



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 06 2023

☐ INCOMING ☐ OUTGOING _____
BY: _____ DATE NO. _____
TIME: _____

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 : January 30, 2023

Forwarded is the memorandum dated December 19, 2023 of CENRO Puerto Princesa City, Palawan pertaining on the application for issuance of Survey Authority covering portion of Lots 20774 CAD 800-D applied by Roberto De Jose Teodosio, located at Brgy. Tagabinet, 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 subject area applied for segregation was identified as portion Lot No. 20774, CAD 800-D specifically lying between Latitudes 10-05-55.6, 10-05-59.6, 10-06-02.1 and 10-06-01.7, Longitudes 118-49-50.0, 118-49-49.4, 118-49-46.1 and 118-49-44.6 with an approximate area of 148,103.57 Square Meters.
- b. That portion of the area applied falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.2598, Project No. 1-T, Block II certified on July 28 1967.
- c. That subject tract of land was plotted and evaluated based on the attached technical description (V-37). Hence, subject for issuance of clearance by the Regional Office and actual ground survey to ascertain the meets and bounds of the aforementioned area.
- d. 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 your information and reference.

Hence, issuance of survey authority is recommended to segregate the Alienable and Disposable Land in favor of Roberto De Jose Teodosio.

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By _____
Date: 02 FEB 2023

CN 2023-279



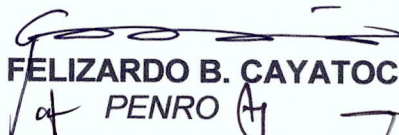
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan
Brgy. Santa Monica, Puerto Princesa City
Telfax No. (048) 434-8791; Email Add: penropalawan@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that portion of **Lot No. 20774 CAD 800-D** falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Maps No.2598 Project No. 1-T, Block II certified on July 28, 1967.

Issued on the 30th day of January 2023 at DENR PENRO, Sta. Monica, Puerto Princesa City, 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



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

ANNEX "B"

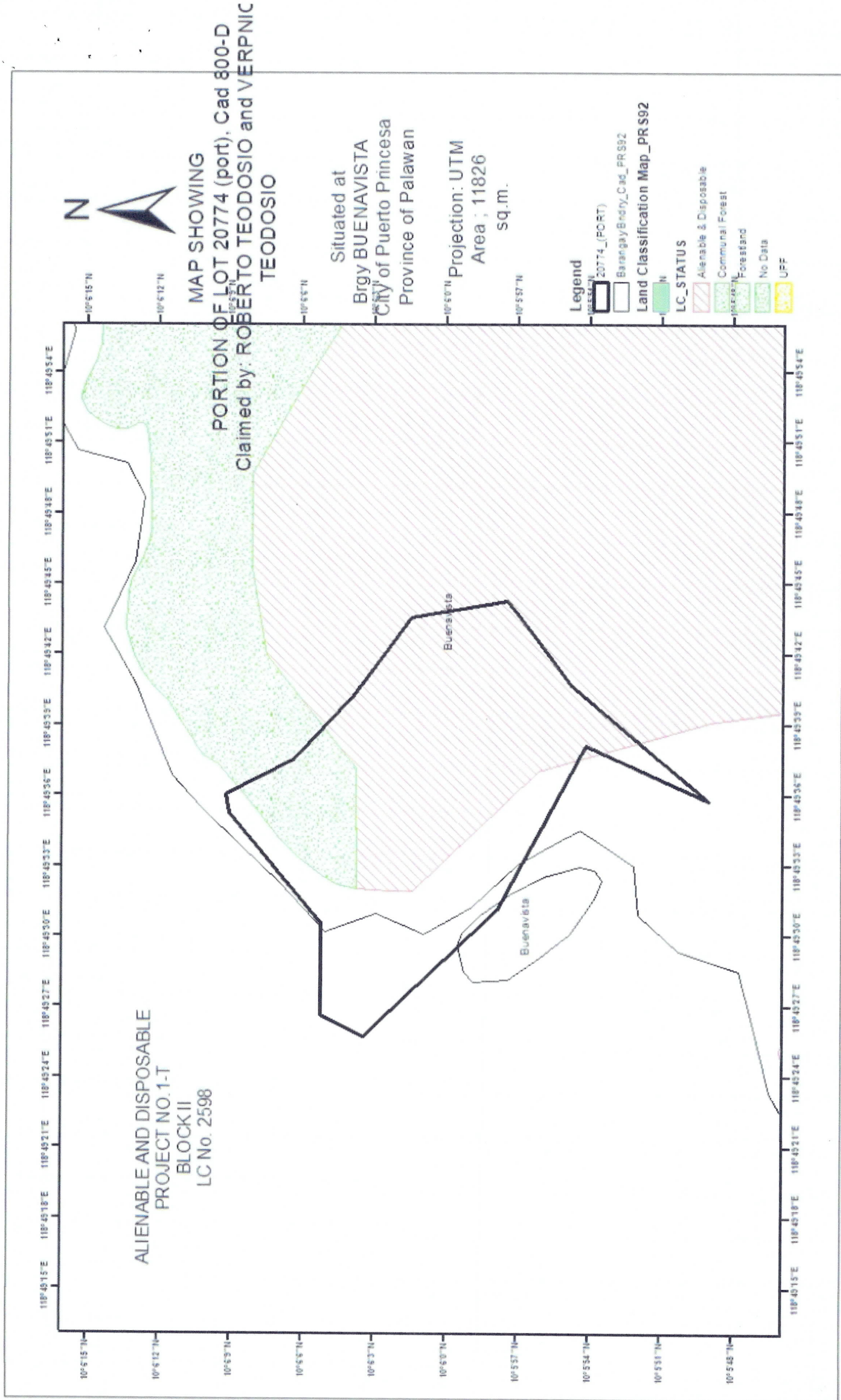
CERTIFICATION

This is to certify that portion of **Lot No. 20774 CAD 800-D** falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Maps No.2598 Project No. 1-T, Block II certified on July 28, 1967.

Issued on the 30th day of January 2023 at DENR PENRO, Sta. Monica, Puerto Princesa City, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
of PENRO

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





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

MEMORANDUM

For : The Provincial Environment and Natural Resources Officer

From : The OIC-Community Environment and Natural Resources Officer

Subject : **TRANSMITTAL OF THE INVESTIGATION REPORT**

Date : December 19, 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY: [Signature]
DATE: 12-20-2022 11:53 AM

I am submitting the **Investigation Report** (Annex D) regarding the request for issuance of Survey Authority of Mr. Roberto De Jose Teodosio covering portion of Lot No. 20774, Cad.800-D containing an area of 210,324 square meters (proposed) located in Barangay Tagabinet, Puerto Princesa City, Palawan. In addition, attached are the required documents in support to the request for issuance of Survey Authority such as **RTC Certification, Affidavit of (2) Disinterested Persons, Barangay Certification and Government issued Identification Card of Mr. Teodosio.**

Also attached is the issued **Land Classification Certification** (Annex B) supported **with form V-37 and Sketch of the subject lot** covering portion of Lot No. 20774, Cad.800-D located in Barangay Tagabinet, Puerto Princesa City, Palawan.

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

- The subject lot is verified to be within the Alienable and Disposable land per L.C. Map No. 2598, Project I-T, Block II, certified on July 28, 1967.**
- Other findings: Please see Investigation Report (Annex D).**

WHEREFORE, I respectfully recommend the issuance of **Clearance to Issue Survey Authority of the MIMAROPA Regional office and the survey listed claimant, Proposed Naval Reservation be dropped from the records** considering that it is not actually occupied and developed by the Philippine Navy and further appearing that there are actual occupants/claimants who settled and make improvements therein. Attached are geo-tagged photographs of the subject lot.

cc: Mr. Roberto De Jose Teodosio
Bgy. Tagabinet, Puerto Princesa City

CENRO PPC
RPS-vgajii

[Signature]
PEDRO A. VELASCO

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RELEASED
NO. 1780
DATE: 12-20-22
BY: [Signature]



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

MEMORANDUM

For : The OIC-Community Environment and
Natural Resources Officer
From : The Investigating Officer
Subject : **INVESTIGATION REPORT**
Date : December 5, 2022



I am respectfully submitting this report in compliance with your instruction to conduct an investigation regarding the letter request for issuance of Survey Authority of Mr. Roberto De Jose Teodosio dated May 23, 2022 which copy is hereto attached.

SUBJECT LOT

The subject land of this investigation is identified as **portion of Lot No. 20774, Cad.800-D containing an area of 210,324 square meters (proposed) located in Barangay Tagabinet, Puerto Princesa City, Palawan;**

CLAIMANT

That records verification disclosed that Lot No. 20774, Cad.800-D containing an area of 1,130, 938 square meters located in Barangay Tagabinet, Puerto Princesa City, Palawan is listed as Proposed Naval Reservation and likewise portion of the said lot is covered by issued Survey Authority No. 045316-2011-36 in the name of Mercedita D. Bacomo, et.al. In addition, portion of the aforementioned lot is covered with an unnumbered Public Land Application of Norma Morales filed dated August 15, 2011. Furthermore, a certain portion of the same lot with an area of 7,092 square meters was covered with claims and conflict between Mercedes Nuevo-Lucero versus Regina Lumintigar.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned together with the assistance of RPS Chief Mildred A. Pascual, Special Investigator I Christyl Pops B. Maningas and Mathematician Aide I Reynaldo V. Macola of the Regulation and Permitting Section of this office conducted an ocular inspection/investigation. The following were undertaken:

1. Verified and validated the actual and physical condition on the ground of the proposed lots requested for issuance of Survey Authority by Mr. Roberto Teodosio.
2. Ascertained the actual occupation of the requester and verified if there are any other occupants/claimants other than the requester.
3. Conducted Geotagging for documentation of the improvements/boundaries etc. which was introduced within the subject areas.
4. Conducted GPS readings for additional reference which was done by Mathematician Aide I Reynaldo V. Macola.

