



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

DENR MIMAROPA
RECORDS SECTION
RECEIVED

FEB 20 2023

☐ INCOMING ☐ OUTGOING

BY: _____ DATE NO. _____

TIME: _____

February 13, 2023

MEMORANDUM

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

Forwarding the memorandum of CENRO Taytay, Palawan dated February 6, 2023 with the investigation report conducted on the application for Survey Authority with the subject Lot 6, Ccs-04-002296-D applied by Kim Cymer Dela Cruz situated at Barangay Biton, Taytay, Palawan.

After careful evaluation, This Office found out the following:

- a. The subject lot is within portion Alienable and Disposable Land per Land Classification Map No. 939, Project 9, Block XIII dated May 21, 1932.
- b. The subject lot was plotted and evaluated based on the attached technical description by the Office of the CENRO.

Hence, clearance is recommended for the issuance of Survey Authority to verify the actual position of the subject lot and to segregate the Alienable and Disposable land. Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

Reference No. 2023-1040


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By _____
Date: 15 FEB 2023

Are
23-424



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
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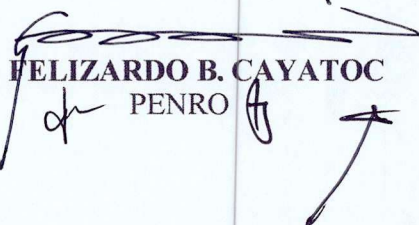
ANNEX "B"

CERTIFICATION

This is to certify that portion of **Lot 6, Ccs-04-002296-D** falls within **Alienable and Disposable Land** per LC Map No. 939, Project No. 9, Block No. XIII.


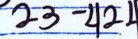
Said lot is not covered by GSS covering areas which are within timberland.

Issued on 9th day of February, 2023 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
Technical description provided by the CENRO office

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**

By 
Date: 15 FEB 2023 

10°49'0"N

10°48'0"N

10°49'0"N

10°48'0"N

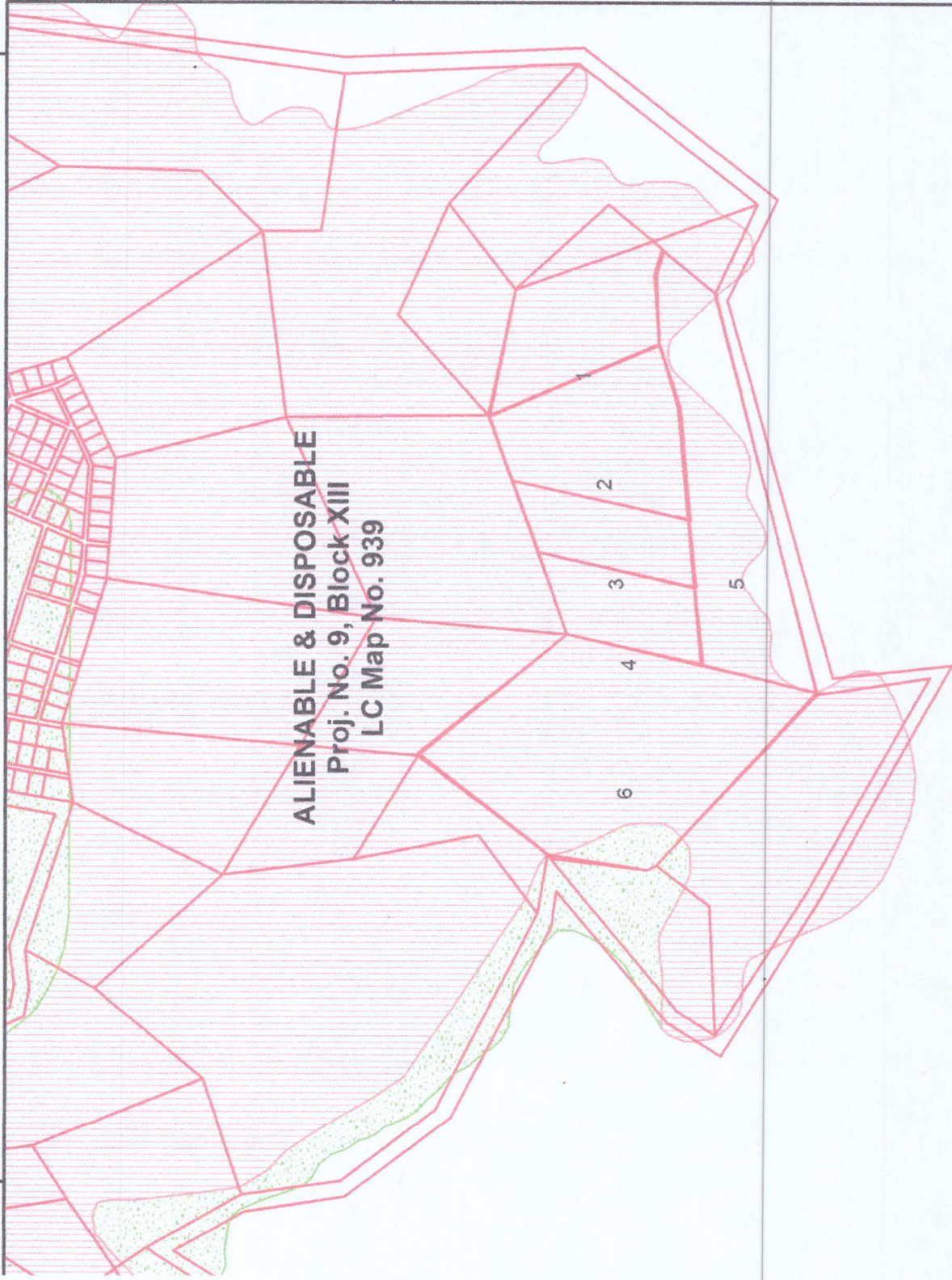
Biton

Coordinate System: WGS 1984 UTM Zone 50N
Projection: Transverse Mercator
Datum: WGS 1984
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 117.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Source: Esri, Maxar, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS

119°37'30"E

119°38'20"E








ALIENABLE & DISPOSABLE
Proj. No. 9, Block XIII
LC Map No. 939

MAP SHOWING
LOT 6, CCS-04-002296-D

Situated at
Brgy. Biton
Municipality of Taytay
Province of Palawan

Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 117.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Legend

-  TAYTAY CADASTRE_UTMZN50
-  Alienable & Disposable
-  Forestland
-  No Data
-  UPF

119°37'30"E

119°38'20"E

BOUNDARY			
LINE		BEARING	DISTANCE
1	2	N 08° 09' E	135.29 m
2	3	N 38° 26' E	220.37 "
3	4	S 38° 43' E	255.20 "
4	5	N 70° 39' E	311.93 "
5	6	S 77° 56' E	173.92 "
6	7	S 42° 38' E	169.80 "
7	8	S 40° 11' W	189.15 "
8	9	S 75° 58' W	552.13 "
9	10	N 46° 48' W	317.32 "
10	1	N 27° 50' W	13.25 "

TIE LINES ARE FROM BLLM No. 1
CAD 846-D, TAYTAY CADASTRE

LOTS	BEARING	DISTANCE
1	S 79° 49' E	13298.97 m
2	S 79° 38' E	13044.46 "
3	S 79° 38' E	13044.46 "
4	S 79° 09' E	12854.59 "
5	S 77° 37' E	12845.64 "
6	S 79° 09' E	12854.59 "
BDRY.	S 78° 24' E	12565.74 "

LOT 6			
LINE		BEARING	DISTANCE
1	2	S 12° 36' W	186.49 m
2	3	S 13° 42' W	158.90 "
3	4	N 46° 48' W	317.33 "
4	5	N 27° 50' W	13.26 "
5	6	N 08° 09' E	13.44 "
6	7	N 08° 09' E	13.45 "
7	8	N 38° 26' E	13.44 "
8	9	N 38° 26' E	200.32 "
9	1	S 38° 43' E	255.20 "



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MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add:

January 3, 2023

MEMORANDUM

TO : The Community Environment and Natural Resources Officer
Taytay, Palawan

FROM : The Provincial of Environment and Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY CELSA OPLADO PFAFFLI OF LOT 6, CCS-04-002296-D IDENTICAL TO LOT 15137, CAD.841-D SITUATED IN BARANGAY BITON, TAYTAY, PALAWAN**

Documents Attached : Memorandum dated Nov. 28, 2022 and its attachments
PENRO Map Projection

DENR CENRO
TAYTAY PALAWAN
DATE: 1-23-23 CH 08-72

Actions Desired:

- ☐ For information and record
- ☐ For verification, comment and recommendation
- ☐ For immediate action and report of compliance
- ☒ Lacking requirements / Special instructions

This pertains to your request for a technical review on your findings for the above-mentioned lot applied for survey authority.

Per evaluation made by this office, Lot 6, Ccs-04-002296-D falls to portion Alienable and Disposable land per LC Map No. 939, Proj. No. 9, Block XIII when plotted through its tie line S 79-09 E; 12,845.59 from BLLM No. 1, Cad.841-D. Regarding its actual occupation which is inconsistent to its approved tie line, let's just forward the matter to the higher office.

In this regard, please submit the request for issuance of survey authority aligned in DMC 2019-10 along with your recommendation with attached complete list of requirements.

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED



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


CERTIFICATION

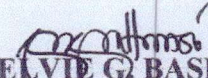
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records kept in our Office, that tract of land in Barangay Biton, Municipality of Taytay, Province of Palawan, containing an area of **Ninety-seven Thousand Four Hundred Seven (97,407)** square meters, identified as Lot 6, Ccs-04-002296-D, identical to Lot 15137 Cad 841-D as applied for survey authority of Ms. Celsa Oplado Pfaffli was verified to be within **Alienable and Disposable Land** per Block XIII, Project No. 9, LC Map No. 939 certified on May 21, 1932. The above findings is subject for confirmation from the Regional Office DENR MIMAROPA Region as provided under DMC 2019-10.


Issued this _____ at CENRO Taytay-El Nido, Palawan.

Checked by: _____


TIMOTEO B. MAGNAYE JR.
Forest Technician I


ELVIE G. BASE
LMO II/OIC-Chief, RPS

APPROVED:


CONRADO M. CORPUZ
CENRO



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

February 6, 2023

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED KIM CYMER L. DELA CRUZ OF LOT NO. 6, CCS-04-
002296-D IDENTICAL TO LOT 15137, CAD 841-D SITUATED AT
BRGY. BITON, TAYTAY, PALAWAN**

**DENR PENRL
PALAWAN RECORDS
RECEIVED**
BY:
DATE: 10-DE-2023 23-1040

This pertains to your memorandum dated January 3, 2023 and received in this Office on January 23, 2023, returning all the submitted documents and instructing to submit a request for issuance of survey authority aligned in DMC 2019-10 along with the recommendation with an attached complete list of requirements.

In compliance with your instruction, respectfully resubmitting the following documents for survey authority, with iteration in so far as the recommendation is concerned that the findings in the field, seemingly a controversy, be accorded with conclusive action first. Our previous submission (November 28, 2022) already consists of all the requirements for the issuance of survey authority, including the request.

