



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](mailto: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 30, 2023

Relative to the memorandum dated February 28, 2023 CENRO Puerto Princesa, Palawan requesting for the issuance of Survey Authority for Lot 5124-C CSD-04-021583-D, applied by Jocelyn Banzuela located at Brgy. Sta. Lourdes, City of Puerto Princesa, 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. 5124-C CSD-04-021583-D with a total area of 29,595 Square Meters more or less.
- b. That portion of the subject area falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.1246, Project No. 1-E, Block V certified on January 15, 1936 while the other portion falls to **FORESTLAND** per LC Map No 1779, Project 1-L certified on September 2, 1951. 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).
- 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 hereof, this Office recommends the issuance of survey authority in favor of Jocelyn Banzuela

Copy Furnish:  
Reference No. 2023-2081  
RED  
CENRO Roxas  
Surveys

**FELIZARDO B. CAYATOC**  
DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By *[Signature]*  
Date: 04 APR 2023 *23-860*



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 5124-C CSD-04-021583-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1246, Project No. 1-E, Block V* certified by then bureau of Forestry on January 15, 1936.


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

Issued on the 30<sup>th</sup> 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: 04 APR 2023 23-860



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 5124-C CSD-04-021583-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1246, Project No. 1-E, Block V* certified by then bureau of Forestry on January 15, 1936.


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

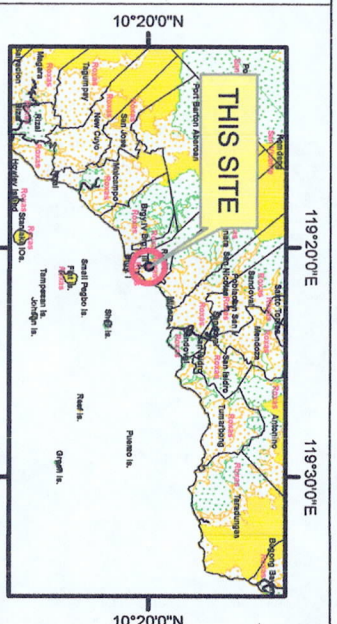
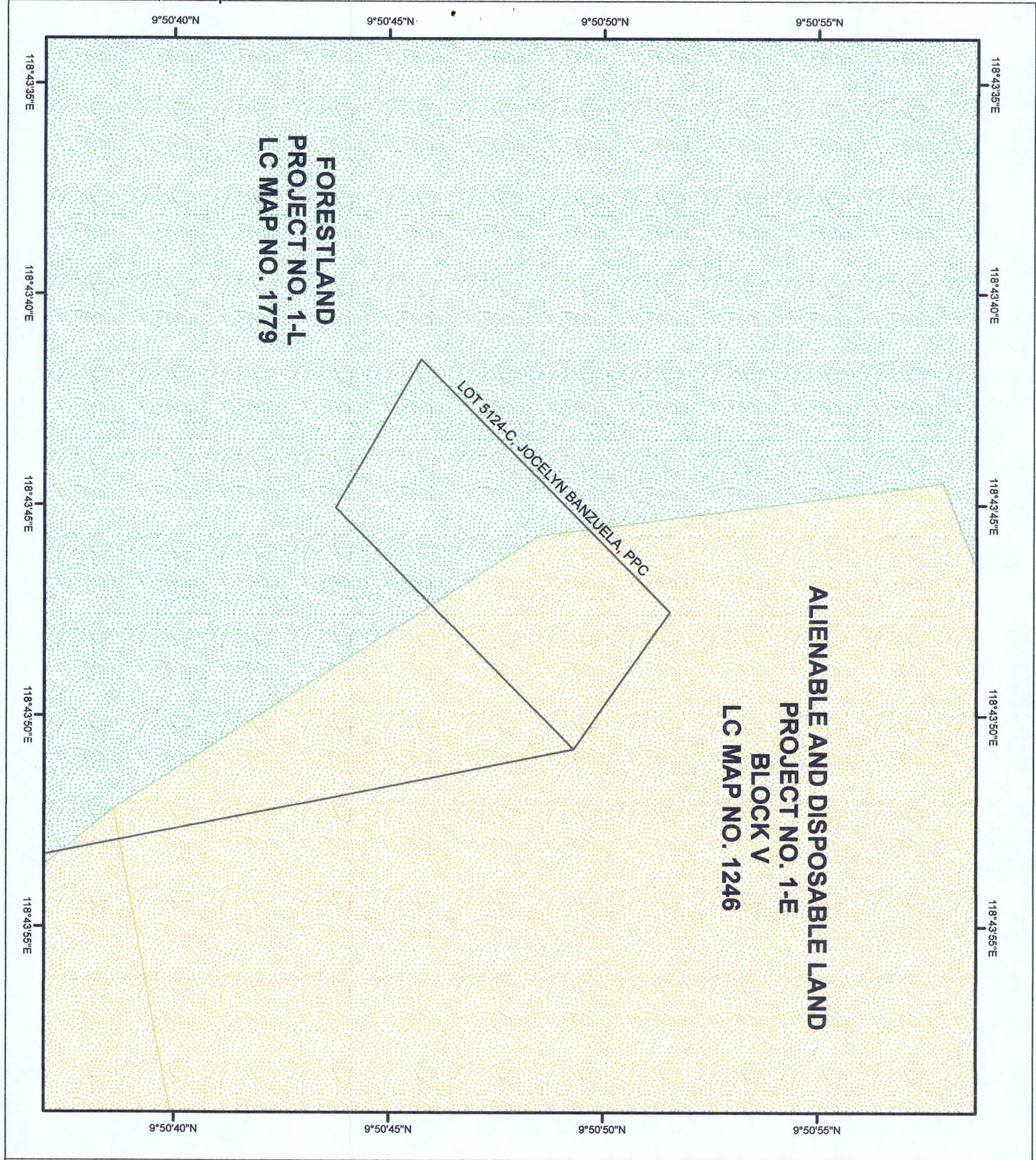
Issued on the 30<sup>th</sup> day March 2023, subject for confirmatory verification of the Regional Office.

  
**FELIZARDO B. GAYATOC**  
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: 04 APR 2023 CN 23-890



LOCATION MAP SCALE 1:700,000



**MAP SHOWING**

THE RELATIVE LOCATION OF LOT 5124-C  
FOR LC CERTIFICATION APPLIED BY  
JOCELYN BANZUELA, ET. AL

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

SCALE 1:2000

**Legend**

**LC STATUS**

- Alienable & Disposable
- No Data
- UPF
- Communal Forest
- Forestland



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](mailto:cenropuertoprincesa@denr.gov.ph)  
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 ERLINDA JOCELYN B. BANZUELA FOR ISSUANCE OF SURVEY CLEARANCE/ SURVEY AUTHORITY OVER LOT NO. 5124-C, CSD-04-021583-D LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY**

**DATE** : February 28, 2023

**DENR PENRL  
PALAWAN RECORDS  
RECEIVED**  
BY: [Signature]  
DATE: 03-01-2023 23-2081

I am submitting the investigation report conducted on the application for Survey Authority with the subject **Lot/Survey No. 5124-C, Csd-04-021583-D** in Barangay Sta. Lourdes, Puerto Princesa City.

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

- The subject lot is identified as **Lot No. 5124-C, Csd-04-021583-D** containing an area of **29,595 sq. m.** located in Bgy. **Lourdes, Puerto Princesa City**;
- That the subject lot is classified to be within a **portion of Alienable and Disposable (A&D) Land** and **portion of Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936;
- The applicant is requesting for issuance of survey authority segregating the portion of land which was classified as A&D from Forestland. The total land area within A&D is still subject to actual survey and Land Classification (LC) Confirmation;
- The said lot is actually occupied, possessed and cultivated by Erlinda Jocelyn B. Banzuela and is free from claims and conflicts;
- The subject lot is devoid of mangroves;
- The applicant has complied all the necessary requirements in the issuance of Survey Authority and LC Confirmation pursuant to DENR Memorandum Circular (DMC) No. 2019-10;
- The request for issuance of survey authority is suitable for the purpose it is devoted for.

Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs of the subject lot.

[Signature]  
**PEDRO A. VELASCO**

Copy furnished:

Mrs. Erlinda Jocelyn B. Banzuela  
Bgy. Sta. Lourdes, Puerto Princesa City  
Contact No. 0917-503-7592

CENRO/File  
DRN-2023/RPS/\*cpbm

**DENR MIMAROPA REGION**  
**CENRO PUERTO PRINCESA**  
**RECEIVED**  
NO. 571  
DATE: 3-6-23  
BY: [Signature]

Geo-tagged photographs of Lot No. 5124-C, Csd-04-021583-D  
located in Bgy. Sta. Lourdes, Puerto Princesa City





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Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
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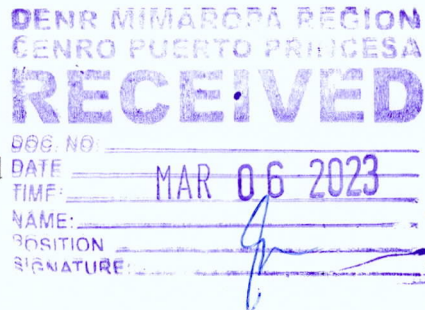
**MEMORANDUM**

**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 ERLINDA JOCELYN B. BANZUELA FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 5124-C, CSD-04-021583-D LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY**

**DATE** : February 27, 2023



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 No. 5124-C, Csd-04-021583-D** located in **Barangay Sta. Lourdes, Puerto Princesa City**.

**CLAIMANT**

The claimant is Erlinda Jocelyn B. Banzuela, 68 years old, female, a resident of Bgy. Sta. Lourdes, Puerto Princesa City.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

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

1. Prepared a letter dated August 25, 2022 (**Annex A**) to the requester in response to her letter of intent dated June 27, 2022 (**Annex B**) requesting for issuance of survey authority;
2. Coordinated with Mr. Sabeno B. Saria, Mrs. Banzuela's duly assigned representative per her undated letter which was received by this Office on August 9, 2022 (**Annex C**) and scheduled the date of ocular inspection; and
3. Conducted an ocular inspection/investigation and geo-tagged photos of the subject lot on September 15, 2022.

## FINDINGS/RECOMMENDATION

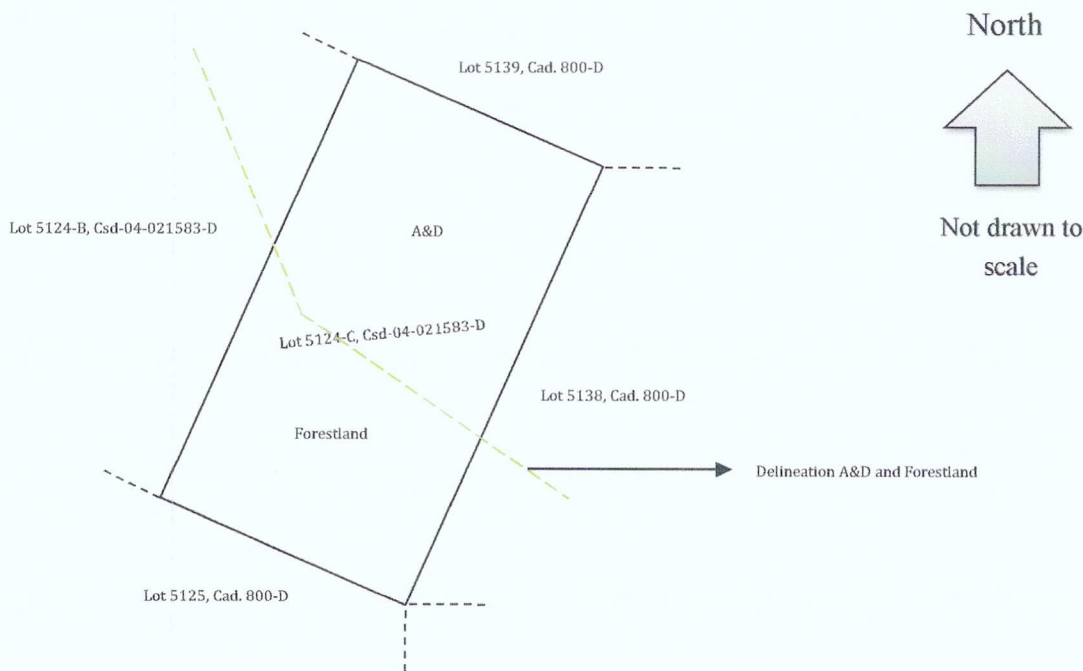
After the conduct of the investigation, I found the following:

