



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

**DENR MIMAROPA  
RECORDS SECTION  
RECEIVED**

**FEB 07 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 24, 2023

Forwarded is the investigation report conducted by CENRO Roxas, Palawan together with its supporting documents in relation on the request for Survey Authority to segregate on the subject Lot No. 5556 (portion), CAD 860-D, applied by Zealand Management Property Represented by Zenithbon R. Alansalon located at Brgy. Caruray, San Vicente, Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After careful evaluation conducted by this Office the following information to wit;

- a. That the subject area applied for segregation was ascertained as portion of Lot 5556 of CAD 860-D, containing an approximate area of 14,736 Square Meters.
- b. That the applied area falls within portion **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 1777, Project No. 1-M, Block II under FAO No. 4-294 certified on August 24, 1954.
- c. That subject tract of land was plotted and evaluated based on the attached technical description (V-37). Thus, subject for issuance of clearance by the Regional Office and actual ground survey to ascertain the relative position of the 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.

**FELIZARDO B. CAYATOC**

Copy Furnish:  
Reference No. 2022-11615  
CENRO Roxas  
Surveys

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**  
By: \_\_\_\_\_  
Date: 31 JAN 2023 CN 23-256



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](mailto:penropalawan@denr.gov.ph)


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**ANNEX "B"**


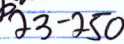
**CERTIFICATION**

This is to certify that portion **LOT No. 5556** CAD 860-D was verified falls within **ALIENABLE AND DISPOOSABLE LAND** per Land Classification Map No. 1777, Project No. 1-M, Block II UNDER FAO No. 4-294 certified on August 24, 1954.

Issued on the 24<sup>th</sup> 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

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By   
Date: 31 JAN 2023 



Republic of the Philippines  
Department of Environment and Natural Resources  
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---

**ANNEX "B"**


**CERTIFICATION**

This is to certify that portion **LOT No. 5556** CAD 860-D was verified falls within **ALIENABLE AND DISPOOSABLE LAND** per Land Classification Map No. 1777, Project No. 1-M, Block II UNDER FAO No. 4-294 certified on August 24, 1954.

Issued on the 24<sup>th</sup> day of January 2023 at DENR PENRO, Sta. Monica, Puerto Princesa City. Subject for confirmatory verification of the Regional Office.

  
**FELIZARDO B. CAYATOC**  
at PENRO

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

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By   
Date 31 JAN 2023 CN 23-250



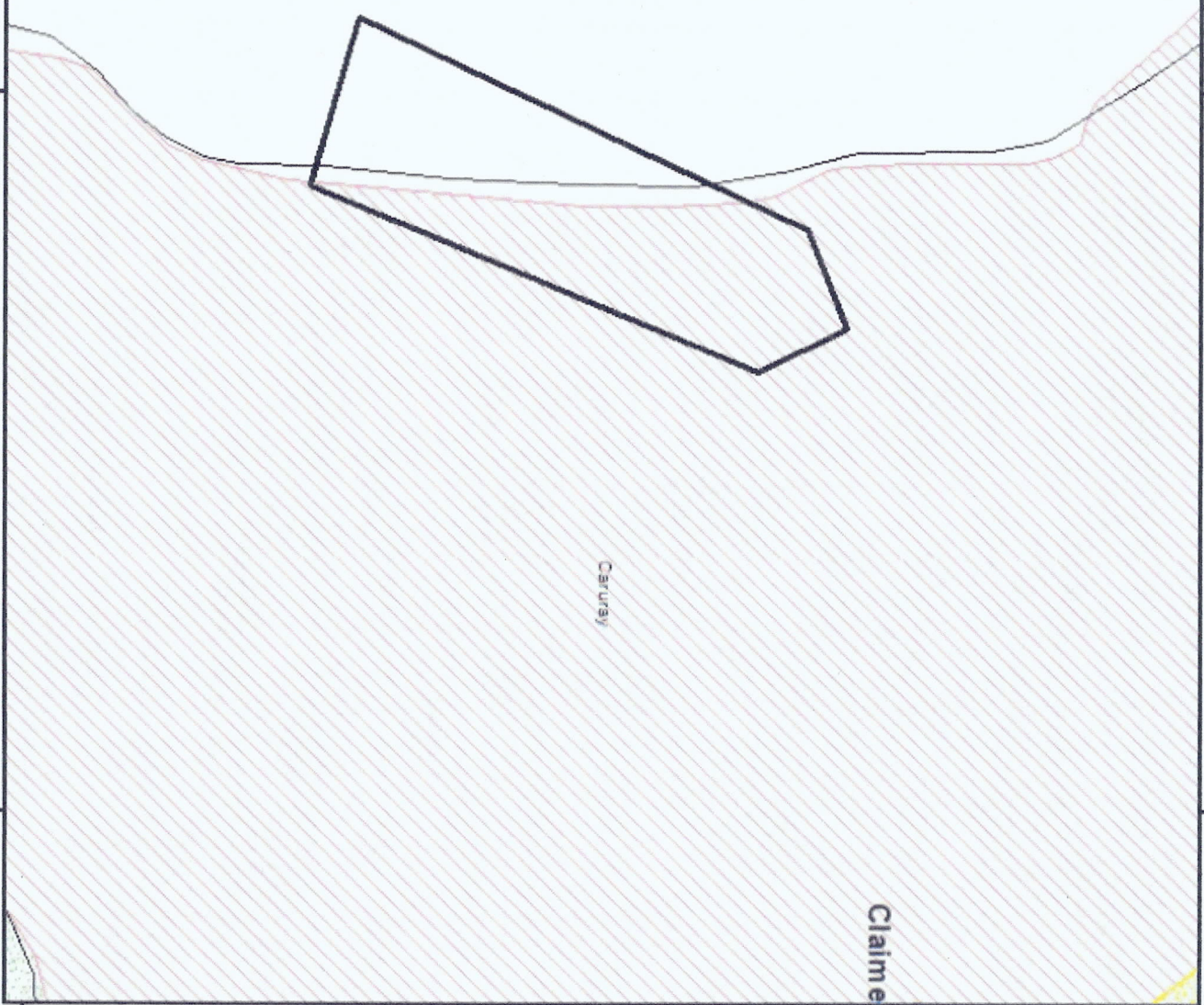
ALIENABLE AND DISPOSABLE  
PROJECT No. 1-M  
BLOCK II  
LC No. 1777