1. Investigation report dated November 23, 2022
2. Digitized map
3. Letter request for Survey Authority
4. Deed of Absolute Sale with a photocopy of IDs
5. Tax Declaration in the name of Heirs of Alfredo Revillas (TD No. 18-23-009-0450)
6. Tax Declaration in the name of Heirs of Alfredo Revillas (TD No. 18-23-009-0451)
7. LRA certification dated July 27, 2022
8. RTC certification dated June 29, 2022
9. Barangay Certification dated July 6, 2022
10. ID and Cedula of Jomar Oplado
11. Special Power of Attorney
12. Affidavit of 2 disinterested persons

For your information and further instruction. Thank you.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**
BY:
DATE: FEB 06 2023 379

CONRADO M. CORPUZ



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312

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

Email: cenrotaytay@denr.gov.ph

**DENR CENRO
PALAWAN RECORDS
RECEIVED**

November 28, 2022

BY: 12-015-2022-11009
DATE: 12-015-2022-11009

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED
BY CELSA OPLADO PFAFFLI OF LOT 6, CCS-04-002296-D
IDENTICAL TO LOT 15137, CAD 841-D SITUATED IN BARANGAY
BITON, TAYTAY, PALAWAN.**

Respectfully forwarded is the report dated November 23, 2022 of Special Investigator Jones Manoel Y. Lafuente and Land Management Inspector Joanna Jean L. Talamayan relative to the request of Celsa Oplado Pfaffli for the issuance of Survey Authority.

Please be informed that the area subject of investigation is **Lot No. 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D** with a total area of **Ninety-seven Thousand Four Hundred Seven (97,407)** square meters located in Barangay Biton, Taytay, Palawan. As per records verification, the said Consolidation and Subdivision Survey was surveyed for **Miriam Lotivo, et.al.** dated September 20, 2000 and approved on February 22, 2001.

As per the report submitted, it shows that upon plotting of the GPS readings, the position/placement of the actual area does not match with the area/polygon in the approved Ccs-04-002296-D and a portion on the west falls within the marine zone/sea. Hence, to further verify these findings, the technical descriptions of the adjacent lot, Lot 5 of the approved subdivision plan, were also plotted on Geographic Information System (GIS) and overlaid to Google Satellite Imagery. Result revealed that Lot 5 largely on the north falls within the marine zone/sea.

In view hereof, respectfully request for technical review on the abovementioned findings for our appropriate action.

For information, evaluation and further instruction.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 3536
DATE: NOV 28 2022

CONRADO M. CORPUZ



**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**

BY: *[Signature]*
DATE: NOV 23 2022 *[Signature]*

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Special Investigator JONES MANOEL Y. LAFUENTE
Land Management Inspector JOANNA JEAN. L TALAMAYAN

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY CELSA OPLADO PFAFFLI OF LOT NO. 6,
CCS-04-002296-D IDENTICAL TO LOT 15137, CAD 841-D
SITUATED AT BRGY. BITON, TAYTAY, PALAWAN**

DATE : November 23, 2022

Respectfully submitting is the investigation report of the undersigned in compliance with the instruction to conduct an investigation pertaining to the application of Ms. Celsa Oplado Pfaffli for Survey Authority.

SUBJECT LOT

The subject lot of this investigation is **Lot No. 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D**, located in **Barangay Biton, Taytay, Palawan**, with an area of **Ninety-seven Thousand Four Hundred Seven (97,407) square meters**.

CLAIMANT

The claimant of the subject is listed to **Miriam Lotivo, Et. al** in the Consolidation and Subdivision Survey last September 20, 2000 which was approved on February 22, 2001.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted actual investigation on the subject lot. The following were undertaken:

1. That on November 2, 2022 the undersigned had made coordination with Mr. Ruben P. Padilla (attorney-in-fact) on the date of investigation and advised him to prepare two (2) witnesses including the predecessor-in-interest that could justify the occupation and claims of Ms. Pfaffli.
2. That on November 8, 2022, the undersigned together with Mr. Jomar Oplado and Mr. Ruben Padilla (applicant's authorized representatives) had made coordination with Barangay Kagawad Helen D. Edep of Barangay Biton.
3. The undersigned reviewed documents attached to the request, verify on how the area was acquired by the applicant and documented the existing improvements introduced therein.

[Signature]



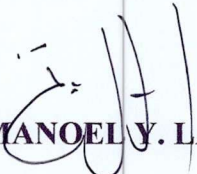
FINDINGS/RECOMMENDATION

After the investigation, the undersigned found the following:

1. Lot 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D is actually one of the six (6) resultant lots of the consolidation/subdivision of Lot 5259 and Lot 5260, Cad 841-D. Lot 5259, Cad 841-D is absent in the List of Claimants but it is in the approved Technical Descriptions to have contained One Hundred Eighty-one Thousand Nine Hundred Seventy (181,970) square meters. Lot 5260, Cad 841-D was listed to Nicolas Abique containing a total area of Ninety-six Thousand Five Hundred Forty-two (96,542) square meters.
2. The subject lot was, allegedly, acquired by Celsa Oplado Pfaffli from the Heirs of Alfredo Revillas by virtue of a Deed of Absolute and/ or Waiver of Rights over unregistered properties dated February 17, 2019 under Doc. No. 525; Page No. 106; Book No. XVII; Series of 2019 under the notary record of Atty Albert M. Pedrosa.
3. The undersigned conducted Global Positioning System (GPS) readings on the corner monuments (mojon) shown on the ground by the requesting party. The plotting of the GPS readings showed that the position/placement of the actual area does not match with the area/polygon in the approved Ccs-04-002296-D and a portion on the west falls within the marine zone/sea.
4. To verify further these findings, the technical descriptions of the adjacent lot which is Lot 5 of the approved subdivision plan were also plotted on Geographic Information System (GIS) and overlaid to Google Satellite Imagery. Result also revealed that Lot 5 largely on the north falls within the marine zone/sea (see digitized map). This is similar to the findings of the Regional Office on the request for the issuance of Survey Authority of Kim Cymer L. Dela Cruz on Lot 5 of the approved subdivision plan.
5. These findings obviously show an issue to resolve between the survey data of Cad 841-D, in which Ccs-04-00229-D was based upon prior to approval, and the data being generated by the application of Global Positioning System. The undersigned who are not Geodetic Engineers feel inconvenient to assign blame upon the cadastral survey returns, the Ccs-04-002296-D, and the result of readings by Global Positioning System (GPS). These should be treated at the top management in a holistic manner than a lot-by-lot approach in a piece-by-piece transaction. When the defect in both the cadastral survey returns and Ccs-04-002296-D is the tie line, it shall follow that the tie line in each lot of Case 15, Cad 841-D is defective and the problem gets complicated especially on registered (titled) lands with the "domino effect".

In view of the foregoing premises, the undersigned recommends elevating the issue/findings to the higher office to decide technically on the matter.


JOANNA JEAN L. TALAMAYAN

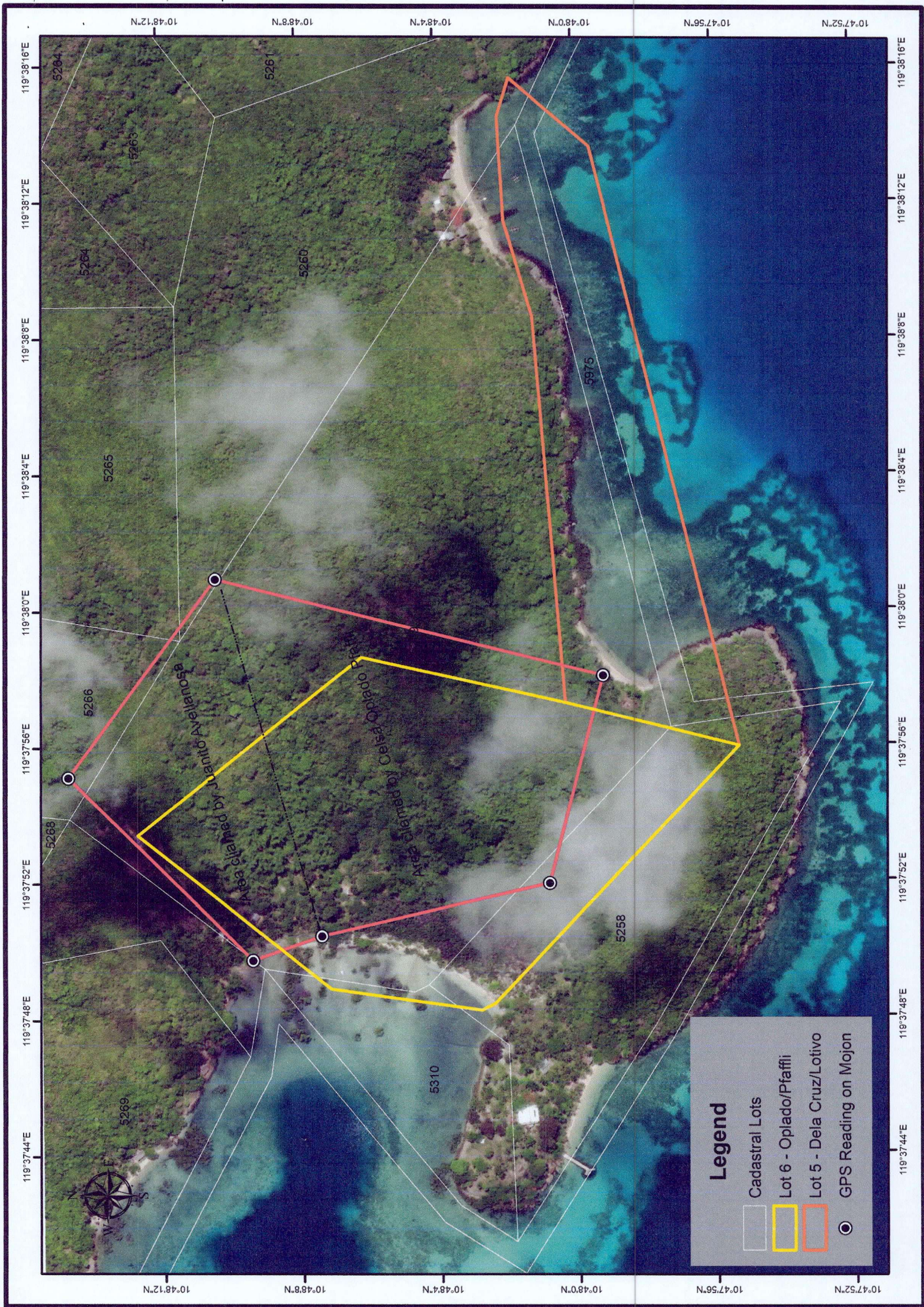

JONES MANOLEY Y. LAFUENTE



PHOTOS



Handwritten signature or mark.



AFFIDAVIT OF DISINTERESTED PERSON

I, Clarita P. Babiano of legal age, Filipino, single/married to _____ and a resident of Barangay Biton, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say;

1. That I personally know Celsa Oplado Peralta who was the owner/claimant of a parcel of land located at Barangay Biton, Taytay, Palawan, identified as Lot 6, CGS- 04-002294-D;
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possess and occupied, under a bonafide claim of acquisition of ownership;
3. That I am related to the applicant either consanguinity or affinity and I am not interested in the land applied;
4. That I am executing this affidavit to attest to the truthfulness of the facts above stated and for the approval of Survey Authority by the DENR-CENRO Taytay, Palawan;
5. **THAT AFFIANCE FURTHER SAYETH NAUGHT.**

IN WITNESS WHEREOF, I have hereunto set my hands this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan.

