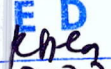
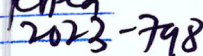
Said lot appears not covered by Group Settlement Survey (GSS).

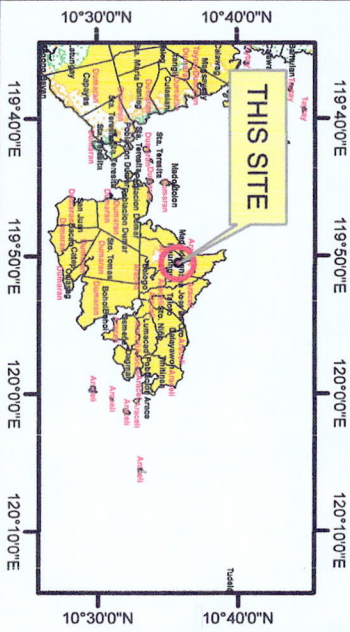
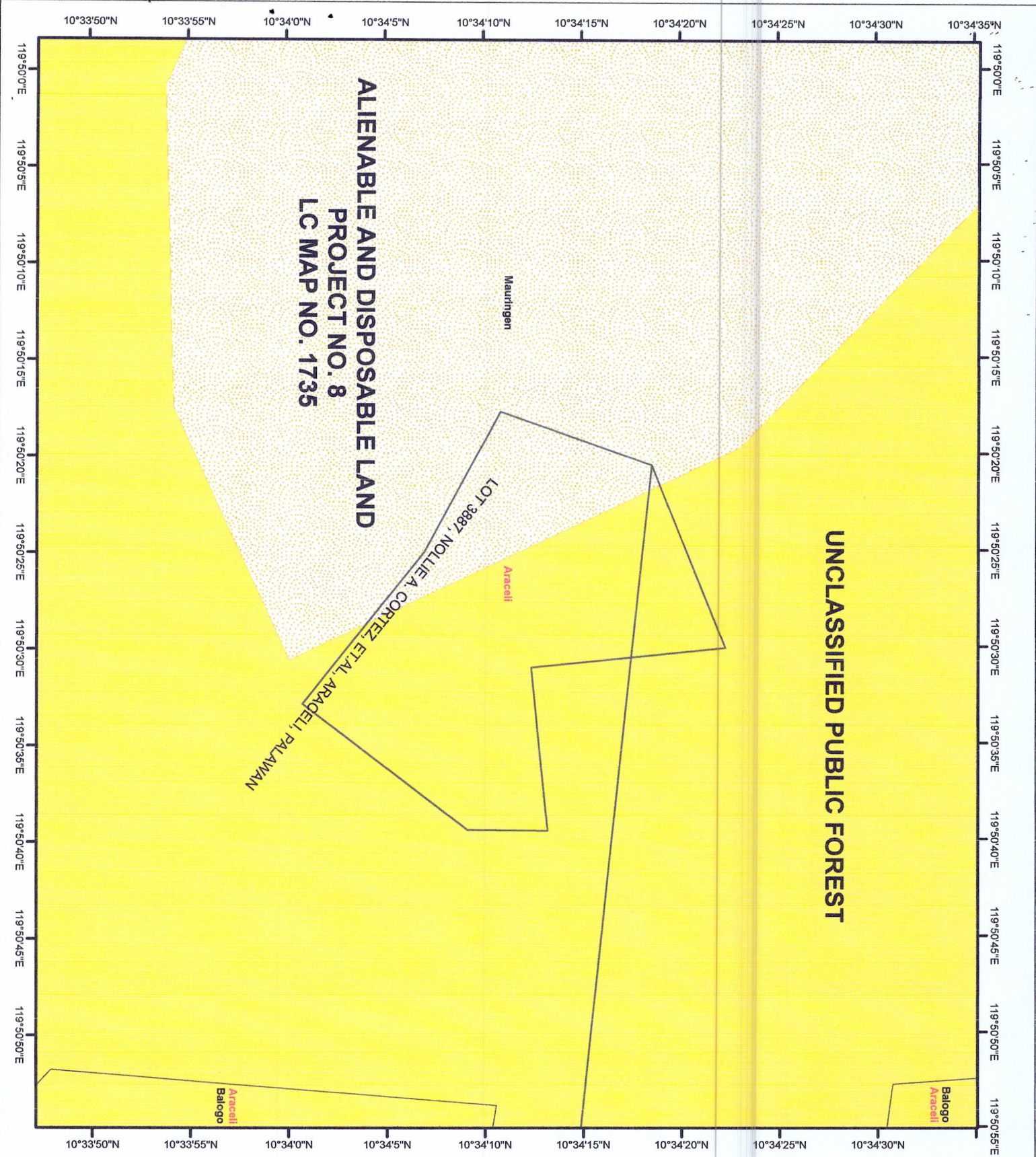
Issued on the 27th day March 2023, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENRO

Note:

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 30 MAR 2023 



LOCATION MAP

SCALE 1:700,000



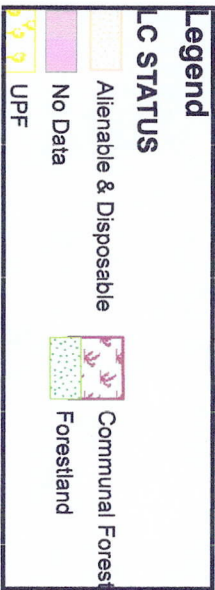
MAP SHOWING

THE RELATIVE LOCATION OF LOT 3887
FOR LC CERTIFICATION APPLIED BY
NOLLIE A. CORTEZ, ET AL.

Located at Brgy. Maurengin
Municipality of Araceli
Province of Palawan

Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000





R4B PENRO Palawan <penropalawan@denr.gov.ph>

TRANSMITTAL OF REPORT OF LOT 3887, CAD 564-D AT BGY. MAURENGIN, ARACELI, PALAWAN**R4B CENRO Roxas Palawan** <cenroroxaspalawan@denr.gov.ph>

Thu, Mar 16, 2023 at 5:30 PM

To: R4B PENRO Palawan <penropalawan@denr.gov.ph>

Cc: DENR Mimaropa Region <mimaroparegion@denr.gov.ph>, ARDTS MIMAROPA <ardts.mimaropa@gmail.com>, smd records <recordssmd@gmail.com>, Surveys and Mapping MIMAROPA <smdmimaropa@gmail.com>, Surveys Division <surveys_mimaropa@yahoo.com>, Donna Belle Luengo <surveysandmappingunit@gmail.com>

Sir/Madam,

Good day!

Please see attached file and kindly acknowledge receipt of this email.

Thank you and God bless.

--
PABLO L. CRUZ
CENRO

.....
DENR-CENRO Roxas, Palawan
Sandoval Street, Bgy. III,
Roxas, Palawan 5308
PHILIPPINES

Email: cenroroxaspalawan@denr.gov.ph

Contact Number:

Telephone: 048-717-0892

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 03-17-2023 CN 23-2405

 **TRANSMITTAL OF REPORT OF LOT 3887, CAD 564-D AT BGY. MAURENGIN, ARACELI, PALAWAN.pdf**
24825K



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : TRANSMITTAL OF REPORT

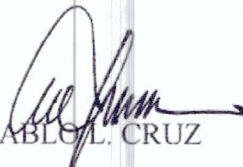
DATE : March 14, 2023

I am submitting the investigation report conducted on the request for survey authority involving subdivision/ segregation of Lot 3887, Cad 564-D at Bgy. Maurengin, Araceli, Palawan.

Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Nollie A. Cortez, et al... to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.


PABLO L. CRUZ

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

CENR-CENRO ROXAS
RELEASED
DATE: MAR 16 2023
BY: 
DOC. NO. 2023-03-0420




Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 3887 (part), Cad 564-D is within **agricultural and disposable land** per LC Map No. 1735, Project No. 8 Lone Block dated February 26, 1954, under FAO/DAO No. DMC-2019-10.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 14th day of March 2023.


PABLO CRUZ
Community Environment and
Natural Resources Officer

BUREAU OF LANDS **LOT DATA COMPUTATION**

GALANTO, HERMENIO

FRANCISCO GUEVARRA

OLD SURVEY NO.

3887

1

NAME OF CLAIMANT
MAURENGIN, ARACELI, PALAWAN

10-34N 119-50E

CONTRACTOR

7-13/9-12/91

CAD. 564-D, CASE 7

LOT NO.