119°0'0" E

119°0'10" E

10°19'0" N

10°19'10" N



MAP SHOWING  
OF LOT 5556 (port) Cad 860-D  
Claimed by: Zealand Management Property

Situated at  
Barangay Caruray  
Municipality of San Vicente  
Province of Palawan

Projection: UTM  
Area: 14,736 sq.m.

- Legend**
- 5556 (port)2
  - Barangay Bndry\_Cad\_PRS92
  - Land Classification Map\_PRS92
- LC STATUS**
- Alienable & Disposable
  - Communal Forest
  - Forestland
  - No Data
  - UFP





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

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

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

**MEMORANDUM**


**FOR** : The Provincial Environment and  
Natural resources Officer  
PENRO, Puerto Princesa City

**FROM** : The Community Environment and  
Natural resources Officer  
CENRO, Roxas, Palawan

**SUBJECT** : **TRANSMITTAL OF THE REPORT**

**DATE** : January 10, 2023

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY:   
DATE: 01-11-2023 23:0220

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot 5556(part), Cad. 860-D.

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

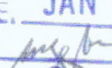
- a. The subject lot is within Alienable and Disposable (A&D) land.
- b. Other findings: the applicant's possession on subject lot is peaceful and exclusive since it was acquired thru waiver of rights from the previous owner.

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

  
PABLO L. CRUZ

**DENR-CENRO ROXAS  
RELEASED**

DATE: JAN 10 2023

BY: 

REG. NO. 2023-01-0050



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

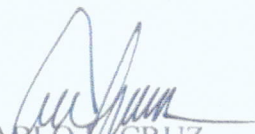
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### **CERTIFICATION**

THIS IS TO CERTIFY that Lot 5556(part), Cad. 860-D is within Alienable and Disposable lands per LC Map No. 1777, Project No. 1-M dated August 24, 1954, under FAO/DAO No. 4-294.

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

Issued on 10<sup>th</sup> day of January, 2023.

  
PABLO L. CRUZ  
Community Environment and  
Natural Resources Officer

6





Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
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Contact No. 09171606578 / 09175028647  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

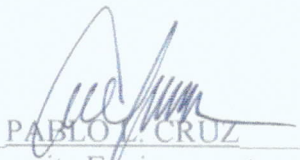
---

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

Issued on 10<sup>th</sup> day of January, 2023.

  
PABLO L. CRUZ  
Community Environment and  
Natural Resources Officer

X



Republic of the Philippines  
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

MEMORANDUM

**FOR** : The Community Environment and  
Natural Resources Officer

**FROM** : The Investigating Officer

**SUBJECT** : INVESTIGATION REPORT

**DATE** : January 10, 2023

I am submitting this report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

**SUBJECT LOT**

The subject of this investigation is Lot 5556(part), Cad. 860-D, located in Barangay Caruray, San Vicente, Palawan, with an area of about 14,736 square meters.

