



January 4, 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**

I am forwarding the memorandum of CENRO, Roxas, Palawan with the investigation report conducted on the application for Survey Authority with the subject portion of Lot 2876, Cad.860-D, San Vicente Cadastre applied by QLand Inc. Represented by Sps. Ronnie and Dahlia Quimbo.

After evaluation, This Office found out the following:

- The subject lot is within Alienable and Disposable Land per Land Classification Map No. 2880, Project 1-B, Block XI, approved on October 13, 1981.
- The subject lot has an approximate area of Two Hundred Five Thousand One Hundred Forty Three (205,143) square meters.
- The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO.

Hence, I recommend clearance for the issuance of survey authority. 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.


FELIZARDO B. CAYATOC

Reference No: 2022-11483

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Rhea
Date: 06 JAN 2023 CN 2023-39



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:

ANNEX "B"

CERTIFICATION

This is to certify that portion of **Lot 2876, Cad.860-D** is within **Alienable and Disposable Land** per LC Map No. 2880, Project No. 1-B, Block No. XI dated October 13, 1981.

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

Issued on 4th day of January, 2023 for confirmatory verification of the Regional office.

FELIZARDO B. CAYATOC

af

PENRO






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



MAP SHOWING
PORTION OF LOT 2876, CAD.860-D
Applied by Qland Inc.