5. Identified the corners and boundaries on the ground of the proposed lots hence using the tentative sketch plan prepared by Engr. Ronilo Liao, Jr. as reference.
6. Referred the GPS readings to the GIS Section for issuance of LC status and other documentary requirements for further LC confirmation of the MIMAROPA Regional office.

FINDINGS/RECOMMENDATION

That the subject land has been verified to be within Agricultural (Alienable and Disposable land) per L.C. Map No. 2598, Project I-T, Block II, certified on July 28, 1967. Copy of LC Certification dated July 23, 2018 and October 19, 2022 are hereto attached.

That the subject lot which is the subject of the requested issuance of Survey Authority was acquired from the Heirs of Susana Meriñas Venturillo namely Felipe Venturillo III, Renato M. Venturillo, Josie V. Dela Cruz, Carlos M. Venturillo, Philip M. Venturillo, Concepcion Venturillo, Jaime M. Venturillo and Benigno M. Venturillo. In addition, the said heirs executed an Extrajudicial Settlement of Estate with waiver of Rights in favor of Patrick V. Teodosio, Bianca Marie V. Teodosio and Frances V. Teodosio covering the area proposed as Lot 1 with a total area of 49,000 square meters; Roberto Mari A. Teodosio and Veronica V. Teodosio covering the area proposed as Lot 2 with an area of 49,000 square meters; Jeanne Marie Teodosio-Waters covering the area proposed as Lot 3 with an area of 49,000 square meters; and Roberto De Jose Teodosio covering the area proposed as Lot 4 and 5 with an area of 43,324 and 20,000 square meters respectively which will cover a total area of 210,324 square meters for the proposed lots; Moreover, proposed Lot 5 with an area of 20,000 square meters more or less has been waived by Roberto De Jose Teodosio in favor of Edward Dennis Mallari Manalo dated May 31, 2022. Copy of Extrajudicial Settlement of Estate with Waiver of Rights dated May 14, 2019 and Waiver of Rights dated May 31, 2022 are hereto attached.

That the portion of Lot No. 20774, Cad.800-D containing an area of 30,000 square meters which is also included in the proposed lots requested for issuance of Survey Authority of Mr. Teodosio will be left to the waivors and likewise, not included in the executed Waiver of Rights in favor of the Teodosio family; See tentative sketch prepared by Engr. Ronilo Liao, Jr. which is hereto attached.

That no other occupants and/or claimants were found during the ocular inspection around the subject lots except the waivors and their family. Some portions of the boundaries are secured with fence made from barbed wire and concrete and/or wooden post. In addition, it seems that no objection or any complaint in the occupation, development and claim of Mr. Teodosio and his family on the said barangay concerned was mentioned or registered hence, a notarized Barangay Certification was issued in favor of Mr. Teodosio which is hereto attached. Moreover, considering that Lot No. 20774, Cad.800-D is a big lot, it's possible that those who were listed as claimants and applicants to portion of Lot No. 20774, Cad.800-D are not on the same location on the subject lot hence, maybe located on the other part of the said lot.

That one of the proposed lot is swampy and covered with portion of mangroves and nipa which accordingly is a fishpond before and presently not developed for that purposes hence, the portion of the area is now covered with natural growth and planted Nipa palm; According to the owner, they are planning to open the area to the local and foreign tourist which offers an Eco-adventure and Agri-Forestry Farm/Resort that's why they are also planting additional nipa palm and mangroves to be part of the attraction in the area. Moreover, they already introduced improvements such as planted fruit bearing trees like mango, coconut etc., rice, planted timber/wooden trees like mahogany, ipil etc. and had constructed cottages and/or kubo made from light materials which serves as caretakers house and resting area. Furthermore, the previous owners/waivors already introduced improvements in the area before it was waived in favor of Mr. Teodosio which can be seen in the subject areas. Please see Geo-tagged photos.

That the total area of 210,324 square meters for the proposed lots which was already waived will be reduced considering the segregation of the 20 meters wide salvage zone/easement, the 40 meters wide mangrove buffer zone, the portion which is previously used as a fishpond which appears to be within the timberland/forestland portion per L.C. Map No. 2598; Hence, the said area is subjected to actual survey for approval of the regional office. See Geo-tagged photos and the sketch prepared by the GIS Section Unit Head.

That the requester/applicant – Roberto De Jose Teodosio is requesting for issuance of Survey Authority and intended to hire the services of Engr. Ronilo Liao, Jr. to execute the survey within the portion of Lot No. 20774, Cad.800-D.

That the subject land is absolutely free from claims and conflicts and likewise, no recorded pending/decided land registration case in the court regarding the portion of Lot No. 20774, Cad.800-D and the occupation of Roberto De Jose Teodosio et.al. In addition, the concerned barangay and the office of the Clerk of Court Puerto Princesa City had issued certifications which are hereto attached.

That the portion of land covered with mangroves, buffer zone/salvage zone and the timberland/forestland portion will be excluded from the survey after the issuance of Survey Authority.

I respectfully recommend the issuance of Clearance to Issue Survey Authority of the MIMAROPA Regional office once the said area is verified to be an Agricultural Land (Alienable and Disposable). Moreover, **the survey listed claimant, Proposed Naval Reservation be dropped from the records** considering that it is not actually occupied and developed by the Philippine Navy and further appearing that there are actual occupants/claimants who settled and make improvements therein. Finally, **the issuance of Survey Authority be issued to Engr. Ronilo Liao, Jr. in case the aforementioned survey clearance has been secured by this office.** Attached are Geo-tagged photographs of the subject lots and all the supporting documents regarding the matter.


VALENTIN GERALD J. ALORIA II
Land Management Officer I/DPLI



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 this office records, the tract of land identified as portion of Lot No. **20774, Cad 800-D** with the following Global Positioning System (GPS) reading:

Latitude	Longitude
10° 05'55.6 ''	118° 49'50.0 ''
10° 05'59.6''	118° 49'49.4 ''
10° 06'02.1 ''	118° 49'46.1 ''
10° 06'01.7 ''	118° 49'44.6 ''

Located at Barangay Tagabinet, Puerto Princesa City is classified as **AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA)** per LC Map No. 2598, Project I-T, Block II certified on July 28, 1967.

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

Issued this 19th day of October 2022 at CENRO Puerto Princesa.

Verified by:

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

Attested by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

Inspection Fee: P360.00
Certification Fee: P50.00
Oath Fee: P36.00
O.R. No. _____
Date: _____

DENR MIMAROPA REGIONAL OFFICE
CENRO PUERTO PRINCESA
RELEASED
1163
DATE: 10-21-22
BY: [Signature]

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica Puerto Princesa City

Application No. _____
Applicant ROBERT D. TEODOSIO
Surveyed for _____
Surveyed by _____
Date of Survey _____
Date Approved _____

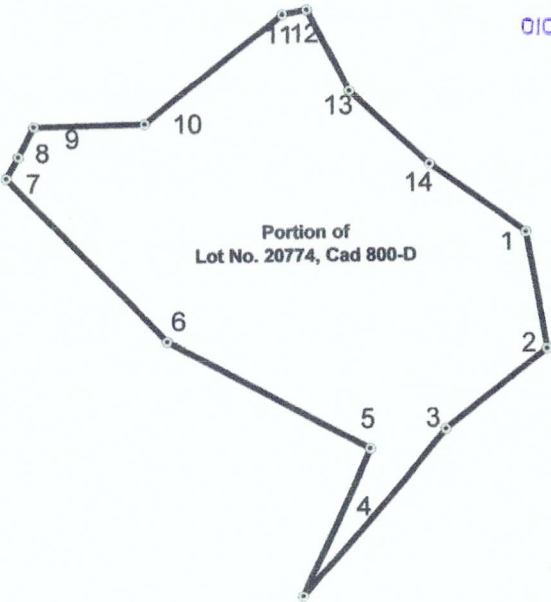
Lot No. Portion lot No. 20774 Survey No. Cad 800-D
Identical Lot No. _____
Area . 148,103.57 Square meters
Location Brgy. Buenavista, Puerto Princesa City
Cad Map No. _____

TECHNICAL DESCRIPTION

TIE LINE: N11:51:00E, 40641.93 M From BLLM NO.1, Puerto Princesa City Cadastre

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S9:40:00E	125.91			
2	S52:43:00W	134.18			
3	S40:45:00W	233.98			
4	N24:39:00E	173.42			
5	N61:56:00W	238.26			
6	N43:54:00W	240.78			
7	N30:20:00E	26.64			
8	N27:07:00E	35.76			
9	N88:55:00E	116.71			
10	N51:24:00E	184.80			
11	N79:42:00E	26.05			
12	S26:46:00E	97.19			
13	S47:04:00E	114.33			
14	S53:42:00E	123.14			
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17					
18					