**CLAIMANT**

The claimant is Zealand Management Property, represented by Ma. Zenithbon R. Alansalon, 63 years old, female, a resident of Malate, Manila.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

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

1. First gathered geographic reading and caused verification thereof by the cartographer on the map over which the Survey and Mapping Division (SMD) has overlaid the LC maps, by the Records Officer of the disposition status thereof, and prepared the LC certification based on the findings.
2. Conduct inspection and took some geo-photos within the subject lot.

**FINDINGS/RECOMMENDATION**

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

1. The subject area is within Alienable and disposable (A&D) land. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC-2019-10.
2. Other findings: the said area was occupied/possessed by Zealand Management Property since upon their acquisition. Planted with coconuts and other trees which protects from erosion of sand, and their occupation is peaceful and had no other adverse claim.

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

ALBERT A. ABOROT  
LMO I/ Investigating Officer





Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

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Natural Resources Officer

**FROM** : The Investigating Officer

**SUBJECT** : **INVESTIGATION REPORT**

**DATE** : January 10, 2023

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**ALBERT A. ABOROT**  
LMO 1/ Investigating Officer

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

LAST NAME, FIRST NAME, MIDDLE NAME  
**ALANSALON, MA ZENITHBON REGUERRA**

ADDRESS (NO. STREET, CITY, MUN., PROVINCE)  
1778 M. ADRIATICO ST., MALATE, MANILA, NCR. FIRST

DISTRICT  
BIRTH DATE SEX HEIGHT(cm) WEIGHT(kg) NATIONALITY  
1959-02-02 F 169 55 FIL

RESTRICTIONS CONDITIONS AGENCY EXPIRES  
2 N22 2019-02-02

LICENSE NO.  
**N04-82-028617**

ATTY. ROBERTO P. CABRERA III  
ASST. SECRETARY

SIGNATURE OF LICENSEE  
Feb 12, 2016

*[Handwritten signatures]*

**I. RESTRICTIONS**

1. MOTORCYCLES/MOTORIZED TRICYCLES
2. VEHICLE UP TO 4500 KGS G V W
3. VEHICLE ABOVE 4500 KGS G V W
4. AUTOMATIC CLUTCH UP TO 4500 G V W
5. AUTOMATIC CLUTCH ABOVE 4500 KGS G V W
6. ARTICULATED VEHICLE 1600 KGS G V W & BELOW
7. ARTICULATED VEHICLE 1601 UP TO 4500 G V W
8. ARTICULATED VEHICLE 4501 KGS & ABOVE G V W

**II. ORGAN DONATION:**

I HEREBY DONATE ANY ORGAN  
SPECIFIC ORGAN  
UPON MY DEATH

**III. IN CASE OF EMERGENCY NOTIFY:**

NAME:  
ADDRESS:  
TEL#:

**CONDITIONS:**

- A. WEAR EYE GLASSES
- B. DRIVE ONLY W/SPECIAL EQPT. FOR UPPER LIMBS
- C. DRIVE ONLY W/SPECIAL EQPT. FOR LOWER LIMBS
- D. DAYLIGHT DRIVING ONLY
- E. ACCOMPANIED BY A PERSON W/NORMAL HEARING

C15

00043966564









Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente

**BARANGAY GOVERNMENT OF CARURAY**  
*Office of the Punong Barangay*

## CERTIFICATION

**LOVICEL V. BONGGAT**  
Punong Barangay

**BERNARDO M. BORJA**  
Barangay Kagawad

**RUBEN R. ALONSAGAY**  
Barangay Kagawad

**FREDDIE G. GALLEGO**  
Barangay Kagawad

**LEDESMA A. ALILAY**  
Barangay Kagawad

**NOEL C. VERDERA**  
Barangay Kagawad

**JERWIN L. PAHAYAHAY**  
Barangay Kagawad

**MAXIMA D. ALPAS**  
Barangay Kagawad

**FRANCES S. AGABA**  
SK Chairperson

**ASUNCION G. RAMOS**  
IPMR

**SHERRYLYN N. MALIBIRAN**  
Barangay Secretary

**MERIAM O. ASUQUE**  
Barangay Treasurer

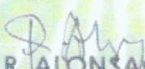
### TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that **ZEALAND MANAGEMENT PROPERTY**, is the actual occupant of a parcel of land identified as portion of lot 5521, CAD 860-D situated at Purok Mabuhay, Barangay Caruray, San Vicente, Palawan consisting of 4, 729 sq.m.

This certifies further that the said occupant had been occupying since **2016**.


Issued this 17<sup>th</sup> day of May, 2022 at Barangay Caruray, San Vicente, Palawan.