Situated at
Brgy. San Isidro
Municipality of San Vicente
Province of Palawan

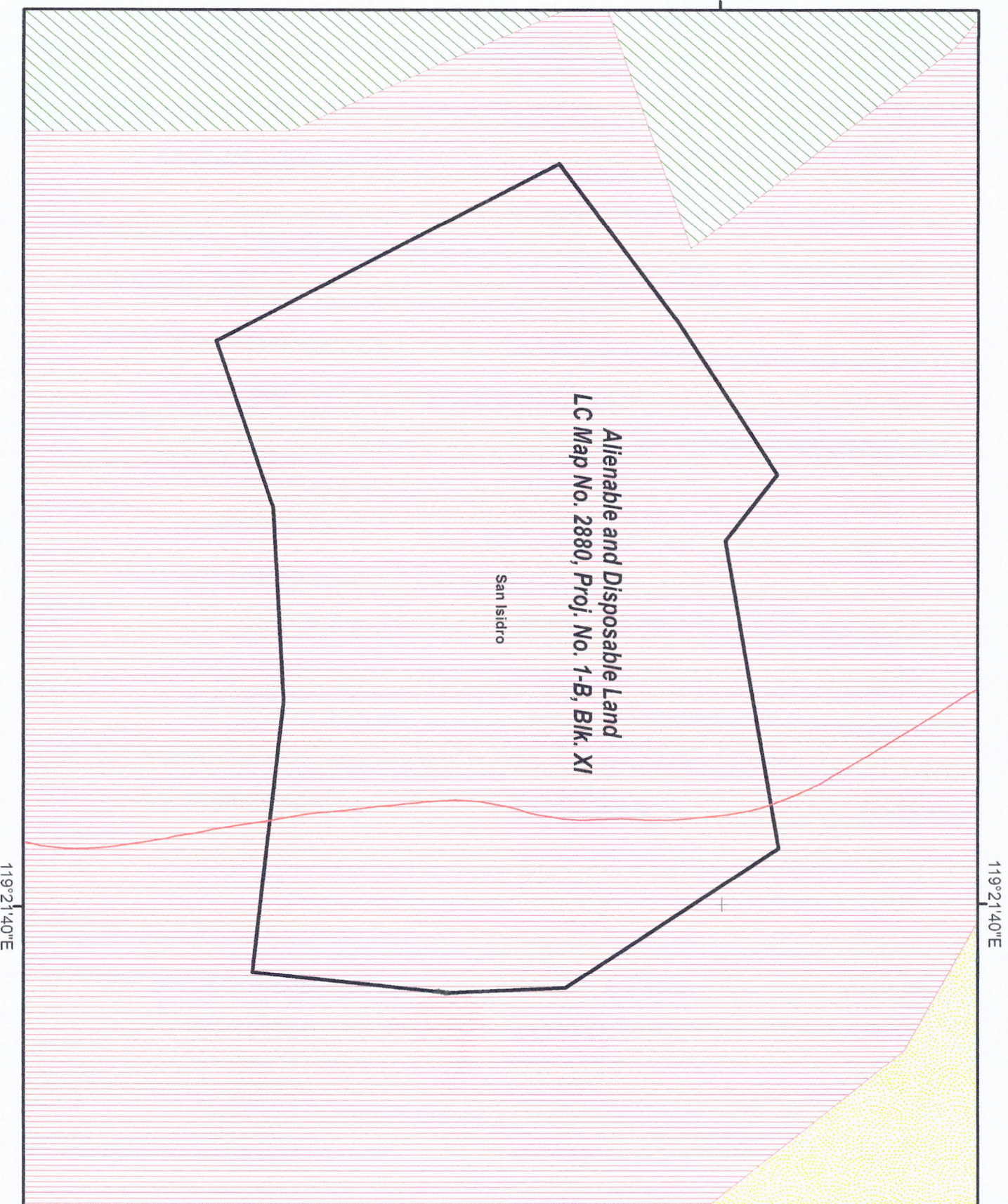
Projection: UTM

- Legend**
-  Lot
 -  Alienable & Disposable
 -  Forestland
 -  UPF
 -  No Data

Note:
Projection was plotted based on the
attached V-37 from the office of the
CENRO Roxas



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City, Palawan
Tel: No. (048) 834-8391
Email: Add: perron@denr.gov.ph





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: cenroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : TRANSMITTAL OF REPORT
DATE : 22 June 2022

**DENR PENR
PALAWAN RECORDS
RECEIVED**

BY: *[Signature]*
DATE: 12-19-2022 CN: 12-11483

I am submitting the investigation report conducted on the request for survey authority involving segregation subdivision of a portion of Lot 2876 of Cad. 860-D in Bgy. San Isidro, San Vicente, Palawan.

Evaluating the same, I found out that:

- a. The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. It is peacefully occupied/possessed by QLAND Inc. represented by Spouses Ronnie and Dahlia Quimbo to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at and subsequent issuance of the authority desired.

[Signature]
PABLO L. CRUZ
CENRO

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com
The Claimants
file

**DENR-CENRO ROXAS
RELEASED**
DATE: 30 JUN 2022
BY: _____
DOC. NO. 2022-06-0999

CERTIFIED PHOTO COPY

[Signature]
MA. CHRISTINE G. SINDAYEN
Records Officer

12- April
let me spot
before release

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

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : TRANSMITTAL OF REPORT
DATE : 22 June 2022

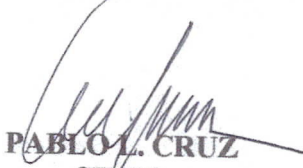
emailed 07/01/2022

I am submitting the investigation report conducted on the request for survey authority involving segregation subdivision of a portion of Lot 2876 of Cad. 860-D in Bgy. San Isidro, San Vicente, Palawan.

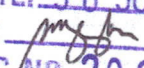
Evaluating the same, I found out that:

- a. The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. It is peacefully occupied/possessed by QLAND Inc. represented by Spouses Ronnie and Dahlia Quimbo to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at and subsequent issuance of the authority desired.


PABLO L. CRUZ
CENRO

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com
The Claimants
file

DENR-CENRO ROXAS
RELEASED
DATE: 30 JUN 2022
BY: 
DOC. NO. 2022-06-0999



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647


Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

This is to certify that part of Lot 2876 of Cad. 860-D specifically the portion lying between Latitudes 10-34-00.4 and 10-34-17.0 and Longitudes 119-21-16.3 and 119-21-37.2 is within the agricultural (alienable/disposable) lands per LC Map No. 2880, Project No. 1-B/Block XI dated 13 October 1981, under no FAO No. available.

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

Issued this 22nd day of June 2022.