SKETCH



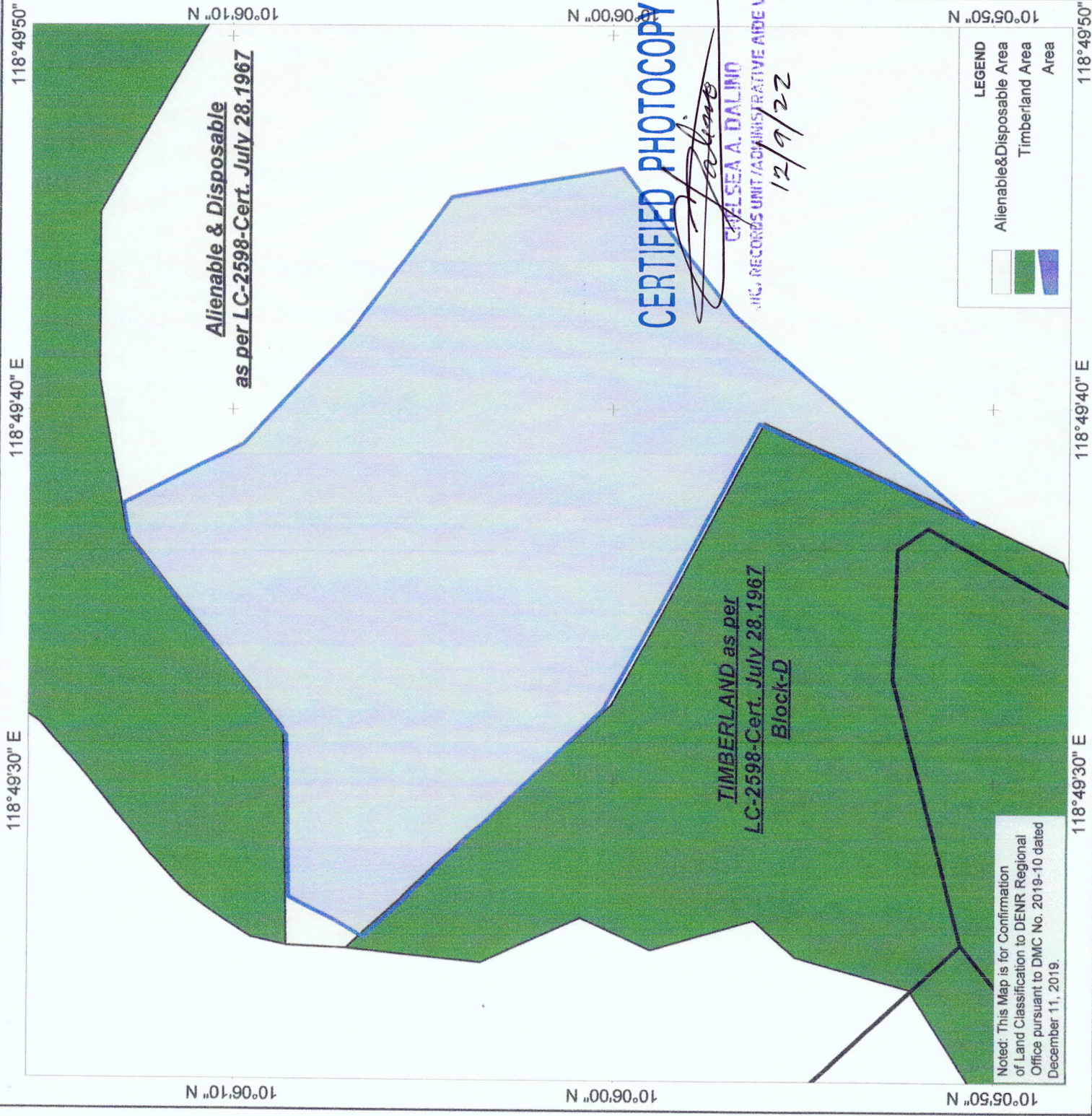
CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22

Note: This Sketch Map is from GPS
and GIS generated it is subject to survey
in a future, Pursuant to DMC No. 2019-10 dated
December 11, 2019.

N
↑
Scale: 1:8000

T.D Researched by _____ Date: _____
T.D Sketched by JASON D. MONTIMOR Date: _____
T.D Checked by _____ Date: _____
Certified Correct: _____



Map showing the area
portion of Lot No.20774, Cad 800-D.

Located at
Brgy. Buenavista
Puerto Princesa City
Province of Palawan

Total Area of 148,103.57 Square Meters

0 > 1 m

Scale: 1:4000

Luzon (Philippines excluding Mindanao)
Universal Transverse Mercator - Zone 50 (N)

Prepared by:

JASON D. MONTIMOR
Forest Unit Head, GIS &
Land Classification Verification

Attested by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

LEGEND
Alienable & Disposable Area
Timberland Area

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
JHC, RECORDS UNIT / ADMINISTRATIVE AIDE V
12/9/22

Noted: This Map is for Confirmation
of Land Classification to DENR Regional
Office pursuant to DMC No. 2019-10 dated
December 11, 2019.

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica Puerto Princesa City

Application No. _____
Applicant ROBERT D. TEODOSIO
Surveyed for _____
Surveyed by _____
Date of Survey _____
Date Approved _____

Lot No. Portion lot No. 20774 Survey No. Cad 800-D
Identical Lot No. _____
Area . 11,826.54 Square meters
Location Brgy. Buenavista, Puerto Princesa City
Cad Map No. _____

TECHNICAL DESCRIPTION

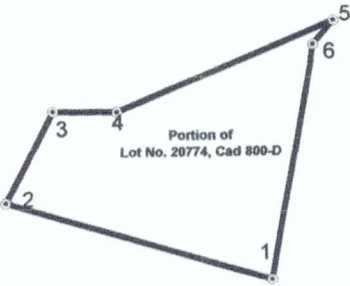
TIE LINE: N11:33:00E, 39983.51 From BLLM NO.1, Puerto Princesa City Cadastre

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
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2	N28:43:00E	54.26			
3	S89:15:00E	33.57			
4	N67:46:00E	124.24			
5	S40:58:00W	16.55			
6	S10:59:00W	125.61			
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SKETCH

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22



Note: This Sketch Map is from GPS
and GIS generated it is subject to survey
in a future, Pursuant to DMC No. 2019-10 dated
December 11, 2019.

N
↑
Scale: 1:4000

T.D Researched by _____ Date: _____
T.D Sketched by JASON D. MONTIMOR Date: _____
T.D Checked by _____ Date: _____
Certified Correct: _____

118°49'20" E

118°49'30" E

118°49'40" E

10°05'50" N

10°05'40" N

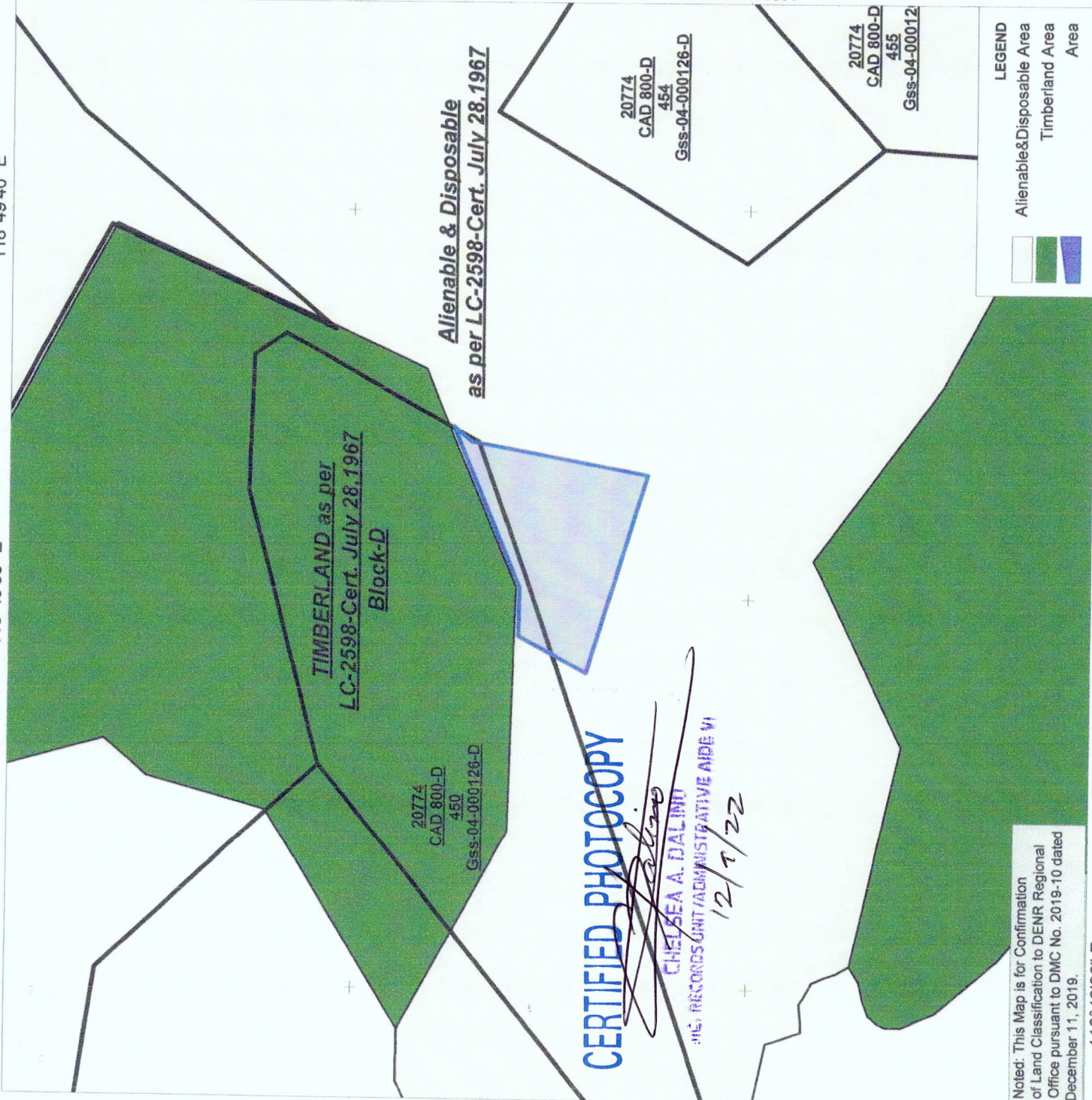
10°05'50" N

10°05'40" N

118°49'20" E

118°49'30" E

118°49'40" E



Alienable & Disposable
as per LC-2598-Cert. July 28, 1967

TIMBERLAND as per
LC-2598-Cert. July 28, 1967
Block-D

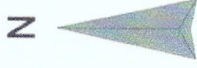
20774
CAD 800-D
450
Gss-04-000126-D

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
REC'D. RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/7/22

Noted: This Map is for Confirmation
of Land Classification to DENR Regional
Office pursuant to DMC No. 2019-10 dated
December 11, 2019.