Certified by:

  
**RUBEN R. ALONSAGAY**  
Comm. On Environment

  
**BERNARDO M. BORJA**  
Acting Punong Barangay

Prepared by:

  
**SHERRYLYN N. MALIBIRAN**  
Barangay Secretary

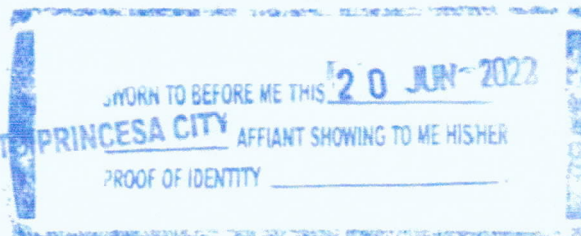
Doc No.: 134  
Page No.: 28  
Book No.: 10  
Series of: 2022

**Paid Under OR NO:** 5934083

**Place Issued:** Caruray, San Vicente, Pal.

**Date issued:** 05-18-2022

**Paid:** P150.00



  
**ATTY. TRISTAN RAY I. BESA**  
NOTARY PUBLIC FOR PALAWAN  
AND PUERTO PRINCESA CITY  
Notarial Commission No. 2021-019

until December 31, 2022  
PTR No. 0891070; 01/03/2022; Palawan  
IBP No. 195481; 01/04/2022; Pasig City  
Roll No. 76011  
Date Admitted to the Bar September 07, 2020





Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente

**BARANGAY GOVERNMENT OF CARURAY**  
*Office of the Punong Barangay*

## CERTIFICATION

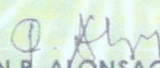
### TO WHOM IT MAY CONCERN:


**THIS IS TO CERTIFY** that **ZEALAND MANAGEMENT PROPERTY**, is the actual occupant of a parcel of land identified as portion of lot 5556, CAD 860-D situated at Purok Mabuhay, Barangay Caruray, San Vicente, Palawan consisting of 6,688 sq.m.

This certifies further that the said occupant had been occupying since **2016**.

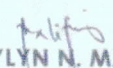
Issued this 17<sup>th</sup> day of May, 2022 at Barangay Caruray, San Vicente, Palawan.

Certified by:

  
**RUBEN R. ALONSAGAY**  
Comm. On Environment

  
**BERNARDO M. BORJA**  
Acting Punong Barangay

Prepared by:

  
**SHERRYLYN N. MALIBIRAN**  
Barangay Secretary

**LOVICEL V. BONGGAT**  
Punong Barangay

**BERNARDO M. BORJA**  
Barangay Kagawad

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**JERWIN L. PAHAYAHAY**  
Barangay Kagawad

**MAXIMA D. ALPAS**  
Barangay Kagawad

**FRANCES S. AGABA**  
SK Chairperson

**ASUNCION G. RAMOS**  
IPMR

**SHERRYLYN N. MALIBIRAN**  
Barangay Secretary

**MERIAM O. ASUQUE**  
Barangay Treasurer

SWORN TO BEFORE ME THIS 20 JUN 2022  
**PUERTO PRINCESA CITY** AFFIANT SHOWING TO ME HIS/HER  
PROOF OF IDENTITY

Doc No.: 136  
Page No.: 29  
Book No.: IV  
Series of 2022

**Paid Under OR NO:** ✓934082

**Place Issued:** Caruray, San Vicente, Pal.

**Date issued:** 05-18-2022

**Paid:** P150.00

  
**ATTY. TRISTAN RAY I. BESA**  
NOTARY PUBLIC FOR PALAWAN  
AND PUERTO PRINCESA CITY  
Notarial Commission No. 2021-019

PTR No. 0891070; 01/03/2022; Palawan  
IBP No. 195481; 01/04/2022; Pasig City  
Roll No. 76011  
Date Admitted to the Bar September 07, 2020



Republic of the Philippines  
Department of Environment and Natural Resources Office  
MIMAROPA Region  
Community Environment and Natural Resources Office  
PROVINCE OF PALAWAN  
Email Address: [denroxaspal@gmail.com](mailto:denroxaspal@gmail.com)


## CERTIFICATION ( Status of Land )

TO WHOM IT MAY CONCERN:

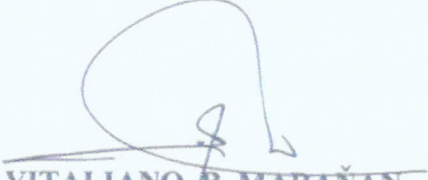
THIS CERTIFIES that subject to precise survey the land more or less represented in the sketch below and known as respective portion of Lots No. 5556 and 5521 both of Cad. 860-D situated in Barangay Caruray, San Vicente, Palawan consisting of 6,688 and 8,383 square meters respectively and an aggregate combined area of more or less 19,800 square meters including an accreted part connecting the subject lots is classified **AGRICULTURAL** (alienable or disposable). It falls within Block II of Project I-M which was approved on 24 August 1954 as appearing in LC Map No. 1777.