Name: CP Babiano
CLARITA P. BABIANO

ID/Cedula No. 0044

Issued on: _____

Issued at: Baray. Biton, Taytay, Pal.

SUBSCRIBED AND SWORN to before me/us this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan. Affiant exhibiting to me/us his/her valid identification/cedula below his/her name.

Joanna L. Talamayan
LMI JOANNA JEAN L. TALAMAYAN

JAMES MANUEL Y. LAFUENTE
Special Investigator



AFFIDAVIT OF DISINTERESTED PERSON

I, Susana R. Johnson of legal age, Filipino, single/married ^{widow} to _____ and a resident of Barangay Biton, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say;

1. That I personally know Celsa Oplado Peralta who was the owner/claimant of a parcel of land located at Barangay Biton, Taytay, Palawan, identified as Lot 6, CCS-04-002290-D;

2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possess and occupied, under a bonafide claim of acquisition of ownership;

3. That I am related to the applicant either consanguinity or affinity and I am not interested in the land applied;

4. That I am executing this affidavit to attest to the truthfulness of the facts above stated and for the approval of Survey Authority by the DENR-CENRO Taytay, Palawan;

5. THAT AFFIANCE FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, I have hereunto set my hands this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan.

Susana R. Johnson
Name: Susana R. Johnson

ID/Cedula No. 683

Issued on: 10-01-15

Issued at/by OSCA

SUBSCRIBED AND SWORN to before me/us this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan. Affiant exhibiting to me/us his/her valid identification/cedula below his/her name.

JOANNA JEAN L. TALAMAYAN
IMI JOANNA JEAN L. TALAMAYAN

JAMES MANUEL Y. LAFUENTE
Special Investigator I



8-18-2012

ALAN L. VALL
CENRO
Taytay, Pal.

DEPT CENRO
TAYTAY, PALAUAN
RECEIVED
BY: JVB
DATE: 8-14-12 BJB

Sir,

I am submitting my letter request for
survey authority of Lot 6 CCS-04-002296D located
at Pangray Piton, Taytay, Pal.
Thank You.

Respectfully yours,
RUBEN PAMULA
09 85 93 72 125

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: JOMAR O. OPLADO

Present Address: 5512 P. BINAY STREET BANGKAL MAKATI

Date: 16- AUG-2022

The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to

☒ Subdivide

☐ Segregate our occupation and improvements over which we have

interest on:

Lot No. 6 CES-04-001296-D

Survey No. _____

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: _____

Location of the land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer _____ to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: JOMAR OPLADO

Contact No: 09190659196

GEODETIC ENGINEER'S COMMITMENT

I, _____, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land and to personally follow-up the issuance thereof.

Geodetic Engineer OSCAR C. CASTRO

Licensed No. PRC 3588 6-22-88

Contact No. 09175024656

Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☒ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☐ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- ☒ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☐ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☐ 9. Community Tax Certificate (CEDULA);
- ☒ 10. Special Power of Attorney (if applicable); and
- ☐ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

**DEED OF ABSOLUTE SALE AND/OR WAIVER OF RIGHTS
OVER UNREGISTERED PROPERTIES**

KNOW ALL MEN BY THESE PRESENTS:

WE, CARMEN REVILLAS DOLRIN, of legal age, Filipino citizen, widow and a resident of Liberty Road, Abad Santos, Puerto Princesa City; **LORETA REVILLAS PANUELOS**, of legal age, Filipino citizen, widow and a resident of Lagan Street, Puerto Princesa City; **ELFREDA REVILLAS BACALTOS**, of legal age, Filipino citizen, widow and a resident of Lagan Street, Puerto Princesa City; **ALFREDO REVILLAS, JR.**, of legal age, Filipino citizen, married and a resident of Barangay Bantulan, Taytay, Palawan; **SUSANA REVILLAS JOHNSON**, of legal age, Filipino citizen, widow and a resident of Barangay Biton, Taytay, Palawan; and **MARIA REVILLAS DUCOSIN**, of legal age, Filipino citizen, married and a resident of Barangay Bantulan, Taytay, Palawan, are co-owners of Three (3) lands identified as follows:

1. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0439-A, PIN No. 066-23-009-16-010 with an area of Twenty Thousand (20,000) Square meters;
2. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0438-A, described as PIN NO. 066-23-009-16-009, with an area of Fifty One Thousand Four Hundred Forty Four (51,444) Square Meters;
3. Cadastral Lot 5259, Cad -841-D (part), covered by Tax Declaration No. 009-04440-A, PIN No. 066-23-009-16-011 with an area of Ten Thousand One Hundred Twenty Five (10,125) Square Meters,

All there are located at So. Pinagimatayan, Biton, Taytay, Palawan under the name of heirs of Alfredo Revillas which properties described as follow:

1. Cadastral Lot 5259 Cad-841-D part, covered by Tax Declaration No. 009-0439-A, the boundaries as follow:

North: 009 ALN South: ALN 10113
East: ALN 007 of Sec. 17 West: ALN 011
Area: 2 hectares.

2. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0438-A whose boundaries described as follow:

North: 008 South: ALN-010
East: ALN 007 of Sec. 17 West: ALN-014
Area: 5.1444 hectare

3. Cadastral Lot 5259, Cad -841-D (part), covered by Tax Declaration No. 009-04440-A whose boundaries are as follows:

North: 009 South: ALN-013
East: ALN 010 West: ALN-012
Area: 1.0125 hectare

For and in consideration of the sum of Five Hundred Thousand (P500,000.00) pesos, Philippine currency, acknowledged to have received the full amount to our complete satisfaction, we do hereby **SELL, CONVEY,**

TRANSFER and WAIVE the abovementioned lands including all the improvements found therein in favor of **CELSA O. OPLADO**, of legal age, single, filipino, and resident of Sitio Pinagimatayan, Barangay Biton, Taytay, Palawan, and to her heirs and assigns.

In the even that there is a need to do other document to transfer the Tax Declaration or claim of ownership, the Vendor/Waivor undertake to voluntarily execute this document without further consideration.

That we interpose no objection to whatever application the Waivee/Buyer may undertake to perfect her title or ownership on the abovementioned lands.

IN WITNESS WHEREOF, we have hereunto signed this Deed of Absolute Sale and/or Waiver of Rights over Unregistered Properties this February 17, 2019 at Puerto Princesa City.

Carmen Revillas-Dolrin
CARMEN REVILLAS DOLRIN
Vendor/Waivor

Laureta Revillas
LAURETA REVIALLS PANUELOS
Vendor/Waivor

Elfreda Revillas Bacaltos
ELFREDA REVILLAS BACALTOS
Vendor/Waivor

Alfredo Revillas, Jr
ALFREDO REVILLAS, JR
Vendor/Waivor

Susana Revillas Johnson
SUSANA REVILLAS JOHNSON
Vendor/Waivor

Maria R. Ducosin
MARIA REVILLAS DUCOSIN
Vendor/Waivor

Celsa O. Oplado
CELSA O. OPLADO
Vendee/Waivee

SIGNED IN THE PRESENCE OF:

[Signature]

[Signature]

ACKNOWLEDGMENT

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

FEB 17 2019

BEFORE ME, this February 17, 2019 in Puerto Princesa City, personally appeared:

CARMEN REVILLAS DOLRIN

OSCA no. 25171 with photo issued on September 12, 2014

LORETA REVIALLS PANUELOS

OSCA no. 20382 with photo issued on July 15, 2014

ELFREDA REVILLAS BACALTOS

OSCA no. 25599 with photo issued on September 25, 2014

ALFREDO REVILLAS, JR

OSCA no. 103 (003-control no.) Taytay, Palawan with photo issued on 07-15-15

SUSANA REVILLAS JOHNSON

OSCA no. 683 (020-Control No) with photo issued on 10-01-15

MARIA REVILLAS DUCOSIN

OSCA no. 274 (020-control no) with photo issued on 08-02-2013

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

This instrument, consisting of three (3) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page thereof by parties and their witnesses and sealed with my notarial seal.

Doc. No. 525
Page No. 106
Book No. XVI
Series of 2019

ATTY. ALBERT M. PEDROSA
NOTARY PUBLIC
(UNTIL DECEMBER 31, 2020)
PTR NO. 4520 / 12-06-2018
IBP NO. 057206 / 12-18-2018
ROLL NO. 53292
MCLE NO. V-0008212 / 05-04-2019
NPL NO. 2019-19 / 04-09-2019

Susana Johnson


Alfreda Revillas

Elfreda Bacaltos


Maria R. Johnson


Loreta Revillas

Carmen Dolrin



Republic of the Philippines
 Office of the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: SUSANA R. JOHNSON


Address: Poblacion, Taytay, Palawan

07/04/1949

F

10/01/15

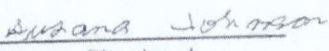
683

Date of Birth


Sex

Date Issued


I.D. No.



 Control No. 020

Signature/Thumbmark
 This Card is Non-transferable



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



Name: CARMEN REVILLAS DOLORIN


Address: Bgy. Bagong Sikat,
Puerto Princesa City

May 31, 1938-76


F

Sept. 12, 2014

Date of Birth/Age

Sex

Date Issued


 Control No: 25171

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



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



Name: ELFREDA REVILLAS BACALTOS


Address: Bgy. Sicsican,
Puerto Princesa City

Oct. 02, 1947-66

F

Sept. 25, 2014


Date of Birth/Age

Sex


Date Issued



 Control No: 25599

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



Republic of the Philippines
 Office of the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: ALFREDO D. REVILLAS


Address: Bantulan, Taytay, Palawan

09/27/1948

M

07/15/15

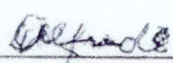
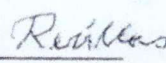
103

Date of Birth


Sex

Date Issued


I.D. No.




 Control No. 003

Signature/Thumbmark
 This Card is Non-transferable



Republic of the Philippines
 Office for the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: MARIA R. DUCOSIN


Address: Poblacion, Taytay, Palawan

05/11/1945

F

08/02/13


274

Date of Birth

Sex

Date Issued

I.D. No.


 Control No. 020

Signature/Thumbmark
 This Card is Non-transferable



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



Name: LORETA REVILLAS PANUELOS


Address: Bgy. Milagrosa,
Puerto Princesa City

Dec. 10, 1941/72

F

July 15, 2014

Date of Birth/Age

Sex

Date Issued


 Control No: 20382

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

TAX DECLARATION OF REAL PROPERTY

TD No. 18-23-009-0450

Property Identification No. 066-23-009-16-009

Owner: HEIRS OF ALFREDO REVILLAS

TIN:

Address:

Telephone No.

Administrator/Beneficial User EVELYN ENRIQUEZ

TIN:

Address: POBLACION, TAYTAY, PALAWAN

Telephone No.