SHT.

ADDRESS OF CLAIMANT

QUADRANGLE

DATE SURVEYED

SURVEY NUMBER

BOOK/PAGE STA. OCC.	TRAVERSE STA. COORDINATES NORTHING	EASTING	AZIMUTH DISTANCE	CORNER NO.	LOT CORNER COORDINATES NORTHING	EASTING	BEARING DISTANCE	CORNER DESC
ELLIM #1				TP	1167407.09	663067.09	N84-00W 16960.73	
10/83 T16286	1169193.92	646579.68	88-13 380.37	1	1169182.08	646199.49	N68-09E 309.87	PS MON
EQUALS 2 OF LOT 3883				2	1169297.37	646487.11	S 5-55E 305.33	PS MON
10/83 T16285	1169227.04	646632.04	25-56 259.51	3	1168993.66	646518.55	N84-14E 258.22	PS MON
EQUALS 12 OF LOT 3884				4	1169019.62	646775.46	S00-33W 125.10	PS MON
EQUALS 11 OF LOT 3884				5	1168894.53	646774.27	S37-26W 325.96	PS MON
EQUALS 3 OF LOT 3886				6	1168635.67	646576.17	N51-32W 305.43	PS MON
10/83 T16285	1169227.04	646632.04	36-19 498.11	7	1168825.68	646337.04	N61-40W 251.22	PS MON
10/83 T16286	1169193.92	646579.68	61-46 526.40	8	1168944.90	646115.91	N19-25E 251.48	PS MON
AREA IN SQ. M. = 216,891.32								



THIS SITE
Lot 3007, Cal 564-b

Bay. Mauvequin
Ameli, Pal.



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. _____ Applicant : NOLLIE A. CORTEZ
Lot No. 3087, Cad 564-D Ident. To Lot No. _____
Portion of Lot No. _____ Surveyed for: _____
Date of Original Survey : _____ Surveyed by : _____
Area (sq. m.) _____ Date of Survey: _____
Location : MAURENGIN, ARACELI, PAL Date Approved: _____

TECHNICAL DESCRIPTION

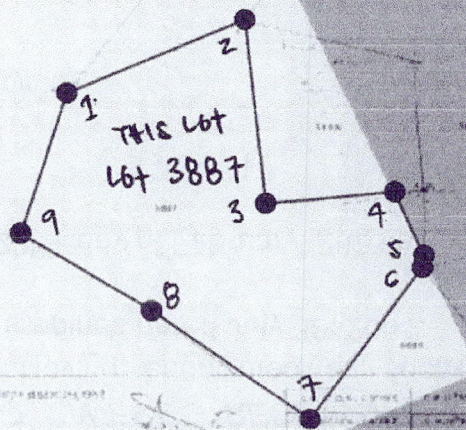
THE LINE : N 84-00 W, 16,960.73 meters From BLH # 1

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 68-09 E	309.87	1-2		
2-3	S 5-55 E	305.33	2-3		
3-4	N 85-47 E	207.65			
4-5	S 24-14 E	114.57			
5-6	S 7-56 W	19.51			
6-7	S 37-26 W	325.96			
7-8	N 51-32 W	305.43			
8-9	N 61-40 W	251.22			
9-1	N 19-25 E	251.48			

SEE THE SKETCH MAP ATTACHED
AT THE BACK

T. D. Researched by : ARNOLD V. GONZALES Date : _____
T.D. Sketched by : _____ Date : _____
T. D. Checked by : _____ Date : _____

BARANGAY OF MAURINGEN



ARACELI CADASTRE
66-584-D, CASE-7
C.M. 10° 34' N., 119° 50' E
SCALE 1:4000

APPROVED: CHIT-ROCK, 1987

STUDIOS P. PROV
NATIONAL CADASTRAL SERVICE

DATE	BY	REMARKS
1987	CHIT-ROCK	APPROVED
1987	CHIT-ROCK	APPROVED
1987	CHIT-ROCK	APPROVED

ARACELI CADASTRE
66-584-D, CASE-7
C.M. 10° 34' N., 119° 50' E
SCALE 1:4000

PROVINCE OF PALAWAN



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. III (Poblacion), Roxas, Palawan
Contact No. 09171606578/ 09175028647
Email address: cenroroxaspal@denr.gov.ph

MEMORANDUM

For : The Community Environment and
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : March 10, 2023

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LOT

The subject of this investigation are respective portion of Lot 3887, Cad 564-D located at Bgy. Maurengin, Araceli, Palawan.

CLAIMANT

The claimant is Nollie Cortez, et al... actual occupant and possesor of part of the subject lot.

ACTIVITIES UNDERTAKEN

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


1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant whereas he already planted it with more or less 400 coconut trees that ¼ of that population is at their bearing stages as of the moment. He also planted it with several fruit trees.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denrroxaspal@gmail.com

Geotagged pictures taken on Lot 3887, Cad 564-D located at Bgy. Maurengin, Araceli, Palawan

Requested for issuance of survey authority by Nollie A. Cortez





Republic of the Philippines
4th Judicial Region
5TH MUNICIPAL CIRCUIT TRIAL COURT OF ARACELI-DUMARAN
Araceli, Palawan

Official court seal: OFFICIAL COURT SEAL
Office C/o # 097900243108


COURT CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court, there is no Criminal or Civil case filed pending or disposed of against **NOLLIE A. CORTEZ** pertaining to Lot # 3887, Cad 564-D situated at Barangay Mauringen, Araceli, Palawan.

This Certification is issued upon request of claimant **NOLLIE A. CORTEZ** a resident of Zone 4, Barangay Irawan, Puerto Princesa City for lawful purposes

At Araceli, Palawan, Philippines, this 10th day of March, 2023


ELVIRAV. DACULAP
Clerk of Court II

Clearance Fee: Php. 60.00
Under O R Nos. 5051079/5052165/2581599
Dated: March 10, 2023
Issued at Araceli, Palawan



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

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

JOINT AFFIDAVIT

We, RICARDO L. DIVINAGRACIA, single/married/widow and ELMO L. DUCADO, single/married/widow both residents of Bgy. Maurengin, Araceli, Palawan after having been sworn, hereby depose and state:

1. That we personally know NOLLIE A. CORTEZ who desires for segregation/subdivision of Lot 3887, Cad 564-D in Bgy. Maurengin, Araceli Tinintinan Araceli, Palawan;
2. That we are actual residents of Barangay Tinitinan, Araceli & Bgy. San Jose, Puerto Princesa City, Palawan;
3. That we are aware of the fact that NOLLIE A. CORTEZ is the actual occupant and or possessor of the subject lot;
4. That we are not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of our knowledge, belief and information, the land is not claimed by adverse others.

IN WITNESS WHEREOF, we have hereunto set our hands this 23rd day of January 2023 in the place above first written.

RICARDO L. DIVINAGRACIA
Affiant


I.D/ CTC No. 024
Issued on _____
Issued at Tinitinan, Araceli, Pal

ELMO L. DUCADO
Affiant

I.D/ CTC No. 35014
Issued on 03/16/2023
Issued at Puerto Princesa City

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

ARNOLD V. GONZALES
Officer Authorized to Administer Oath
Land Management Inspector
(Designation)

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


Name: ELMO LUCERO DUCADO

Address: Bgy. San Jose
Puerto Princesa City

Feb. 09, 1957/60 M March 16, 2017
Date of Birth/Age Sex Date Issued

Elmo [Signature]
Signature/Thumbmark Control No: 35014

THIS CARD IS NON-TRANSFERRABLE AND VALID ANYWHERE IN THE COUNTRY

 REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF ARACELI
BARANGAY TININTINAN

 No.: 024

RICARDO L. DIVINAGRACIA
NAME
TININTINAN, ARACELI, PALAWAN
ADDRESS
CHECKER
OCCUPATION
[Signature]
SIGNATURE

2023-0266

Republic of the Philippines

Province of Palawan

Municipality of Araceli

Barangay Mauringen

OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

To whom it may concern:

This is to certify that Mr. Nollie A. Cortez, married, legal age, Filipino citizen, is a resident of this barangay and who is personally known by the undersigned to be a law-abiding citizen and has good moral character, that of my personal knowledge, he has not committed nor been involved in any kind of unlawful activities in this barangay.