PABLO L. CRUZ
CENRO

Copy: file

LOT 2876 (part), Cal. REG-D
FOR SEPARATION @ LAND INK.
NOT IN SPONSORED PROGRAM &
DAHLIA SUMMIT, RIK XI, MHI-B
~~1300 1st DE YR 20~~
NO PRO AVAILABLE



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

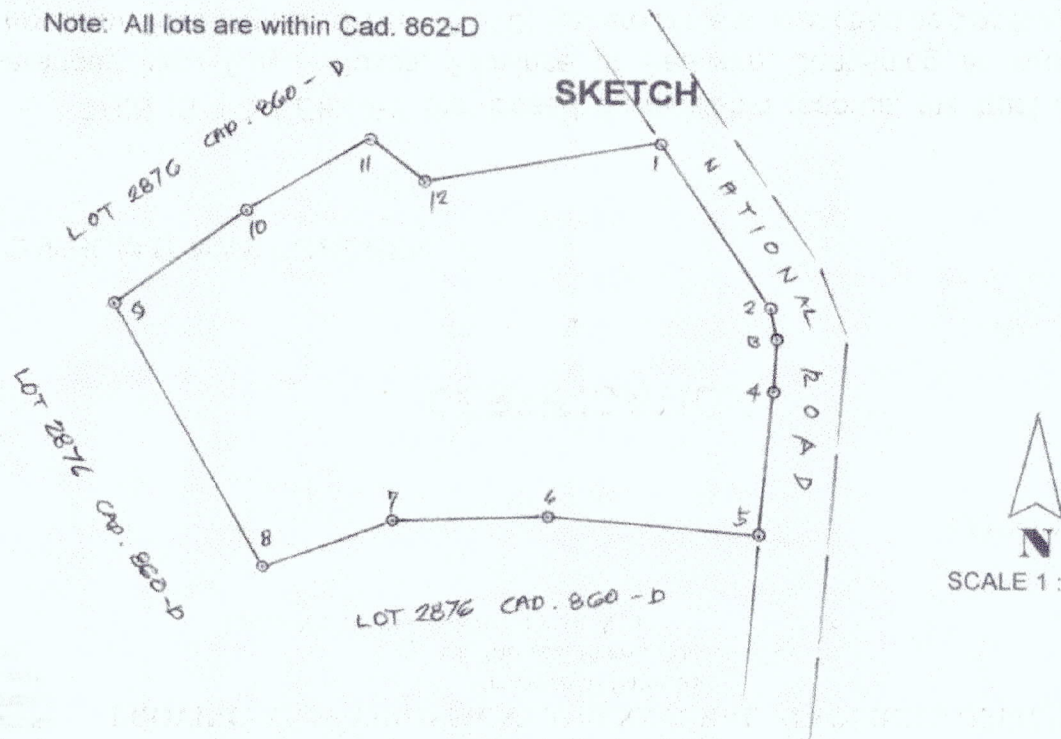
No. _____ Applicant JUANITO OLIVAR
Lot No. 2876(part) CAD. 860-D Ident.To Lot No. N/A
Portion of Lot No. N/A Surveyed for: N/A
Date of Original Survey: JULY 27-SEPT 23, 1987 Surveyed by: N/A
Area (sq. m.) 205,143 Date of Survey: JULY 27-SEPT 23, 1987
Location: San Isidro, San Vicente, Palawan Date Approved: MAY 22, 1989

TECHNICAL DESCRIPTION

TIE LINE : N 60-39 E 11,329.87 M. from BLLM #1, Cad. 862-D to cor. 1

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	S 33 - 22 E	196.37 M.	10 - 11	N 57 - 20 E	138.97 M.
2 - 3	S 07 - 36 E	30.27 M.	11 - 12	S 51 - 54 E	64.82 M.
3 - 4	DUE SOUTH	60.00 M.	12 - 1	N 80 - 16 E	242.49 M.
4 - 5	S 06 - 03 W	151.85 M.			
5 - 6	N 83 - 31 W	212.36 M.			
6 - 7	S 86 - 57 W	150.21 M.			
7 - 8	S 71 - 10 W	136.30 M.			
8 - 9	N 27 - 36 W	297.89 M.			
9 - 10	N 53 - 21 E	155.80 M.			

Note: All lots are within Cad. 862-D



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



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : The Investigating Officer

SUBJECT : INVESTIGATION REPORT

DATE : June 22, 2022

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

SUBJECT LOT

The subject land of this investigation is Lot 2876(part), Cad. 860-D, located in Bgy. San Isidro, San Vicente, Palawan with an area of 205,143 square meters.

CLAIMANT

The claimant is QLAND INC. represented by Sps. Ronnie Quimbo and Dahlia Quimbo who authorized Juanito Olivar, resident of Bgy Port Barton, San Vicente, Palawan to transact or apply for survey authority.