1. That per Certification issued by this Office dated December 6, 2022 (**Annex D**), **Lot No. 5124-C, Csd-04-021583-D** with an area of 29,595 sq. m. located in Bgy. Sta. Lourdes, Puerto Princesa City has been verified to be within a **portion of Alienable and Disposable Land** and **portion of Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936;
2. That the requester intends to segregate the portion of Alienable and Disposable Land from Forestland and thereafter apply for an appropriate public land application over the subject area;
3. That per Certification dated December 19, 2022 (**Annex E**) issued by this Office, records show that **Lot No. 5124-C, Csd-04-021583-D** containing an area of 29,595 sq. m. located in Bgy. Sta. Lourdes, Puerto Princesa City is covered by **F.P.A. No. 045316-1900 of Jocelyn B. Banzuela**;
4. That the undersigned together with Math Aide I Reynaldo V. Macola conducted an ocular inspection/investigation over the subject area on September 15, 2022 together with the presence of Mr. Pol Banzuela (see attendance sheet as **Annex F**). The team conducted Global Positioning System (GPS) Reading and geo-tagged photographs of the subject lot;
5. That the subject lot is actually occupied, possessed and cultivated by Erlinda Jocelyn B. Banzuela;
6. That there is a **Real Property Tax Clearance** in the name of **Jocelyn B. Banzuela** issued on July 18, 2017 (**Annex G**);
7. That there is also a **Tax Declaration of Real Property** in the name of **Jocelyn B. Banzuela** with TD No. 032-11134 and Property Identification No. 134-02-032-04-115 over the subject lot (**Annex H**);
8. That per Affidavit of Discrepancy dated June 30, 2022 (**Annex I**), **Erlinda Jocelyn B. Banzuela** and **Jocelyn B. Banzuela** refer to **one and the same person**;
9. Other documents attached are the following:
  - 9.1. Court Clearance dated October 14, 2022 as **Annex J**;
  - 9.2. Affidavits (of Disinterested Persons) both dated February 13, 2023 executed by Milligar Sun and David Dela Torre as **Annexes L and L**;
  - 9.3. Barangay Certification dated February 8, 2023 as **Annex M**;
  - 9.4. Photocopy of Identification Card of Erlinda Jocelyn B. Banzuela as **Annex N**;
  - 9.5. Tax Map showing the location of the subject lot as **Annex O**; and
  - 9.6. V-37, Map and Technical Description as **Annexes P, Q, and R**;
10. That under Section 7.1.5 of DENR Administrative Order No. 2021-28 or the Implementing Rules and Regulation of Republic Act No. 11573 otherwise known as the Public Land Act, it states that:

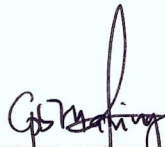
*"In cases where the subject application is covered by a cadastral subdivision plan (CSD), the LRA Certification shall be waived provided that the applicant indicates in the application that no petition for judicial titling has been filed."*
11. That the subject parcel of land which is identified to be within Alienable and Disposable Area is free from claims and conflicts and is devoid of mangroves;
12. That the requester intends to hire the services of Engr. Jonathan G. Bacolor to execute the segregation survey Lot No. 5124-C, Csd-04-021583-D located in Bgy. Sta. Lourdes, Puerto Princesa City;

13. That shown below is the sketch map of the proposed survey over the subject lot;


***Proposed survey over Lot No. 5124-C, Csd-04-021583-D***



I recommend for the **issuance of Survey Clearance** and thereafter, the desired **Survey Authority** over **Lot No. 5124-C, Csd-04-021583-D** located in **Bgy. Sta. Lourdes, Puerto Princesa City** in favor of **Erlinda Jocelyn B. Banzuela** upon land classification confirmation by the Regional Office. The undersigned is further recommending for the **rejection/cancellation of the F.P.A. No. 045316-1900** of **Jocelyn B. Banzuela** over the subject lot **since the said lot was found to be within portion of Alienable and Disposable Area and portion Forestland**. Attached are the geo tagged photographs of the subject lot.

  
**CHRISTYL POPPS 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. 5124-C, Csd-04-021583-D  
located in Bgy. Sta. Lourdes, 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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

August 25, 2022

SUBJECT: LETTER FROM JOCELYN B. BANZUELA RE: LOT NO. 5124-C, CSD-04-021583-D LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY

Ms. Jocelyn B. Banzuela  
c/o Mr. Sabeno B. Saria  
Purok Narra, Bgy. Sicsican, Puerto Princesa City  
Contact No. 0917-503-7592

*[Handwritten signature: S. Saria]*  
*[Handwritten date: 8/25/22]*

Dear Ms. Banzuela / Mr. Saria,

Environmental Greetings!

This pertains to your letter of intent dated June 27, 2022 which was received by this Office on August 4, 2022 and undated letter which was received on August 9, 2022 requesting for issuance of Survey Authority over Lot No. 5124-C, Csd-04-021583-D located in Bgy. Sta. Lourdes, Puerto Princesa City.

Your request was referred to the Patents and Deeds Unit of this Office for initial assessment and/or preliminary evaluation.

We would also like to inform you of the following:

- ☒ **Land Classification Certification** of the aforementioned lot issued by this Office is **subject for confirmation** by DENR MIMAROPA Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.
- ☐ **Provide this Office any proof of ownership** from the listed claimant or previous applicant, and/or submit relevant documents that will support your claim over the subject lot such as Waiver of Rights (**original/certified true copy**), tax declaration, and etc., if applicable.
- ☐ If no proof of ownership was provided and the lot is covered by different listed claimant/s, multiple application/s, conflicting claim and/or ownership dispute, it must first pass through the **Barangay Conciliation System for possible amicable settlement**.
- ☐ In the event that no amicable settlement is reached, a **Certificate to File Action and/or official endorsement (original copy)** must be submitted to this Office as basis of further action pursuant to DAO 2016-30 and DAO 2016-31. In any case that the conflicting party/claimant/applicant is not known and/or not a resident of the barangay where the subject land is located, a **Certification** shall be issued by the concerned Punong Barangay.
- ☒ Only upon receipt of the **Land Classification Confirmation** from the Regional Office, shall an investigation be conducted by the duly designated representative from this Office.
- ☒ Others: Attached herewith is the checklist of requirements for issuance of Survey Authority subject for your compliance. Thereafter, an ocular inspection will be conducted by the duly designated inspector/investigator of this Office.

Should you have any questions or other related concerns, you may follow-up your request under **Document Referral No. (DRN) 2022-5930 and 2022-6085** and/or contact us through Mobile No. 0946-734-9246 or Landline No. (048) 717-0702.

We trust that you are properly informed.

Very truly yours,

*[Handwritten signature: Pedro A. Velasco]*  
**PEDRO A. VELASCO**  
DMO IV/OIC-CENRO

Cc: CENRO/File  
DRN-2022-5930 & 2022-6085/RPS/\*cpbm

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RELEASED**  
NO. *[Handwritten: 1695]*  
DATE: *[Handwritten: 8-17-22]*

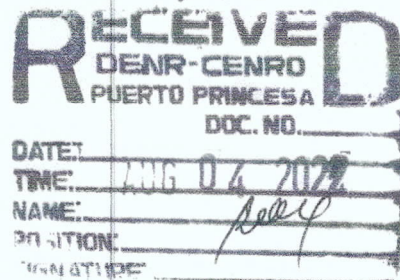


Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)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

Date: 06/27/2022

SUBJECT: LETTER OF INTENT RE:

- ☐ Follow-up of pending/subsisting PLA  
☐ Filing of appropriate PLA  
☒ Survey Authority



Mr. Pedro A. Velasco  
Development Management Officer IV  
OIC-CENRO

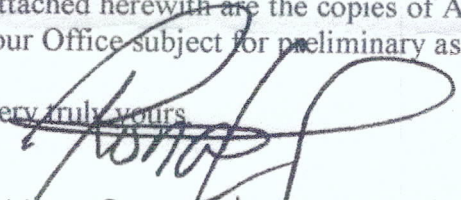
Sir:

May I have the honor to request for issuance of the aforementioned subject covering below described parcel/s of land:

Name of Applicant/Authorized Representative (with SPA):	Jocelyn B. Banzuela / Atty. Ronald C. Sandara
Type of Application:	<input checked="" type="checkbox"/> Free Patent <input type="checkbox"/> Homestead Patent <input type="checkbox"/> Residential Free Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	5124-C Csd - 04 - 021583
Area:	29,595.59m
Location:	Brgy. Sta. Lourdes, Puerto Princesa
Name of Geodetic Engineer (For Survey Authority)	Jonathan Bacolor

Attached herewith are the copies of Alienable & Disposable Certification and Records Verification from your Office subject for preliminary assessment/initial evaluation.

Very truly yours,

  
Atty. Ronald C. Sandara  
Signature above printed name

Address: Unit 5 Villa Enrique 166 Lopez - Rizal Highway Hills Mandaleynof  
E-mail Add.: edpena@rmphilconsult.com  
Contact No.: 09178012026  
Gender: Male  
Age: 35

To : Mr. Pedro A. Velasco  
DMO IV / OIC-CENRO  
Puerto Princesa City

Subject : Letter of Intent for Land Investigation

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA

RECEIVED

DOC NO. 2022-6095  
DATE AUG 09 2022  
TIME  
NAME  
POSITION  
SIGNATURE

Sir CENRO Velasco,

We would like to respectfully request your good office for the conduct of land investigation with regards to the property with Lot no. 5124-C CSD-04-021583 and an area covering approximately 29,995 sqm. with which an area of 23,700 sqm, more or less has been verified by your good office to be within Agricultural Land (Alienable and Disposable area) located at Brgy. Sta Lourdes, Puerto Princesa Palawan based on your letter dated May 25, 2022. This is for the purpose of applying for a Free Patent.

Requesting as well that all information and materials related to matters concerning our property be submitted, endorsed and turnover to our duly assigned representative,  
Sabeno B. Saria, a co-signatory to this letter.

Thank you.

Respectfully yours,

JOCELYN B. BANZUELA  
Property Owner  
Represent by her Atty in Fact  
Norvin Banzuela

08/08/22  
SABENO B. SARIA



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 our records, the tract of land located in Barangay Santa Lourdes, Puerto Princesa City, Palawan containing an area of 29,595 square meters identified as **Lot No. 5124-C, Csd-04-021583-D** was verified to contain a portion within **Alienable and Disposable area** and another portion within **Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936.

This certification is subject to confirmation by DENR MIMAROPA Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.

Issued this 6<sup>th</sup> day of December 2022 at CENRO Puerto Princesa City.

Checked and verified by:

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

Approved by:

**PEDRO A. VELASCO**  
Development Management Officer IV  
OIC-CENRO

**NOTE:**

*The aforementioned described area is subject to future precise instrument and ground verification survey*

LCR MIMAROPA REGIONAL  
CENRO PUERTO PRINCESA  
**RELEASED**

NO: 122  
DATE: 1-9-22  
BY: [Signature]

LC-DRN-2022-2022/TPG

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



## CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that the allocation book of this Office show the following information, to wit:

- |                       |  |
|-----------------------|--|
| 1. Name of Applicant: | Jocelyn B. Banzuela <sup>dy</sup>                |
| 2. Application No.    | FPA-045316-1900                                  |
| 3. Date Filed:        | May 30, 2003                                     |
| 4. Lot No.            | 5124-C, Csd-04-021583-D                          |
| 5. Location:          | Bgy. Sta. lourdes, Puerto Princesa City, Palawan |
| 6. Area:              | 29,595 square meters                             |
| 7. Remarks:           | Subsisting                                       |

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

Issued this 19<sup>th</sup> day of December 2022 at CENRO, Puerto Princesa City, Palawan.

*Ngayullano*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
Administrative Officer I

Attested by:

*[Signature]*  
**PEDRO A. VELASCO**  
Development Management Officer IV  
OIC-CENRO

REC-NGV-22-12-05

DENR MIMAROPA REGION	
CENRO	SA
RECEIVED	
NO	590
DATE	12-20-22
BY	<i>[Signature]</i>



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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

**REQUEST FOR SURVEY AUTHORITY OF JOCELYN B. BANZUELA OVER  
LOT NO. 5124-C, Csd-04-021583-D LOCATED IN BGY. STA. LOURDES,  
PUERTO PRINCESA CITY**

**ATTENDANCE SHEET**  
Date: Sept. 15, 2022

No.	Name	Designation/Agency/Address	Contact No.	Signature
1	POC BANZUELA	Sta Lourdes	0915745678	
2	CHRISTIE ROS MANINGAL	CENRO PPC		
3	Raynaldo V. Macab	CENRO-PPC		
4				
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14				
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Republic of the Philippines  
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY TREASURER

REAL PROPERTY TAX CLEARANCE

Certification No. 201706438

TO WHOM IT MAY CONCERN :

This is to certify that the Real Property Tax Register of this office shows the following information for BASIC and SPECIAL EDUCATION FUND tax payment as viz:

DECLARED OWNER : BANZUELA, JOCELYN B.  
ADDRESS : BGY. STA. LOURDES, PUERTO PRINCESA CITY

TD NO.	LOCATION	KIND	LOT NO.	ASSESSED VALUE	AMOUNT PAID	O.R. NO.	O.R. DATE	PERIOD COVERED
032-7244	STA. LOURDES	land	5124-C	17,190.00	545.36	1072249	07/18/2017	FULL 201

This certification is issued upon the request of BANZUELA, JOCELYN B. for whatever legal purpose it may serve him/her best.

Given this **18TH day of JULY, 2017** in the CITY OF PUERTO PRINCESA.