This certification is issued to above-mentioned name and could further certify that this land was occupied of the said person with an area of 216,891 square meters under Lot Number 3887 has no conflict record endorse to our barangay up to the present. This land planted of 400 pcs, Coconut Tree, 80 pcs, Cashew Tree, 1pc, Jackfruit Tree, 5pcs, Mango Tree for whatever legal purposes it may serve her best.

Issued on this 24th day of January, 2023.

HON. LINGNON H. NAZARENO

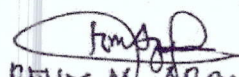
PUNONG BARANGAY

Certification Fee:


O.R No:

Date Issued:

Place Issued:



HON. REMY M. ARQUE
OIC

Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
PROFESSIONAL IDENTIFICATION CARD



LAST NAME ▶ CORTEZ
FIRST NAME ▶ NOLLIE
MIDDLE NAME ▶ APUYA
REGISTRATION NO. ▶ 0065762
REGISTRATION DATE ▶ 09/19/1988
VALID UNTIL ▶ 03/11/2024

PHYSICIAN



Professional Regulation Commission
www.prc.gov.ph

CERTIFICATION

20-3694787

This is to certify that the person whose name, photograph, and signature appear herein is a duly registered professional, legally authorized to practice his/her profession with all the rights and privileges appurtenant thereto.

This is to certify further that he/she is a professional in good standing and that his/her certificate of registration/professional license has not been suspended, revoked or withdrawn.


Signature of Professional


TEOFILO S. PILANDO, JR.
Chairman

KNOW ALL MEN BY THESE PRESENTS, that I, **WENCESLAO S. BARRIENTOS IV**, of legal age, married to **MARY JANE D. BARRIENTOS** resident of Araceli, Palawan, that I am the possessor/ holder/ beneficiary of a property with Lot No. 3887, CAD 564-D, Tax Declaration No. 03-008-0511 and Property Identification No. 066-03-008-08-011, situated at Mauringen, Araceli, Palawan, FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND (P450,000.00) PESOS, Philippine Currency, do by these presents hereby, WAIVE, TRANSFER AND CONVEY on a manner absolute and irrevocable, unto said **NOLLIE APUYA CORTEZ**, likewise of legal age, married to **ALICIA BAGUIO CORTEZ**, Filipino, with residence and post office address at A. Tumalak Street, Gun-ob, Lapu-Lapu City, Cebu.

That henceforth, possession and occupation of said parcel of land shall belong to **NOLLIE APUYA CORTEZ** his heirs, assigns and successors in interest all my rights and interest, and participation over a said parcel of land situated at Mauringen, Araceli, Palawan, and more particularly described as follows:

Lot 3887 Survey No. CAC 564-D, Tax Declaration No. 03-008-0511 and Property Identification No. 066-03-008-08-011, containing an area of **TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED NINETY ONE (216,891 sq. m) SQUARE METERS**, more or less, located at Mauringen, Araceli, Palawan.

Boundaries

North: ALN 001,007 7 006

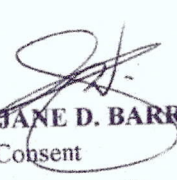
South: SEC. 14

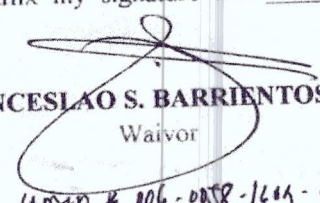
East: ALN 010

WEST: ALN 001, SEC. 14


That if and when necessary to full force and effect to my above waiver of rights, I further bind myself to execute such other documents that may be required by existing laws and regulations for the purpose.

IN WITNESS WHEREOF, I have hereunto affix my signature this 11 day of JAN 11 2018, 2017 at Puerto Princesa City, Palawan.


MARY JANE D. BARRIENTOS
Marital Consent


WENCESLAO S. BARRIENTOS, IV
Waivor

UNITED # 006-0058-1611-1

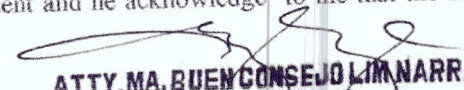

NOLLIE APUYA CORTEZ
Waivee

SIGNED IN THE PRESENCE OF:

____ AND _____
ACKNOWLEDGMENT
REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S
PROVINCE OF PALAWAN)

BEFORE ME, a Notary Public for the City of Puerto Princesa City and in the Province of Palawan, personally appeared this 11 day of JAN 11 2018, 2017, **WENCESLAO S. BARRIENTOS, IV** with his ID written below his name, known to me known to be the same person who executed the foregoing instrument and he acknowledge to me that the same is his own free and voluntary act and deed.
WITNESS MY HAND AND SEAL.

Doc. No.: 421
Page No.: 86


ATTY. MA. BUENCONSEJO LIM NARRAZID
NOTARY PUBLIC
UNTIL DECEMBER 31, 2018
PTR NO. 1115533
ISSUED ON 01-03-2018-PTD. PRIN CITY
TIN NO. 138-920-519/ROLL NO. 31528

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-03-008-0445

Property Identification No.: 066-03-008-08-011

Owner: NOLLIE APUYA CORTEZ married to Alicia Baguio Cortez

Address: A. TUMULAK STREET, GUN-OB, LAPU-LAPU CITY, CEBU.

Administrator/Beneficial User:

Address:

Location of Property:

MAURINGEN

TIN:

Telephone No.:

TIN:

Telephone No.:

ARACELI, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.

CCT:

Date:

Survey No. CAD 564-D

Lot No. 3887

Block No.

Boundaries: North: ALN 001, 007 & 006

South: SEC. 14

East: ALN 010

West: ALN 001, SEC. 14

KIND OF PROPERTY ASSESSED:



LAND



BUILDING

No. of Storeys:

Brief Description:



MACHINERY

Brief Description:



Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (COCONUTS)	4.0000 ha.	140,000 Php	492,800.00	AGRICULTURAL (Coconut Land)	16 %	Php 78,850.00	TAXABLE
AGRICULTURAL (RICE/IRRIGATED)	1.0000 ha.	150,000 Php	132,000.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	Php 21,120.00	TAXABLE
AGRICULTURAL (RICE/UPLAND)	16.6891 ha.	50,000 Php	734,320.40	AGRICULTURAL (Upland R/L)	16 %	Php 117,490.00	TAXABLE
AGRICULTURAL		Php	148,130.40	AGRICULTURAL (Plants/Trees)	16 %	Php 23,700.00	TAXABLE
Total	216,891.00 sq.m	Php	1,507,250.80			Php 241,160.00	

Total Assessed Value TWO HUNDRED FORTY-ONE THOUSAND ONE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2019
YEAR

Approved by: By Authority of the Provincial Assessor:

(SGD) RAFAEL C. TABI, JR., REA

09/07/2018

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. 03-008-0512 Previous A.V. Php. 172,960.00

Previous PIN: 066-03-008-08-011

Previous Owner: NOLLIE APUYA CORTEZ married to Alicia Baguio Cortez

Previous Area: 21.6891 ha.

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

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.: - NONE -

SWORN STATEMENT Date: 12-22-2017

Machine Validation: Printed by Abencio Jr. C. Gabayan/ 2 23 16 pm/ 04/12/2022

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:

DATE: 04/12/2022

ABENCIO C. GABAYAN, JR.
LAOONSec. Fee: 50.00
O.R. No. 117881
O.R. Date: 04/12/2022
Place: PPCity

Republic of the Philippines
Province of Palawan
Municipality of Araceli
Barangay Mauringen
OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

To whom it may concern:

This is to certify that Mrs. Salvacion Bayle, married, of legal age, Filipino citizen, is a resident of this barangay and who is personally known by the undersigned to be a law abiding citizen and has a good moral character, that of my personal knowledge, she has not committed nor been involved in any kind of unlawful activities in this barangay.

This certification is issued to above-mentioned name and we could further certify that this land was occupied of the said person with an area of 216,891 square meters under Lot Number 3887 has no conflict record endorse to our barangay up to the present. This land was planted of 400 pcs. Coconut Tree, 80 pcs. Cashew Tree, 1 pc. Guyabano Tree, 1 pc. Calamansi Tree, 1 pc. Orange Tree, 1 pc. Jackfruit Tree, 5 pcs. Mango Tree for whatever legal purposes it may serve her best.