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 cadastral map over which the Surveys 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 area of subject lot.

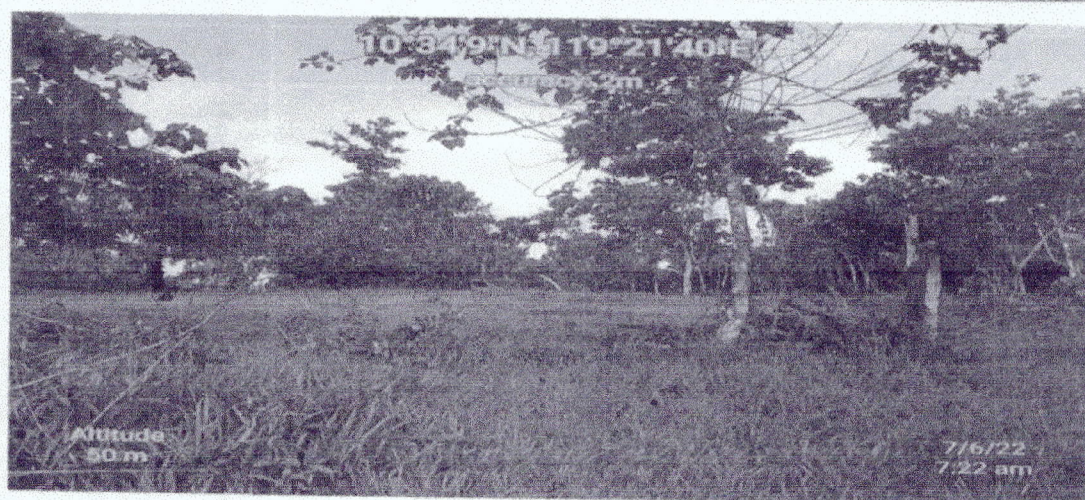
FINDINGS/ RECOMMENDATION

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

1. The subject area is within Agricultural lands (alienable or disposable). 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. Mr. Juanito Olivar is the caretaker of the land.
3. The subject lot is covered with fence along the national road and all corners are properly marked.
4. The applicant's possession in the area is peaceful and no one interfered since it was occupied by them.

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


ALBERT A. ABOROT
Investigating Officer



Geo-photos on portion of Lot 2876 of Cad. 860-D in Bgy. San Isidro, San Vicente, Palawan
 Subject of request for Survey Authority of represented by Juanito L. Olivar

Republic of the Philippines
4th Judicial Region
MUNICIPAL CIRCUIT TRIAL COURT OF TAYTAY-SAN VICENTE
Taytay, Palawan

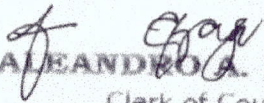
CERTIFICATION

TO WHOM THIS MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available in this Court, there is NO Criminal or Civil Case filed nor pending or disposed of against SPS. RONNIE C. QUIMBO and DAHLIA P. QUIMBO, residents of B44, L23 Jose Abad Santos Ave., Dasmariñas City, Cavite relative to Lot No. 2876 [PART], with Tax Declaration No. 18-21-009-2537 and with an area of 210,000 sq. m. located at San Isidro, San Vicente, Palawan.

Issued upon request of Juanito La Madrid Olivar for whatever legal purpose it may serve best.

At Taytay, Palawan. June 17, 2022


ALEANDRO A. LUENGAS
Clerk of Court II

Philhealth I.D. No. 09-025703851-2

O.R. No.

Issued on

At Taytay, Palawan

SB011

LA

VI 1100





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

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

SWORN AFFIDAVIT

I, MYRNA B. ALUTAYA, resident of Barangay San Isidro, San Vicente, Palawan after having been sworn, hereby depose and state:

1. That I personally know JUANITO OLIVAR who desires to survey the parcel of land described as portion of Lot 2876, Cad. 860-D in Bgy. San Isidro, San Vicente, Palawan.
2. That I am an actual resident of Bgy. San Isidro, in the Municipality of San Vicente, Palawan.
3. That I am aware of the fact that Juanito Olivar is the actual occupant and or possessor of the subject land.
4. That I am not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of my knowledge, belief and information, the land is not claimed by adverse others.