Further, Lot No. 5556 was listed as **TIMBERLAND** during the San Vicente Cadastre in 1992. while Lot No. 5521, Cad 860-D was surveyed for "DADAS".

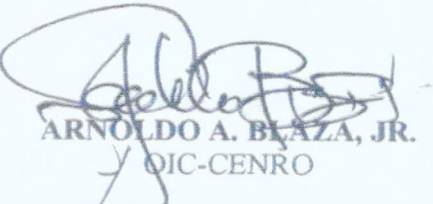
This is issued to Zealan Management Property Inc. represented by Sherlita V. Friginal this 17<sup>th</sup> day of September 2018 in support of her desire for tax purposes only.

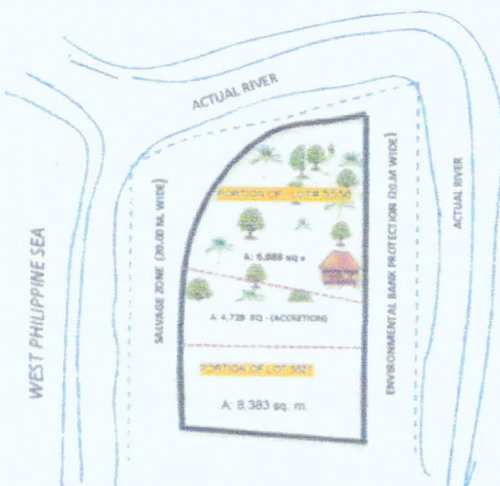
  
**RONNIE P. LILANG**  
Chief, LPDu


Verified by:

  
**VITALIANO B. MARAÑAN**  
Chief, FMS/REu

Attested by:

  
**ARNOLDO A. BLAZA, JR.**  
OIC-CENRO



  
DRAWN TO TRUE SCALE  
ACCRETION AND (PART) OF LOT 5556 & (PART) OF 5521 BOTH OF CAD. 860-D

CM. 10 19'N.119 00' E.

Cert. fee PhP  
Paid under O.R No. 7400036-12  
Dated on 12/3/18  
At CENRO, Roxas, Palawan



Republic of the Philippines  
**REGIONAL TRIAL COURT OF PALAWAN  
AND PUERTO PRINCESA CITY**

Fourth Judicial Region  
Email Address: [rtc1prpccc@judiciary.gov.ph](mailto:rtc1prpccc@judiciary.gov.ph)  
Hotline Number: 09289352669

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

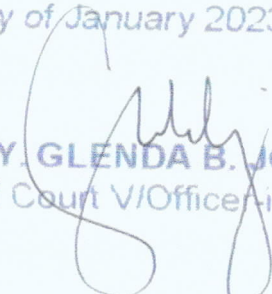
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Ma Zenithbon R Alansalon covering Lot No. 5556, CAD 860-D (portion) located at Barangay Caruray, San Vicente, Palawan