Issued on this 4th day of September, 2015.



HON. LINGNON H. NAZARENO
Punong Baragay

Certification Fee :
O.R. No. :
Date Issued :
Place Issued :



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

ENGR. DONNA

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**

DATE : March 14, 2023

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

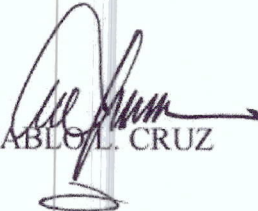
BY: 
DATE: 13.11.2023 DN 23-2405

I am submitting the investigation report conducted on the request for survey authority involving subdivision/ segregation of Lot 3887, Cad 564-D at Bgy. Maurengin, Araceli, Palawan.

Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Nollie A. Cortez, et al... to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.


PABLO L. CRUZ

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

DENR-CENRO ROXAS

RELEASED

DATE: MAR 16 2023

BY: 

DOC NO. 2023-03-0420



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

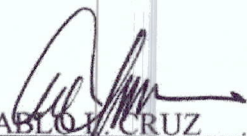
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph


CERTIFICATION

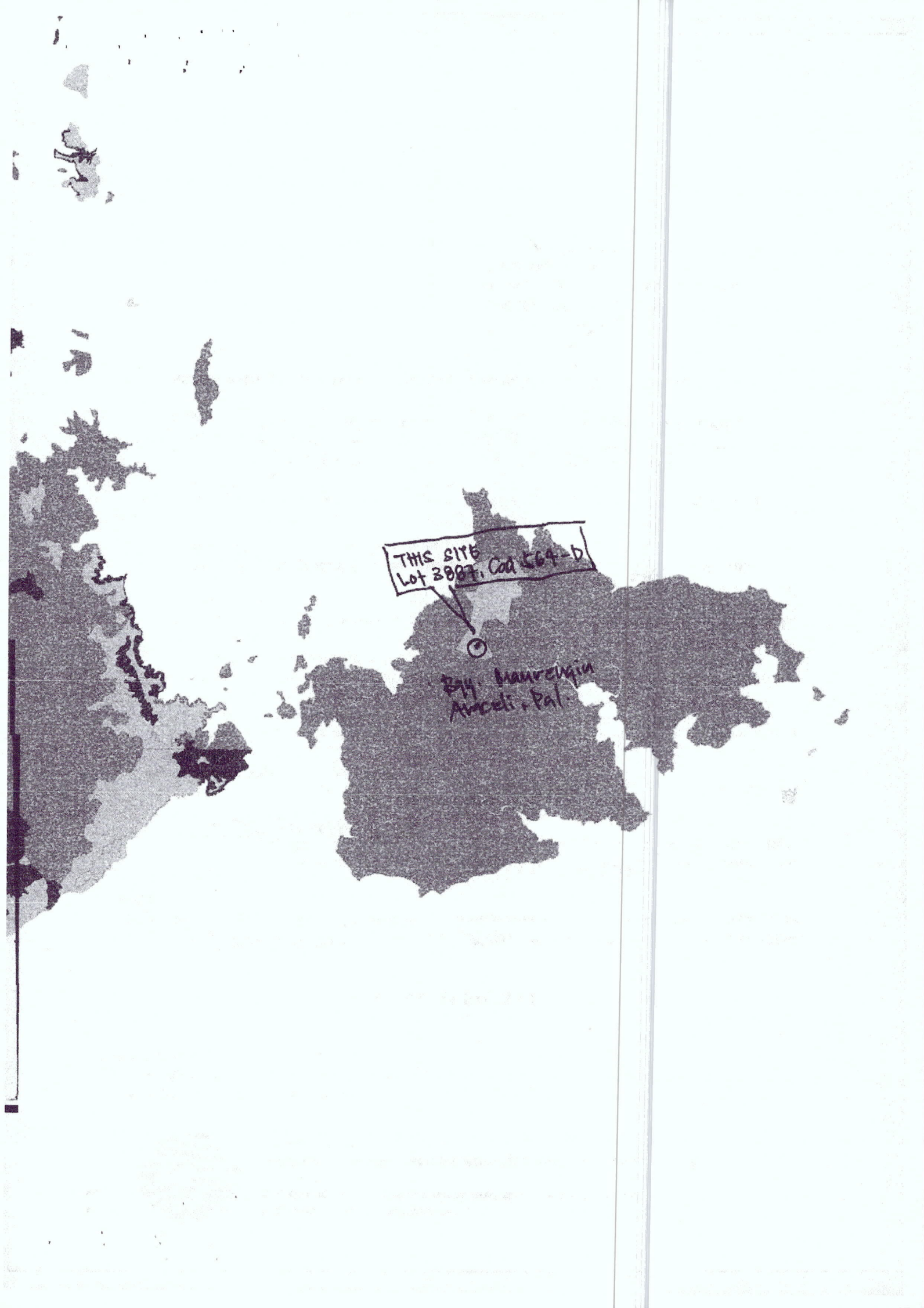
THIS IS TO CERTIFY that Lot/Survey No. 3887 (part), Cad 564-D is within **agricultural and disposable land** per LC Map No. 1735, Project No. 8 Lone Block dated February 26, 1954, under FAO/DAO No. DMC-2019-10.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 14th day of March 2023.


PABLO CRUZ
Community Environment and
Natural Resources Officer





THIS SITE
Lot 3887, Ccd 564-D

Bay, Maunaloa
Anceli, Pal.



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. _____ Applicant : NOLLIE A. CORTEZ
Lot No. 3887, Cad 564-D Ident. To Lot No. _____
Portion of Lot No. _____ Surveyed for: _____
Date of Original Survey : _____ Surveyed by : _____
Area (sq. m.) _____ Date of Survey: _____
Location : MAURENGIN, ARACELI, PAL Date Approved: _____

TECHNICAL DESCRIPTION

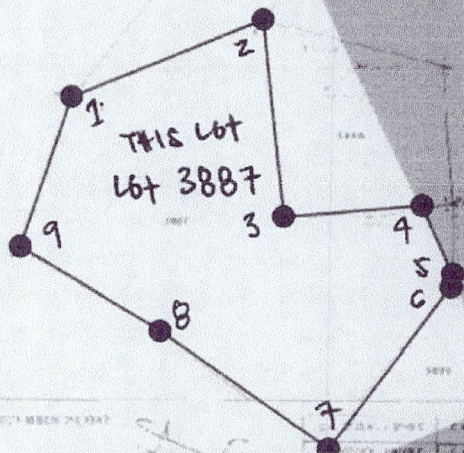
THE LINE : N 84-00 W, 16,966.73 meters From BLN # 1

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 68-09 E	309.87	1-2		
2-3	S 5-55 E	305.33	2-3		
3-4	N 85-47 E	207.65			
4-5	S 24-14 E	114.57			
5-6	S 7-56 W	19.51			
6-7	S 37-26 W	325.96			
7-8	N 51-32 W	305.43			
8-9	N 61-40 W	251.22			
9-1	N 19-25 E	251.48			

SEE THE SKETCH MAP ATTACHED
AT THE BACK

T. D. Researched by : ARNOLD V. GONZALES Date : _____
T.D. Sketched by : _____ Date : _____
T. D. Checked by : _____ Date : _____

BARANGAY OF MAURINGEN



THIS LOT
Lot 3887

ARACELI CADASTRE
Cds. 584-D, CASE-7
M. 10° 34' N., 119° 40' E.
SCALE 1:4000

APPROVED DECEMBER 24, 1947

STEWART F. RAOY
PLANNING ENGINEER

ARACELI CADASTRE	Cds. 584-D, CASE-7	Cds. 584-D, CASE-7
ARACELI CADASTRE	Cds. 584-D, CASE-7	Cds. 584-D, CASE-7
ARACELI CADASTRE	Cds. 584-D, CASE-7	Cds. 584-D, CASE-7
ARACELI CADASTRE	Cds. 584-D, CASE-7	Cds. 584-D, CASE-7

ARACELI CADASTRE
Cds. 584-D, CASE-7
M. 10° 34' N., 119° 40' E.
SCALE 1:4000

PROVINCE OF PALAWAN

Geographic Authority: *Engage*
 FINALLY CHECKED BY: *J. S. S. S. S.*
 VERIFIED BY: *J. S. S. S. S.*

PLOTTED & INKED BY: M. M. M. M. M.
 CHECKED BY: J. S. S. S. S.