Location of Property:

SO. PINAGIMATAYAN
(Number and Street)

BITON
(Barangay/District)

TAYTAY, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD 841-D

CCT:

Lot No. 5259

Date:

Blk. No.

Boundaries:

North: ALN - 008

South: ALN - 010

East: ALN - 014 OF SECTION 17

West: ALN - 014

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description:

No. of Storeys:

☐ Others:

Specify:

Brief Description:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (CASHE2-ML)	1 5000 ha.	150,000	Php 148,500.00	AGRICULTURAL (Cashew Land)	16 %	Php 23,760.00	TAXABLE
AGRICULTURAL (COCON2-ML)	1 5000 ha.	200,000	Php 198,000.00	AGRICULTURAL (Coconut Land)	16 %	Php 31,680.00	TAXABLE
AGRICULTURAL (MANGO2-ML)	0 1444 ha.	190,000	Php 18,107.76	AGRICULTURAL (Mango Land)	16 %	Php 2,900.00	TAXABLE
AGRICULTURAL (A-3)	2 0000 ha.	147,600	Php 194,832.00	AGRICULTURAL (Orchard Land)	16 %	Php 31,170.00	TAXABLE
Total	51,444 00 sq.m.		Php 559,439.76			Php 89,510.00	

Total Assessed Value EIGHTY-NINE THOUSAND FIVE HUNDRED TEN PESOS

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR

10/08/2018
Date

This declaration cancels TD No. 23-009-0453 Previous A.V. Php 51,480.00

Previous PIN 066-23-009-16-009

Previous Owner : HEIRS OF ALFREDO REVILLAS; Prev. Admin: EVELYN ENRIQUEZ

Previous Area : 51444 sq.m.

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.
SWORN STATEMENT Date

TAX DECLARATION OF REAL PROPERTY

23-009-0451

Property Identification No. 066-23-009-16-010

HEIRS OF ALFREDO REVILLAS

TIN:

ess:

Telephone No.

Administrator/Beneficial User SUSANA JOHNSON

TIN:

Address: BITON, TAYTAY, PALAWAN

Telephone No.

Location of Property:

SO. PINAGIMATAYAN

BITON

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD 841-D

CCT:

Lot No. 5259

Date:

Blk. No.

Boundaries:

North: ALN 009

South: ALN - 013

East: ALN - 015 OF SEC. 17

West: ALN - 011

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 (CASHE2-ML)	0.5000 ha.	150,000 Php	49,500.00	AGRICULTURAL (Cashew Land)	16 %	7,920.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.5000 ha.	70,000 Php	69,300.00	AGRICULTURAL (Upland R/L)	16 %	11,090.00	TAXABLE
Total	20,000.00 sq.m.	Php	118,800.00			19,010.00	

Total Assessed Value NINETEEN THOUSAND TEN PESOS

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR

10/08/2018
Date

This declaration cancels TD No. 23-009-0454 Previous A.V. Php 10,510.00

Previous Owner: HEIRS OF ALFREDO REVILLAS; Prev. Admin: SUSANA JOHNSON

Previous PIN 066-23-009-16-010

Previous Area: 20000 sq.m.

Memoranda:

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

CERTIFIED PHOTOCOPY FROM OFFICE FILE
BY AUTHORITY OF THE PROVINCIAL ASSESSOR
LEIZEL G. DEL ROSARIO, REA
MUNICIPAL ASSESSOR
O.R. NO. 530919 G
DATE: 5-28-2021
PURPOSE: P-91-ML SURVEY

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property

SWORN STATEMENT No.
SWORN STATEMENT Date

Machine Validation: Printed by Rolito M. Danday 12:59:45 PM



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue corner N.L.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

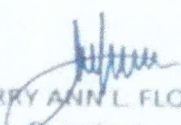
This is to certify that plan Ccs-04-002296-D (consolidation/subdivision plan of Lots 5259 & 5260, Cad. 841-D, Taytay Cadastre), Lot 6 = Lot 15137, Cad. 841-D, Taytay Cadastre, situated in the Barangay of Biton, Municipality of Taytay, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, it does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

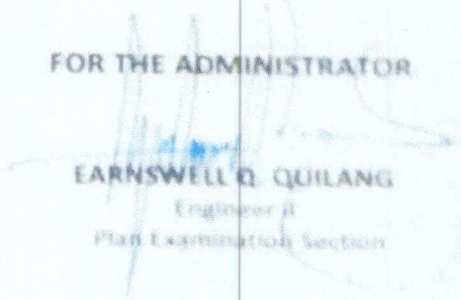
This certification is issued upon request of **ENGR OSCAR C. CASTRO**, with postal address at **Poblacion, Novaleta, Cavite** for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 27th day of July 2022.

Verified by:


CHERRY ANN L. FLORES
Examiner

FOR THE ADMINISTRATOR


EARNSWELL Q. QUILANG
Engineer II
Plan Examination Section

FPEB No.: 1-CCV-2022-011854
Fees Paid: PHP 190.97
OR No: 1027869786
Date: Jul 18, 2022

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

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


CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Jomar Oplado covering Lot No. 6 Ccs-04-002296 located at Barangay Biton, Taytay, Palawan.

This Certification is being issued upon the request of Jomar Oplado for survey authority.

At Puerto Princesa City, this 29th day of June 2022.


PRINCES KATHERINE O. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301860/9303036/312/938
Dated: June 29, 2022

Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay Biton

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

SANGGUNIAN BARANGAY

Hon. ELFREN D. DANDAL
Punong Barangay

BARANGAY KAGAWAD

Hon. RICARDO A. SALCEDO

Hon. HELEN D. EDEP

Hon. FERNANDO T. BUANTE

Hon. MARIFE G. ASIAO

Hon. MERCY P. AMBONG

Hon. RICARDO D. LAURIN

Hon. JOAN E. DANDAL

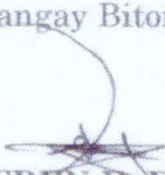
Hon. ROSE ANN A. GARBO
SK Chairperson

TO WHOM IT MAY CONCERN;

This is to Certify that **JOMAR O. OPLADO, CELSA O. OPLADO** and **ELOUISE OPLADO**, owns a parcel of Lot/Land with Lot No. 5258-B Csd-04-025365-D and Lot No. 6, CCS-04-002296-D located at So. Paguematayan Bgy. Biton, Taytay, Palawan.

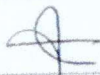

This certification is being issued upon request of the said person for whatever legal purpose/s it may serve them best.

Issued this 6th day of July, 2022 at the office of the Punong Barangay, Barangay Biton, Taytay, Palawan.


ELFREN D. DANDAL
Punong Barangay

O.R. NO. _____
Issued at **Barangay Biton**
Issued on _____
Amount paid _____
CTC. No. _____



COMMUNITY TAX CERTIFICATE			INDIVIDUAL	CCI2020 10903641	
YEAR 2022	PLACE OF ISSUE (City / Mun. / Prov.) TARLAC, PANGASINAN	DATE ISSUED 6.27.22	TAXPAYER'S COPY		
NAME (SURNAME) DELADE			TIN (If Any)		
NAME (MIDDLE) JOMAR					
ADDRESS Brgy. Biron, Tuguegarao, Cagayan			SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE		
CITIZENSHIP P	ICR NO. (If an Alien)	PLACE OF BIRTH	HEIGHT		
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widowed <input type="checkbox"/> Legally Separated <input type="checkbox"/> Divorced		DATE OF BIRTH	WEIGHT		
PROFESSION / OCCUPATION / BUSINESS			TAXABLE AMOUNT	COMMUNITY TAX DUE	
A. BASIC COMMUNITY TAX (P5,000) Voluntary or Exempted (P 1,00)				P 5.00	
B. ADDITIONAL COMMUNITY TAX (Tax not to exceed P5,000.00)					
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)					
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)				45	
3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)					
Right Thumb Print	TAXPAYER'S SIGNATURE		TOTAL	P 50	
			INTEREST	6.00	
	IMILYN B. PARAPIMA		TOTAL AMOUNT PAID	P 56.00	
	MUN. TREAS. 		(In words) Fifty six pesos 00/100		



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

February 6, 2023


MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED KIM CYMER L. DELA CRUZ OF LOT NO. 5, CCS-04-
002296-D IDENTICAL TO LOT 15136, CAD 841-D SITUATED AT
BRGY. BITON, TAYTAY, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 12 FEB 2023 CN 23-1040


This pertains to your memorandum dated January 3, 2023 and received in this Office on January 23, 2023, returning all the submitted documents and instructing to submit a request for issuance of survey authority aligned in DMC 2019-10 along with the recommendation with an attached complete list of requirements.

In compliance with your instruction, respectfully resubmitting the following documents for survey authority, with iteration in so far as the recommendation is concerned that the findings in the field, seemingly a controversy, be accorded with conclusive action first. Our previous submission (November 28, 2022) already consists of all the requirements for the issuance of survey authority, including the request.

1. Investigation report dated November 23, 2022
2. Digitized map
3. Letter request for Survey Authority
4. Deed of Absolute Sale with a photocopy of IDs
5. Tax Declaration in the name of Heirs of Alfredo Revillas (TD No. 18-23-009-0450)
6. Tax Declaration in the name of Heirs of Alfredo Revillas (TD No. 18-23-009-0451)
7. LRA certification dated July 27, 2022
8. RTC certification dated June 29, 2022
9. Barangay Certification dated July 6, 2022
10. ID and Cedula of Jomar Oplado
11. Special Power of Attorney
12. Affidavit of 2 disinterested persons

For your information and further instruction. Thank you.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 
DATE: FEB 06 2023 P-379


CONRAD M. CORPUZ



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:

January 3, 2023

MEMORANDUM

TO : The Community Environment and Natural Resources Officer
Taytay, Palawan

FROM : The Provincial of Environment and Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY CELSA OPLADO PFAFFLI OF LOT 6, CCS-04-002296-D IDENTICAL TO LOT 15137, CAD.841-D SITUATED IN BARANGAY BITON, TAYTAY, PALAWAN**

Documents Attached : Memorandum dated Nov. 28, 2022 and its attachments
PENRO Map Projection

DENR-CENRO
TAYTAY, PALAWAN
JAN 3 2023
DATE: 1-23-23 CN 0072

Actions Desired:

- ☐ For information and record
- ☐ For verification, comment and recommendation
- ☐ For immediate action and report of compliance
- ☒ Lacking requirements / Special instructions

This pertains to your request for a technical review on your findings for the above-mentioned lot applied for survey authority.

Per evaluation made by this office, Lot 6, Ccs-04-002296-D falls to portion Alienable and Disposable land per LC Map No. 939, Proj. No. 9, Block XIII when plotted through its tie line S 79-09 E, 12,845.59 from BLLM No. 1, Cad.841-D. Regarding its actual occupation which is inconsistent to its approved tie line, let's just forward the matter to the higher office.

In this regard, please submit the request for issuance of survey authority aligned in DMC 2019-10 along with your recommendation with attached complete list of requirements.