IN WITNESS WHEREOF, I have hereunto set my hand this ____th day of June 2022 in the place above first written.

MYRNA B. ALUTAYA

Affiant

CTC No. 07951906

Issued on 06/19/2022

Issued at San Vicente, Palawan

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

ALBERT A. ABOROT

Officer Authorized to Administer Oath

LMO I

(Position/Designation)



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

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

SWORN AFFIDAVIT

I, ROMELYN CAMO, resident of Barangay San Isidro, San Vicente, Palawan after having been sworn, hereby depose and state:

1. That I personally know JUANITO OLIVAR who desires to survey the parcel of land described as portion of Lot 2876, Cad. 860-D in Bgy. San Isidro, San Vicente, Palawan.
2. That I am an actual resident of Bgy. San Isidro, in the Municipality of San Vicente, Palawan.
3. That I am aware of the fact that Juanito Olivar is the actual occupant and or possessor of the subject land.
4. That I am not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of my knowledge, belief and information, the land is not claimed by adverse others.

IN WITNESS WHEREOF, I have hereunto set my hand this ____th day of June 2022 in the place above first written.

ROMELYN CAMO

Affiant

CTC No.

Issued on

Issued at San Vicente, Palawan

27724287
01/06/2022

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

ALBERT A. ABOROT

Officer Authorized to Administer Oath

LMO I

(Position/Designation)



Republic of the Philippines
Province of Palawan
Municipality of San Vicente
Barangay San Isidro

OFFICE OF THE PUNONG BARANGAY

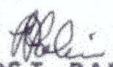
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that QLAND INC., represented by Ronnie C. Quimbo & Dahlia P. Quimbo is the actual owner of agricultural land (alienable/disposable) identified as Lot 2876(part) of Cad. 860-D covered by Tax Dec. No. 18-21-009-2537 and Property Identification No. 066-21-00-17-016 containing area of twenty one(21) hectares situated at Barangay San Isidro, San Vicente, Palawan.

This certification is hereby issued upon request of Mr. Ronnie C. Quimbo for whatever legal purpose/s it may serve them best.

Given this 6th day of April, 2022 at Barangay San Isidro, San Vicente, Palawan.

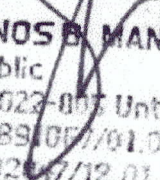

REMEDIOS T. PABLIO
Punong Barangay

Paid O.R. No.: 5930749
Date Paid : 4/4/2022
Amount Paid: ₱100.

SUBSCRIBED AND SWORN TO BEFORE ME THIS
JUN 21 2022 CITY OF PUERTO PRINCESA, PALAWAN,
AFFIANT HAVING EXHIBITED TO ME HIS/HER IDENTIFICATION
NO. _____ /ISSUED BY _____



Doc. No. 416
Page No. 87
Book No. XXX
Series of 20 2k


ATTY. ONOS B. MANGOTARA
Notary Public
NPL No. 2022-003 Until Dec 31, 2023
PTR No. 0891057/01.03.2022
IBP No. 002047/12.01.2021
Attorney's Roll No. 27750
MCLE Compliance No. VII-0007106
Valid Until April 14, 2025

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-21-009-2537**Property Identification No.: **066-21-009-17-016**Owner: **QLAND INC. rep. by: SPS. RONNIE C. QUIMBO & DAHLIA P. QUIMBO**

TIN: _____

Address: **B44 L23 JOSE ABAD SANTOS AVE., SALAWAG, DASMARIÑAS CITY, CAVITE**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

SAN ISIDRO**SAN VICENTE, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **CAD 860-D**

CCT: _____

Lot No. **2876 (PART)**

Date: _____

Block No. _____

Boundaries: North: **ALN 011**South: **ALN 011**East: **NATIONAL HIGHWAY**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 (RICUP2-ML)	21.0000 ha.	70,000 Php	1,264,200.00	AGRICULTURAL (Upland R/L)	16 % Php	202,270.00	TAXABLE
Total	210,000.00 sq.m	Php	1,264,200.00		Php	202,270.00	

Total Assessed Value **TWO HUNDRED TWO THOUSAND TWO HUNDRED SEVENTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2021**
YEAR