APPROVED: DECEMBER 29, 1992

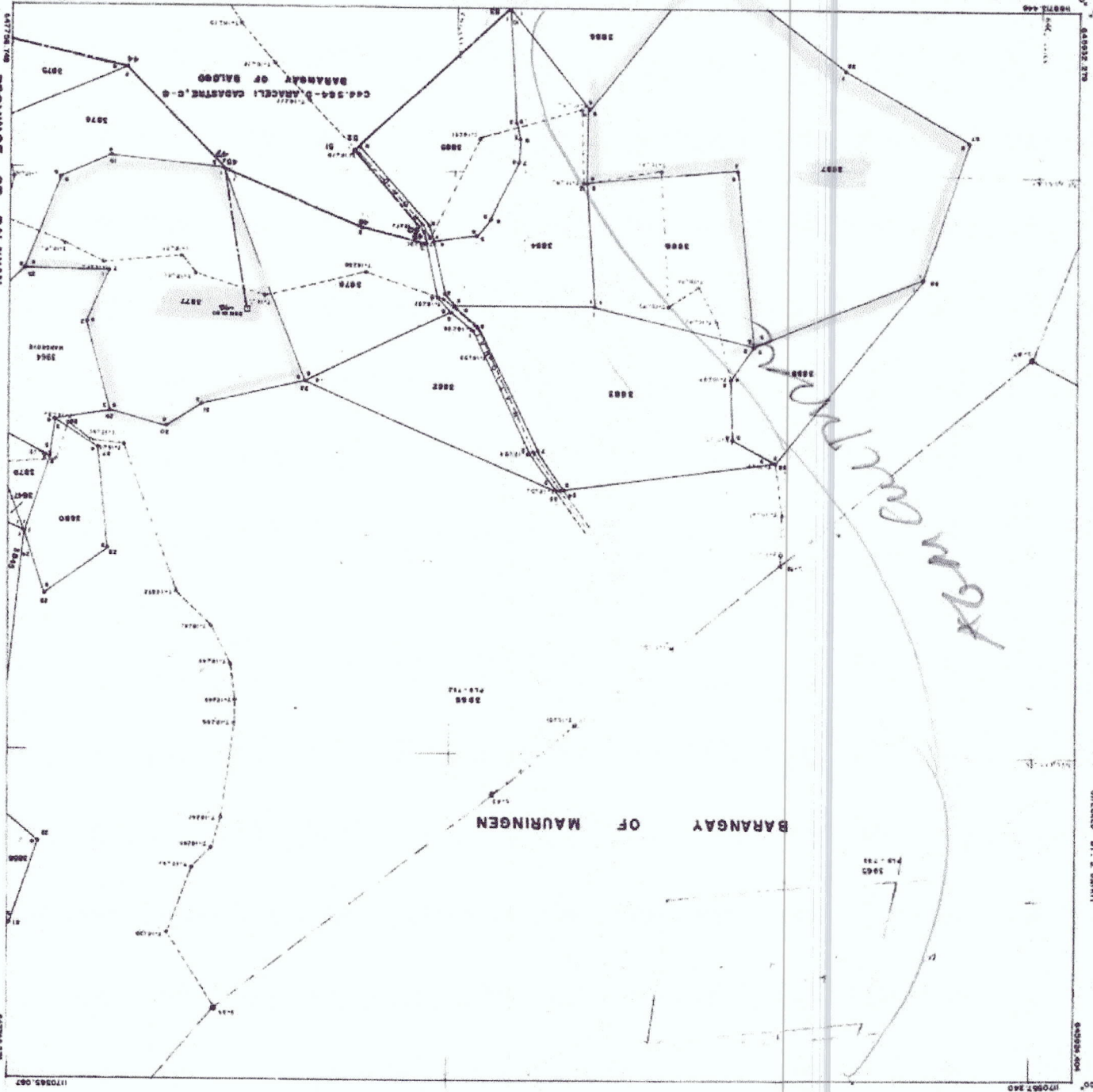
SYDIOUS F. PANOY
 REGIONAL TECHNICAL DIRECTOR

C.M. 10° 35' N, 119° 50' E	C.M. 10° 35' N, 119° 50' E	C.M. 10° 35' N, 119° 50' E
C.M. 10° 34' N, 119° 49' E	C.M. 10° 34' N, 119° 50' E	C.M. 10° 34' N, 119° 50' E
C.M. 10° 33' N, 119° 48' E	C.M. 10° 33' N, 119° 50' E	C.M. 10° 33' N, 119° 50' E

ARACELI CADASTRE
 C.M. 10° 34' N, 119° 50' E
 SCALE 1:4000

PROVINCE OF PALAMAN

BARANGAY OF MAURINGEN



Computation checked by: E. Legaspi
 FINALLY CHECKED BY: J. V. Vrao
 VERIFIED BY:

10° 34' 00" 645932.279

119° 50' 00"

116878.446

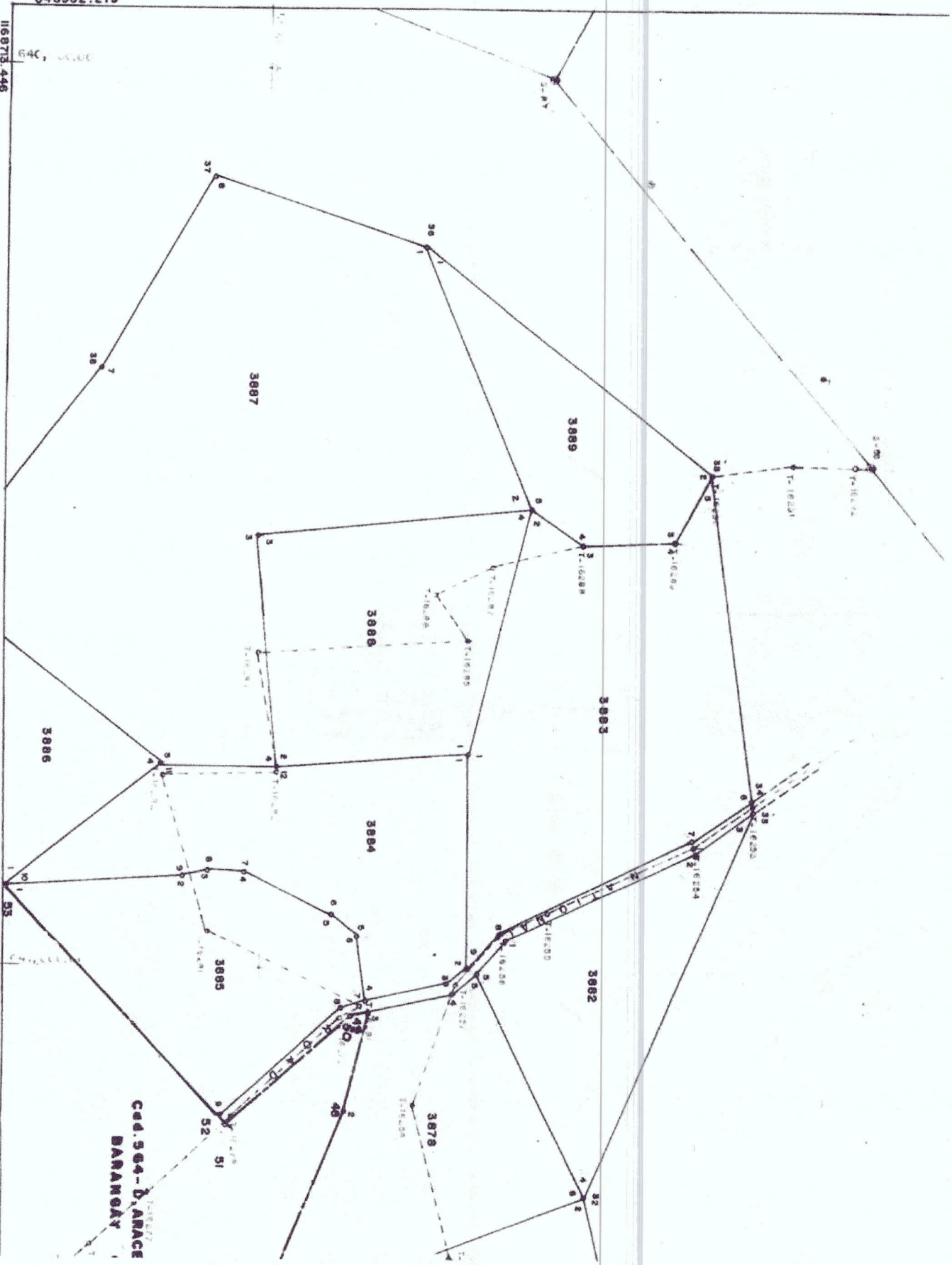
APPROVED: DECEMBER 29, 1992

8
14

SYDICIUS F. PANDY
 REGIONAL TECHNICAL DIRECTOR

C.M. 10° 35' N., 119° 49' E	C.M. 10° 35' N., 119° 50' E	C.M. 10° 35' N., 119° 51' E
C.M. 10° 34' N., 119° 49' E	C.M. 10° 34' N., 119° 50' E	C.M. 10° 34' N., 119° 51' E
C.M. 10° 33' N., 119° 49' E	C.M. 10° 33' N., 119° 50' E	C.M. 10° 33' N., 119° 51' E