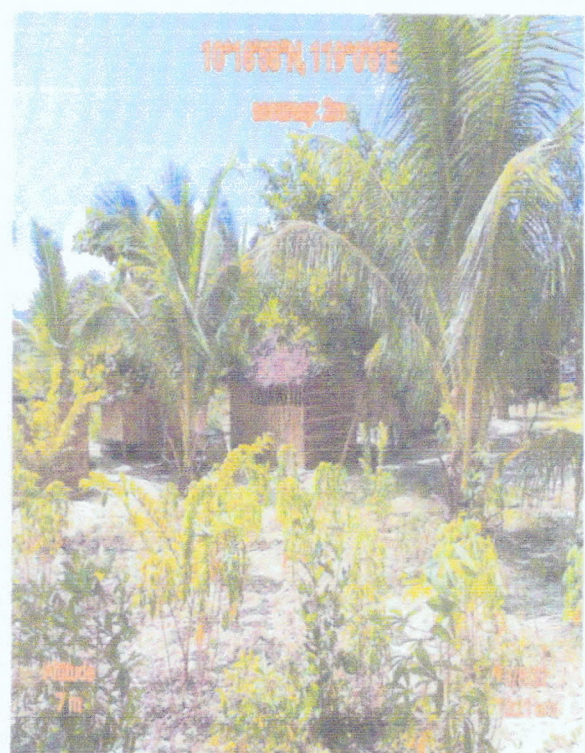
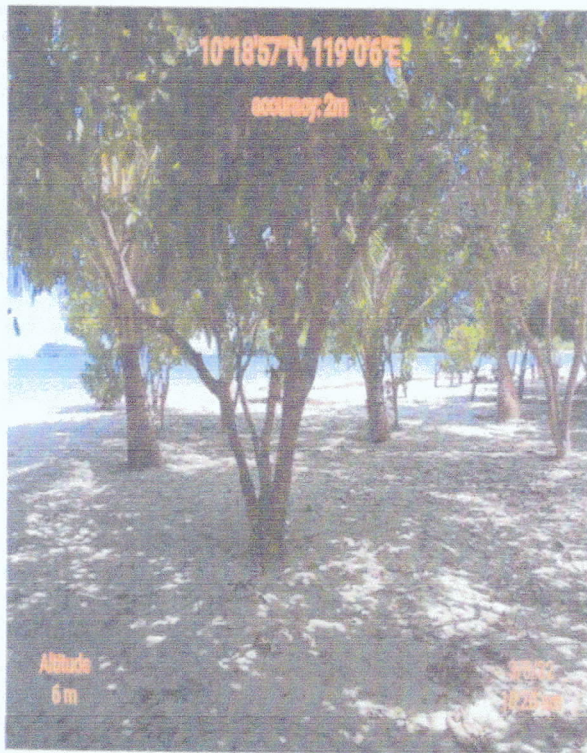
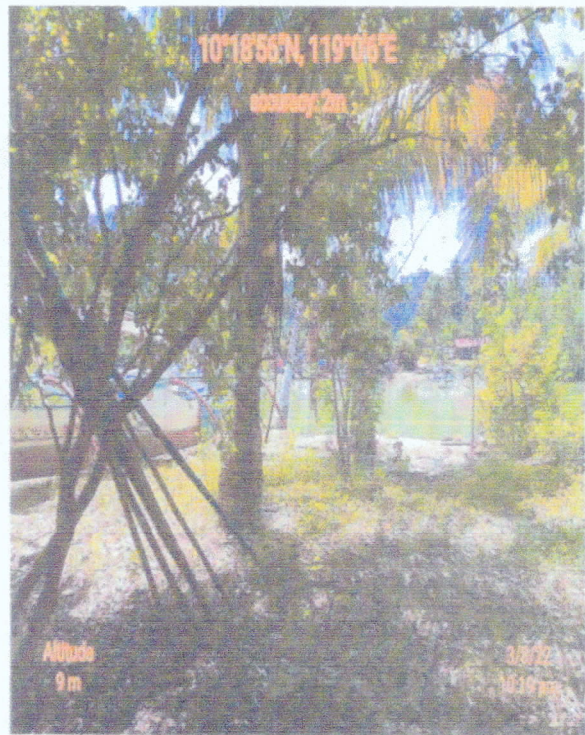
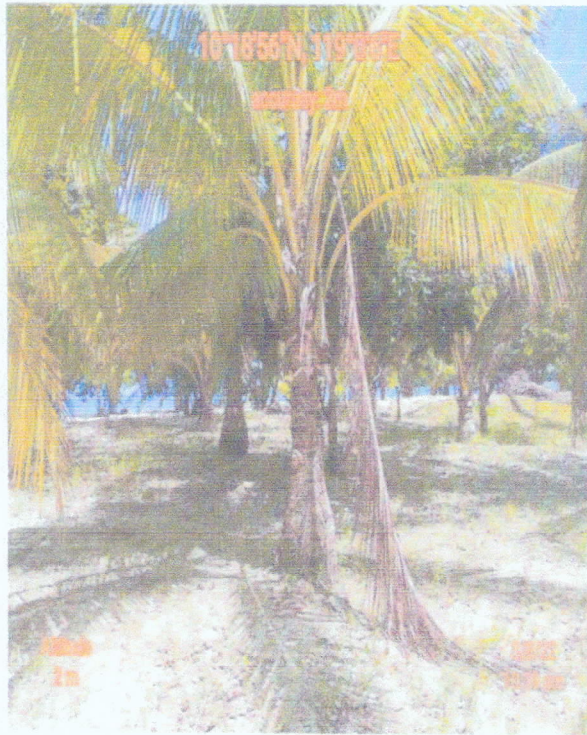
This Certification is being issued upon the request of Lucien F. Gandeza for issuance of survey authority.

At Puerto Princesa City, this 6<sup>th</sup> day of January 2023.