Approved by: _____

(SGD) EUVICA M. COLBE, REA**12/23/2020**

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. **18-21-009-2534;**Previous A.V. Php. **180,600.00**Previous PIN: **066-21-009-17-016;**Previous Owner: **VIRGINIA Y. BETITA, REPUBLIC OF THE PHILIPPINES**Previous Area: **18.7491 ha.****Memoranda:**

TRANSFERRED AND TO INCREASE THE AREA FROM 16.1945 HAS. TO 21.0 HAS PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON DECEMBER 23, 2020, DULY NOTARIZED AFFIDAVIT OF QUITCLAIM EXECUTED ON DECEMBER 22, 2020, CENRO CERTIFICATION (A & D) DATED OCTOBER 05, 2020, SKETCH MAP AND BARANGAY CERTIFICATION ISSUED ON FEBRUARY 12, 2020. TAXES PAID UNTIL 2020 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P12,500.00, O.R. NO. 2678125, ISSUED ON 12/23/2020 AT PPCITY. INCREASED IN AREA OF 4.8055 HAS. IS SUBJECT TO TEN (10) YEARS BACK TAXES BASED ON ASSESSED VALUE SHOWN BELOW. NO PENALTY IF PAID ON OR BEFORE THE END OF THE QUARTER FOLLOWING THE DATE OF NOTICE OF ASSESSMENT WAS RECEIVED BY THE OWNER OR HIS/HER REPRESENTATIVE.

Assessed Value subject to tax:

Year Covered	Assessed Value
2011-2013	19,840.00
2014-2018	26,450.00
2019-2020	46,290.00

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

SWORN STATEMENT No.: **- NONE -**SWORN STATEMENT Date: **12-22-2020**

Machine Validation: Printed by Ammie S Jara/ 5:29:43 PM/ 6/20/2022

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:DATE: **6/20/2022****ABENCIO C. GABAYAN, JR.**
LADO IVSec. Fee: 50.00
O.R. No.: 1219825
O.R. Date: 6/20/2022
Place: PPCity



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

OLIVAR, JUANITO LA MADRID

TIN: 387-985-527-000

**BRGY. PORT BARTON, SAN VICENTE
PALAWAN**

BIRTH DATE: 06/22/1968

ISSUE DATE: 02/24/2021



SIGNATURE

* 013303798 *

• This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.

• Report immediately to your Revenue District Officer, the loss of this card and change of name or address.

• Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment



REPUBLIC OF THE PHILIPPINES
Philippine Health Insurance Corporation



09-025703851-2

OLIVAR, JUANITO LA MADRID

**JUNE 22, 1968 - MALE
PORT BARTON SAN VICENTE, PALAWAN - 5308**



INFORMAL ECONOMY

CERTIFICATION

The person whose name and signature appear on this card is a beneficiary of the National Health Insurance Program. He/She, including his/her qualified dependents, are entitled to the benefits and privileges of the Program by virtue of Republic Act No. 7875, as amended.

BGEN. RICARDO C. MORALES, AFP (RET) FICD
President and Chief Executive Officer (CEO)



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. 09171406378 / 09175028647
Email address: ceonrpalawan@denr.gov.ph


CERTIFICATION

TO WHOM IT MAY CONCERN:


This certifies that the tract of land described as Lot 2876(part) of Cad. 866-D specifically the portion lying between Latitudes 10-34-00.4 and 10-34-17.0 and Longitudes 119-21-16.3 and 119-21-37.2 generating about Twenty-one (21) Hectares in Hgy. San Isidro, San Vicente, Palawan is within the agricultural (alienable/disposable) lands. It falls inside Block XI of Land Classification Project Numbered 1-B which was approved on 13 October 1981 as LC Map No. 2890.

This is issued to Mr. Ronnie C. Quindo this 12th day of July 2021 for whatever legal purposes it may best serve.

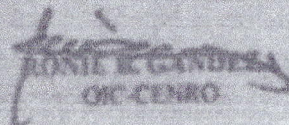
Projected By


VITALIANO BATAKANAN
F III, Chief, MES

Verified By:


RONNIE P. LILANG
LMO III, Chief, RPS

Attested To


RONNIE C. QUINDO
OIC-CENRO

Admin Fees P 100.00

OR No. **1408404**

Date Issued **JUL 15 2021**

copy: 02