Cad. 564-D ARACE
 BARANGAY



BUREAU OF LANDS LOT DATA COMPUTATION

GALANTO, HERMENIO

FRANCISCO GUEVARRA

OLD SURVEY NO.

3887 1

NAME OF CLAIMANT
MAURENGIN, ARACELI, PALAWAN

CONTRACTOR

LOT NO. SHT.

10-34N 119-50E

7-13/9-12/91

CAD. 564-D, CASE 7

ADDRESS OF CLAIMANT

QUADRANGLE

DATE SURVEYED

SURVEY NUMBER

BOOK/PAGE STA. OCC.	TRAVERSE STA. COORDINATES		AZIMUTH DISTANCE	CORNER NO.	LOT CORNER COORDINATES		BEARING DISTANCE	CORNER DESC
	NORTHING	EASTING			NORTHING	EASTING		
ELLM #1				TP	1167407.09	663067.09	N84-00W 16960.73	
10/83 T16286	1169193.92	646579.68	88-13 380.37	1	1169182.08	646199.49	N68-09E 309.87	PS MON
EQUALS 2 OF LOT 3883				2	1169297.37	646487.11	S 5-55E 305.33	PS MON
10/83 T16285	1169227.04	646632.04	25-56 259.51	3	1168993.66	646518.55	N84-14E 258.22	PS MON
EQUALS 12 OF LOT 3884				4	1169019.62	646775.46	S00-33W 125.10	PS MON
EQUALS 11 OF LOT 3884				5	1168894.53	646774.27	S37-26W 325.96	PS MON
EQUALS 3 OF LOT 3886				6	1168635.67	646576.17	N51-32W 305.43	PS MON
10/83 T16285	1169227.04	646632.04	36-19 498.11	7	1168825.68	646337.04	N61-40W 251.22	PS MON
10/83 T16286	1169193.92	646579.68	61-46 526.40	8	1168944.90	646115.91	N19-25E 251.48	PS MON
AREA IN SQ. M. = 216,891.32								



Republic of the Philippines
4th Judicial Region
5TH MUNICIPAL CIRCUIT TRIAL COURT OF ARACELI-DUMARAN
Araceli, Palawan

Official email add: 5thmunicipalcourt@araceli.gov.ph
Office Cp # 09580243193

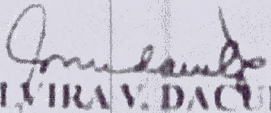
COURT CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court, there is no Criminal or Civil case filed pending or disposed of against **NOLLIE A. CORTEZ** pertaining to Lot # 3887, Cad 564-D situated at Barangay Mauringen, Araceli, Palawan.

This Certification is issued upon request of claimant **NOLLIE A. CORTEZ** a resident of Zone 4, Barangay Irawan, Puerto Princesa City for lawful purposes

At Araceli, Palawan, Philippines, this 10th day of March, 2023


ELVIR V. DACULAP
Clerk of Court II

Clearance Fee Php. 60.00
Under O R Nos 5051079/5052165/2581599
Dated: March 10, 2023
Issued at Araceli, Palawan



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

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

JOINT AFFIDAVIT

We, RICARDO L. DIVINAGRACIA, single/married/widow and ELMO L. DUCADO, single/married/widow both residents of Bgy. Maurengin, Araceli, Palawan after having been sworn, hereby depose and state:

1. That we personally know NOLLIE A. CORTEZ who desires for segregation/subdivision of Lot 3887, Cad 564-D in Bgy. Maurengin, Araceli Tinintinan Araceli, Palawan;
2. That we are actual residents of Barangay Tinitinan, Araceli & Bgy. San Jose, Puerto Princesa City, Palawan;
3. That we are aware of the fact that NOLLIE A. CORTEZ is the actual occupant and or possessor of the subject lot;
4. That we are not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of our knowledge, belief and information, the land is not claimed by adverse others.

IN WITNESS WHEREOF, we have hereunto set our hands this 23rd day of January 2023 in the place above first written.

RICARDO L. DIVINAGRACIA

Affiant

I.D/ CTC No. 024

Issued on

Issued at Tinintinan, Araceli, Pal

ELMO L. DUCADO

Affiant

I.D/ CTC No. 35014

Issued on 03/16/2023


Issued at Puerto Princesa City


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

ARNOLD V. GONZALES

Officer Authorized to Administer Oath
Land Management Inspector

(Designation)


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


Name: ELMO LUCERO DUCADO



Address: Bgy. San Jose
Puerto Princesa City

Date of Birth/Age: Feb. 09, 1957/60 Sex: M Date Issued: March 16, 2017

Signature/Thumbmark: *Elmo* Control No.: 35014

THIS CARD IS NON-TRANSFERRABLE AND VALID ANYWHERE IN THE COUNTRY



REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF ARACELI
BARANGAY TININTINAN


 No.: 024

RICARDO L. DIVINAGRACIA
 NAME

TININTINAN, ARACELI, PALAWAN
 ADDRESS

CHECKER
 OCCUPATION


 SIGNATURE

2023-6266

Republic of the Philippines

Province of Palawan

Municipality of Araceli

Barangay Mauringen

OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

To whom it may concern:

This is to certify that Mr. Nollie A. Cortez, married, legal age, Filipino citizen, is a resident of this barangay and who is personally known by the undersigned to be a law-abiding citizen and has good moral character, that of my personal knowledge, he has not committed nor been involved in any kind of unlawful activities in this barangay.

This certification is issued to above-mentioned name and could further certify that this land was occupied of the said person with an area of 216,891 square meters under Lot Number 3887 has no conflict record endorse to our barangay up to the present. This land planted of 400 pcs, Coconut Tree, 80 pcs, Cashew Tree, 1pc, Jackfruit Tree, 5pcs, Mango Tree for whatever legal purposes it may serve her best.

Issued on this 24th day of January, 2023.

HON. LINGNON H. NAZARENO

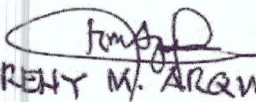
PUNONG BARANGAY

Certification Fee:


O.R No:

Date Issued:

Place Issued:



HON. REMY M. ARQUE
OIC

Professional Regulation Commission
PROFESSIONAL IDENTIFICATION CARD



LAST NAME ▶ CORTEZ
FIRST NAME ▶ NOLLIE
MIDDLE NAME ▶ APUYA
REGISTRATION NO. ▶ 0065762
REGISTRATION DATE ▶ 09/19/1988
VALID UNTIL ▶ 03/11/2024

PHYSICIAN



Professional Regulation Commission
www.prc.gov.ph

CERTIFICATION

20-3694787 This is to certify that the person whose name, photograph, and signature appear herein is a duly registered professional, legally authorized to practice his/her profession with all the rights and privileges appurtenant thereto.

This is to certify further that he/she is a professional in good standing and that his/her certificate of registration/professional license has not been suspended, revoked or withdrawn.