MARIA CORAZON A. ABAYARI  
CITY TREASURER

By Authority of the City Treasurer:

JOEL M. SOLINA  
LTOO IV

Not Valid w/o official dry seal

Certification Fee : 100.00

Paid Under O.R. No. : 1072250

Dated : 18-Jul-2017



Republic of the Philippines  
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR

# TAX DECLARATION OF REAL PROPERTY



TD No. : **032-11134** Property Identification No. : **134-02-032-04-115**

Owner: **BANZUELA, JOCELYN B.** TIN: \_\_\_\_\_

Address: **BGY. STA. LOURDES, PUERTO PRINCESA CITY** Telephone No. : \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No. : \_\_\_\_\_

Location of Property: \_\_\_\_\_

STA. LOURDES PUERTO PRINCESA CITY  
(Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : \_\_\_\_\_ Survey No. : **CSD-04-021583-D**

CCT : \_\_\_\_\_ Lot No. : **5124-C**

Date : \_\_\_\_\_ Blk. No. : \_\_\_\_\_

Boundaries: North: **004 (LOT 5139)**

East: **020 (LOT 5138)**

South: **022 (LOT 5125 (P), 045 (LOT 5125)**

West: **114 (LOT 5124-B)**

## KIND OF PROPERTY ASSESSED :

☒ LAND

☐ BUILDING

No. of Storeys : \_\_\_\_\_

Brief Description : \_\_\_\_\_

☐ MACHINERY Brief Description : \_\_\_\_\_

☐ OTHERS Brief Description : \_\_\_\_\_

Classification	Sub-Class	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	A-1	2.959500	HA	3,794,374.95	AGRICULTURAL	10%	379,437.50
TOTAL:		2.959500	HA	3,794,374.95			379,437.50

Total Market Value : **P 3,794,374.95** Total Assessed Value : **P 379,440.00**

Total Assessed Value **THREE HUNDRED SEVENTY NINE THOUSAND FOUR HUNDRED FORTY AND 00/100**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **2021**

Appraised By: \_\_\_\_\_

Recommended By: \_\_\_\_\_

Approved By: \_\_\_\_\_

**(SGD.) ALFRED RYAN C. SABAS**

LAOO II

**(SGD.) ENGR. JOVEN C. V. BALUYUT**

CITY ASSESSOR

**07/20/2020**

Date

This declaration cancels TD No. : **032-7244**

Previous A.V. Php : **17,190.00**

Previous Owner : \_\_\_\_\_

**BANZUELA, JOCELYN B.**

## CERTIFIED TRUE AND CORRECT

**ENGR. JOVEN C. V. BALUYUT**  
CITY ASSESSOR

Paid Under OR # : 1693095  
Date Issued : June 16, 2022  
Amount Paid : P 100.00

MEMORANDA: REVISED AS PER SECTION 219 OF R.A. 7160 AND CITY ORDINANCE 1027.

**CERTIFIED  
TRUE COPY**

**OFFICE OF THE CITY ASSESSOR  
CITY OF PUERTO PRINCESA  
June 16, 2022**

Requested by: **BANZUELA, JOCELYN B.**

Purpose : **whatever legal purposes it may serve him/her**

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an ordinance by the Sangguniang Panlungsod under Ordinance No. 1027 dated 2020-01-20. It does not and cannot by itself alone confer any ownership or legal title to the property.

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

AFFIDAVIT OF DISCREPANCY

I, ERLINDA JOCELYN B. BANZUELA, legal of age, Filipino citizen and resident of Brgy. Sta. Lourdes, Puerto Princesa City, under oath state:

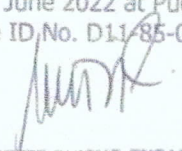
1. My true name is Erlinda Jocelyn B. Banzuela;
2. In Tax Declaration No. 032-11134 my name was entered as Jocelyn B. Banzuela instead of Erlinda Jocelyn B. Banzuela;
3. I affirm that Jocelyn B. Banzuela in Tax Declaration and Erlinda Jocelyn B. Banzuela, refer to one and the same person;
4. I am executing this affidavit to attest to all the foregoing fact for whatever legal purpose it may serve.

Puerto Princesa City, 30 June 2022.

  
ERLINDA JOCELYN B. BANZUELA  
Affiant

SUBSCRIBED AND SWORN to before me this 30<sup>th</sup> day of June 2022 at Puerto Princesa City, affiant exhibiting before me her Driver's License ID No. D11-85-001584.

DOC NO. 101  
PAGE NO. 22  
BOOK NO.011;  
SERIES OF 2022.

  
MARIA NENETTE QUICHO-ENCARNACION  
Notary Public  
Puerto Princesa City and Province of Palawan  
Until 31 December 2021  
City Coliseum Circle, San Pedro  
Puerto Princesa City  
NPL No. 2020-029  
Roll No. 34706; Page 442; Book XIV  
PTR NO. 1400350; January 3, 2020, RPCity  
IBP No. 096185; Palawan

Republic of the Philippines  
**REGIONAL TRIAL COURT**  
Fourth Judicial Region  
Puerto Princesa City  
Email Address: [rtc1prpocc@judiciary.gov.ph](mailto:rtc1prpocc@judiciary.gov.ph)  
Hotline Number: 09289352669

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

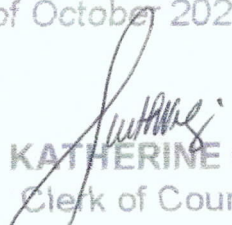
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Jocelyn B. Banzuela covering Lot No. 5124-C, Csd-04-021583-D (portion) located at Barangay Sta. Lourdes, Puerto Princesa City, Palawan.

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

At Puerto Princesa City, this 14<sup>th</sup> day of October 2022.

  
**PRINCES KATHERINE C. VERGARA**  
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 8978137/8982266/3710894  
Dated: October 14, 2022

zrn

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

## AFFIDAVIT

I, MILLIGAR SUN Filipino, single/married, of legal age and a resident of Brgy. Sta. Lourdes, PPC after having been duly sworn to, do hereby depose and state:

1. That I personally know Erinda Jocelyn Banzuela who is the actual occupant/possessor of Lot No. 512A-C, C-04-02/563-D containing an area of 17,735 square meters located at Purok Mainit, Brgy. Sta. Lourdes
2. That I am an actual resident of Barangay Sta. Lourdes of the City/Municipality of Puerto Princesa and that I know the land very well;
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land.
4. That I am not related to Mr./Ms. Erinda Jocelyn Banzuela either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 02-13-23 day of \_\_\_\_\_ in the place above first written.

MILLIGAR SUN  
Affiant

CTC NO. 08013710  
Issued on Feb. 8, 2023 at Puerto Princesa City

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



ATTY. ROLAND E. PAY  
NOTARY PUBLIC Officer Authorized to  
JUNE 24, 2022 TO DECEMBER 31, 2023  
PTR NO. 2942856/01-03-2023  
IBP NO. 185254/02-23-2022  
ROLL NO. 32126  
MCLE COMPLIANCE NO. VI-0025887/4-29-2019

DOC. NO. 286  
PAGE NO. 50  
BOOK NO. CCCV  
SERIES OF 473

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

AFFIDAVIT

I, David Pela Torre Filipino, single/married, of legal age and a resident of Brgy. Sta. Lourdes, PPC after having been duly sworn to, do hereby depose and state:

1. That I personally know Erlinda Jocelyn Banzuela who is the actual occupant/possessor of Lot No. 5124 - E, CA-04-02<sup>583-0</sup> containing an area of 17,735 square meters located at Purok Mainit, Brgy. Sta. Lourdes
2. That I am an actual resident of Barangay Sta. Lourdes of the City/Municipality of Puerto Princesa and that I know the land very well;
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land.
4. That I am not related to Mr./Ms. Erlinda Jocelyn Banzuela either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 02-13-23 day of \_\_\_\_\_ in the place above first written.

DAVID T. DELA TORRE  
Affiant

CTC NO. 08013735  
Issued on Feb. 10, 2023 at Puerto Princesa City

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



ATTY. ROLAND E. PAY  
NOTARY PUBLIC

Office Authorized to Administer Oath  
JUNE 24, 2022 TO DECEMBER 31, 2023  
PTR NO. 2942856/01-12-2023  
IBP NO. 185254/02-23-2022  
ROLL NO. 32126  
MCLE COMPLIANCE NO. VI-0025887/4-29-2019

DOC. NO. 785  
PAGE NO. 14  
BOOK NO. CTC 001  
SERIES OF 2023



Republic of the Philippines  
City of Puerto Princesa  
Barangay Sta. Lourdes  
**OFFICE OF THE PUNONG BARANGAY**

**HON. EDGAR C. ESOY**  
Punong Barangay

**SANGGUNIAN BARANGAY  
MEMBERS**

**HON. LEAH V. GALANG**  
Committee on Women & Family &  
Minor  
Committee on Senior Citizen & PWD

**HON. ELIZABETH S. SINOY**  
Committee on Environment & Natural  
Resources  
Committee on Labor & Employment

**HON. JERAMEL L. PULANCO**  
Committee on Budget and  
Appropriation  
Committee on Health & Sanitation

**HON. GRACE E. MUHI**  
Committee on Agriculture  
Committee on Education  
Bids & Awards Committee

**HON. ANGELITO M. REYES SR.**  
Committee on Public Works &  
Infrastructure  
Committee on Peace & Order  
Committee on Disaster Preparedness

**HON. JONATHAN B. RASIMO**  
Committee Transportation,  
Communication & Public Services

**HON. TEDDY D. MARAPAO**  
Committee on Cooperative  
Committee on Tourism

**HON. NATHANIEL G. BACOSA**  
Committee on Youth & Sports  
Development

**ELBERT S. SAPA**  
Barangay Secretary

**EMY D. BADENAS**  
Barangay Treasurer

**MARY ANN B. BACOSA**  
Barangay Admin Assistant

**LISTS OF PUROK**

Buhay na Tubig  
Honda Bay  
Mainit  
Maligaya  
Matahimik  
PulangLupa  
Centro-1  
Centro-2  
Nagkakaisa  
UnangLahi  
Looban  
Magsasaka  
Ranchero  
Calvary  
Pastoda & Don Eduardo

# BARANGAY CERTIFICATE

## TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **ERLINDA JOCELYN BAÑEZ BANZUELA**, of legal age, is a resident of Purok Mainit, Barangay Sta. Lourdes, Puerto Princesa City since November 1994, is the Actual Occupant of a parcel of Land with Lot No. 5124-C, located at Purok Mainit, Barangay Sta. Lourdes, Puerto Princesa City, containing an area of more or less **Twenty-Nine Thousand Five Hundred Ninety Five Square Meters (29, 595 m<sup>2</sup>)**.

This certification is being issued upon request of **ERLINDA JOCELYN BAÑEZ BANZUELA**, for LEGAL Purposes.

Issued this 8<sup>th</sup> day of February, 2023 at Barangay Hall, Barangay Sta. Lourdes, Puerto Princesa City.

  
**HON. EDGAR CONDESA ESOY**  
Punong Barangay

Control No : 0761-2023

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

Last Name, First Name, Middle Name  
**BANZUELA, ERLINDA JOCELYN BANEZ**

Nationality Sex Date of Birth Weight (kg) Height(m)  
PHL M 1954/05/09 58 1.54

Address  
**SANTA LOURDES PPCITY PALAWAN**

License No. Expiration Date Agency Code  
**D11-85-001584 2022/05/09 D11**

Blood type Eyes Color  
**A+ BLACk**

Restrictions Conditions  
**1,2 NONE**

Signature of Licensee

EDGAR C. BALVANTE  
Assistant Secretary

*[Handwritten signature]*

Republic of the Philippines  
OFFICE FOR BATTALION COMMAND AFFAIRS (OSCA)  
Puerto Princesa City, Palawan-Region IV-B

Name: **ERLINDA JOCELYN BANEZ BANZUELA**

Address: **Bgy. Sta. Lourdes,  
Puerto Princesa City**

May 09, 1954-60 E  
Date of Birth/Age Sex

Mar. 20, 2015  
Date issued

Control No. 28587

Signature/Thumbmark

NOT TRANSFERABLE AND VALID ANYWHERE IN THE PHILIPPINES

*[Handwritten signature]*

ENGR. JOVEN C.V. BALDUT  
City Assessor

ARMIT S. BALBUENA  
remapping Aida (JL)

**PURPOSE: FOR VERIFICATION**  
**REMINDER:**  
**This Map is for TAXATION and ASSESSMENT**  
**Purposes ONLY**

PIN	XALN	owner_name	titleno	lotno	surveyNo	totalareasqm	tdno
1340203204080	080	STA. LUCIA LAND INC.	2017003622	5136-C	CSD-04-013933-D	45000	032-9107
1340203204036	036	SUN, MICKEE MAVERICK F.	TCT-178387	5119	CAD-800-D	11026	032-7180
1340203204045	045	SUN, MICKEE MAVERICK F.	TCT-178388	5125-A	CAD-04-013527-D	10000	032-7188
1340203204097	097	BADINAS, ISIDRA	TCT-164889	5126-E	PSD-04-114584	14278	032-7229
1340203204018	018	STA. LUCIA LAND INC.	2017003623	5135	CAD 800-D	8074	032-9104
1340203204081	081	STA. LUCIA LAND INC.	0742017003621	5136-A	CSD-04-013933-D	6000	032-9106
1340203204098	098	BADINAS, ISIDRA	TCT-164888	5126-D	PSD-04-114584	1854	032-7230
1340203204042	042	SUN, MILLIGAR C.	TCT-130517	5127-B	PSD-045316-078258	1500	032-7185
1340203204114	114	SUN, MILLIGAR C.	KOT-6310	5124-B	CSD-04-021583-D	40000	032-7243
1340203204115	115	BANZUELA, JOCELYN B.		5124-C	CSD-04-021583-D	29595	032-7244
1340203204044	044	CAABAY, JOSE S.	TCT-3883	5125-C	CSD-04-013527-D	24571	032-7187
1340203204126	126	SUN, MICKEE MAVERICK F.	TCT-176658	5125-B-3	PSD-04-161867	4571	032-7254
1340203204125	125	SUN, MICKEE MAVERICK F.	TCT-178390	5125-B-2	PSD-04-161867	10000	032-7253
1340203204124	124	SUN, MICKEE MAVERICK F.	TCT-178389	5125-B-1	PSD-04-161867	10000	032-7252
1340203204156	156	DELA TORRE, DAVID DELA TORRE	TCT-176389	5123-A	PSD-04-006483(AR)	16273	032-8688
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216
1340203204076	076	STA. LUCIA LAND INC.	2017001966	5356-B-1	PSD-04-117641	3721	032-8761
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216