LEGEND
Alienable&Disposable Area
Timberland Area
Area



Map showing the area
portion of Lot No.20774, Cad 800-D

Located at
Brgy. Buenavista
Puerto Princesa City
Province of Palawan

Total Area of 11,826.54 Square Meters

0 >1 m

Scale: 1:4000

Luzon (Philippines excluding Mindanao)
Universal Transverse Mercator - Zone 50 (N)

Prepared by:

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

Attested by:

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Puerto Princesa City

Email Address: rtc1prpccc@judiciary.gov.ph

Holline Number: 09289352669

OFFICE OF THE CLERK OF COURT

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

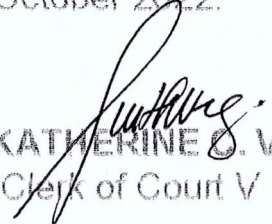
CERTIFICATION

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 Roberto Teodosio covering portion of Lot No. 20774, Cad. 800-D located at Barangay Tagabinet, Puerto Princesa City, Palawan.

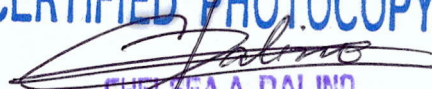
This Certification is being issued upon the request of Pedro A. Velasco for issuance of survey authority.

At Puerto Princesa City, this 4th day of October 2022.


PRINCES KATHERINE O. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 8977908/8982062/3710674
Dated: October 4, 2022
zll

CERTIFIED PHOTOCOPY


CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

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

JOINT AFFIDAVIT

We, **JERALD A. BASAYA**, of legal age, married, Filipino, and a resident of Bgy. Buenavista, Puerto Princesa City and **RONEZ EDEM FORTALIZA**, of legal age, married, Filipino and a resident of Bgy. Tagabinet, Puerto Princesa City, after being sworn in accordance with law, hereby depose and state that:

1. We are the occupants, possessors and residents of the lots immediately adjacent to a parcel of land located in Purok Makirawa, Barangay Tagabinet, Puerto Princesa City, with an area of 4.9 hectares and more particularly identified as Lot No. 20774-1, Cad 800-D;
2. We personally know for a fact that the said parcel of land is currently, exclusively, adversely, publicly, and peacefully occupied and possessed by Bianca Marie V. Teodosio, Patrick V. Teodosio and Francis V. Teodosio;
3. It is likewise to our personal knowledge that nobody else has any claim of possession or ownership over the said parcel of land aside from and adverse to that of its current occupants; and
4. We are executing this affidavit to attest to the truthfulness of the foregoing facts, and for any legal purpose it may serve.

NOTHING FOLLOWS.

This 28th day of September 2022 at Puerto Princesa City.

J Basaya
JERALD A. BASAYA
Affiant
Bgy. Buenavista ID No. 2022-031
Issued at: Puerto Princesa City

R Fortaliza
RONEZ EDEM FORTALIZA
Affiant
PhilHealth ID No. 09-202200095-2
Puerto Princesa City

SUBSCRIBED and sworn to before me in Puerto Princesa City on 28 September 2022, with the affiants showing to me their competent proofs of identity, the details of which are displayed beneath their names and signatures.

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT/ADMINISTRATIVE AIDE VI
12/9/22

Francis Rainier B. Umali
FRANCIS RAINIER B. UMALI
Notary Public
NPL No. 2022-015
Until 31 December 2023
Attorney's Roll No. 65005
PTR No.: 0889470 06 Jan. 2022
IBP No. 157184 05 January 2022
MCLE Comp No. VI-0016112
Issued on: 7 December 2018
Extended until 14 April 2023

Doc No. 43;
Page No.10;
Book No. VIII
Series of 2022



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

JOINT AFFIDAVIT

We, **JERALD A. BASAYA**, of legal age, married, Filipino, and a resident of Bgy. Buenavista, Puerto Princesa City and **RONEZ EDEM FORTALIZA**, of legal age, married, Filipino and a resident of Bgy. Tagabinet, Puerto Princesa City, after being sworn in accordance with law, hereby depose and state that:

1. We are the occupants, possessors and residents of the lots immediately adjacent to a parcel of land located in Purok Makirawa, Barangay Tagabinet, Puerto Princesa City, with an area of 4.9 hectares and more particularly identified as Lot No. 20774-2, Cad 800-D;
2. We personally know for a fact that the said parcel of land is currently, exclusively, adversely, publicly, and peacefully occupied and possessed by the spouses Roberto Mari A. Teodosio and Veronica V. Teodosio;
3. It is likewise to our personal knowledge that nobody else has any claim of possession or ownership over the said parcel of land aside from and adverse to that of Mr. and Mrs. Teodosio; and
4. We are executing this affidavit to attest to the truthfulness of the foregoing facts, and for any legal purpose it may serve.

NOTHING FOLLOWS.

This 28th day of September 2022 at Puerto Princesa City.

J. Basaya
JERALD A. BASAYA
Affiant
Bgy. Buenavista ID No. 2022-031
Issued at: Puerto Princesa City

R. Fortaliza
RONEZ EDEM FORTALIZA
Affiant
PhilHealth ID No. 09-202200095-2
Puerto Princesa City

SUBSCRIBED and sworn to before me in Puerto Princesa City on 28 September 2022, with the affiants showing to me their competent proofs of identity, the details of which are displayed beneath their names and signatures.

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT/ADMINISTRATIVE AIDE VI

12/9/22

Francis Rainier B. Umali
FRANCIS RAINIER B. UMALI

Notary Public
NPL No. 2022-015
Until 31 December 2023
Attorney's Roll No. 65005
PTR No.: 0889470 06 Jan. 2022
IBP No. 157184 05 January 2022
MCLE Comp No. VI-0016112
Issued on: 7 December 2018
Extended until 14 April 2023

Doc No. 44;
Page No. 10;
Book No. VIII;
Series of 2022



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

JOINT AFFIDAVIT

We, **JERALD A. BASAYA**, of legal age, married, Filipino, and a resident of Bgy. Buenavista, Puerto Princesa City and **RONEZ EDEM FORTALIZA**, of legal age, married, Filipino and a resident of Bgy. Tagabinet, Puerto Princesa City, after being sworn in accordance with law, hereby depose and state that:

1. We are the occupants, possessors and residents of the lots immediately adjacent to a parcel of land located in Purok Makirawa, Barangay Tagabinet, Puerto Princesa City, with an area of 4.9 hectares and more particularly identified as Lot No. 20774-3, Cad 800-D;
2. We personally know for a fact that the said parcel of land is currently, exclusively, adversely, publicly, and peacefully occupied and possessed by Jeanne Marie Teodosio Waters;
3. It is likewise to our personal knowledge that nobody else has any claim of possession or ownership over the said parcel of land aside from and adverse to that of Ms. Waters; and
4. We are executing this affidavit to attest to the truthfulness of the foregoing facts, and for any legal purpose it may serve.

NOTHING FOLLOWS.

This 28th day of September 2022 at Puerto Princesa City.

J. Basaya
JERALD A. BASAYA
Affiant
Bgy. Buenavista ID No. 2022-031
Issued at: Puerto Princesa City

R. Fortaliza
RONEZ EDEM FORTALIZA
Affiant
PhilHealth ID No. 09-202200095-2
Puerto Princesa City

SUBSCRIBED and sworn to before me in Puerto Princesa City on 28 September 2022, with the affiants showing to me their competent proofs of identity, the details of which are displayed beneath their names and signatures.

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE V;
12/9/22

Francis Rainier B. Umali
FRANCIS RAINIER B. UMALI

Notary Public
NPL No. 2022-015
Until 31 December 2023
Attorney's Roll No. 65005
PTR No.: 0889470 06 Jan. 2022
IBP No. 157184 05 January 2022
MCLE Comp No. VI-0016112
Issued on: 7 December 2018
Extended until 14 April 2023

Doc No. 45;
Page No. 10;
Book No. VIII;
Series of 2022



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

JOINT AFFIDAVIT

We, **JERALD A. BASAYA**, of legal age, married, Filipino, and a resident of Bgy. Buenavista, Puerto Princesa City and **RONEZ EDEM FORTALIZA**, of legal age, married, Filipino and a resident of Bgy. Tagabinet, Puerto Princesa City, after being sworn in accordance with law, hereby depose and state that:

1. We are the occupants, possessors and residents of the lots immediately adjacent to a parcel of land located in Purok Makirawa, Barangay Tagabinet, Puerto Princesa City, with an area of 4.3324 hectares and more particularly identified as Lot No. 20774-4, Cad 800-D;
2. We personally know for a fact that the said parcel of land is currently, exclusively, adversely, publicly, and peacefully occupied and possessed by Mr. Roberto De Jose Teodosio;
3. It is likewise to our personal knowledge that nobody else has any claim of possession or ownership over the said parcel of land aside from and adverse to that of Mr. Teodosio; and
4. We are executing this affidavit to attest to the truthfulness of the foregoing facts, and for any legal purpose it may serve.

NOTHING FOLLOWS.

This 28th day of September 2022 at Puerto Princesa City.

J Basaya
JERALD A. BASAYA
Affiant
Bgy. Buenavista ID No. 2022-031
Issued at: Puerto Princesa City

R Fortaliza
RONEZ EDEM FORTALIZA
Affiant
PhilHealth ID No. 09-202200095-2
Puerto Princesa City

SUBSCRIBED and sworn to before me in Puerto Princesa City on 28 September 2022, with the affiants showing to me their competent proofs of identity, the details of which are displayed beneath their names and signatures.