Signature of Professional


TEOFILO S. PILANDO, JR.
Chairman



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. III (Poblacion), Roxas, Palawan
Contact No. 09171606578/ 09175028647
Email address: cenroroxaspal@denr.gov.ph

MEMORANDUM

For : The Community Environment and
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : March 10, 2023

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LOT

The subject of this investigation are respective portion of Lot 3887, Cad 564-D located at Bgy. Maurengin, Araceli, Palawan.

CLAIMANT

The claimant is Nollie Cortez, et al... actual occupant and possesor of part of the subject lot.

ACTIVITIES UNDERTAKEN

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

1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant whereas he already planted it with more or less 400 coconut trees that $\frac{1}{4}$ of that population is at their bearing stages as of the moment. He also planted it with several fruit trees.

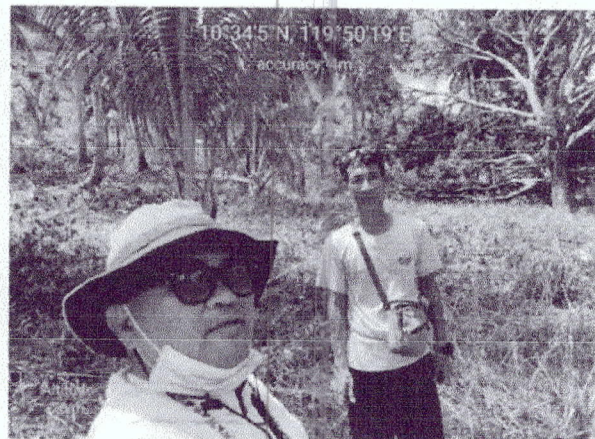
I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroroxaspal@gmail.com

Geotagged pictures taken on Lot 3887, Cad 564-D located at Bgy. Maurengin, Araceli, Palawan

Requested for issuance of survey authority by Nollie A. Cortez





DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: **2023-0266**

Date and Time received:

01/19/2023 12:18:13 pm

From: **NOLLIE A. CORTEZ**

Document Type: **Letters**

IRAWAN, PPCITY

Subject: **REQUEUST FOR THE ISSUANCE OF CERTIFICASTION AS TO LC& LD STATUS OF LOT NO 3887 CAD 564-D IN ARACELI, PALAWAN**

Attachment(s): **No attachment(s)**

Earmarked As :

Date: 01/19/23	From: all	To: CAH
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		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
Other Instruction(s): attach LC's presentation		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		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
Other Instruction(s):		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		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
Other Instruction(s):		
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		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
Other Instruction(s):		

Printed on 01/19/2023 1:14:42pm Received at: INFORMATION DESK/R Received by: BALTAR, APRIL

13,
JAN. 2023 (Jan. 19, 2023)
Date

The Community Environment and
Natural Resources Officer
Roxas, Palawan

Sir/Ma'am:

May I have the honor to request the following:

() Ocular inspection/investigation
() GPS Reading
Lot No.:
Location:

() Certified photo copy/copies
() Technical Description/Cad Map/Sketch Plan
Lot No.:
Location:

() Certification

() Land classification Status As

() Land disposition status

Lot No.

Location

3887, Cad Se4-D

Roxas, Pal.

Purpose:

LAND VERIFICATION (Lot No. 3887, CAD Se4-D)

Very truly yours,

NORIE A. CORTES
Signature over Printed Name

Contact No.:

09151780345

Address:

116 IRACUN, PUERTO PRINCESA

Requirements/Attachments

<input checked="" type="checkbox"/>	Barangay Certification
<input checked="" type="checkbox"/>	Waiver of Rights/Deed of Sale/Donation
<input checked="" type="checkbox"/>	Tax Declaration
<input type="checkbox"/>	SPA
<input type="checkbox"/>	Others

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

I, SALVACION E. BAYLE, of legal age, Filipino, Married to Arlito Bayle and a resident of Araceli, Palawan, That I am the possessor/holder/beneficiary of a property with Lot No. 3887, CAD 564-D, Tax Declaration No. 03-008-0505 and Property Identification No. 066-03-008-08-011, situated at Mauringen, Araceli, Palawan, FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND (P450,000.00) PESOS, Philippine Currency, do by these presents hereby WAIVE, TRANSFER and CONVEY on a manner absolute and irrevocable, unto said WENCESLAO SABUERO BARRIENTOS IV, likewise of legal age, Married to Mary Jane D. Barrientos, Filipino, with residence and post-office address at Araceli, Palawan.

That henceforth, possession and occupation of said parcel of land shall belong to WENCESLAO SABUERO BARRIENTOS IV his heirs, assigns and successors in interest all my rights and interest, and participation over a said parcel of land situated at Mauringen, Araceli, Palawan, and more particularly described as follows:

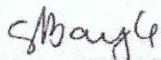
Lot 3887 Survey No. CAC 564-D, Tax Declaration No. 03-008-0505 and Property Identification No. 066-03-008-08-011, containing an area of TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED NINETY ONE (216,891 sq.m) SQUARE METERS, more or less, located at Mauringen, Araceli, Palawan.

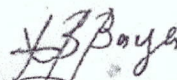
Boundaries

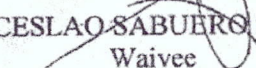
North: ALN 001, 007 7 006 SOUTH: SEC. 14
EAST: ALN 010 WEST: ALN 001, SEC. 14

That if and when necessary to full force and effect to my above waiver of rights, I further bind myself to execute such other documents that may be required by the existing laws and regulations for the purpose.

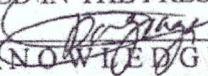
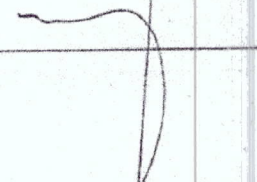
IN WITNESS WHEREOF, I have hereunto affix my signature this 2nd day of June 2016, at Puerto Princesa City, Palawan.


SALVACION E. BAYLE
Waiver


ARLITO BAYLE
Marital Consent

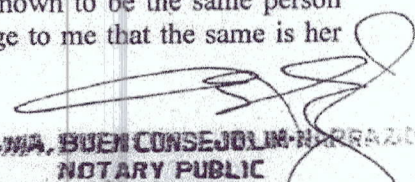

WENCESLAO SABUERO BARRIENTOS IV
Waivee

SIGNED IN THE PRESENCE OF:

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

BEFORE ME, a Notary Public for the City of Puerto Princesa and in the Province of Palawan, personally appeared this 27th day of May 2016, SALVACION E. BAYLE with her ID written below her name, known to me and to me known to be the same person who executed the foregoing instrument and she acknowledge to me that the same is her own free and voluntary act and deed.

WITNESS MY HAND AND SEAL.


ATTY. MA. BUENCONSEJO LIN-HARRAZO
NOTARY PUBLIC

261

I. WENCESLAO S. BARRIENTOS IV, of legal age, married to **MARY JANE D. BARRIENTOS** resident of Araceli, Palawan, that I am the possessor/ holder/ beneficiary of a property with Lot No. 3887, CAD 564-D, Tax Declaration No. 03-008-0511 and Property Identification No. 066-03-008-08-011, situated at Mauringen, Araceli, Palawan, FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND (P450,000.00) PESOS, Philippine Currency, do by these presents hereby, WAIVE, TRANSFER AND CONVEY on a manner absolute and irrevocable, unto said **NOLLIE APUYA CORTEZ**, likewise of legal age, married to **ALICIA BAGUIO CORTEZ**, Filipino, with residence and post office address at A. Tumalak Street, Gun-ob, Lapu-Lapu City, Cebu.

That henceforth, possession and occupation of said parcel of land shall belong to **NOLLIE APUYA CORTEZ** his heirs, assigns and successors in interest all my rights and interest, and participation over a said parcel of land situated at Mauringen, Araceli, Palawan, and more particularly described as follows:

Lot 3887 Survey No. CAC 564-D, Tax Declaration No. 03-008-0511 and Property Identification No. 066-03-008-08-011, containing an area of **TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED NINETY ONE (216,891 sq. m) SQUARE METERS**, more or less, located at Mauringen, Araceli, Palawan.

Boundaries

North: ALN 001,007 7 006


South: SEC. 14

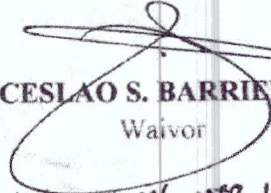
East: ALN 010

WEST: ALN 001, SEC. 14

That if and when necessary to full force and effect to my above waiver of rights, I further bind myself to execute such other documents that may be required by existing laws and regulations for the purpose.