ISLAND OF PALAWAN

Modulo 3  
 Survey No. Cad-800-0 Case No. 30 Mun. of Puerto Princesa Prov. of Palawan

Lot No.	BEARINGS AND DISTANCES							Area in Sq. Meters
	Claimant	Build No.-Corner 1	Line 1-2	Line 2-3	Line 3-4	Line 4-5	Line 5-6	
5107		N. 19° 07' W. 11508.28	S. 24° 01' E 150.60	N. 50° 36' W 10.00	N. 50° 36' W 20.82	N. 17° 37' W 123.81		1033
5108		N. 22° 31' W 11256.97	N. 29° 28' W 14.75	S. 66° 45' E 18.52	S. 60° 39' W 11.30			84
5109		N. 22° 31' W 11256.97	S. 29° 26' E 10.00	N. 76° 00' W 14.47	N. 60° 25' E 10.51			53
5110-P		N. 23° 17' W 12583.68	S. 19° 53' W 81.01	N. 67° 42' W 108.72	N. 28° 32' E 108.51	N. 52° 48' E 110.56	S. 14° 11' W 203.52	20458
5111-P		N. 16° 38' W 12234.78	N. 23° 43' W 171.06	N. 50° 52' E 142.40	S. 21° 08' E 276.73	N. 85° 13' W 142.11		22,433
5112		N. 15° 27' W 12452.18	S. 06° 57' E 353.00	N. 57° 52' W 101.48	N. 21° 08' W 276.73	N. 74° 14' E 148.37		34422
5113-A		N. 15° 27' W 12452.18	N. 71° 21' E 323.33	S. 30° 18' W 26.14	S. 15° 29' W 103.22	N. 70° 35' W 243.60		22570
5114-A		N. 15° 27' W 12452.18	S. 70° 35' E 243.60	S. 64° 47' E 30.51	S. 14° 47' W 312.08	N. 72° 11' W 14.61	N. 06° 57' W 355.00	65770
5115-P		N. 16° 21' W 12032.66	S. 78° 31' W 102.24	N. 33° 42' E 224.72	S. 57° 52' E 101.48	S. 72° 11' E 141.61	S. 62° 44' E 169.90	
			S. 14° 37' W 113.21	N. 70° 34' W 243.23	N. 72° 16' W 142.28			52235
5116		N. 16° 47' W 11722.23	N. 27° 50' E 138.71	N. 45° 03' E 128.41	S. 70° 34' E 243.23	S. 30° 36' W 207.89	N. 80° 33' W 283.05	60845
5117-P		N. 14° 18' W 11753.19	S. 76° 32' E 84.27	S. 23° 07' W 163.99	N. 79° 08' W 254.92	N. 34° 15' E 202.63	S. 71° 53' E 127.40	41119
5118-P		N. 14° 18' W 11753.19	N. 71° 53' W 127.40	N. 14° 37' E 113.21	S. 68° 57' E 118.18	S. 03° 27' W 108.20		13461
5119-P		N. 14° 17' W 11226.18	S. 70° 42' E 113.68	S. 18° 57' W 36.51	N. 68° 57' W 118.18	N. 21° 40' E 25.38		11026
5120-A		N. 14° 17' W 11226.18	S. 21° 40' W 25.38	N. 62° 44' W 163.90	N. 14° 47' E 312.08	S. 43° 26' E 139.73	S. 48° 46' E 71.33	
			S. 21° 17' W 163.29					50533
5121-A		N. 13° 34' W 12368.43	S. 01° 23' E 123.46	N. 42° 26' W 139.75	N. 64° 47' W 30.31	N. 15° 23' E 105.22	S. 51° 27' E 131.33	13875
5122-A		N. 13° 54' W 12308.43	N. 51° 27' W 131.33	N. 30° 18' E 26.14	S. 66° 58' E 307.61	S. 78° 06' W 233.18		20320
5123-A		N. 13° 54' W 12308.43	N. 78° 06' E 233.18	S. 86° 41' E 133.37	S. 29° 14' W 72.81	S. 57° 07' W 255.46	N. 58° 26' W 27.45	
			N. 48° 46' W 71.33	N. 01° 23' W 123.46				48921
5124		N. 11° 25' W 11280.75	S. 45° 37' W 243.80	N. 60° 26' W 380.89	N. 57° 07' E 225.45	S. 55° 22' E 312.01		87395

CERTIFIED CORRECT:

September 7, 1984

Checked by [Signature] 19.....

Checked by [Signature] 19.....

Checked by [Signature] 19.....

Verified by [Signature] 19.....

Surveyed Apr. 4-June 5, 1984

By MORRATO VILLARMA  
 GEODETIC ENGINEER

Sheet No. 8 of 32

Printed by: SICCION MARKETING, INC.  
 1600 A. Mendez St., Samp., M.C.  
 Tels. 20-62-34; 21-48-23  
 Authorized by the Bureau of Lands - 1984

ELEUTERIO R. PAZ  
 Chief, Surveys Division

JUAN J. VILAR  
 DIO, Aggregate Survey Sec.

Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- B, MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City

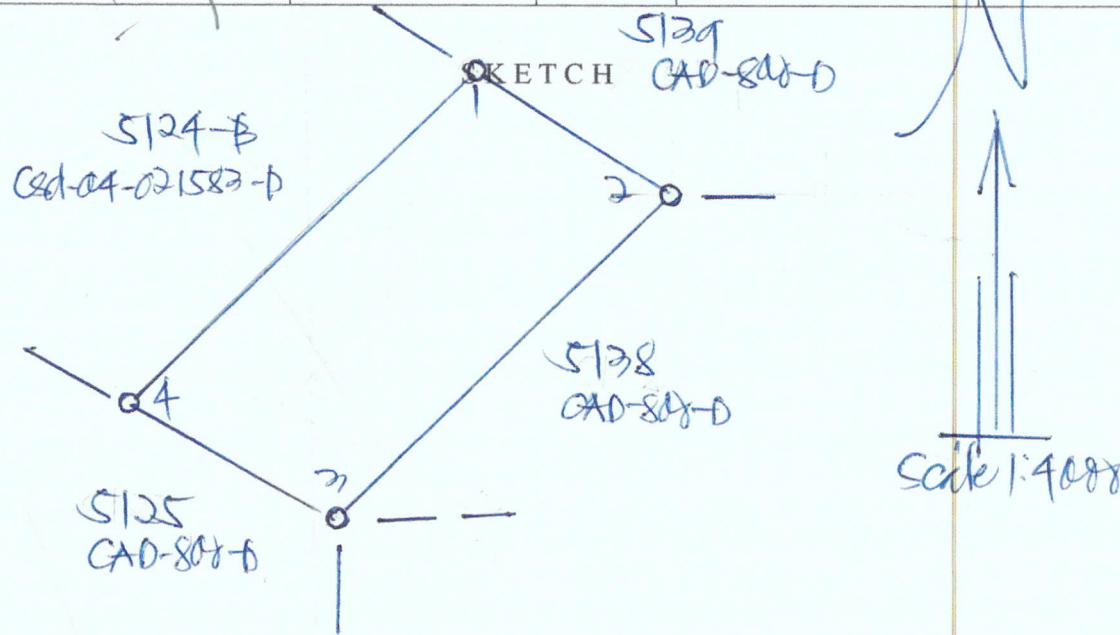
Application No. \_\_\_\_\_  
Applicant \_\_\_\_\_  
Surveyed for JOCELYN B. BANZUELA  
Surveyed by ISIDRO R. GELLEZ  
Date of Survey Feb 2, 2003  
Date Approved April 04, 2003

Lot No. 5124C Survey No. CAD-04-021583-D  
Identical Lot No. \_\_\_\_\_  
Portion of Lot No. \_\_\_\_\_  
Area: 29,595 square meters  
Location Sta. Lourdes, Pto. Prin. City  
Date of Original Survey : \_\_\_\_\_

TECHNICAL DESCRIPTION

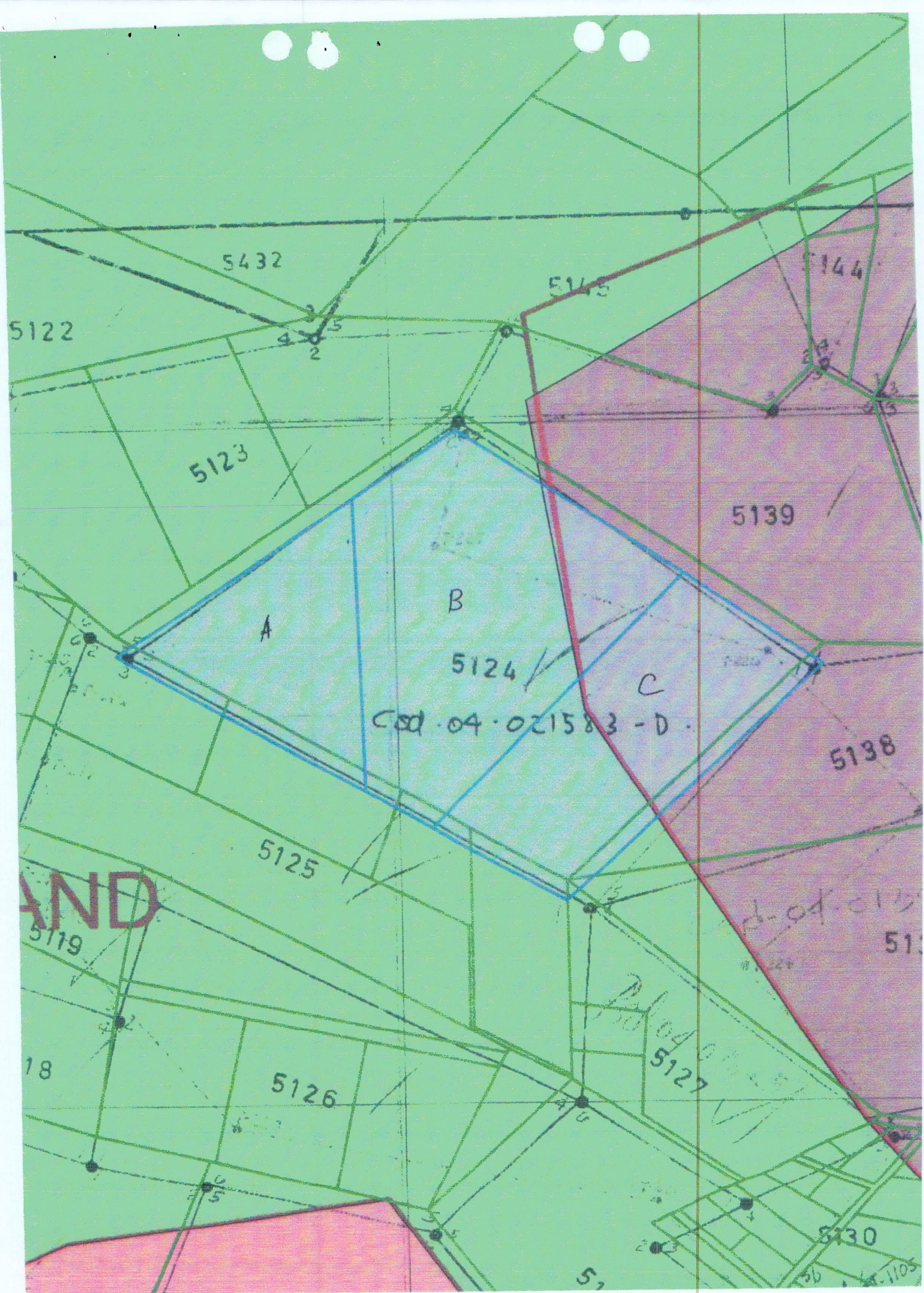
TIE LINE N 11-25 W 11980.75 M from PLLN#1 CAD-808-D  
Pto. Prin. Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 45-37 W	243.80 M.			
2-3	N 68-36 W	123.50			
3-4	N 45-37 E	254.91			
4-1	S 55-22 E	120.90			



T. D. Research by [Signature]  
T. D. Sketch by: REYNALDO V. MACOLA  
T. D. Checked by: \_\_\_\_\_

Date: \_\_\_\_\_  
Date: 10-14-22  
Date: \_\_\_\_\_





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](mailto: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 30, 2023

Relative to the memorandum dated February 28, 2023 CENRO Puerto Princesa, Palawan requesting for the issuance of Survey Authority for Lot 5124-C CSD-04-021583-D, applied by Jocelyn Banzuela located at Brgy. Sta. Lourdes, City of Puerto Princesa, 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;

- That the area applied for was identified as Lot No. 5124-C CSD-04-021583-D with a total area of 29,595 Square Meters more or less.
- That portion of the subject area falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.1246, Project No. 1-E, Block V certified on January 15, 1936 while the other portion falls to **FORESTLAND** per LC Map No 1779, Project 1-L certified on September 2, 1951. Subject for actual ground survey.
- That the requester intends to segregate portion of Alienable and Disposable Land to ascertain the relative position of the subject area.
- That the subject tract of land was plotted and evaluated based on the attached Technical Description (V-37).
- 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 hereof, this Office recommends the issuance of survey authority in favor of Jocelyn Banzuela

Copy Furnish:  
Reference No. 2023-2081  
RED  
CENRO Roxas  
Surveys

*FELIZARDO B. CAYATOC*

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By *Ane*  
Date: 04 APR 2023 CN 23-860



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 5124-C CSD-04-021583-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1246, Project No. 1-E, Block V* certified by then bureau of Forestry on January 15, 1936.