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED

10°49'0"N

10°48'0"N

10°49'0"N

10°48'0"N

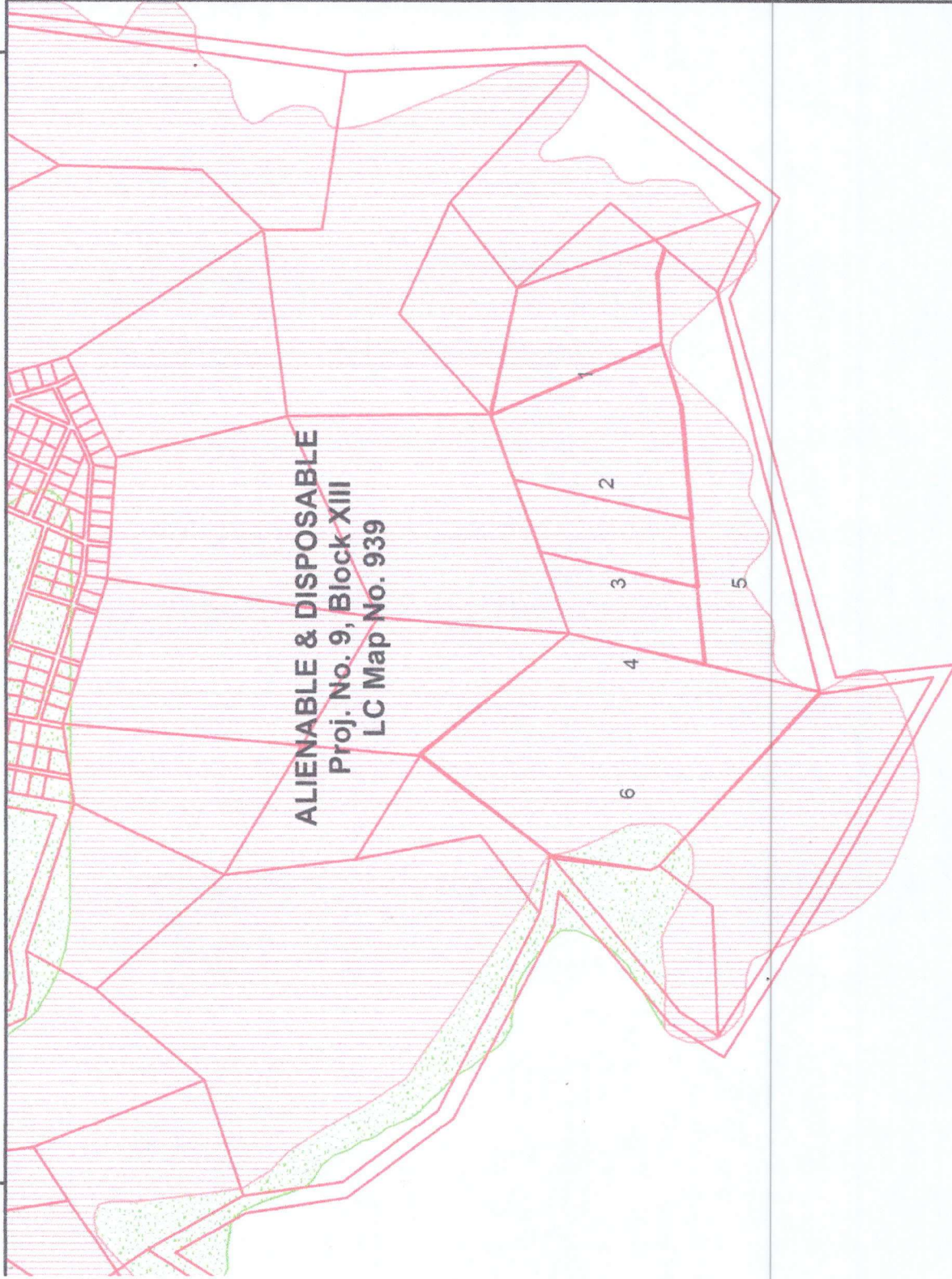
Biton

Coordinate System: WGS 1984 UTM Zone 50N
Projection: Transverse Mercator
Datum: WGS 1984
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 117.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Source: Esri, Maxar, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USCG, AeroGRID, IGN, and the GIS

119°37'30"E

119°38'20"E








ALIENABLE & DISPOSABLE
Proj. No. 9, Block XIII
LC Map No. 939

MAP SHOWING
LOT 6, CCS-04-002296-D

Situated at
Brgy. Biton
Municipality of Taytay
Province of Palawan

Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 117.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Legend

-  TAYTAY CADASTRE_UTMZN50
-  Alienable & Disposable
-  Forestland
-  No Data
-  UPF

119°37'30"E

119°38'20"E

BOUNDARY			
LINE		BEARING	DISTANCE
1	2	N 08° 09' E	135.29 m
2	3	N 38° 26' E	220.37 "
3	4	S 38° 43' E	255.20 "
4	5	N 70° 39' E	311.93 "
5	6	S 77° 56' E	173.92 "
6	7	S 42° 38' E	169.80 "
7	8	S 40° 11' W	189.15 "
8	9	S 75° 58' W	552.13 "
9	10	N 46° 48' W	317.32 "
10	1	N 27° 50' W	13.25 "

TIE LINES ARE FROM BLUM No. 1 CAD 846-D, TAYTAY CADASTRE		
LOTS	BEARING	DISTANCE
1	S 79° 49' E	13298.97 m.
2	S 79° 38' E	13044.46 "
3	S 79° 38' E	13044.46 "
4	S 79° 09' E	12854.59 "
5	S 77° 37' E	12845.64 "
6	S 79° 09' E	12854.59 "
BDRY.	S 78° 24' E	12565.74 "

LOT 6			
LINE		BEARING	DISTANCE
1	2	S 12° 36' W	186.49 m.
2	3	S 13° 42' W	158.90 "
3	4	N 46° 48' W	317.33 "
4	5	N 27° 50' W	13.26 "
5	6	N 08° 09' E	13.84 "
6	7	N 08° 09' E	13.45 "
7	8	N 38° 26' E	13.44 "
8	9	N 38° 26' E	200.32 "
9	1	S 38° 43' E	255.20 "



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312

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

Email: cenrotaytay@denr.gov.ph

November 28, 2022

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED
BY CELSA OPLADO PFAFFLI OF LOT 6, CCS-04-002296-D
IDENTICAL TO LOT 15137, CAD 841-D SITUATED IN BARANGAY
BITON, TAYTAY, PALAWAN.**

Respectfully forwarded is the report dated November 23, 2022 of Special Investigator Jones Manoel Y. Lafuente and Land Management Inspector Joanna Jean L. Talamayan relative to the request of Celsa Oplado Pfaffli for the issuance of Survey Authority.

Please be informed that the area subject of investigation is **Lot No. 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D** with a total area of **Ninety-seven Thousand Four Hundred Seven (97,407)** square meters located in Barangay Biton, Taytay, Palawan. As per records verification, the said Consolidation and Subdivision Survey was surveyed for **Miriam Lotivo, et.al.** dated September 20, 2000 and approved on February 22, 2001.

As per the report submitted, it shows that upon plotting of the GPS readings, the position/placement of the actual area does not match with the area/polygon in the approved Ccs-04-002296-D and a portion on the west falls within the marine zone/sea. Hence, to further verify these findings, the technical descriptions of the adjacent lot, Lot 5 of the approved subdivision plan, were also plotted on Geographic Information System (GIS) and overlaid to Google Satellite Imagery. Result revealed that Lot 5 largely on the north falls within the marine zone/sea.

In view hereof, respectfully request for technical review on the abovementioned findings for our appropriate action.

For information, evaluation and further instruction.

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: 
DATE: NOV 28 2022 ON 3536


CONRADO M. CORPUZ



**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: Mue
DATE: NOV 23 2022 CN 6835

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Special Investigator JONES MANOEL Y. LAFUENTE
Land Management Inspector JOANNA JEAN. L TALAMAYAN

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY CELSA OPLADO PFAFFLI OF LOT NO. 6,
CCS-04-002296-D IDENTICAL TO LOT 15137, CAD 841-D
SITUATED AT BRGY. BITON, TAYTAY, PALAWAN**

DATE : November 23, 2022

Respectfully submitting is the investigation report of the undersigned in compliance with the instruction to conduct an investigation pertaining to the application of Ms. Celsa Oplado Pfaffli for Survey Authority.

SUBJECT LOT

The subject lot of this investigation is **Lot No. 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D**, located in **Barangay Biton, Taytay, Palawan**, with an area of **Ninety-seven Thousand Four Hundred Seven (97,407) square meters**.

CLAIMANT

The claimant of the subject is listed to **Miriam Lotivo, Et. al** in the Consolidation and Subdivision Survey last September 20, 2000 which was approved on February 22, 2001.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted actual investigation on the subject lot. The following were undertaken:

1. That on November 2, 2022 the undersigned had made coordination with Mr. Ruben P. Padilla (attorney-in-fact) on the date of investigation and advised him to prepare two (2) witnesses including the predecessor-in-interest that could justify the occupation and claims of Ms. Pfaffli.
2. That on November 8, 2022, the undersigned together with Mr. Jomar Oplado and Mr. Ruben Padilla (applicant's authorized representatives) had made coordination with Barangay Kagawad Helen D. Edep of Barangay Biton.
3. The undersigned reviewed documents attached to the request, verify on how the area was acquired by the applicant and documented the existing improvements introduced therein.

[Handwritten signature]



FINDINGS/RECOMMENDATION

After the investigation, the undersigned found the following:

1. Lot 6, Ccs-04-002296-D identical to Lot 15137, Cad 841-D is actually one of the six (6) resultant lots of the consolidation/subdivision of Lot 5259 and Lot 5260, Cad 841-D. Lot 5259, Cad 841-D is absent in the List of Claimants but it is in the approved Technical Descriptions to have contained One Hundred Eighty-one Thousand Nine Hundred Seventy (181,970) square meters. Lot 5260, Cad 841-D was listed to Nicolas Abique containing a total area of Ninety-six Thousand Five Hundred Forty-two (96,542) square meters.
2. The subject lot was, allegedly, acquired by Celsa Oplado Pfaffli from the Heirs of Alfredo Revillas by virtue of a Deed of Absolute and/ or Waiver of Rights over unregistered properties dated February 17, 2019 under Doc. No. 525; Page No. 106; Book No. XVII; Series of 2019 under the notary record of Atty Albert M. Pedrosa.
3. The undersigned conducted Global Positioning System (GPS) readings on the corner monuments (mojon) shown on the ground by the requesting party. The plotting of the GPS readings showed that the position/placement of the actual area does not match with the area/polygon in the approved Ccs-04-002296-D and a portion on the west falls within the marine zone/sea.
4. To verify further these findings, the technical descriptions of the adjacent lot which is Lot 5 of the approved subdivision plan were also plotted on Geographic Information System (GIS) and overlaid to Google Satellite Imagery. Result also revealed that Lot 5 largely on the north falls within the marine zone/sea (see digitized map). This is similar to the findings of the Regional Office on the request for the issuance of Survey Authority of Kim Cymer L. Dela Cruz on Lot 5 of the approved subdivision plan.
5. These findings obviously show an issue to resolve between the survey data of Cad 841-D, in which Ccs-04-00229-D was based upon prior to approval, and the data being generated by the application of Global Positioning System. The undersigned who are not Geodetic Engineers feel inconvenient to assign blame upon the cadastral survey returns, the Ccs-04-002296-D, and the result of readings by Global Positioning System (GPS). These should be treated at the top management in a holistic manner than a lot-by-lot approach in a piece-by-piece transaction. When the defect in both the cadastral survey returns and Ccs-04-002296-D is the tie line, it shall follow that the tie line in each lot of Case 15, Cad 841-D is defective and the problem gets complicated especially on registered (titled) lands with the "domino effect".