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22

Francis Rainier B. Umali
FRANCIS RAINIER B. UMALI
Notary Public
NPL No. 2022-015
Until 31/December 2023
Attorney's Roll No. 65005
PTR No.: 0889470 06 Jan. 2022
IBP No. 157184 05 January 2022
MCLE Comp No. VI-0016112
Issued on: 7 December 2018
Extended until 14 April 2023

Doc No. 46;
Page No. 11;
Book No. VIII;
Series of 2022



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

JOINT AFFIDAVIT

We, **JERALD A. BASAYA**, of legal age, married, Filipino, and a resident of Bgy. Buenavista, Puerto Princesa City and **RONEZ EDEM FORTALIZA**, of legal age, married, Filipino and a resident of Bgy. Tagabinet, Puerto Princesa City, after being sworn in accordance with law, hereby depose and state that:

1. We are the occupants, possessors and residents of the lots immediately adjacent to a parcel of land located in Purok Makirawa, Barangay Tagabinet, Puerto Princesa City, with an area of 2.0 hectares and more particularly identified as Lot No. 20774-5, Cad 800-D;
2. We personally know for a fact that the said parcel of land is currently, exclusively, adversely, publicly, and peacefully occupied and possessed by Eduard Dennis Mallari Manalo;
3. It is likewise to our personal knowledge that nobody else has any claim of possession or ownership over the said parcel of land aside from and adverse to that of Mr. Manalo; and
4. We are executing this affidavit to attest to the truthfulness of the foregoing facts, and for any legal purpose it may serve.

NOTHING FOLLOWS.

This 28th day of September 2022 at Puerto Princesa City.

J Basaya
JERALD A. BASAYA
Affiant
Bgy. Buenavista ID No. 2022-031
Issued at: Puerto Princesa City

R Fortaliza
RONEZ EDEM FORTALIZA
Affiant
PhilHealth ID No. 09-202200095-2
Puerto Princesa City

SUBSCRIBED and sworn to before me in Puerto Princesa City on 28 September 2022, with the affiants showing to me their competent proofs of identity, the details of which are displayed beneath their names and signatures.

CERTIFIED PHOTOCOPY

Chelsea A. Dalino
CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

Francis Rainier B. Umali
FRANCIS RAINIER B. UMALI
Notary Public
NPL No. 2022-015
Until 31 December 2023
Attorney's Roll No. 65005
PTR No.: 0889470 06 Jan. 2022
IBP No. 157184 05 January 2022
MCLE Comp No. VI-0016112
Issued on: 7 December 2018
Extended until 14 April 2023

Doc No. 47;
Page No. 11;
Book No. VIII;
Series of 2022



Republic of the Philippines
City of Puerto Princesa
Barangay Tagabinit

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that **ROBERTO MARI A. TEODOSIO** and **VERONICA V. TEODOSIO** is real and true owner and occupant of **Lot No. 20774-2 CAD 800-D** with an area of 4.9 Hectares of Tax Declaration No. **008-2296** located at Purok Makirawa, Barangay Tagabinit Puerto Princesa City, Palawan.

This certification is issued upon the request of the above-named person for whatever legal purpose it may serve.

Done this FEB 24 December 2020 at Puerto Princesa City.

JUVYLYL CALAGO BONDA
Punong Barangay

Subscribed and sworn to before me, a notary public and for the city of Puerto Princesa and province of Palawan this FEB 24 2021

REC. NO. 249
PAGE NO. 511
BOOK NO. VI
SERIES OF 2021



FRANCIS RAINIER B. UMALI
NOTARY PUBLIC
NPL NO. 2020-030
UNTIL 31 DECEMBER 2021
Attorney's Roll No. 95005
PTR NO. 5531415; 07 January 2020
ICP No. 113261; 11 JANUARY 2020

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE III

12/9/22

Republic of the Philippines

City of Puerto Princesa

Barangay Tagabinit

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that **ROBERTO DE JOSE TEODOSIO** is real and true owner and occupant of **Lot No. 20774-4 CAD 880-D** with an area of 4.3324 Hectares of Tax Declaration No. **008-2296** located at Purok Makirawa, Barangay Tagabinit Puerto Princesa City, Palawan.

This certification is issued upon the request of the above-named person for whatever legal purpose it may serve.

Done this FEB 24 2021 December 2020 at Puerto Princesa City.

JUVYLYL CALAGO BONDA
Punong Barangay

Subscribed and sworn to before me, a notary public and for the city of Puerto Princesa and province of Palawan this FEB 24 2021

JIC NO. 203
PAGE NO. 52
BOOK NO. VI
SERIES OF 2021



FRANCIS RAINIER B. UMALI
NOTARY PUBLIC
MPL NO. 2020-030
UNTIL 31 DECEMBER 2021
Attorney's Roll No. 05005
PTR No. 5531415; 07 January 2020
ISP No. 113261; 11 JANUARY 202

CERTIFIED PHOTOCOPY

[Signature]
CHESEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

Republic of the Philippines
City of Puerto Princesa
Barangay Tagabinit

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that **BIANCA MARIE V. TEODOSIO, PATRICK V. TEODOSIO** and **FRANCIS V. TEODOSIO** is real and true owner and occupant of Lot No. 20774-1 CAD 800-D with an area of 4.9 Hectares of Tax Declaration No. 008-2296 located at Purok Makirawa, Barangay Tagabinit Puerto Princesa City, Palawan.

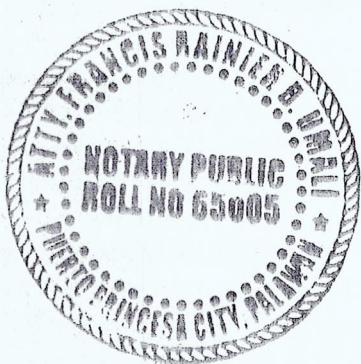
This certification is issued upon the request of the above-named person for whatever legal purpose it may serve.

Done this 24 December 2020 at Puerto Princesa City.

JUVYLYL CALAGO BONDA
Punong Barangay

Subscribed and sworn to before me, a notary public and for the city of Puerto Princesa and province of Palawan this FEB 24 2021

UIC NO. 252
PAGE NO. 52
BOOK NO. VI
SERIES OF 2021



FRANCIS RAINIER B. UMALI
NOTARY PUBLIC
NPL NO. 2020-000
UNTIL 31 DECEMBER 2021
Attorney's Roll No. 04105
PTR No. 5531415, 31 January 2020
ISP No. 113261, 11 JANUARY 2020

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO

UIC. RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

Republic of the Philippines

City of Puerto Princesa

Barangay Tagabinit

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that **JEANNE MARIE TEODOSIO WATERS** is real and true owner and occupant of **Lot No. 20774-3 CAD 800-D** with an area of 4.9 Hectares of Tax Declaration No. **008-2296** located at Purok Makirawa, Barangay Tagabinit Puerto Princesa City, Palawan.

This certification is issued upon the request of the above-named person for whatever legal purpose it may serve.

Done this FEB 24 2021 December 2020 at Puerto Princesa City.

JUVYLYL CALAGO BONDA
Punong Barangay

Subscribed and sworn to before me, a notary public and for the city of Puerto Princesa and province of Palawan this FEB 24 2021

JIC NO. 23-D
PAGE NO. 51
BOOK NO. VI
SERIES OF 2021



FRANCIS RAINIER B. UMALI
NOTARY PUBLIC
NPL NO. 2020-030
UNTIL 31 DECEMBER 2021
Attorney's Roll No. 65085
PTR No. 5531415; 07 January 2020
JEP No. 113261; 11 JANUARY 2020

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE V.

12/9/22

Republic of the Philippines

City of Puerto Princesa

Barangay Tagabinit

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that **EDUARD DENNIS MALLARI MANALO** is real and true owner and occupant of **Lot No. 20774-5 CAD 860-D** with an area of 2.0 Hectares of Tax Declaration No. **008-2296** located at Purok Makirawa, Barangay Tagabinit Puerto Princesa City, Palawan.

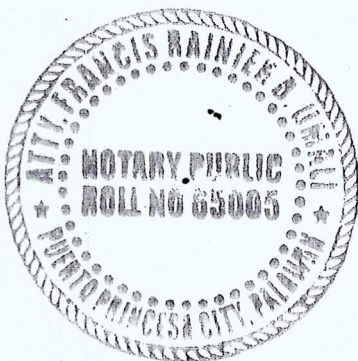
This certification is issued upon the request of the above-named person for whatever legal purpose it may serve.

Done this 24 December 2020 at Puerto Princesa City.

JUVYLYL CALAGO BONDA
Punong Barangay

Subscribed and sworn to before me a notary public and for the city of Puerto Princesa and province of Palawan this FEB 24 2021

OFF NO. 251
PAGE NO. 52
BOOK NO. VI
SERIES OF 2101



FRANCIS RAINIER B. UMALI
NOTARY PUBLIC
RPL NO. 2020-030
UNTIL 31 DECEMBER 2021
Attorney's Roll No. 65005
PTR No. 5531415; 07 January 2020
ISP No. 113261; 11 JANUARY 2020

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO

OIC. RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

Republic of the Philippines
CITY GOVERNMENT OF MUNTINLUPA
Office for Senior Citizens Affairs

I.D. No. **5683**

NAME: **ROBERTO DE JOSE TEODOSIO**

ADDRESS: **222 Santiago St., AAV Munt. City**

9-08-40 (73) **M** **10-02-13**
Date of Birth / Age Sex Date of Issue

THIS CARD IS NON-TRANSFERABLE
VALID ANYWHERE IN THE COUNTRY

Senior Citizen's Signature

Benefits and Privileges under Republic Act No. 9994

- ☐ Free medical and dental services, diagnostic & laboratory services in all government facilities.
- ☐ 20% discount in purchase of medicines.
- ☐ 20% discount in hotel, restaurants, recreation centers, funeral parlors and similar establishment.
- ☐ 20% discount on theaters, cinema houses and concert halls, etc.
- ☐ 20% discount on medical and dental services, diagnostic & laboratory fees in private facilities.
- ☐ 20% discount in fare for domestic air, sea travel, and public land transportation.

Only for the exclusive use of Senior Citizen, abuse of privileges is punishable by law.
Persons & Corporations violating RA 9994 shall be penalized.