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

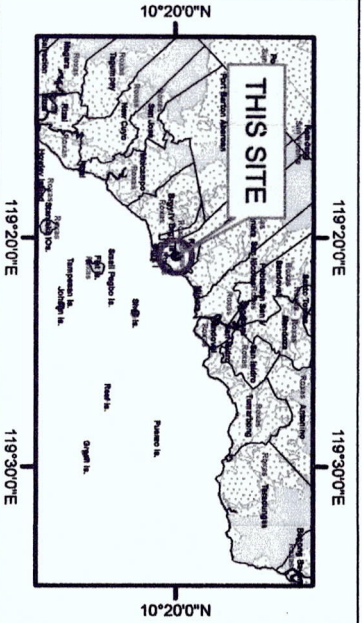
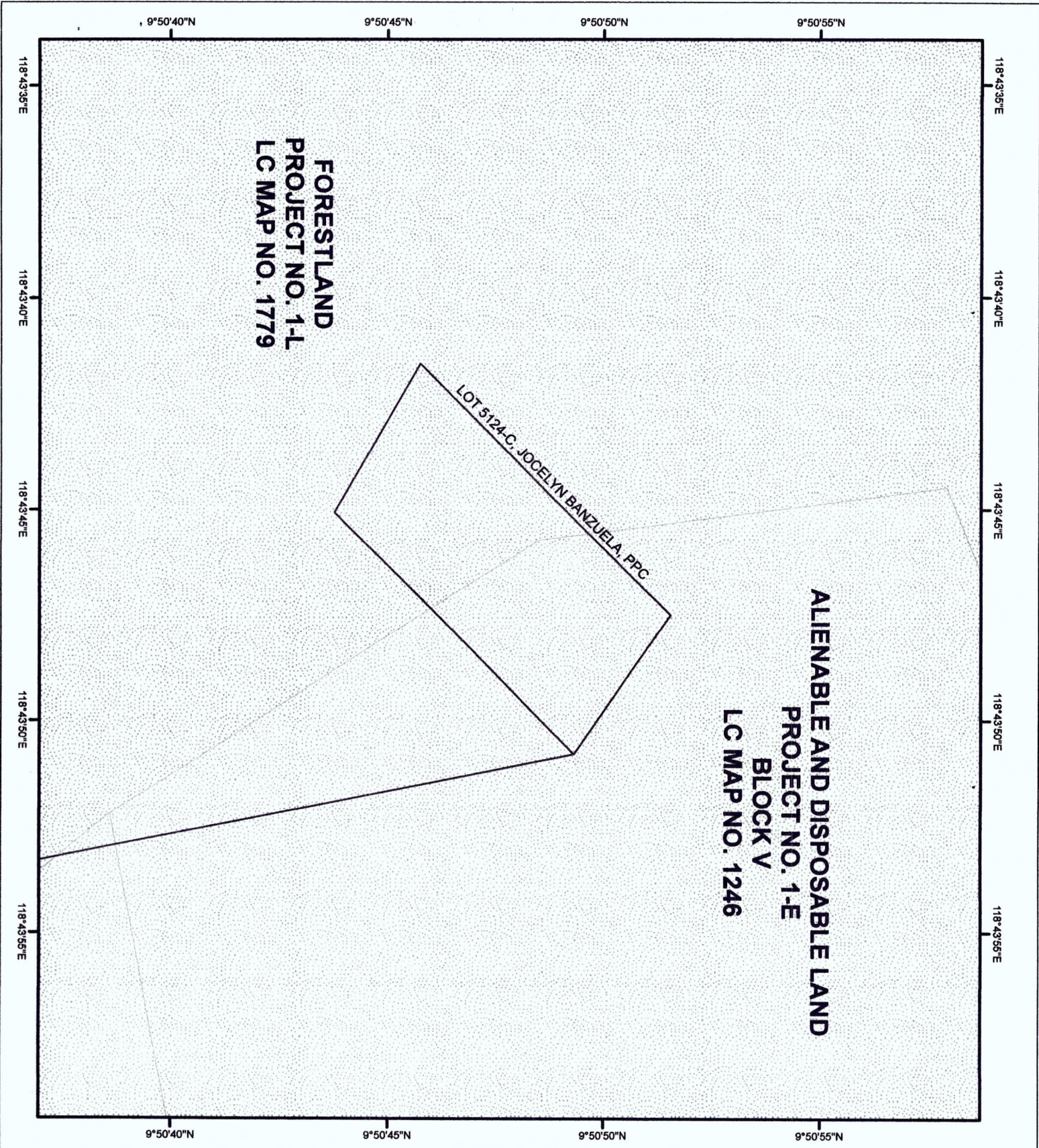
Issued on the 30<sup>th</sup> day March 2023, subject for confirmatory verification of the Regional Office.

  
**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: 04 APR 2023 23-860

Sta. Monica, Puerto Princesa City  
Telefax (048) 433-5638/email add:denrpalawan@yahoo.com



LOCATION MAP SCALE 1:700,000



# MAP SHOWING

THE RELATIVE LOCATION OF LOT 5124-C  
FOR LC CERTIFICATION APPLIED BY  
JOCELYN BANZUELA, ET. AL

Located at Brgy. Sta Lourdes  
City of Puerto Princesa  
Province of Palawan

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

SCALE 1:2000

**Legend**

**LC STATUS**

Alienable & Disposable

No Data

UPF

Communal Forest

Forestland



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](mailto:cenropuertoprincesa@denr.gov.ph)  
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 ERLINDA  
JOCELYN B. BANZUELA FOR ISSUANCE OF SURVEY CLEARANCE/  
SURVEY AUTHORITY OVER LOT NO. 5124-C, CSD-04-021583-D  
LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY**

**DATE** : February 28, 2023

**DENR PENRL  
PALAWAN RECORDS  
RECEIVED**

BY:   
DATE: 02-28-2023 CN 23-7081

I am submitting the investigation report conducted on the application for Survey Authority with the subject **Lot/Survey No. 5124-C, Csd-04-021583-D** in Barangay Sta. Lourdes, Puerto Princesa City.

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

- The subject lot is identified as **Lot No. 5124-C, Csd-04-021583-D** containing an area of **29,595 sq. m.** located in **Bgy. Lourdes, Puerto Princesa City**;
- That the subject lot is classified to be within a **portion of Alienable and Disposable (A&D) Land** and **portion of Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936;
- The applicant is requesting for issuance of survey authority segregating the portion of land which was classified as A&D from Forestland. The total land area within A&D is still subject to actual survey and Land Classification (LC) Confirmation;
- The said lot is actually occupied, possessed and cultivated by Erlinda Jocelyn B. Banzuela and is free from claims and conflicts;
- The subject lot is devoid of mangroves;
- The applicant has complied all the necessary requirements in the issuance of Survey Authority and LC Confirmation pursuant to DENR Memorandum Circular (DMC) No. 2019-10;
- The request for issuance of survey authority is suitable for the purpose it is devoted for.

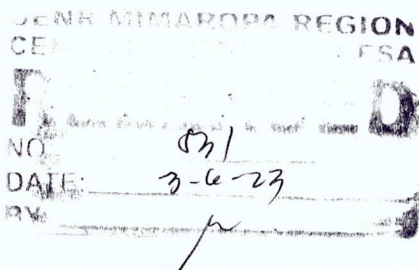
Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs of the subject lot.

**PEDRO A. VELASCO**

Copy furnished:

Mrs. Erlinda Jocelyn B. Banzuela  
Bgy. Sta. Lourdes, Puerto Princesa City  
Contact No. 0917-503-7592

CENRO/File  
DRN-2023/RPS/\*cpbm



Geo-tagged photographs of Lot No. 5124-C, Csd-04-021583-D  
located in Bgy. Sta. Lourdes, Puerto Princesa City





Republic of the Philippines  
Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
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 ERLINDA JOCELYN B. BANZUELA FOR ISSUANCE OF SURVEY AUTHORITY OVER LOT NO. 5124-C, CSD-04-021583-D LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY**

**DATE** : February 27, 2023

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RECEIVED**

LOG. NO. \_\_\_\_\_  
DATE: MAR 06 2023  
TIME: \_\_\_\_\_  
NAME: \_\_\_\_\_  
POSITION: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

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 No. 5124-C, Csd-04-021583-D** located in **Barangay Sta. Lourdes, Puerto Princesa City**.

**CLAIMANT**

The claimant is Erlinda Jocelyn B. Banzuela, 68 years old, female, a resident of Bgy. Sta. Lourdes, Puerto Princesa City.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

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

1. Prepared a letter dated August 25, 2022 (**Annex A**) to the requester in response to her letter of intent dated June 27, 2022 (**Annex B**) requesting for issuance of survey authority;
2. Coordinated with Mr. Sabeno B. Saria, Mrs. Banzuela's duly assigned representative per her undated letter which was received by this Office on August 9, 2022 (**Annex C**) and scheduled the date of ocular inspection; and
3. Conducted an ocular inspection/investigation and geo-tagged photos of the subject lot on September 15, 2022.

## FINDINGS/RECOMMENDATION

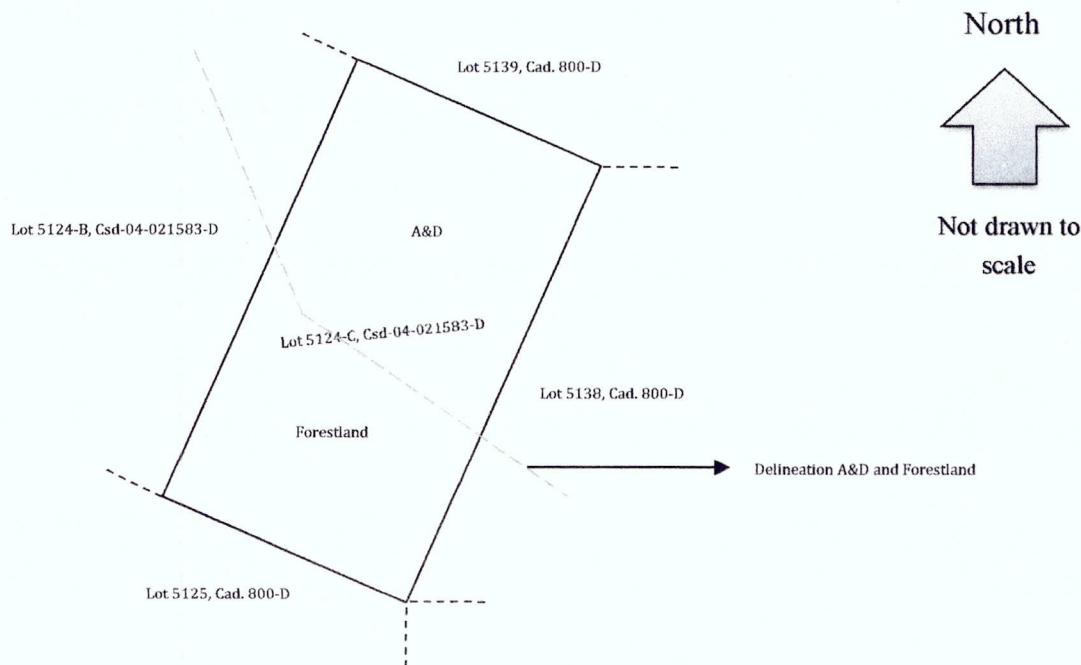
After the conduct of the investigation, I found the following:

1. That per Certification issued by this Office dated December 6, 2022 (**Annex D**), **Lot No. 5124-C, Csd-04-021583-D** with an area of 29,595 sq. m. located in Bgy. Sta. Lourdes, Puerto Princesa City has been verified to be within a **portion of Alienable and Disposable Land** and **portion of Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936;
2. That the requester intends to segregate the portion of Alienable and Disposable Land from Forestland and thereafter apply for an appropriate public land application over the subject area;
3. That per Certification dated December 19, 2022 (**Annex E**) issued by this Office, records show that **Lot No. 5124-C, Csd-04-021583-D** containing an area of 29,595 sq. m. located in Bgy. Sta. Lourdes, Puerto Princesa City is covered by **F.P.A. No. 045316-1900 of Jocelyn B. Banzuela**;
4. That the undersigned together with Math Aide I Reynaldo V. Macola conducted an ocular inspection/investigation over the subject area on September 15, 2022 together with the presence of Mr. Pol Banzuela (see attendance sheet as **Annex F**). The team conducted Global Positioning System (GPS) Reading and geo-tagged photographs of the subject lot;
5. That the subject lot is actually occupied, possessed and cultivated by Erlinda Jocelyn B. Banzuela;
6. That there is a **Real Property Tax Clearance** in the name of **Jocelyn B. Banzuela** issued on July 18, 2017 (**Annex G**);
7. That there is also a **Tax Declaration of Real Property** in the name of **Jocelyn B. Banzuela** with TD No. 032-11134 and Property Identification No. 134-02-032-04-115 over the subject lot (**Annex H**);
8. That per Affidavit of Discrepancy dated June 30, 2022 (**Annex I**), **Erlinda Jocelyn B. Banzuela** and **Jocelyn B. Banzuela** refer to **one and the same person**;
9. Other documents attached are the following:
  - 9.1. Court Clearance dated October 14, 2022 as **Annex J**;
  - 9.2. Affidavits (of Disinterested Persons) both dated February 13, 2023 executed by Milligar Sun and David Dela Torre as **Annexes L and L**;
  - 9.3. Barangay Certification dated February 8, 2023 as **Annex M**;
  - 9.4. Photocopy of Identification Card of Erlinda Jocelyn B. Banzuela as **Annex N**;
  - 9.5. Tax Map showing the location of the subject lot as **Annex O**; and
  - 9.6. V-37, Map and Technical Description as **Annexes P, Q, and R**;
10. That under Section 7.1.5 of DENR Administrative Order No. 2021-28 or the Implementing Rules and Regulation of Republic Act No. 11573 otherwise known as the Public Land Act, it states that:

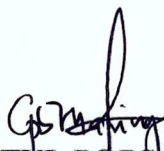
*"In cases where the subject application is covered by a cadastral subdivision plan (CSD), the LRA Certification shall be waived provided that the applicant indicates in the application that no petition for judicial titling has been filed."*
11. That the subject parcel of land which is identified to be within Alienable and Disposable Area is free from claims and conflicts and is devoid of mangroves;
12. That the requester intends to hire the services of Engr. Jonathan G. Bacolor to execute the segregation survey Lot No. 5124-C, Csd-04-021583-D located in Bgy. Sta. Lourdes, Puerto Princesa City;

13. That shown below is the sketch map of the proposed survey over the subject lot;


***Proposed survey over Lot No. 5124-C, Csd-04-021583-D***



I recommend for the **issuance of Survey Clearance** and thereafter, the desired **Survey Authority over Lot No. 5124-C, Csd-04-021583-D located in Bgy. Sta. Lourdes, Puerto Princesa City in favor of Erlinda Jocelyn B. Banzuela** upon land classification confirmation by the Regional Office. The undersigned is further recommending for the **rejection/cancellation of the F.P.A. No. 045316-1900 of Jocelyn B. Banzuela** over the subject lot **since the said lot was found to be within portion of Alienable and Disposable Area and portion Forestland**. Attached are the geo tagged photographs of the subject lot.

  
**CHRISTYL POPPS 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. 5124-C, Csd-04-021583-D  
located in Bgy. Sta. Lourdes, 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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

August 25, 2022

**SUBJECT: LETTER FROM JOCELYN B. BANZUELA RE: LOT NO. 5124-C, CSD-04-021583-D LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY**

**Ms. Jocelyn B. Banzuela**  
**c/o Mr. Sabeno B. Saria**  
Purok Narra, Bgy. Sicsican, Puerto Princesa City  
Contact No. 0917-503-7592

*[Handwritten signature: S. Saria]*  
*[Handwritten date: 8/14/22]*

Dear Ms. Banzuela / Mr. Saria,

Environmental Greetings!

This pertains to your letter of intent dated June 27, 2022 which was received by this Office on August 4, 2022 and undated letter which was received on August 9, 2022 requesting for issuance of Survey Authority over Lot No. 5124-C, Csd-04-021583-D located in Bgy. Sta. Lourdes, Puerto Princesa City.

Your request was referred to the Patents and Deeds Unit of this Office for initial assessment and/or preliminary evaluation.

We would also like to inform you of the following:

- ☒ **Land Classification Certification** of the aforementioned lot issued by this Office is **subject for confirmation** by DENR MIMAROPA Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.
- ☐ **Provide this Office any proof of ownership** from the listed claimant or previous applicant, and/or submit relevant documents that will support your claim over the subject lot such as Waiver of Rights **(original/certified true copy)**, tax declaration, and etc., if applicable.
- ☐ If no proof of ownership was provided and the lot is covered by different listed claimant/s, multiple application/s, conflicting claim and/or ownership dispute, it must first pass through the **Barangay Conciliation System for possible amicable settlement**.
- ☐ In the event that no amicable settlement is reached, a **Certificate to File Action and/or official endorsement (original copy)** must be submitted to this Office as basis of further action pursuant to DAO 2016-30 and DAO 2016-31. In any case that the conflicting party/claimant/applicant is not known and/or not a resident of the barangay where the subject land is located, a **Certification** shall be issued by the concerned Punong Barangay.
- ☒ Only upon receipt of the **Land Classification Confirmation** from the Regional Office, shall an investigation be conducted by the duly designated representative from this Office.
- ☒ Others: Attached herewith is the checklist of requirements for issuance of Survey Authority subject for your compliance. Thereafter, an ocular inspection will be conducted by the duly designated inspector/investigator of this Office.

Should you have any questions or other related concerns, you may follow-up your request under **Document Referral No. (DRN) 2022-5930 and 2022-6085** and/or contact us through Mobile No. 0946-734-9246 or Landline No. (048) 717-0702.

We trust that you are properly informed.

Very truly yours,

**PEDRO A. VELASCO**  
DMO IV/OIC-CENRO

Cc: CENRO/File  
DRN-2022-5930 & 2022-6085/RPS/\*cpbm

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RELEASED**  
NO. *1695*  
DATE: *9-13-22*

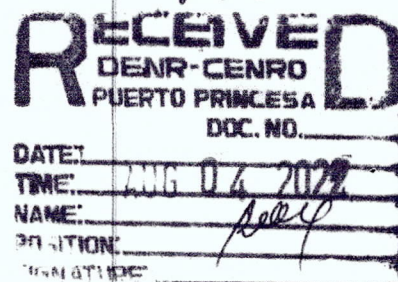


Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)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

Date: 06/27/2022

SUBJECT: LETTER OF INTENT RE:

- ☐ Follow-up of pending/subsisting PLA  
☐ Filing of appropriate PLA  
☒ Survey Authority



**Mr. Pedro A. Velasco**  
Development Management Officer IV  
OIC-CENRO

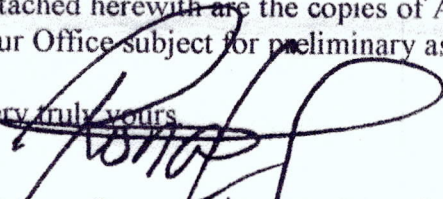
Sir:

May I have the honor to request for issuance of the aforementioned subject covering below described parcel/s of land:

Name of Applicant/Authorized Representative (with SPA):	Jocelyn B. Banzuela / Atty. Ronald C. Sandara
Type of Application:	<input checked="" type="checkbox"/> Free Patent <input type="checkbox"/> Homestead Patent <input type="checkbox"/> Residential Free Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	5124-C Csd - 04 - 021583
Area:	29,595.59m
Location:	Brgy. Sta. Lourdes, Puerto Princesa
Name of Geodetic Engineer (For Survey Authority)	Jonathan Bacolor

Attached herewith are the copies of Alienable & Disposable Certification and Records Verification from your Office subject for preliminary assessment/initial evaluation.

Very truly yours,

  
Atty. Ronald C. Sandara  
Signature above printed name

Address: Unit 5 Villa Enrique Lac Lopez - Rizal Highway Hills + Sandara  
E-mail Add.: edpena@rmphilconsult.com  
Contact No.: 09178012026  
Gender: male  
Age: 35

To : Mr. Pedro A. Velasco  
DMO IV / OIC-CENRO  
Puerto Princesa City

Subject : Letter of Intent for Land Investigation

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA

RECEIVED

DOCS NO. 2022-6095  
DATE AUG 09 2022  
TIME  
NAME  
POSITION  
SIGNATURE

Sir CENRO Velasco,

We would like to respectfully request your good office for the conduct of land investigation with regards to the property with Lot no. 5124-C CSD-04-021583 and an area covering approximately 29,995 sqm. with which an area of 23,700 sqm, more or less has been verified by your good office to be within Agricultural Land (Alienable and Disposable area) located at Brgy. Sta Lourdes, Puerto Princesa Palawan based on your letter dated May 25, 2022. This is for the purpose of applying for a Free Patent.

Requesting as well that all information and materials related to matters concerning our property be submitted, endorsed and turnover to our duly assigned representative, Sabeno B. Saria, a co-signatory to this letter.

Thank you.

Respectfully yours,

JOCELYN B. BANZUELA  
Property Owner  
Represent by her Atty in Fact  
Norvin Banzuela

08/08/22  
SABENO B. SARIA



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 our records, the tract of land located in Barangay Santa Lourdes, Puerto Princesa City, Palawan containing an area of 29,595 square meters identified as **Lot No. 5124-C, Csd-04-021583-D** was verified to contain a portion within **Alienable and Disposable area** and another portion within **Forestland** per approved Land Classification Map No. 1246, Project No. 1-E, certified on January 15, 1936.

This certification is subject to confirmation by DENR MIMAROPA Regional Office pursuant to DMC No. 2019-10 dated December 11, 2019.

Issued this 6<sup>th</sup> day of December 2022 at CENRO Puerto Princesa City.

Checked and verified by:

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

Approved by:

**PEDRO A. VELASCO**  
Development Management Officer IV  
OIC-CENRO

**NOTE:**

*The aforementioned described area is subject to future precise instrument and ground verification survey*

DENR MIMAROPA REGIONAL OFFICE  
CENRO PUERTO PRINCESA  
**RELEASED**  
NO: 122  
DATE: 1-9-23  
BY: [Signature]

LC-DRN-2022-2022/FPG

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



Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- B, MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Puerto Princesa City

## CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that the allocation book of this Office show the following information, to wit:

1. Name of Applicant: *dtc/* Jocelyn B. Banzuela
2. Application No. FPA-045316-1900
3. Date Filed: May 30, 2003
4. Lot No. 5124-C, Csd-04-021583-D
5. Location: Bgy. Sta. lourdes, Puerto Princesa City, Palawan
6. Area: 29,595 square meters
7. Remarks: Subsisting

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

Issued this 19<sup>th</sup> day of December 2022 at CENRO, Puerto Princesa City, Palawan.

*NOVA BILLE B. GARCELLANO*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
Administrative Officer I

Attested by:

*Pedro A. Velasco*  
**PEDRO A. VELASCO**  
Development Management Officer IV  
OIC-CENRO

REC-NGV-22-12-05

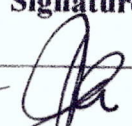

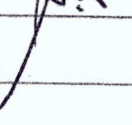
DENS MIMAROPA REGION  
CENRO  
NO. *5790*  
DATE: *12-20-22*  
BY: *[Signature]*



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](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

**REQUEST FOR SURVEY AUTHORITY OF JOCELYN B. BANZUELA OVER  
LOT NO. 5124-C, Csd-04-021583-D LOCATED IN BGY. STA. LOURDES,  
PUERTO PRINCESA CITY**

**ATTENDANCE SHEET**  
Date: Sept. 15, 2022

No.	Name	Designation/Agency/Address	Contact No.	Signature
1	JOCELYN B. BANZUELA	Sta Lourdes	0915745678	
2	CHRISTINE ROS MANUEL	CENRO PPC		
3	Raymundo V. Macala	CENRO-PPC		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				



Republic of the Philippines  
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY TREASURER

## REAL PROPERTY TAX CLEARANCE

Certification No. 201706438

TO WHOM IT MAY CONCERN :

This is to certify that the Real Property Tax Register of this office shows the following information for BASIC and SPECIAL EDUCATION FUND tax payment as viz:

DECLARED OWNER : BANZUELA, JOCELYN B.  
ADDRESS : BGY. STA. LOURDES, PUERTO PRINCESA CITY

TD NO.	LOCATION	KIND	LOT NO.	ASSESSED VALUE	AMOUNT PAID	O.R. NO.	O.R. DATE	PERIOD COVERED
032-7244	STA. LOURDES	land	5124-C	17,190.00	545.36	1072249	07/18/2017	FULL 201

This certification is issued upon the request of BANZUELA, JOCELYN B. for whatever legal purpose it may serve him/her best.

Given this 18TH day of JULY, 2017 in the CITY OF PUERTO PRINCESA.