In view of the foregoing premises, the undersigned recommends elevating the issue/findings to the higher office to decide technically on the matter.


JOANNA JEAN L. TALAMAYAN

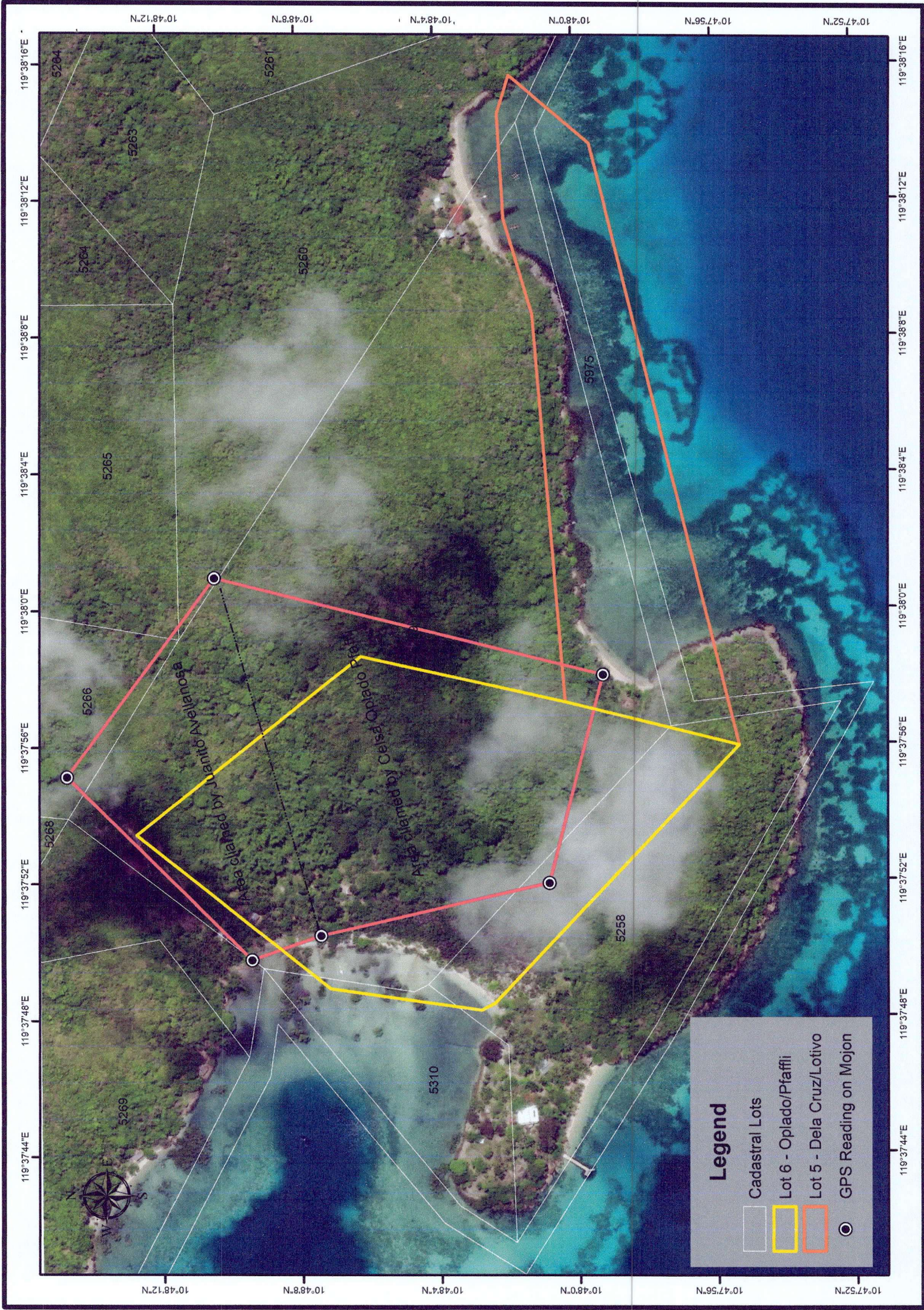

JONES MANOEL Y. LAFUENTE

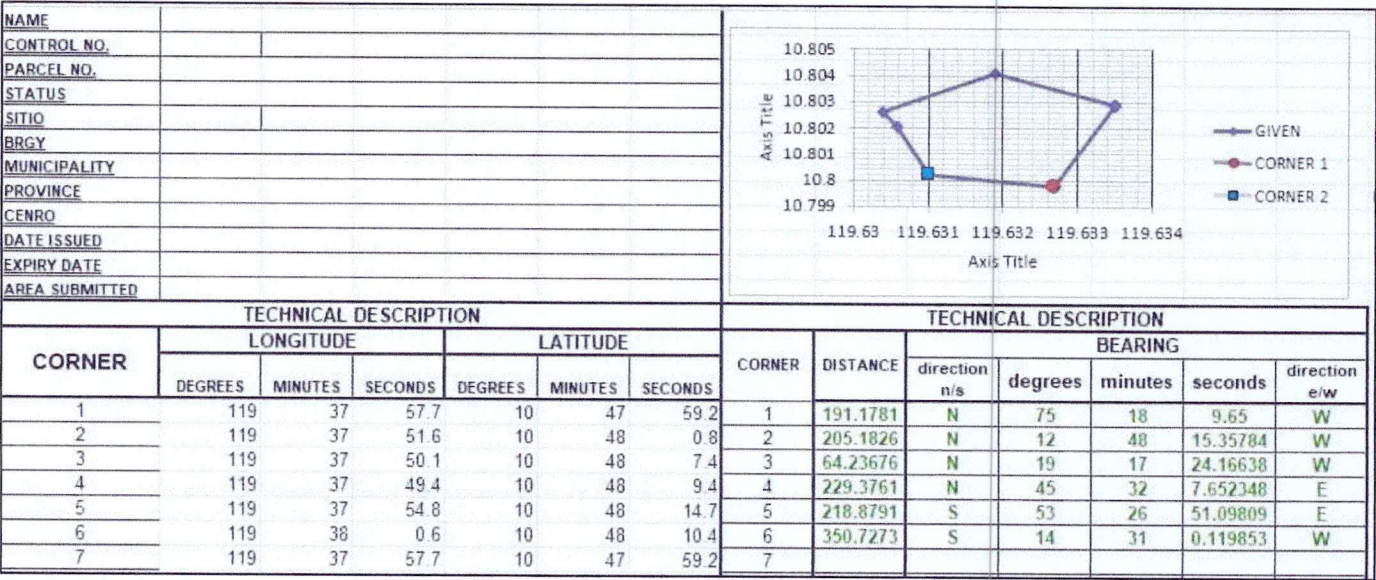


PHOTOS



2/





Projected Coordinate System: WGS_1984_UTM_Zone_50N

Projection: Transverse_Mercator

False_Easting: 500000.00000000

False_Northing: 0.00000000

Central_Meridian: 117.00000000

Scale_Factor: 0.99960000

Latitude_Of_Origin: 0.00000000

Linear Unit: Meter

Geographic Coordinate System: GCS_WGS_1984

Datum: D_WGS_1984

Prime Meridian: Greenwich

Angular Unit: Degree

AFFIDAVIT OF DISINTERESTED PERSON

I, Clarita P. Babiano of legal age, Filipino, single/married to _____ and a resident of Barangay Biton, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say;

1. That I personally know Celsa Oplado Paffli who was the owner/claimant of a parcel of land located at Barangay Biton, Taytay, Palawan, identified as Lot G, CGS- 04-002296-D;
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possess and occupied, under a bonafide claim of acquisition of ownership;
3. That I am related to the applicant either consanguinity or affinity and I am not interested in the land applied;
4. That I am executing this affidavit to attest to the truthfulness of the facts above stated and for the approval of Survey Authority by the DENR-CENRO Taytay, Palawan;
5. THAT AFFIANCE FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, I have hereunto set my hands this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan.

Name: CP Babiano
CLARITA P. BABIANO

ID/Cedula No. 0044

Issued on: _____

Issued at: Baray. Biton, Taytay, Pal.

SUBSCRIBED AND SWORN to before me/us this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan. Affiant exhibiting to me/us his/her valid identification/cedula below his/her name.

Joanna Jean L. Talamayan
LMI JOANNA JEAN L. TALAMAYAN

JONES MANOEL Y. L. FUENTE
Special Investigator



AFFIDAVIT OF DISINTERESTED PERSON

I, Susana R. Johnson of legal age, Filipino, single/married ^{widow} to _____ and a resident of Barangay Biton, Taytay, Palawan, after having been duly sworn on oath in accordance with law hereby voluntarily depose and say;

1. That I personally know Celsa Oplado Peralta who was the owner/claimant of a parcel of land located at Barangay Biton, Taytay, Palawan, identified as Lot 4, CCS- 04- 002290-D;
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possess and occupied, under a bonafide claim of acquisition of ownership;
3. That I am related to the applicant either consanguinity or affinity and I am not interested in the land applied;
4. That I am executing this affidavit to attest to the truthfulness of the facts above stated and for the approval of Survey Authority by the DENR-CENRO Taytay, Palawan;
5. THAT AFFIANCE FURTHER SAYETH NAUGHT.

IN WITNESS HEREOF, I have hereunto set my hands this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan.

Susana R. Johnson
Name: Susana R. Johnson

ID/Cedula No. 683

Issued on: 10-01-15

Issued at/by OSCA

SUBSCRIBED AND SWORN to before me/us this 8th day of November, 2022 at Barangay Biton, Taytay, Palawan. Affiant exhibiting to me/us his/her valid identification/cedula below his/her name.

Joanna L. Talamayan
LMI JOANNA JEAN L. TALAMAYAN

JONES MANUEL Y. LAFUENTE
Special Investigator I



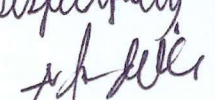
8-18-2012

ALAN L. VALE
CENRO
Taytay, Pal.

DEPT CENRO
TAYTAY, PALAUAN
RECEIVED
BY ^{Sub}
DATE 8-14-12 B81

Sir,

I am submitting my letter request for
survey authority of Lot 6 CCS-04-002296D located
at barangay Piton, Taytay, Pal.
Thank you.

Respectfully yours,

RUBEN P. AMUA
0985 9372125

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: JOMAR O. OPLADO

Present Address: 5512 P. BINAY STREET BANGKAL MAKATI

Date: 16- AUG-2022

**The Community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☒ Subdivide ☐ Segregate our occupation and improvements over which we have
interest on:

Lot No. 6 ces-04-601296-D

Survey No. _____

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: _____

Location of the land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer
_____ to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: JOMAR OPLADO

Contact No: 09190659196

GEODETC ENGINEER'S COMMITMENT

I, _____, a registered and licensed Geodetic Engineer, hereby commit to
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land
and to personally follow-up the issuance thereof.