OSCA Permanent No.: **4922**

MARICEL LAGRA - DACUYCUI
OIC - OSCA

HON. JAIME R. FRESNED
CITY MAYOR

[Three handwritten signatures in blue ink]

CERTIFIED PHOTOCOPY

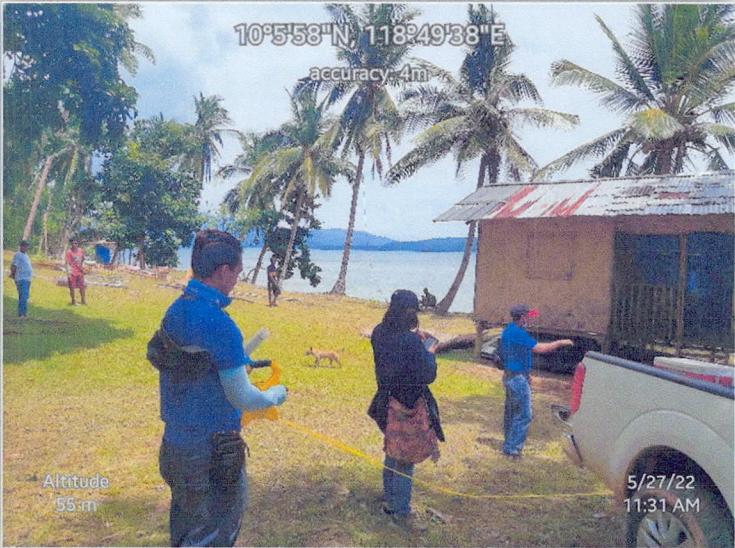
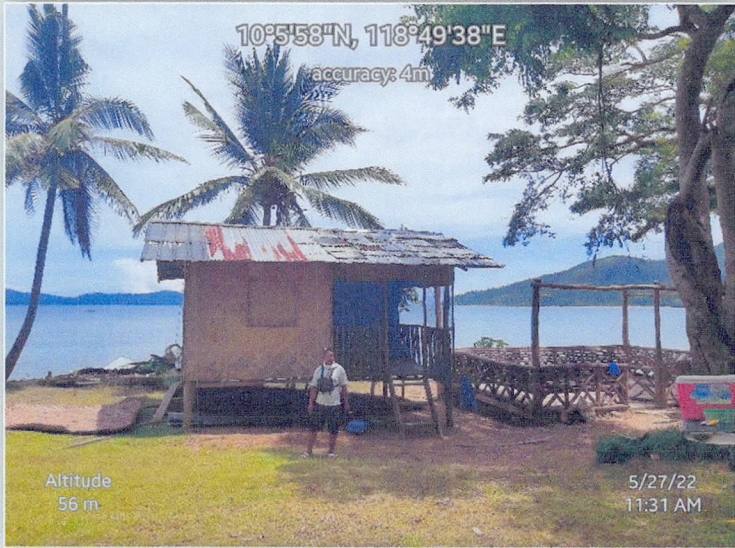
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CHELSEA A. DALIND
OIC - RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/7/22

GEOTAGGED PHOTOS DURING THE OCULAR INSPECTION/GROUND VERIFICATION

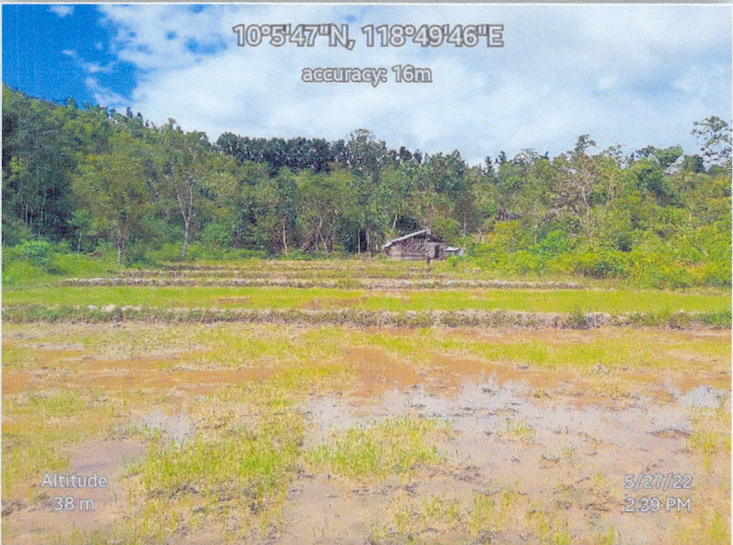
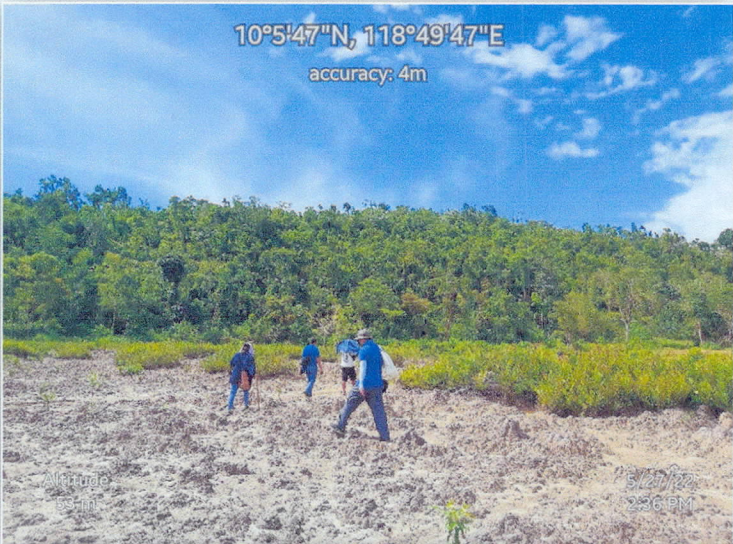
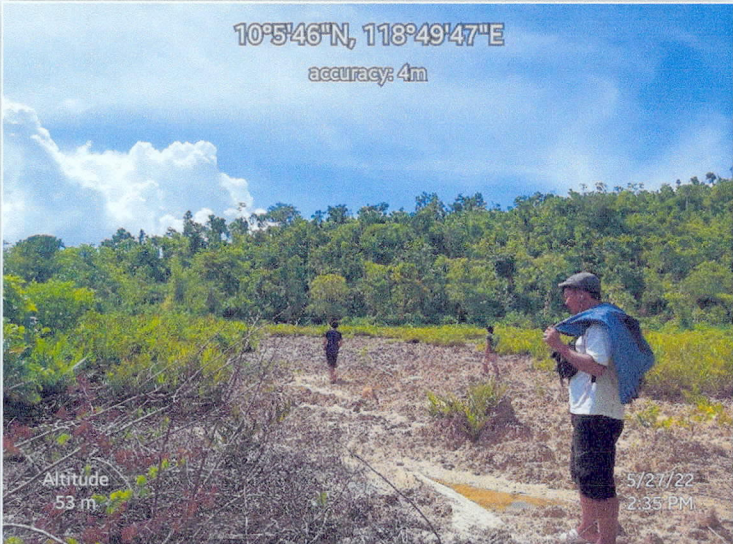
CHELSEA A. DALINO
RECORDS UNIT / ADMINISTRATIVE AIDE V

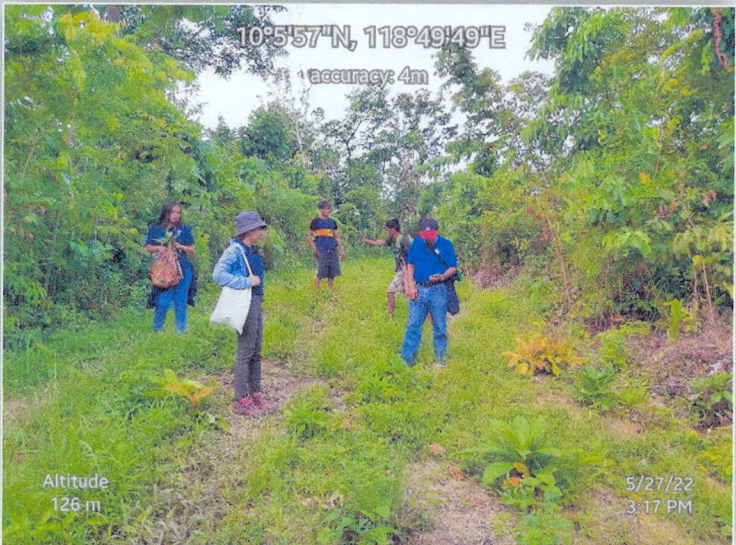
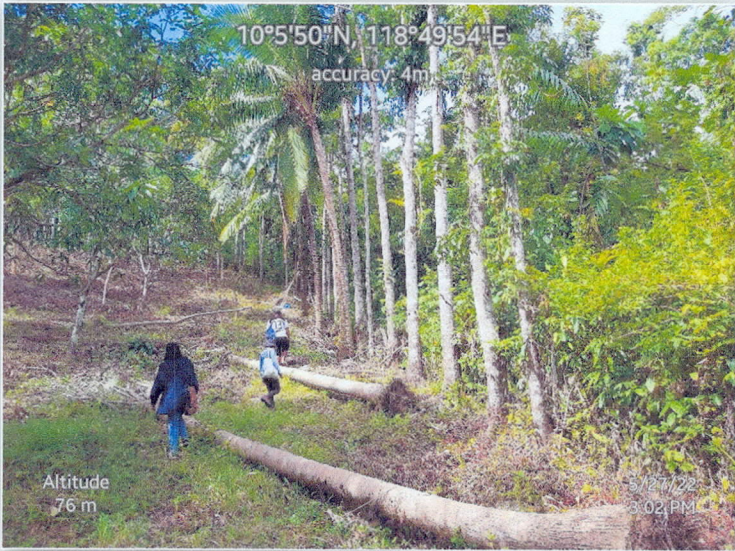


CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI



CHELSEA A. DALINO
DIC, RECORDS UNIT /ADMINISTRATIVE AIDE VI





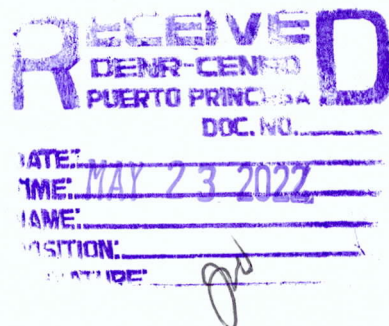


Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel. Fax No.: (048) 717-0702

Date: 5/23/22

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

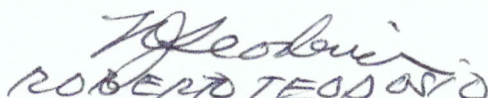
Sir:

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):	Roberto Teodosio
Type of Application:	<input 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:	Portion of Lot # 20774, Cad. 800-D
Area:	
Location:	Bgy. Tagabinat
Name of Geodetic Engineer (For Survey Authority)	Ronilo Liao, Jr.