MARIA CORAZON A. ABAYARI  
CITY TREASURER

By Authority of the City Treasurer:

JOEL M. SOLIMA  
LTOO IV

Not Valid w/o official dry seal

Certification Fee : 100.00

Paid Under O.R. No. : 1072250

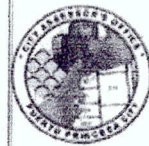
Dated : 18-Jul-2017



Republic of the Philippines  
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR

# TAX DECLARATION OF REAL PROPERTY



TD No. : **032-11134** Property Identification No. : **134-02-032-04-115**

Owner: **BANZUELA, JOCELYN B.** TIN: \_\_\_\_\_

Address: **BGY. STA. LOURDES, PUERTO PRINCESA CITY** Telephone No. : \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No. : \_\_\_\_\_

Location of Property: \_\_\_\_\_ **STA. LOURDES** **PUERTO PRINCESA CITY**  
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : \_\_\_\_\_ Survey No. : **CSD-04-021583-D**

CCT : \_\_\_\_\_ Lot No. : **5124-C**

Date : \_\_\_\_\_ Blk. No. : \_\_\_\_\_

Boundaries: North: **004 (LOT 5139)**

East: **020 (LOT 5138)**

South: **022 (LOT 5125 (P), 045 (LOT 5125)**

West: **114 (LOT 5124-B)**

## KIND OF PROPERTY ASSESSED :

☒ LAND

☐ MACHINERY Brief Description : \_\_\_\_\_

☐ BUILDING No. of Storeys : \_\_\_\_\_

☐ OTHERS Brief Description : \_\_\_\_\_

Brief Description : \_\_\_\_\_

Classification	Sub-Class	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL	A-1	2.959500	HA	3,794,374.95	AGRICULTURAL	10%	379,437.50
TOTAL:		2.959500	HA	3,794,374.95			379,437.50

Total Market Value : **P 3,794,374.95** Total Assessed Value : **P 379,440.00**

Total Assessed Value **THREE HUNDRED SEVENTY NINE THOUSAND FOUR HUNDRED FORTY AND 00/100**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **2021**

Appraised By: \_\_\_\_\_

Recommended By: \_\_\_\_\_

Approved By: \_\_\_\_\_

**(SGD.) ALFRED RYAN C. SABAS**

**(SGD.) ENGR. JOVEN C. V. BALUYUT**

**07/20/2020**

LAOO II

CITY ASSESSOR

Date

This declaration cancels TD No. : **032-7244**

Previous A.V. Php : **17,190.00**

Previous Owner : \_\_\_\_\_

**BANZUELA, JOCELYN B.**

## CERTIFIED TRUE AND CORRECT

**ENGR. JOVEN C.V. BALUYUT**  
CITY ASSESSOR

Paid Under OR # : 1693095  
Date Issued : June 16, 2022  
Amount Paid : P 100.00

MEMORANDA: REVISED AS PER SECTION 219 OF R.A. 7160 AND CITY ORDINANCE 1027.

**CERTIFIED  
TRUE COPY**

**OFFICE OF THE CITY ASSESSOR  
CITY OF PUERTO PRINCESA  
June 16, 2022**

Requested by: **BANZUELA, JOCELYN B.**

Purpose : **whatever legal purposes it may serve him/her**

**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an ordinance by the Sangguniang Panlungsod under Ordinance No. 1027 dated 2020-01-20. It does not and cannot by itself alone confer any ownership or legal title to the property.

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

AFFIDAVIT OF DISCREPANCY

I, ERLINDA JOCELYN B. BANZUELA, legal of age, Filipino citizen and resident of Brgy. Sta. Lourdes, Puerto Princesa City, under oath state:

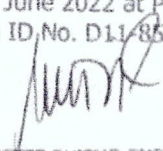
1. My true name is Erlinda Jocelyn B. Banzuela;
2. In Tax Declaration No. 032-11134 my name was entered as Jocelyn B. Banzuela instead of Erlinda Jocelyn B. Banzuela;
3. I affirm that Jocelyn B. Banzuela in Tax Declaration and Erlinda Jocelyn B. Banzuela, refer to one and the same person;
4. I am executing this affidavit to attest to all the foregoing fact for whatever legal purpose it may serve.

Puerto Princesa City, 30 June 2022.

  
ERLINDA JOCELYN B. BANZUELA  
Affiant

SUBSCRIBED AND SWORN to before me this 30<sup>th</sup> day of June 2022 at Puerto Princesa City, affiant exhibiting before me her Driver's License ID No. D11-85-001584.

DOC NO. 104  
PAGE NO. 22  
BOOK NO.011;  
SERIES OF 2022.

  
MARIA NENETTE QUICHO-ENCARNACION  
Notary Public  
Puerto Princesa City and Province of Palawan  
Until 31 December 2021  
City Coliseum Circle, San Pedro  
Puerto Princesa City  
NPL No. 2020-029  
Roll No. 34706; Page 442; Book XIV  
PTR NO. 1400350; January 3, 2020, PPCity  
IBP No. 086185; Palawan

Republic of the Philippines  
**REGIONAL TRIAL COURT**

Fourth Judicial Region

Puerto Princesa City

Email Address: [rtc1ppoccc@judiciary.gov.ph](mailto:rtc1ppoccc@judiciary.gov.ph)

Hotline Number: 09289352669

**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 any pending/decided land registration case before any branches of this court involving applicant Jocelyn B. Banzuela covering Lot No. 5124-C, Csd-04-021583-D (portion) located at Barangay Sta. Lourdes, Puerto Princesa City, Palawan.

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

At Puerto Princesa City, this 14<sup>th</sup> day of October 2022.

  
**PRINCES KATHERINE C. VERGARA**

Clerk of Court V

Cert Fee: P15.00/35.00/10.00

O.R. No. 8978137/8982266/3710894

Dated: October 14, 2022

grn

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

## AFFIDAVIT

I, MILLIGAR SUN Filipino, single/married, of legal age and a resident of Brgy. Sta. Lourdes, PPC after having been duly sworn to, do hereby depose and state:

1. That I personally know Erlinda Jocelyn Banzuela who is the actual occupant/possessor of Lot No. 512A-C, RA-04-02156<sup>3-D</sup> containing an area of 17,735 square meters located at Purok Mainit, Brgy. Sta. Lourdes
2. That I am an actual resident of Barangay Sta. Lourdes of the City/Municipality of Puerto Princesa and that I know the land very well;
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land.
4. That I am not related to Mr./Ms. Erlinda Jocelyn Banzuela either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 02-13-23 day of \_\_\_\_\_ in the place above first written.

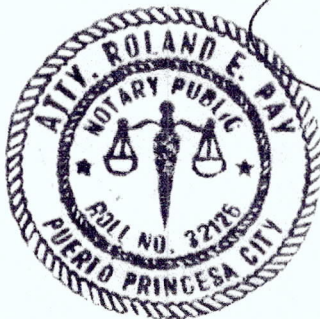
MILLIGAR SUN

Affiant

CTC NO. 08013710

Issued on Feb. 8, 2023 at Puerto Princesa City

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



ATTY. ROLAND E. PAY  
NOTARY PUBLIC Officer Authorized to  
JUNE 24, 2022 TO DECEMBER 31, 2023  
PTR NO. 2942856/01-03-2023  
IBP NO. 185254/02-23-2022  
ROLL NO. 32126  
MCLE COMPLIANCE NO. VI-0025887/4-29-2019

DOC. NO. 286  
PAGE NO. 50  
BOOK NO. CCCLV  
SERIES OF 473

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

## AFFIDAVIT

I, David Dela Torre Filipino, single/married, of legal age and a resident of Brgy. Sta. Lourdes, PPC after having been duly sworn to, do hereby depose and state:

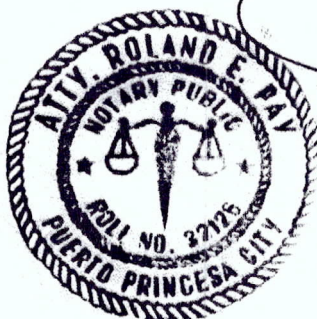
1. That I personally know Erinda Jocelyn Banzuela who is the actual occupant/possessor of Lot No. 5124 - C, Cd-04-17583-0 containing an area of 17,735 square meters located at Purok Mainit, Brgy. Sta. Lourdes
2. That I am an actual resident of Barangay Sta. Lourdes of the City/Municipality of Puerto Princesa and that I know the land very well;
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land.
4. That I am not related to Mr./Ms. Erinda Jocelyn Banzuela either by consanguinity or affinity and not in any way, interested in the aforementioned land.

IN WITNESS WHEREOF, I have hereunto set my hand this 02-13-23 day of \_\_\_\_\_ in the place above first written.

DAVID T. DELA TORRE  
Affiant

CTC NO. 08013735  
Issued on Feb. 10, 2023 at Puerto Princesa City

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



ATTY. ROLAND E. PAY  
NOTARY PUBLIC

Office Authorized to  
JUNE 24, 2022 TO DECEMBER 31, 2023  
PTR NO. 2942856/01-13-2023  
IBP NO. 185254/02-23-2022  
ROLL NO. 32126  
MCLE COMPLIANCE NO. VI-0025887/4-29-2019

DOC. NO. 785  
PAGE NO. 79  
BOOK NO. CLAVI  
SERIES OF 2023



Republic of the Philippines  
City of Puerto Princesa  
Barangay Sta. Lourdes  
**OFFICE OF THE PUNONG BARANGAY**

**HON. EDGAR C. ESOY**  
Punong Barangay

**SANGGUNIAN BARANGAY**  
**MEMBERS**

**HON. LEAH V. GALANG**  
Committee on Women & Family &  
Minor  
Committee on Senior Citizen & PWD

**HON. ELIZABETH S. SINOY**  
Committee on Environment & Natural  
Resources  
Committee on Labor & Employment

**HON. JERAMEL L. PULANCO**  
Committee on Budget and  
Appropriation  
Committee on Health & Sanitation

**HON. GRACE E. MUHI**  
Committee on Agriculture  
Committee on Education  
Bids & Awards Committee

**HON. ANGELITO M. REYES SR.**  
Committee on Public Works &  
Infrastructure  
Committee on Peace & Order  
Committee on Disaster Preparedness

**HON. JONATHAN B. RASIMO**  
Committee Transportation,  
Communication & Public Services

**HON. TEDDY D. MARAPAO**  
Committee on Cooperative  
Committee on Tourism

**HON. NATHANIEL G. BACOSA**  
Committee on Youth & Sports  
Development

**ELBERT S. SAPA**  
Barangay Secretary

**EMY D. BADENAS**  
Barangay Treasurer

**MARY ANN B. BACOSA**  
Barangay Admin Assistant

**LISTS OF PUROK**

Buhay na Tubig  
Honda Bay  
Mainit  
Maligaya  
Matahimik  
PulangLupa  
Centro-1  
Centro-2  
Nagkakaisa  
UnangLahi  
Looban  
Magsasaka  
Ranchero  
Calvary  
Pastoda & Don Eduardo

# BARANGAY CERTIFICATE

**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that **ERLINDA JOCELYN BAÑEZ BANZUELA**, of legal age, is a resident of Purok Mainit, Barangay Sta. Lourdes, Puerto Princesa City since November 1994, is the Actual Occupant of a parcel of Land with Lot No. 5124-C, located at Purok Mainit, Barangay Sta. Lourdes, Puerto Princesa City, containing an area of more or less **Twenty-Nine Thousand Five Hundred Ninety Five Square Meters (29, 595 m<sup>2</sup>)**.

This certification is being issued upon request of **ERLINDA JOCELYN BAÑEZ BANZUELA**, for LEGAL Purposes.

Issued this 8<sup>th</sup> day of February, 2023 at Barangay Hall, Barangay Sta. Lourdes, Puerto Princesa City.

  
**HON. EDGAR CONDESA ESOY**  
Punong Barangay

Control No : 0761-2023

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

Last Name, First Name, Middle Name  
**BANZUELA, ERLINDA JOCELYN BANEZ**

Nationality Sex Date of Birth Weight (kg) Height (m)  
 PHL M 1954/05/09 68 1.64

Address  
**SANTA LOURDES PPCITY PALAWAN**

License No. Expiration Date Agency Code  
**011-85-001584 2027/05/09 D11**

Blood Type Eyes Color  
 A+ BLACK

Restrictions Conditions  
 1,2 NONE

Signature of Licensee

EDGAR C. BALVARTE  
 Assistant Secretary

Republic of the Philippines  
 LULUKE (LULUKE) COUNCIL (LULUKE)  
 Puerto Princesa City, Palawan-Region IV-B

Name: **ERLINDA JOCELYN BANEZ BANZUELA**

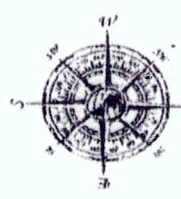
Address: **Bgy. Sta. Lourdes, Puerto Princesa City**