Geodetic Engineer OSCAR C. CASTRO

Licensed No. PRC 3588 6-22-88

Contact No. 09175024656

Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☒ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☐ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- ☒ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☐ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☐ 9. Community Tax Certificate (CEDULA);
- ☒ 10. Special Power of Attorney (if applicable); and
- ☐ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

**DEED OF ABSOLUTE SALE AND/OR WAIVER OF RIGHTS
OVER UNREGISTERED PROPERTIES**

KNOW ALL MEN BY THESE PRESENTS:

WE, CARMEN REVILLAS DOLRIN, of legal age, Filipino citizen, widow and a resident of Liberty Road, Abad Santos, Puerto Princesa City; **LORETA REVILLAS PANUELOS**, of legal age, Filipino citizen, widow and a resident of Lagan Street, Puerto Princesa City; **ELFREDA REVILLAS BACALTOS**, of legal age, Filipino citizen, widow and a resident of Lagan Street, Puerto Princesa City; **ALFREDO REVILLAS, JR.**, of legal age, Filipino citizen, married and a resident of Barangay Bantulan, Taytay, Palawan; **SUSANA REVILLAS JOHNSON**, of legal age, Filipino citizen, widow and a resident of Barangay Biton, Taytay, Palawan; and **MARIA REVILLAS DUCOSIN**, of legal age, Filipino citizen, married and a resident of Barangay Bantulan, Taytay, Palawan, are co-owners of Three (3) lands identified as follows:

1. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0439-A, PIN No. 066-23-009-16-010 with an area of Twenty Thousand (20,000) Square meters;
2. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0438-A, described as PIN NO. 066-23-009-16-009, with an area of Fifty One Thousand Four Hundred Forty Four (51, 444 Square Meters;
3. Cadastral Lot 5259, Cad -841-D (part), covered by Tax Declaration No. 009-04440-A, PIN No. 066-23-009-16-011 with an area of Ten Thousand One Hundred Twenty Five (10, 125) Square Meters,

All there are located at So. Pinagimatayan, Biton, Taytay, Palawan under the name of heirs of Alfredo Revillas which properties described as follow:

1. Cadastral Lot 5259 Cad-841-D part, covered by Tax Declaration No. 009-0439-A, the boundaries as follow:

North: 009 ALN South: ALN 10113
East: ALN 007 of Sec. 17 West: ALN 011
Area: 2 hectares.

2. Cadastral Lot 5259, Cad-841-D part, covered by Tax Declaration No. 009-0438-A whose boundaries described as follow:

North: 008 South: ALN-010
East: ALN 007 of Sec. 17 West: ALN-014
Area: 5. 1444 hectare

3. Cadastral Lot 5259, Cad -841-D (part), covered by Tax Declaration No. 009-04440-A whose boundaries are as follows:

North: 009 South: ALN-013
East: ALN 010 West: ALN-012
Area: 1. 0125 hectare

For and in consideration of the sum of Five Hundred Thousand (P500,000.00) pesos, Philippine currency, acknowledged to have received the full amount to our complete satisfaction, we do hereby **SELL, CONVEY,**


TRANSFER and WAIVE the abovementioned lands including all the improvements found therein in favor of **CELSA O. OPLADO**, of legal age, single, filipino, and resident of Sitio Pinagimatayan, Barangay Biton, Taytay, Palawan, and to her heirs and assigns.

In the even that there is a need to do other document to transfer the Tax Declaration or claim of ownership, the Vendor/Waivor undertake to voluntarily execute this document without further consideration.

That we interpose no objection to whatever application the Waivee/Buyer may undertake to perfect her title or ownership on the abovementioned lands.

IN WITNESS WHEREOF, we have hereunto signed this Deed of Absolute Sale and/or Waiver of Rights over Unregistered Properties this February 17, 2019 at Puerto Princesa City.

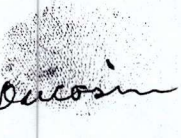

Carmen Revillas Dolrin
CARMEN REVILLAS DOLRIN
Vendor/Waivor


Laureta Revillas
LAURETA REVIALLS PANUELOS
Vendor/Waivor


Elfreda Revillas Bacaltos
ELFREDA REVILLAS BACALTOS
Vendor/Waivor

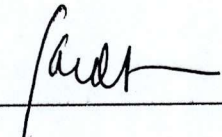

Alfredo Revillas, Jr
ALFREDO REVILLAS, JR
Vendor/Waivor

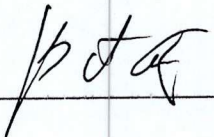

Susana Revillas Johnson
SUSANA REVILLAS JOHNSON
Vendor/Waivor


Maria R. Ducosin
MARIA REVILLAS DUCOSIN
Vendor/Waivor


Celsa O. Oplado
CELSA O. OPLADO
Vendee/Waivee

SIGNED IN THE PRESENCE OF:





ACKNOWLEDGMENT

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

FEB 17 2019

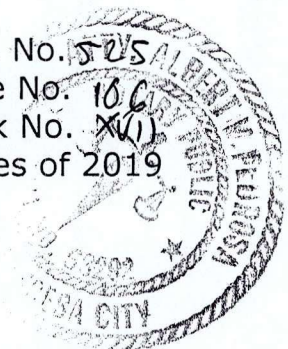
BEFORE ME, this February 17, 2019 in Puerto Princesa City, personally appeared:

CARMEN REVILLAS DOLRIN	OSCA no. 25171 with photo issued on September 12, 2014
LORETA REVIALLS PANUELOS	OSCA no. 20382 with photo issued on July 15, 2014
ELFREDA REVILLAS BACALTOS	OSCA no. 25599 with photo issued on September 25, 2014
ALFREDO REVILLAS, JR	OSCA no. 103 (003-control no.) Taytay, Palawan with photo issued on 07-15-15
SUSANA REVILLAS JOHNSON	OSCA no. 683 (020-Control No) with photo issued on 10-01-15
MARIA REVILLAS DUCOSIN	OSCA no. 274 (020-control no) with photo issued on 08-02-2013

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

This instrument, consisting of three (3) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page thereof by parties and their witnesses and sealed with my notarial seal.

Doc. No. 525
Page No. 106
Book No. XVI
Series of 2019



ATTY. ALBERT M. PEDROSA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
PTR NO. 452066 / 12-06-2018
IBP NO. 857286 / 12-18-2018
ROLL NO. 53292
MCLE NO. V -0008212 / 05-04-2019
NPL NO. 2019-49 / 04-09-2019

Susana Johnson


Alfreda Revillas

Loreta Revillas


Alfreda Revillas


Maria R. Ducosin

Carmen Dolrin



Republic of the Philippines
 Office of the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: SUSANA R. JOHNSON


Address: Poblacion, Taytay, Palawan

07/04/1949

F

10/01/15

683

Date of Birth

Sex


Date Issued

I.D. No.


Susana Johnson
 Signature/Thumbmark


Control No. 020

This Card Is Non-transferable



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



Name: CARMEN REVILLAS DOLORIN


Address: Bgy. Bagong Sikat,
Puerto Princesa City

May 31, 1938-76

F

Sept. 12, 2014

Date of Birth/Age


Sex

Date Issued


Carmen R. Dolorin
 Signature/Thumbmark


Control No: 25171

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



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



Name: ELFREDA REVILLAS BACALTOS


Address: Bgy. Sicsican,
Puerto Princesa City

Oct. 02, 1947-66

F

Sept. 25, 2014

Date of Birth/Age


Sex

Date Issued


Elfreda
 Signature/Thumbmark


Control No: 25599

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



Republic of the Philippines
 Office of the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: ALFREDO D. REVILLAS


Address: Bantulan, Taytay, Palawan

09/27/1948

M

07/15/15

103

Date of Birth

Sex


Date Issued

I.D. No.


Alfredo Revillas
 Signature/Thumbmark


Control No. 003

This Card is Non-transferable



Republic of the Philippines
 Office for the Senior Citizens Affairs (OSCA)
 Taytay, Palawan



Name: MARIA R. DUCOSIN


Address: Poblacion, Taytay, Palawan

05/11/1945

F

08/02/13

274

Date of Birth

Sex


Date Issued

I.D. No.


Maria R. Ducosin
 Signature/Thumbmark


Control No. 020

This Card is Non-transferable



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



Name: LORETA REVILLAS PANUELOS


Address: Bgy. Milagrosa,
Puerto Princesa City

Dec. 10, 1941/72

F

July 15, 2014

Date of Birth/Age

Sex

Date Issued

L. Panuelos
 Signature/Thumbmark

Control No: 20382

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

TAX DECLARATION OF REAL PROPERTYTD No. **18-23-009-0450**Property Identification No. **066-23-009-16-009**Owner: **HEIRS OF ALFREDO REVILLAS**

TIN: _____

Address: _____

Telephone No. _____

Administrator/Beneficial User **EVELYN ENRIQUEZ**

TIN: _____

Address: **POBLACION, TAYTAY, PALAWAN**

Telephone No. _____

Location of Property:

SO. PINAGIMATAYAN**BITON****TAYTAY, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 841-D**

CCT: _____

Lot No. **5259**

Date: _____

Blk. No. _____

Boundaries:

North: **ALN - 008**South: **ALN - 010**East: **ALN - 014 OF SECTION 17**West: **ALN - 014****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 (CASHE2-ML)	1.5000 ha.	150,000 Php	148,500.00	AGRICULTURAL (Cashew Land)	16 % Php	23,760.00	TAXABLE
AGRICULTURAL (COCON2-ML)	1.5000 ha.	200,000 Php	198,000.00	AGRICULTURAL (Coconut Land)	16 % Php	31,680.00	TAXABLE
AGRICULTURAL (MANGO2-ML)	0.1444 ha.	190,000 Php	18,107.76	AGRICULTURAL (Mango Land)	16 % Php	2,900.00	TAXABLE
AGRICULTURAL (A-3)	2.0000 ha.	147,600 Php	194,832.00	AGRICULTURAL (Orchard Land)	16 % Php	31,170.00	TAXABLE
Total	51,444.00 sq.m.	Php	559,439.76			Php 89,510.00	

Total Assessed Value **EIGHTY-NINE THOUSAND FIVE HUNDRED TEN PESOS**

(Amount in Words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA
ACTING MUNICIPAL ASSESSOR**10/08/2018**

Date

This declaration cancels TD No. **23-009-0453** Previous A.V. Php **51,480.00**Previous PIN **066-23-009-16-009**Previous Owner: **HEIRS OF ALFREDO REVILLAS**; Prev. Admin: **EVELYN ENRIQUEZ**Previous Area: **51444 sq.m.****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.:

SWORN STATEMENT Date:

TAX DECLARATION OF REAL PROPERTY

23-009-0451

Property Identification No. 066-23-009-16-010

HEIRS OF ALFREDO REVILLAS

TIN: _____

Address: _____

Telephone No. _____

Administrator/Beneficial User SUSANA JOHNSON

TIN: _____

Address: BITON, TAYTAY, PALAWAN

Telephone No. _____

Location of Property:

SO. PINAGIMATAYAN

BITON

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. CAD 841-D

CCT: _____

Lot No. 5259

Date: _____

Blk. No. _____

Boundaries:

North: ALN 009

South: ALN - 013

East: ALN - 015 OF SEC. 17

West: ALN - 011

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 (CASHE2-ML)	0.5000 ha.	150,000 Php	49,500.00	AGRICULTURAL (Cashew Land)	16 %	7,920.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	1.5000 ha.	70,000 Php	69,300.00	AGRICULTURAL (Upland R/L)	16 %	11,090.00	TAXABLE
Total	20,000.00 sq.m.	Php	118,800.00			19,010.00	

Total Assessed Value NINETEEN THOUSAND TEN PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2019

Year

Approved by: By Authority of the Provincial Assessor:

LEIZEL G. DEL ROSARIO, REA

ACTING MUNICIPAL ASSESSOR

10/08/2018

Date

This declaration cancels TD No. 23-009-0454 Previous A.V. Php 10,510.00

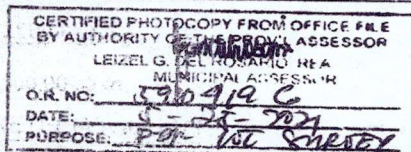
Previous PIN 066-23-009-16-010

Previous Owner: HEIRS OF ALFREDO REVILLAS; Prev. Admin: SUSANA JOHNSON

Previous Area : 20000 sq.m.