  
**ATTY. GLENDA B. JOSOL**  
Clerk of Court V/Officer-in-Charge

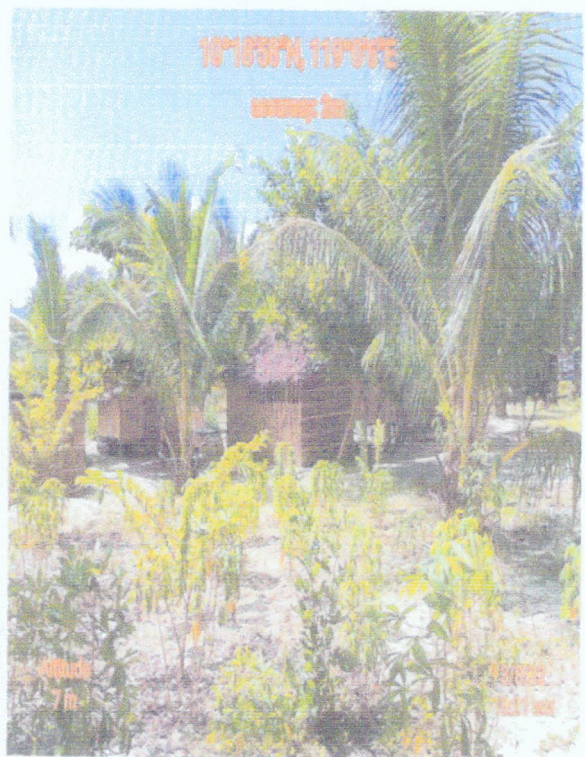
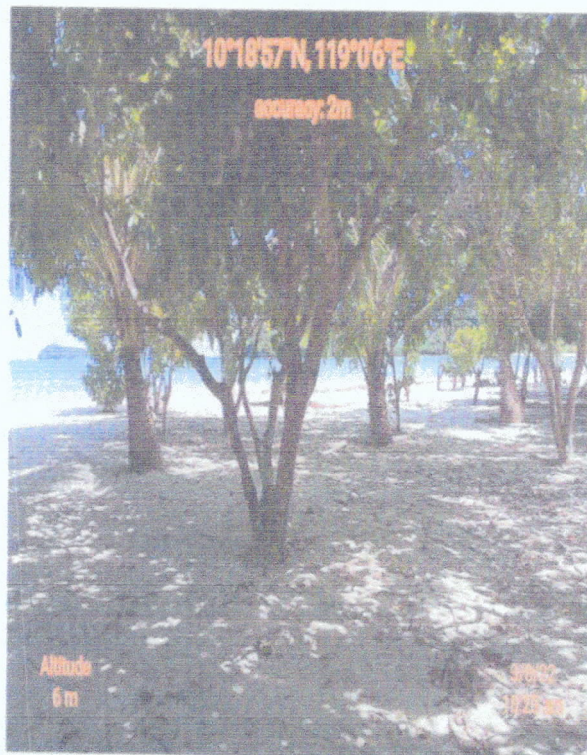
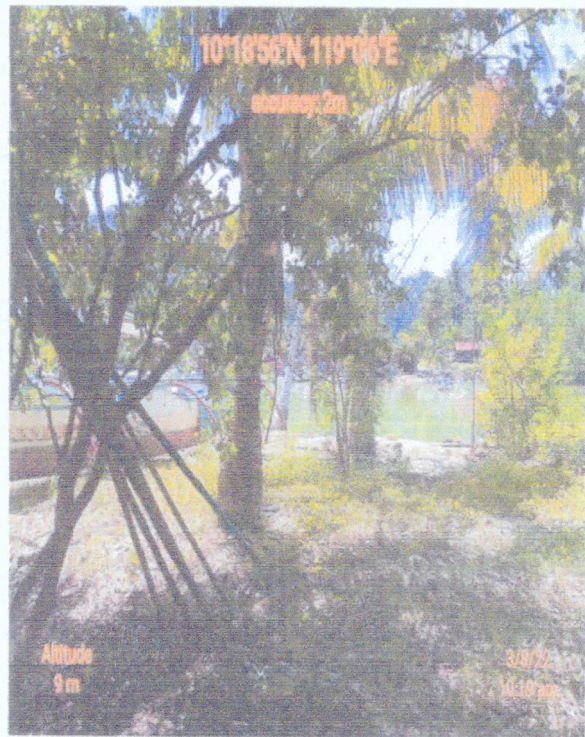
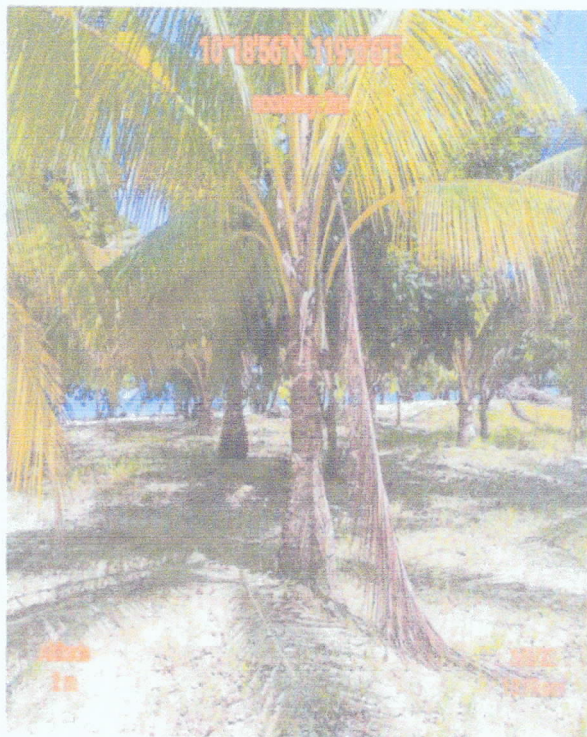
Cert. Fee: P15.00/35.00/10.00  
O.R. No. 8984916/8984952/3905455  
Dated: January 6, 2023  
sion/