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

Very truly yours,


Signature above printed name

Address: _____
E-mail Add.: _____
Contact No.: _____
Gender: _____
Age: _____

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22

CEO S' Val

7092 sq.m.



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

May 13, 2022

MR. ROBERTO D. TEODOSIO
Bgy. Buenavista, Puerto Princesa City
+63 916 658 3010

Dear Mr. Teodosio,

Greetings!

This has reference to your request for a certification as to records verification of Lot No. 20774, Cad-800-D containing an area of 1,130,938 square meters located in Bgy. Tagabinet, Puerto Princesa City, Palawan.

Please be informed that based on the allocation book of this office, the above mentioned lot is listed as Proposed Naval Reservation. Likewise, the subject lot was issued with Survey Authority No. 045316-2011-36 in the name of Mercidita O. Bacomo, et. al. dated May 3, 2011.

Be informed further that portion of the subject lot was covered with an unnumbered Public Land Application of Norma Morales filed dated August 15, 2011 based on the allocation book of this office.

Furthermore, portion (7,092 square meters) of the aforementioned lot was covered with claims and conflict between Mercedes Nuevo-Lucero versus Regina Lumintigar.

We trust that you are properly informed.


Very truly yours,


PEDRO A. VELASCO

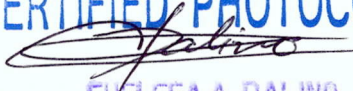
Development Management Officer IV
OIC-CENRO

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA

RELEASED

NO: 2567
DATE: 7-19-22
BY: 

CERTIFIED PHOTOCOPY


CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI

REC-NGV-22-05-33

12/9/22



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

May 13, 2022

MR. ROBERTO D. TEODOSIO
Bgy. Buenavista, Puerto Princesa City
+63 916 658 3010

Dear Mr. Teodosio,

Greetings!

This has reference to your request for a certification as to records verification of Lot No. 20774, Cad-800-D containing an area of 1,130,938 square meters located in Bgy. Tagabinet, Puerto Princesa City, Palawan.

Please be informed that based on the allocation book of this office, the above mentioned lot is listed as Proposed Naval Reservation. Likewise, the subject lot was issued with Survey Authority No. 045316-2011-36 in the name of Mercidita O. Bacomo, et. al. dated May 3, 2011.

Be informed further that portion of the subject lot was covered with an unnumbered Public Land Application of Norma Morales filed dated August 15, 2011 based on the allocation book of this office.

Furthermore, portion (7,092 square meters) of the aforementioned lot was covered with claims and conflict between Mercedes Nuevo-Lucero versus Regina Lumintigar.


We trust that you are properly informed.

Very truly yours,

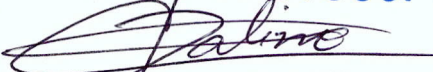

PEDRO A. VELASCO
Development Management Officer IV
OIC-CENRO

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA

RELEASED

NO: 2567
DATE: 7-19-22
BY: 

CERTIFIED PHOTOCOPY


CHELSEA A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

REC-NGV-22-05-33

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

EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS is made and entered into this 14th day of May 2018 by and among:

FELIPE VENTURILLO III, RENATO M. VENTURILLO, JOSIE V. DELA CRUZ, CARLOS M. VENTURILLO, PHILIP M. VENTURILLO, CONCEPCION VENTURILLO, JAIME M. VENTURILLO, BENIGNO M. VENTURILLO, all of legal ages, Filipinos, and residents of Puerto Princesa City, herein referred to as HEIRS.

WITNESSETH:

WHEREAS, we are the legitimate and sole heirs of SUSANA MERIÑAS VENTURILLO, who died on 7 June 2008, in Bgy. San Manuel, Puerto Princesa City;

WHEREAS, the said deceased died without any will or testament and without any outstanding debts in favor of any person or entity;

WHEREAS, the said deceased, at the time of her death, left a certain unregistered real property, which forms part of her absolute community property with her widower and heir, FELIPE VENTURILLO, III., designated as Lot No. 20774, Cad 800-D situated in Sitio Makiwara, Bgy. Tagabinet, Puerto Princesa City, and with an area of Two Hundred Forty Thousand Three Hundred Twenty Four (240,324) Square Meters.

WHEREAS, pursuant to Section 1 of Rule 74 of the Revised Rules of Court of the Philippines, and we being all of age and with full capacity to contract, we do hereby adjudicate unto ourselves 50% of the above-described land owned by the deceased as part of the absolute community of property.

FURTHERMORE, WE, FELIPE VENTURILLO III, RENATO M. VENTURILLO, JOSIE V. DELA CRUZ, CARLOS M. VENTURILLO, PHILIP M. VENTURILLO, CONCEPCION VENTURILLO, JAIME M. VENTURILLO, BENIGNO M. VENTURILLO, for valuable consideration, hereby WAIVE, CEDE, TRANSFER, CONVEY and DELIVER, all our rights, interests and obligations over a portion of the above-described parcel of land with a total area of TWO HUNDRED TEN THOUSAND THREE HUNDRED TWENTY FOUR (210,324) SQ. M., subdivided pursuant to the subdivision plan made and prepared by Engr. Ronilo Liao, Jr., in favor of the persons listed below their successors, administrators, executors and assigns, of as well as any and all claims or rights that we may have against any third persons in connection with the mentioned portion.

NAME	LOT NUMBER	AREA
PATRICK V. TEODOSIO BIANCA MARIE V. TEODOSIO FRANCES V. TEODOSIO	1	49,000 sq. m.

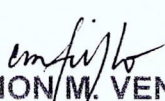
CERTIFIED PHOTOCOPY
CHelsea A. DALINO
OIC, RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22


ROBERTO MARI A. TEODOSIO VERONICA V. TEODOSIO	2	49,000 sq. m.
JEANNE MARIE TEODOSIO- WATERS	3	49,000 sq.m.
ROBERTO DE JOSE TEODOSIO	4 and 5	43,324 sq. m and 20,000 sq. m., respectively

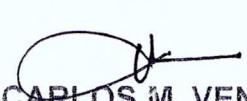
IN WITNESSS WHEREOF, we have hereunto signed this
EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS, this
14th day of May 2019 in Puerto Princesa City, Philippines.



FELIPE VENTURILLO III
HEIR/Waivor

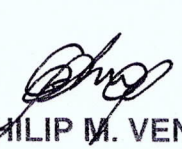
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Issued on/at: Jan 23, 2015
Puerto Princesa City

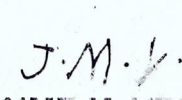

CONCEPCION M. VENTURILLO
HEIR/Waivor
DEP ED ID No. 4126465
Issued at: Puerto Princesa City

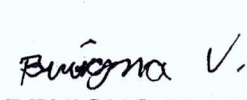

RENATO M. VENTURILLO
HEIR/Waivor
DILG Barangay Tanod ID
Issued at: Puerto Princesa City


CARLOS M. VENTURILLO
HEIR/Waivor
SSS ID No. 04-3086125-9
Issued at: Puerto Princesa City

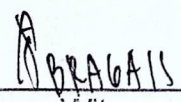

JOSIE V. DELA CRUZ
HEIR/Waivor
HH ID No. 175316057-2533-00012
Issued at: Puerto Princesa City

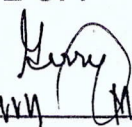

PHILIP M. VENTURILLO
HEIR/Waivor
VIN ID No. 5316-0402B-I2283PMV10000
Issued at: Puerto Princesa City


JAIME M. VENTURILLO
HEIR/Waivor
Phil health ID No. 23-002087223-9
Issued at: Puerto Princesa City

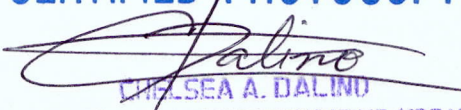

BENIGNO M. VENTURILLO
HEIR/Waivor
ID No. 5316-0402B-10186BMV10000
Issued on/at: Puerto Princesa City

SIGNED IN THE PRESENCE OF:


ARLENE BRAGAIS
Witness


GERRY MAMBAY
Witness

CERTIFIED PHOTOCOPY


CHELSEA A. DALINO
REC. RECORDS UNIT / ADMINISTRATIVE AIDE VI
12/9/22

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

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, for and in the Province of Palawan and the City of Puerto Princesa, this 14th day of May 2019 personally appeared the HEIRS/PARTIES, all known to me to be the same persons who executed the foregoing instrument and hereby acknowledged to me that the same is their free and voluntary act and deed.

This instrument consisting of three (3) pages, including this page on which this acknowledgment is written refers to an EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH WAIVER OF RIGHTS and has been signed by the parties and their witnesses and sealed with my notarial seal.

WITNESS MY HAND AND NOTARIAL SEAL.