Date of Birth/Age: **May 09, 1954-60** Sex: **F**

Date issued: **Mar. 20, 2015**

Signature/Thumbmark

Control No. **28687**



ENGR. JOVEN C.V. BALDIUT  
City Assessor

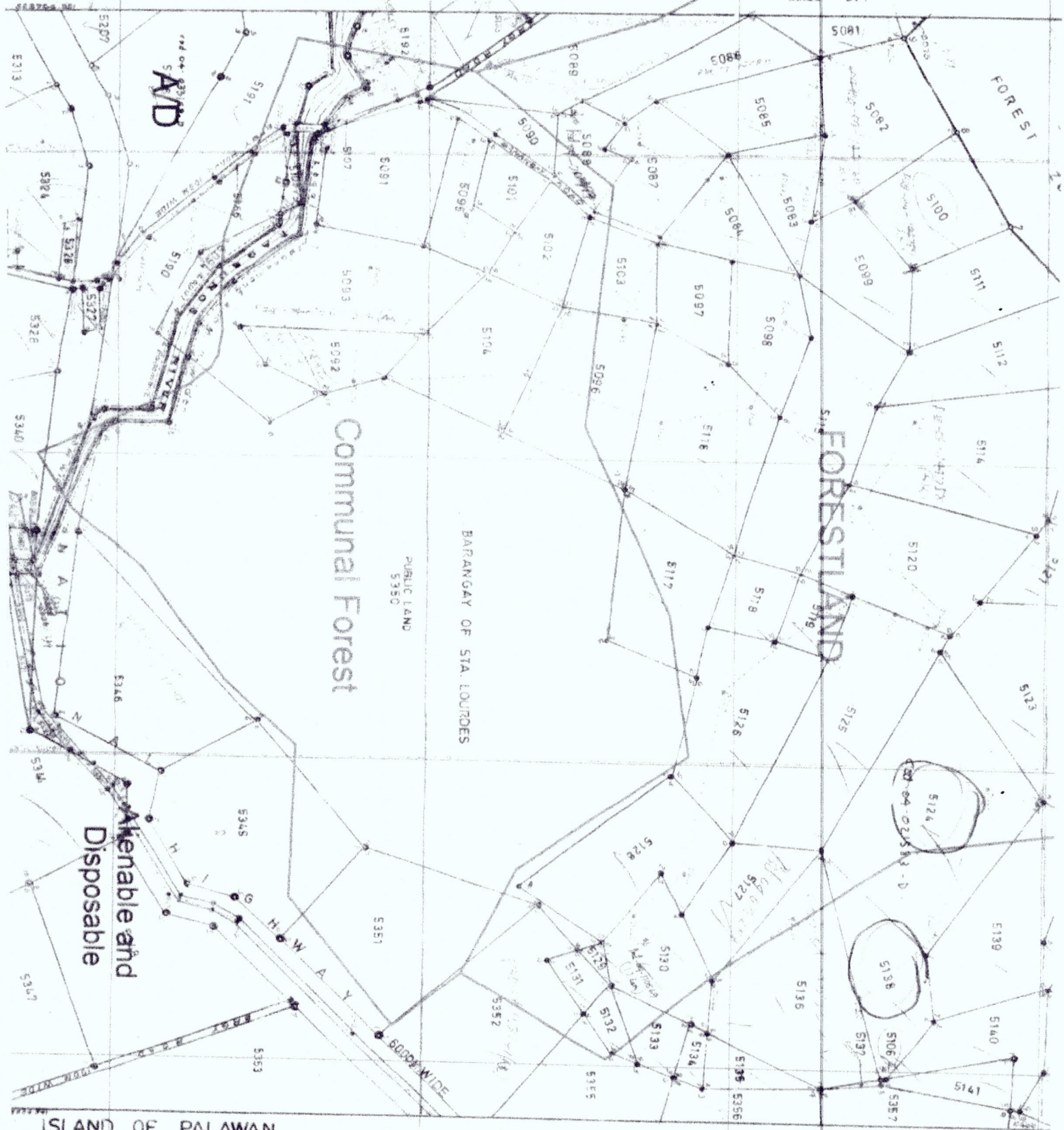
Official Receipt:1186754  
Amount Paid:1000.00  
Date:6/18/2018(Monday)  
Time: 10:21:27 AM  
Puerto Princess City

**PURPOSE: FOR VERIFICATION**  
**REMINDER:**  
This Map is for **TAXATION** and **ASSESSMENT**  
**PURPOSES ONLY**

PIN	XALN	owner_name	titleno	lotno	surveyNo	totalareasqm	tdno
1340203204080	080	STA. LUCIA LAND INC.	2017003622	5136-C	CSD-04-013933-D	45000	032-5107
1340203204036	036	SUN, MICKEE MAVERICK F.	TCT-178387	5119	CAD-800-D	11026	032-7180
1340203204045	045	SUN, MICKEE MAVERICK F.	TCT-178388	5125-A	CAD-04-013527-D	10000	032-7188
1340203204097	097	BADINAS, ISIDRA	TCT-164889	5126-E	PSD-04-114584	14278	032-7229
1340203204018	018	STA. LUCIA LAND INC.	2017003623	5135	CAD 800-D	8074	032-5104
1340203204081	081	STA. LUCIA LAND INC.	074-2017003621	5135-A	CSD-04-013933-D	6000	032-5106
1340203204098	098	BADINAS, ISIDRA	TCT-164888	5125-D	PSD-04-114584	1854	032-7230
1340203204042	042	SUN, MILLIGAR C.	TCT-130517	5127-B	PSD-04E5316-078258	1500	032-7185
1340203204114	114	SUN, MILLIGAR C.	KOT-6310	5124-B	CSD-04-021583-D	40000	032-7243
1340203204115	115	BANZUELA, JOCELYN B.		5124-C	CSD-04-021583-D	29595	032-7244
1340203204044	044	CAABAY, JOSE S.	TCT-3883	5125-C	CSD-04-013527-D	24571	032-7187
1340203204126	126	SUN, MICKEE MAVERICK F.	TCT-176658	5125-B-3	PSD-04-161867	4571	032-7254
1340203204125	125	SUN, MICKEE MAVERICK F.	TCT-178390	5125-B-2	PSD-04-161867	10000	032-7253
1340203204124	124	SUN, MICKEE MAVERICK F.	TCT-178389	5125-B-1	PSD-04-161867	10000	032-7252
1340203204156	156	DELA TORRE, DAVID DELA TORRE	CARP201500039	5123-A	PSD-4B-006483(AR)	16273	032-8688
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216
1340203204076	076	STA. LUCIA LAND INC.	2017001966	5356-B-1	PSD-04-117641	3721	032-5761
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216
1340203204077	077	SALAZAR, ABELARDO L.	TCT-174802	5356-B-2	PSD-04-117641	2241	032-7216

COMPUTATION CHECKED BY: A. B. ALABANZA *Alabanza*  
CHECKED BY: P. G. GARCIA  
VERIFIED BY:

PLOTTED BY:  
INKED BY:



ISLAND OF PALAWAN

Module 3  
Survey No. Cad. 800-0 Case No. 30 Mun. of Puerto Princesa Prov. of Palawan

Lot No.	BEARINGS AND DISTANCES							Area In Sq. Meters
	Claimant	Survey No. Corner 1	Line 1-2	Line 2-3	Line 3-4	Line 4-5	Line 5-6	
107		N. 19° 07' W. 11508.28	S. 24° 01' E 150.60	N. 50° 36' W 10.00	N. 50° 36' W 20.82	N. 17° 37' W 125.81		1030
108		N. 22° 31' W. 11256.97	N. 29° 29' W 14.75	S. 66° 45' E 18.52	S. 60° 30' W 11.30			84
109		N. 22° 31' W. 11256.97	S. 29° 26' E 10.00	N. 76° 00' W 14.47	N. 60° 29' E 10.51			53
110-F		N. 29° 17' W. 12683.68	S. 19° 53' W 81.01	N. 67° 42' W 108.72	N. 28° 32' E 108.51	N. 52° 48' E 110.56	S. 14° 11' W 203.52	20455
111-F		N. 16° 38' W. 12234.78	N. 23° 43' W 171.06	N. 50° 32' E 142.40	S. 21° 08' E 276.73	N. 85° 13' W 142.11		22,433
112		N. 18° 27' W. 12452.18	S. 06° 57' E 353.00	N. 57° 52' W 101.48	N. 21° 08' W 276.73	N. 74° 14' E 148.37		34,423
113-A		N. 15° 27' W. 12452.18	N. 71° 21' E 323.33	S. 30° 18' W 26.14	S. 15° 29' W 103.22	N. 70° 35' W 243.60		28,550
114-A		N. 15° 27' W. 12452.18	S. 70° 35' E 243.60	S. 64° 47' E 30.81	S. 14° 47' W 312.08	N. 72° 11' W 141.61	N. 06° 57' W 355.00	65770
115-F		N. 10° 21' W. 12032.66	S. 78° 31' W 102.24	N. 38° 42' E 224.72	S. 37° 52' E 101.48	S. 72° 11' E 141.61	S. 62° 44' E 169.20	
			S. 14° 37' W 113.21	N. 70° 34' W 243.23	N. 72° 16' W 142.28			52,225
116		N. 16° 47' W. 11722.23	N. 27° 50' E 138.71	N. 45° 03' E 128.41	S. 70° 34' E 243.23	S. 20° 36' W 207.89	N. 80° 33' W 283.05	60,536
117-F		N. 14° 18' W. 11753.19	S. 76° 32' E 84.27	S. 25° 07' W 162.22	N. 79° 08' W 254.92	N. 34° 15' E 202.63	S. 71° 53' E 121.40	41,119
118-F		N. 14° 18' W. 11753.19	N. 71° 53' W 127.40	N. 14° 37' E 145.21	S. 05° 57' E 118.18	S. 02° 27' W 108.20		13,461
119-F		N. 14° 17' W. 11226.18	S. 70° 42' E 113.68	S. 15° 57' W 28.21	N. 68° 57' W 115.18	N. 21° 40' E 23.38		11,026
120-A		N. 14° 17' W. 11226.18	S. 21° 40' W 23.38	N. 62° 44' W 163.20	N. 14° 47' E 312.08	S. 42° 26' E 132.73	S. 48° 46' E 71.23	
			S. 21° 17' W 163.22					50,955
121-A		N. 13° 54' W. 12308.43	S. 01° 23' E 123.46	N. 42° 26' W 132.75	N. 64° 47' W 30.31	N. 15° 29' E 105.22	S. 51° 27' E 131.23	13,873
122-A		N. 13° 54' W. 12308.43	N. 51° 27' W 131.33	N. 30° 18' E 26.14	S. 66° 58' E 307.61	S. 78° 06' W 233.18		26,300
123-A		N. 13° 54' W. 12308.43	N. 78° 06' E 233.18	S. 86° 41' E 133.37	S. 22° 14' W 72.81	S. 57° 07' W 203.45	N. 58° 26' W 27.45	
			N. 48° 46' W 71.33	N. 01° 23' W 123.46				48,921
124		N. 11° 25' W. 11280.75	S. 43° 37' W 243.80	N. 60° 26' W 380.82	N. 57° 07' E 225.45	S. 55° 22' E 312.21		87,325

CERTIFIED CORRECT:

September 7, 1984

Checked by \_\_\_\_\_ 19\_\_\_\_

Checked by \_\_\_\_\_ 19\_\_\_\_

Checked by \_\_\_\_\_ 19\_\_\_\_

Verified by \_\_\_\_\_ 19\_\_\_\_

Surveyed Apr. 4-June 5, 1984

By ROBERTO VILLANUEVA  
GEODETIC ENGINEER

Sheet No. B of 32

Printed by: SICCION MARKETING, INC.  
1800 A. Mendocino St., Zamboanga City  
Tels. 20-82-84; 21-48-62  
Authorized by the Bureau of Lands and Survey

ELEUTHERO R. PAZ  
Chief, Survey Division

JOSUE J. VILLANUEVA  
Vic. Aggregate Survey Sec.

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. 5124-C Survey No. CAD-04-021583-D

Applicant \_\_\_\_\_

Identical Lot No. \_\_\_\_\_

Surveyed for JOCELYN P. PANZUELA

Portion of Lot No. \_\_\_\_\_

Surveyed by- ISIDRO R. GILLES

Area: 29.595 square meters

Date of Survey Feb 2, 2003

Location Sta. Landeres, Pto. Prin. City

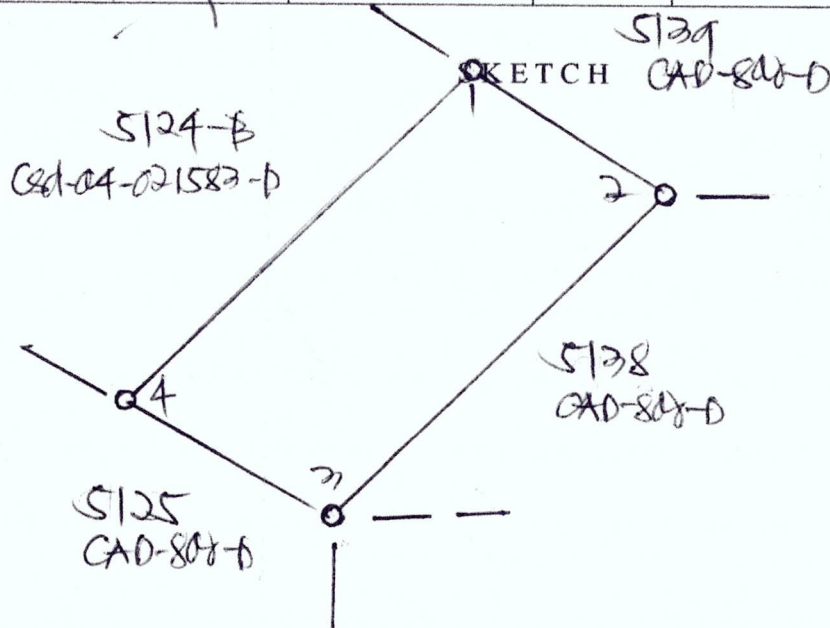
Date Approved April 04, 2003

Date of Original Survey : \_\_\_\_\_

TECHNICAL DESCRIPTION

TIE LINE N 11-25 W 11980.75 M from PLLN#1 CAD-808-D  
Pto. Prin. Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 45-37 W	243.80 M			
2-3	N 68-26 W	123.50			
3-4	N 45-37 E	254.91			
4-1	S 55-22 E	120.90			



Scale 1:4000

T. D. Research by [Signature]

Date: \_\_\_\_\_

T. D. Sketch by: REYNALDO V. MACOLA

Date: 10-14-22

T. D. Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