Geo-photos on portion of Lot 5556, Cad. 860-D in Barangay Caruray, San Vicente, Palawan





Geo-photos on portion of Lot 5556, Cad. 860-D in Barangay Caruray, San Vicente, Palawan





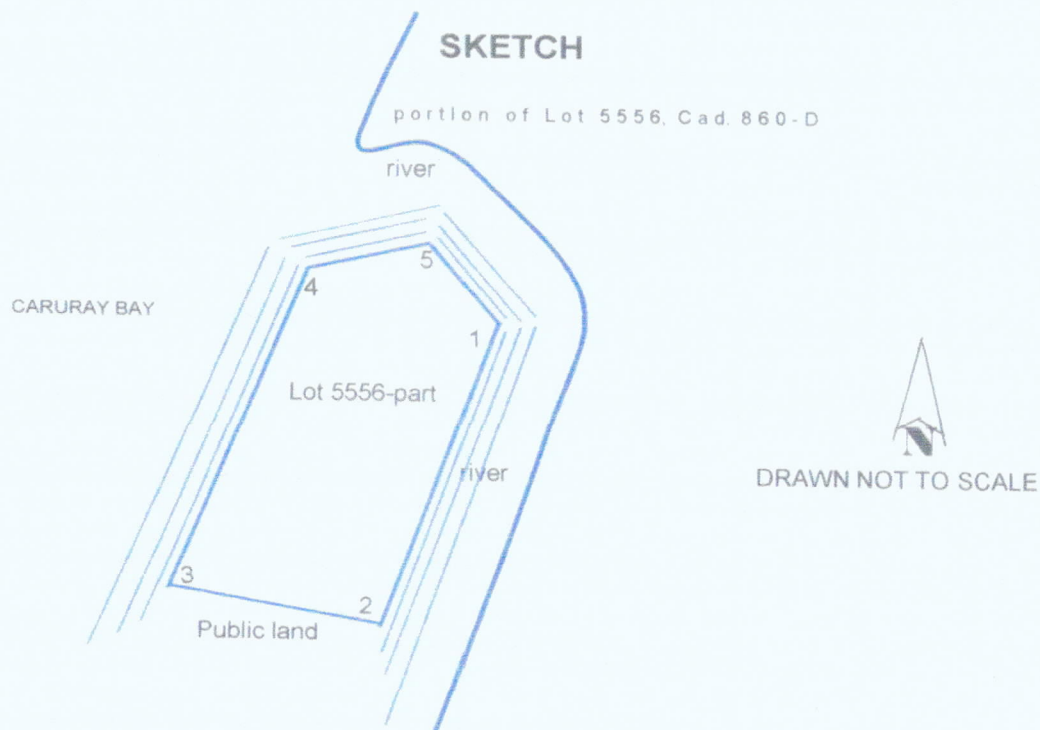
Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Roxas, Palawan

No. \_\_\_\_\_ Applicant Zealand Management Property rep. by Sherlita Friginal  
Lot No. 5556(Part), Cad. 860-D Ident. To Lot No. N/A  
Portion of Lot No. N/A Surveyed for: No listed claimant  
Date of Original Survey: Aug 15 – Nov 21, 1988 Surveyed by: Mariano V. Flotildes  
Area (sq. m.) 14,730 Date of Survey: CM 10° 18' N 119° 00' E  
Location: Caruray, San Vicente, Palawan Date Approved: \_\_\_\_\_

### TECHNICAL DESCRIPTION

TIE LINE : S 52 – 57 W 36,887.33 M. from BLLM #1, Cad. 860-D to cor. 1

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	S 22 - 50 W	203.86 M.			
2 - 3	N 73 - 24 W	72.73 M.			
3 - 4	N 25 - 28 E	206.96 M.			
4 - 5	N 68 - 07 E	44.17 M.			
5 - 1	S 27 - 30 E	40.82 M.			



T.D. Researched by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Sketched by: ALBERT A. ABOROT Date: \_\_\_\_\_  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_