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.:

SWORN STATEMENT Date:



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

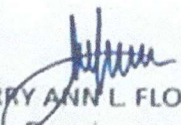
This is to certify that plan Ccs-04-002296-D (consolidation/subdivision plan of Lots 5259 & 5260, Cad. 841-D, Taytay Cadastre), Lot 6 = Lot 15137, Cad. 841-D, Taytay Cadastre, situated in the Barangay of Biton, Municipality of Taytay, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, it does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

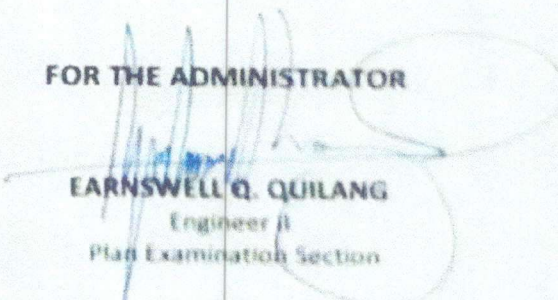
This certification is issued upon request of ENGR OSCAR C. CASTRO, with postal address at Poblacion, Novaleta, Cavite for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 27th day of July 2022.

Verified by:


CHERRY ANN L. FLORES
Examiner

FOR THE ADMINISTRATOR


EARNSWELL Q. QUILANG
Engineer II
Plan Examination Section



EPEB No.: E-CCV-2022-031854
Fees Paid: PHP 190.97
OR No: 1027869786
Date: Jul 18, 2022

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

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

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Jomar Oplado covering Lot No. 6, Ccs-04-002296 located at Barangay Biton, Taytay, Palawan.

This Certification is being issued upon the request of Jomar Oplado for survey authority.

At Puerto Princesa City, this 29th day of June 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301860/9303036/312/938
Dated: June 29, 2022

Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay Biton

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

SANGGUNIANG BARANGAY

Hon. ELFREN D. DANDAL
Punong Barangay

BARANGAY KAGAWAD

Hon. RICARDO A. SALCEDO

Hon. HELEN D. EDEP

Hon. FERNANDO T. BUANTE

Hon. MARIFE G. ASIAO

Hon. MERCY P. AMBONG

Hon. RICARDO D. LAURIN

Hon. JOAN E. DANDAL

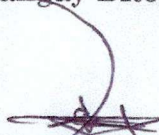
Hon. ROSE ANN A. GARBO
SK Chairperson

TO WHOM IT MAY CONCERN;


This is to Certify that **JOMAR O. OPLADO, CELSA O. OPLADO** and **ELOUISE OPLADO**, owns a parcel of Lot/Land with Lot No. **5258-B Csd-04-025365-D** and Lot No. **6, CCS-04-002296-D** located at So. Paguematayan Bgy. Biton, Taytay, Palawan.

This certification is being issued upon request of the said person for whatever legal purpose/s it may serve them best.


Issued this **6th** day of **July, 2022** at the office of the Punong Barangay, Barangay Biton, Taytay, Palawan.



ELFREN D. DANDAL
Punong Barangay


O.R. NO. _____
Issued at **Barangay Biton**
Issued on _____
Amount paid _____
CTC. No. _____



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





Signature of Licensee


Last Name, First Name, Middle Name
OPLADO, JOMAR OPERARIO

Nationality Sex Date of Birth Height (kg) Height (m)
PHL M 1977/12/25 68 1.67

Address
002 SAYOTE ST EVERGREEN HMS PULAN LUPA
LAS PINAS CITY NCR FOURTH DISTRICT

License No. Expiration Date Agency Code
N26-07-006086 2023/12/25 D11

Blood Type Eye Color
O+ BLACK

Handwritten 1.2 Conditions
NONE

EDGAR C. CALVANTE
Assistant Secretary



REPUBLIC OF THE PHILIPPINES
Unified Multi-Purpose ID





CRN-0111-1405645-7

SURNAME
OPLADO

GIVEN NAME
JOMAR

MIDDLE NAME
OPERARIO

SEX M DATE OF BIRTH 1977/12/25
5512 P. BINAY ST BANGKAL
HAKATI CITY NCR PHL 1233

III. ORGAN DONATION:
I WILL / NOT DONATE ANY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:
NAME (PRINT NAME)
ADDRESS (DAY & NIGHT)
TEL. NO. (09) 354 3354

I. RESTRICTIONS:
1. MOTOR VEHICLES/MOTORISED CYCLES
2. VEHICLE UP TO 4500 KGS G.V.W.
3. VEHICLE ABOVE 4500 KGS G.V.W.
4. AUTOMATIC TRANSMISSION UP TO 4500 G.V.W.
5. AUTOMATIC TRANSMISSION ABOVE 4500 G.V.W.
6. ARTICULATED VEHICLE 1500 KGS G.V.W. AND BELOW
7. ARTICULATED VEHICLE 1500 KGS G.V.W. AND ABOVE
8. ARTICULATED VEHICLE 4500 KGS AND ABOVE G.V.W.

II. CONDITIONS:
A. VISION CORRECTION
B. DRIVE ONLY IN SPECIAL ZONE FOR UPPER LIMBS
C. DRIVE ONLY IN SPECIAL ZONE FOR LOWER LIMBS
D. DAYLIGHT DRIVING ONLY
E. ACCOMPANIED BY A PERSON WITH NORMAL HEARING

Serial Number
059699835



132 4593 LDC

001.5.206



DOP: 09.17.2020

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS :

I, **CELSA OPLADO PFAFFLI**, of legal age, Filipino, married and presently residing at #5512 P. Binay St. Bangkal, Makati City, do hereby name appoint and constitute my brother **JOMAR O. OPLADO**, likewise of legal age, with postal address at #5512 P. Binay St. Bangkal, Makati City, to be our true and lawful attorney in-fact, to act in manage and conduct all our affairs, and for that purpose in our behalf to do and execute all the foregoing act, deed and things, to wit:

To represent, execute pay the fees required sign any and all document(s) and paper(s) as well as claim/receive for and in our behalf said the document(s) from the concerned agencies or offices in the Philippines, as well as to do any and all acts in order to accomplish the a forestated acts and deeds;

To represent, to sign and execute, sell and receive for and only on our behalf, any all papers, transferred title and other legal documents relating my Properties to wit:

DILIS BEACH RESORT located at Icadambanua Island Brgy. Biton, Taytay, Palawan;


My House and Lot Located at Block 15 Lot 17 Manchester New City Brgy. Pasong Camachile I, General Trias, Cavite,

To sign and execute whatever documents which may be necessary for the accomplishment of the mentioned properties;

HEREBY GIVING AND GRANTING unto our said attorney in fact, full power and authority whatsoever requisite or necessary or proper to be done in or about the subject, as fully to all intents and hereby ratifying the confirming all that our said attorney shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set our hand this 7th day of April 2021, at Pasay City, Philippines.


JOMAR O. OPLADO
Atty.in Fact


CELSA OPLADO PFAFFLI
Principal

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS :

I, **CELSA OPLADO PFAFFLI**, of legal age, Filipino, married and presently residing at #5512 P. Binay St. Bangkal, Makati City, do hereby name appoint and constitute **RUBEN P. PADILLA**, likewise of legal age, with postal address at So, Arado Taytay Palawan, to be our true and lawful attorney in-fact, to act in manage and conduct all our affairs, and for that purpose in our behalf to do and execute all the foregoing act, deed and things, to wit;

To represent, execute pay the fees required sign any and all document(s) and paper(s) as well as claim/receive for and in our behalf said the document(s) from the concerned agencies or offices in the Philippines, as well as to do any and all acts in order to accomplish the a forestated acts and deeds;

To represent, to sign and execute and receive for and only on our behalf, any all papers, transferred title and other legal documents relating my Properties to wit:

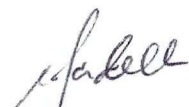
DILIS BEACH RESORT located at Icadambanua Island Brgy. Biton, Taytay, Palawan;

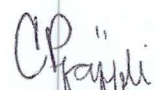
My House and Lot Located at Block 15 Lot 17 Manchester New City Brgy. Pasong Camachile I, General Trias, Cavite;

To sign and execute whatever documents which may be necessary for the accomplishment of the mentioned properties;

HEREBY GIVING AND GRANTING unto our said attorney in fact, full power and authority whatsoever requisite or necessary or proper to be done in or about the subject, as fully to all intents and hereby ratifying the confirming all that our said attorney shall do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set our hand this 15th day of April 2021, at Pasay City, Philippines.


RUBEN P. PADILLA
Atty. in Fact


CELSA OPLADO PFAFFLI
Principal

SIGNED IN THE PRESENCE OF:

Witness

Witness

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
IN THE CITY OF PASAY) S.S.

BEFORE ME, A Notary public on this 15th day of April 2021 at Pasay City, Philippines,
personally appeared:

ISSUE	Passport CTC/I.D. NO.	DATE/PLACE
CELSA OPLADO PFAFFL RUBEN P. PADILLA	X405 8362 D11-14-006833	Bern, Switzerland Taytay, Palawan
Both known to me the same person who executed the foregoing documents that the same is their own free and voluntarily act and deed.		

WITNESS MY HAND AND SEAL on the date first above-mentioned.

Doc No. 390
Page No. 79
Book No. 11
Series of 2021

ATTY. JOVINO R. ANGEL
Notarial Commission No. 19-37
Notary Public for and within Pasay City
Until June 30, 2021
Suite 1 White House
170 Villaruel St., Pasay City, M.M.
Roll of Attorney's No. 28761
PTR No. 73619200/1-4-2021/Pasay City
IBP No. 141089/1-4-2021/Pasig City
MCLE Compliance VI-003246/4-4-19
Admitted to the Bar on April 21, 2018