IN WITNESS WHEREOF, I have hereunto affix my signature this JAN 11 2018 day of 2017 at Puerto Princesa City, Palawan.


MARY JANE D. BARRIENTOS
Marital Consent


WENCESLAO S. BARRIENTOS, IV
Waivor

UNIT 4 006-0058-1614-1


NOLLIE APUYA CORTEZ

Waivee

SIGNED IN THE PRESENCE OF:

AND

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

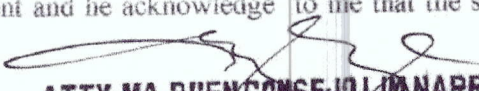
CITY OF PUERTO PRINCESA) S.S

PROVINCE OF PALAWAN)

BEFORE ME, a Notary Public for the City of Puerto Princesa City and in the Province of Palawan, personally appeared this JAN 11 2018, 2017, **WENCESLAO S. BARRIENTOS, IV** with his ID written below his name, known to me known to be the same person who executed the foregoing instrument and he acknowledge to me that the same is his own free and voluntary act and deed.
WITNESS MY HAND AND SEAL.

Doc. No.: 421

Page No.: 86


ATTY. MA. BUENCONSEJO LIM NARRAZID
NOTARY PUBLIC
UNTIL **DECEMBER 31, 2018**
PTR NO. 1115533
ISSUED ON 01-03-2018 - PTO. PRIN CITY
TIN NO. 138-920-519 / ROLL NO. 31528

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-03-008-0445**Property Identification No.: **066-03-008-08-011**Owner: **NOLLIE APUYA CORTEZ married to Alicia Baguio Cortez**

TIN: _____

Address: **A. TUMULAK STREET, GUN-OB, LAPU-LAPU CITY, CEBU.**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

MAURINGEN**ARACELI, PALAWAN**

(Number and Street) *

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 564-D**

CCT: _____

Lot No. **3887**

Date: _____

Block No. _____

Boundaries: North: **ALN 001, 007 & 006**South: **SEC. 14**East: **ALN 010**West: **ALN 001, SEC. 14****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 (COCONUT-1S)	4.0000 ha.	140,000 Php	492,800.00	AGRICULTURAL (Coconut Land)	16 %	78,850.00	TAXABLE
AGRICULTURAL (RICUP2-1S)	1.0000 ha.	150,000 Php	132,000.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	21,120.00	TAXABLE
AGRICULTURAL (RICUP2-1S)	16.6891 ha.	50,000 Php	734,320.40	AGRICULTURAL (Upland R/L)	16 %	117,490.00	TAXABLE
AGRICULTURAL		Php	148,130.40	AGRICULTURAL (Plants/Trees)	16 %	23,700.00	TAXABLE
Total	216,891.00 sq.m	Php	1,507,250.80		Php	241,160.00	

Total Assessed Value **TWO HUNDRED FORTY-ONE THOUSAND ONE HUNDRED SIXTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2019**
YEAR

Approved by: By Authority of the Provincial Assessor:

(SGD) RAFAEL C. TABI, JR., REA**09/07/2018**

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No.: **03-008-0512** Previous A.V. Php. **172,960.00**Previous PIN: **066-03-008-08-011**Previous Owner: **NOLLIE APUYA CORTEZ married to Alicia Baguio Cortez**Previous Area: **21.6891 ha.****Memoranda:****REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.**

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.: **- NONE -**SWORN STATEMENT Date: **12-22-2017**

Machine Validation. Printed by Abencio Jr. C Gabayan/ 2 23 16 pm/ 04/12/2022

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:DATE: **04/12/2022****ABENCIO C. GABAYAN, JR.**
 Sec. Fee: 50.00
 O.R. No.: 117961
 O.R. Date: 04/12/2022
 Place: PPCity



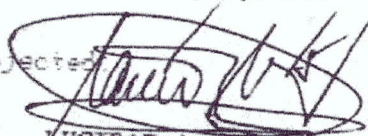
Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Koronadal, Palawan

To All Whom This May Come:

This certifies that Lot 3887 of Cad. 564-D consisting TWO HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED NINETY-ONE (216,891) square meters in Bgy. Mauringen, Araceli, Palawan as roughly presented in the sketch below forms part of the state's domain classified agricultural (alien. or disp.). It is falling inside the lone Block of Project 3 which was approved on 28 February 1954 as contained in the Map Numbered LG 1735.

This is issued to Ms. Salvacion B. Bayle this 15th day of September 2015 as requested for tax purposes.

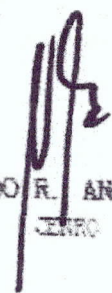
Projected:

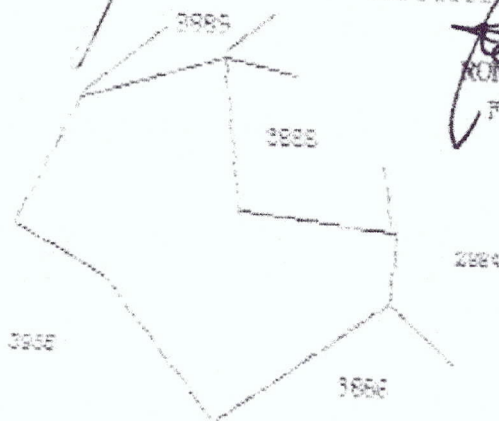

LUCIBAR A. ELITAN
FR/ Asst. Cartographer

Verified:


RONIE B. GANDEZA
FR/ Chief, TNS

Certified:


WILFREDO R. ANGELES
JENRO



N

Lot 3887, Cad. 564-D

copy file

Am. # 20.-
Under O.R. # 7946749.5
Date: Sept. 22, 2015
at DEN, GUM, Mas. p. 24

Republic of the Philippines
Province of Palawan
Municipality of Araceli
Barangay Mauringen
OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

To whom it may concern:

This is to certify that Mrs. Salvacion Bayle, married, of legal age, Filipino citizen, is a resident of this barangay and who is personally known by the undersigned to be a law abiding citizen and has a good moral character, that of my personal knowledge, she has not committed nor been involved in any kind of unlawful activities in this barangay.

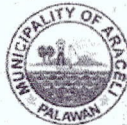
This certification is issued to above-mentioned name and we could further certify that this land was occupied of the said person with an area of 216,891 square meters under Lot Number 3887 has no conflict record endorse to our barangay up to the present. This land was planted of 400 pcs. Coconut Tree, 80 pcs. Cashew Tree, 1 pc. Guyabano Tree, 1 pc. Calamansi Tree, 1 pc. Orange Tree, 1 pc. Jackfruit Tree, 5 pcs. Mango Tree for whatever legal purposes it may serve her best.

Issued on this 4th day of September, 2015.



HON. LINGNON H. NAZARENO
Punong Baragay

Certification Fee :
O.R. No. :
Date Issued :
Place Issued :



Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of Araceli
OFFICE OF THE MUNICIPAL TREASURER

April 6, 2022

CERTIFICATION

TO WHOM IT MAY CONCERN:

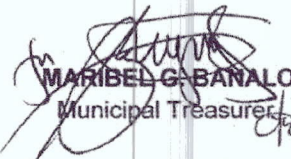
THIS IS TO CERTIFY that as per record of Real Property Tax Account Register (RPTAR) kept and filed in this Office, **WENCESLAO S. BARRIENTOS IV** are the declared owner of the property to wit ;

Tax Declaration No. **03-008-0511-A**

Tax Dec. No.	Assessed Value	Amount Paid	Official Receipt #	Date Issued	Tax Year
03-008-0511-A	163,770.00	5,109.62	7336159	04/06/2022	2020
03-008-0511-A	163,770.00	4,323.52	7336159	04/06/2022	2021
03-008-0511-A	163,770.00	3,537.42	7336160	04/06/2022	2022

It is further certified that he has no outstanding tax obligation on the above-stated property.

This certification is issued upon request of **WENCESLAO S. BARRIENTOS IV** for whatever legal purpose it may serve his best.


MARIBEL CABANALO
Municipal Treasurer

Clearance Fee **P 150.00**
Under O.R.No. **1060305**
Date Issued: **4/6/2022**
Place Issued: **MTO/Araceli, Palawan**