FRANCIS RAINIER B. UMALI

Notary Public

Until 31 December 2019

Attorney's Roll No. 65005

PTR No.: 1035826 04 Jan. 2019

IBP 067405 14 Jan. 2019

MCLE Comp No. V1-0016112

Issued on: 7 December 2018

Valid Until 14 April 2022



Doc No; 469
Page No. 89
Book No. IV;
Series of 2018

CERTIFIED PHOTOCOPY

CHELSEA A. DALIND
CLERK, RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

Republic of the Philippines)
Province of Palawan) Ss.
City of Puerto Princesa)

AFFIDAVIT OF WAIVER OF RIGHTS

I, **ROBERTO DE JOSE TEODOSIO**, of legal age, Filipino, widower and a resident of #9 San Mateo St., San Pedro, Laguna, after having been duly sworn to according to law, hereby depose and say that:

1. I am the owner/occupant/possessor of an unregistered parcel of land located in Sitio Makirawa, Bgy. Tagabinet, Puerto Princesa City, with an area of twenty thousand (20,000) square meters and more particularly described as follows:

TECHNICAL DESCRIPTION
Lot No. 5, portion of Lot No. 20774, Cad 800-D
Area 20,000 square meters

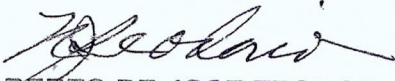
LINES	BEARINGS	DISTANCES
1-2	N 60° 27' E	31.05M.
2-3	N 73° 58' E	41.80M.
3-4	N 74° 23' E	49.42M.
4-5	S 53° 20' E	123.26M.
5-6	S 09° 40' E	125.91M.
6-7	S 53° 06' W	4.04M.
7-1	N 55° 22' W	281.46M.


TIE LINE: N 18° 27' E,
15,226.11M.; From SALVACION
BLBM 1 to Corner Marked "1";

2. I hereby **CEDE, WAIVE AND TRANSFER** all my rights and interests in the above-described land, including all improvements found and standing thereon, in favor of **EDUARD DENNIS MALLARI MANALO**, of legal age, single, Filipino and a resident of 2643 G, Taft Avenue, Pasay City, to his heirs, assigns and successors-in-interest;
3. I guarantee that I shall protect the WAIVEE from any claim and shall defend his peaceful possession of the same;
4. I will neither interpose nor object if in the future, he legally perfects his rights leading to the issuance of a certificate of title in his favor; and
5. I am executing this affidavit to attest to the truthfulness of the foregoing, and for any legal purpose it may serve.

NOTHING FOLLOWS.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 31st day of May 2022 at Puerto Princesa City, Palawan.


ROBERTO DE JOSE TEODOSIO
Waivor/Affiant
OSCA ID No. 5683
Issued on/at: 02 October 2013
Issued at: Muntinlupa City

CERTIFIED PHOTOCOPY

CHELSEA A. DALINO
REC. RECORDS UNIT/ADMINISTRATIVE AIDE VI
12/7/22

SUBSCRIBED and sworn to before me in Puerto Princesa City on 31 May 2022, with the waivor/affiant **ROBERTO DE JOSE TEODOSIO** showing to me his competent proofsof identity, the details of which are displayed below his name and signature.


FRANCIS RAINIER B. UMALI

Notary Public

NPL No. 2020-030

Until 31 December 2021

Extended Until 30 June 2022

Attorney's Roll No. 65005

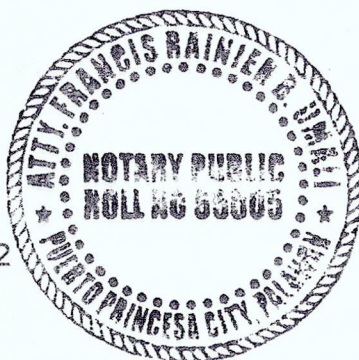
PTR No.: 0889470 06 Jan. 2022

IBP No. 157184 05 January 2022

MCLE Comp No. VI-0016112

Issued on: 7 December 2018

Doc No. 387;
Page No. 79;
Book No. VII;
Series of 2022




CERTIFIED PHOTOCOPY

CHELSEA A. DALINO

CL. RECORDS UNIT/ADMINISTRATIVE AIDE VI

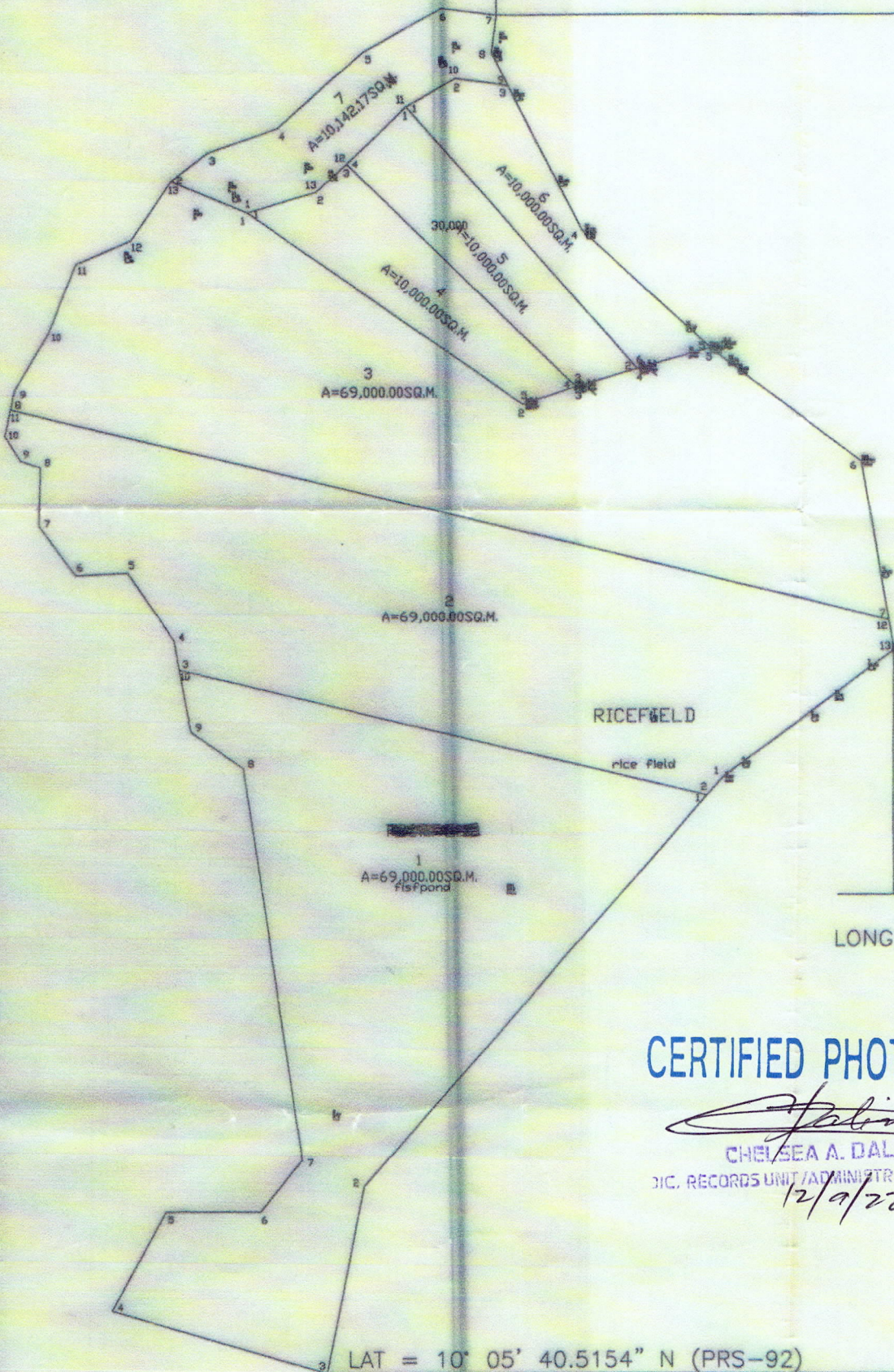
12/9/22



LONG = 118° 49' 41.1176" E (PRS-92)

LAT = 10° 05' 56.0231" N N(PRS-92)

ULUGAN BAY



LAT = 10° 05' 5

LONG = 118° 49' 49.636

CERTIFIED PHOTOCOPY

Chelsea A. Dalino

CHELSEA A. DALINO

DIC. RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22

LAT = 10° 05' 40.5154" N (PRS-92)

GEN TEODOSIO PROPERTY

40 cms. nom. 1:50,000 scale



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
OFFICE**

July 23, 2018

CERTIFICATION

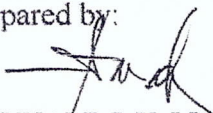
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the tract of land located in Barangay Tagabinet, Puerto Princesa City has been verified to be within **AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA)** as per approved Land Classification Map No. 2598, Project No. 1-T, Block II, certified on July 28, 1967 with the following Global Positioning System (GPS) reading:


LATITUDE	LONGITUDE
10° 06' 04.2"	118° 49' 32.7"
10° 06' 01.9"	118° 49' 46.5"
10° 05' 41.5"	118° 49' 33.4"
10° 05' 40.2"	118° 49' 38.6"

This certification is issued for whatever legal purpose it may serve.

Prepared by:


REYNALDO V. MACOLA
Mathematician Aide I

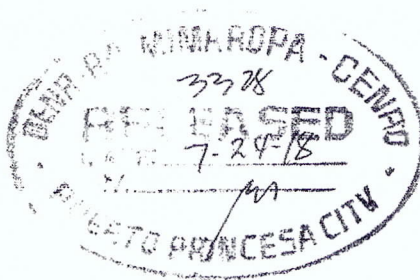
Projected by:


FRANKLIN P. GADIANO
Forest Technician I
Unit Head, Forest Engineering
& Land Classification Verification

Attested by:


EMER D. CARRAEZ
CENRO

Inspection Fee: P300.00
Certification Fee: P50.00
Oath Fee: P16.00
O.R. No. _____
Date: _____



LPDU-2018-4353-2454

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

CERTIFIED PHOTOCOPY


CHELSEA A. DALINO

RECORDS UNIT / ADMINISTRATIVE AIDE VI

12/9/22