

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 Puerto Princesa City dated December 5, 2022 with the investigation report conducted on the application for Survey Authority with the subject Lot 5, Block 25, Ccs-045316-001178-D, situated at Barangay Sta. Monica, Puerto Princesa City applied by Ms. Analyn B. Duterte.

After evaluation, This Office found out the following:

- The subject lot is within Alienable and Disposable Land per Republic Act No. 9145 dated July 3, 2001.
- The subject area falls to Forestland per LC Map No. 203, Project 1 using the replotted land classification in GIS basemap.
- The subject lot consist of six (6) corners covering an area of Three Thousand (3,000) square meters.
- The subject lot was plotted and evaluated based on the attached technical description by the Office of the CENRO.

Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

Reference No: 2022-11229  
TSD/RPS/SMU

**FELIZARDO B. CAYATOC**

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By: *Rhea*  
Date: *06 JAN 2023* *2023-388*



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Province of Palawan

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## ANNEX "B"

### CERTIFICATION

This is to certify that **LOT 5, BLK. 25, CCS-045316-001178-D** is within **Alienable and Disposable Land** per Republic Act No. 9145 "An act to reclassify a portion of land under cadastral survey 800-D, Module 2, Project No. 1-LC Map 203 in Barangay Sta. Monica, Puerto Princesa City, Province of Palawan as Agricultural Land open to disposition" signed by Gloria Macapagal Arroyo dated July 30, 2001.

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

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

  
**FELIZARDO B. CAYATOC**  
PENRO

Note:  
Reference used was based on shapefiles  
provided and projected by the office of the CENRO





**MAP SHOWING**  
**LOT 5, BLOCK. 25,**  
**CCS-045316-001178-D**  
**Applied by Analyn B. Duterte**

**Situated at**  
**Brgy. Sta. Monica**  
**Puerto Princesa City**

*Projection: UTM*

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

**Note:**  
*Projection was plotted based on the  
attached technical description from the  
office of the CENRO PPC*



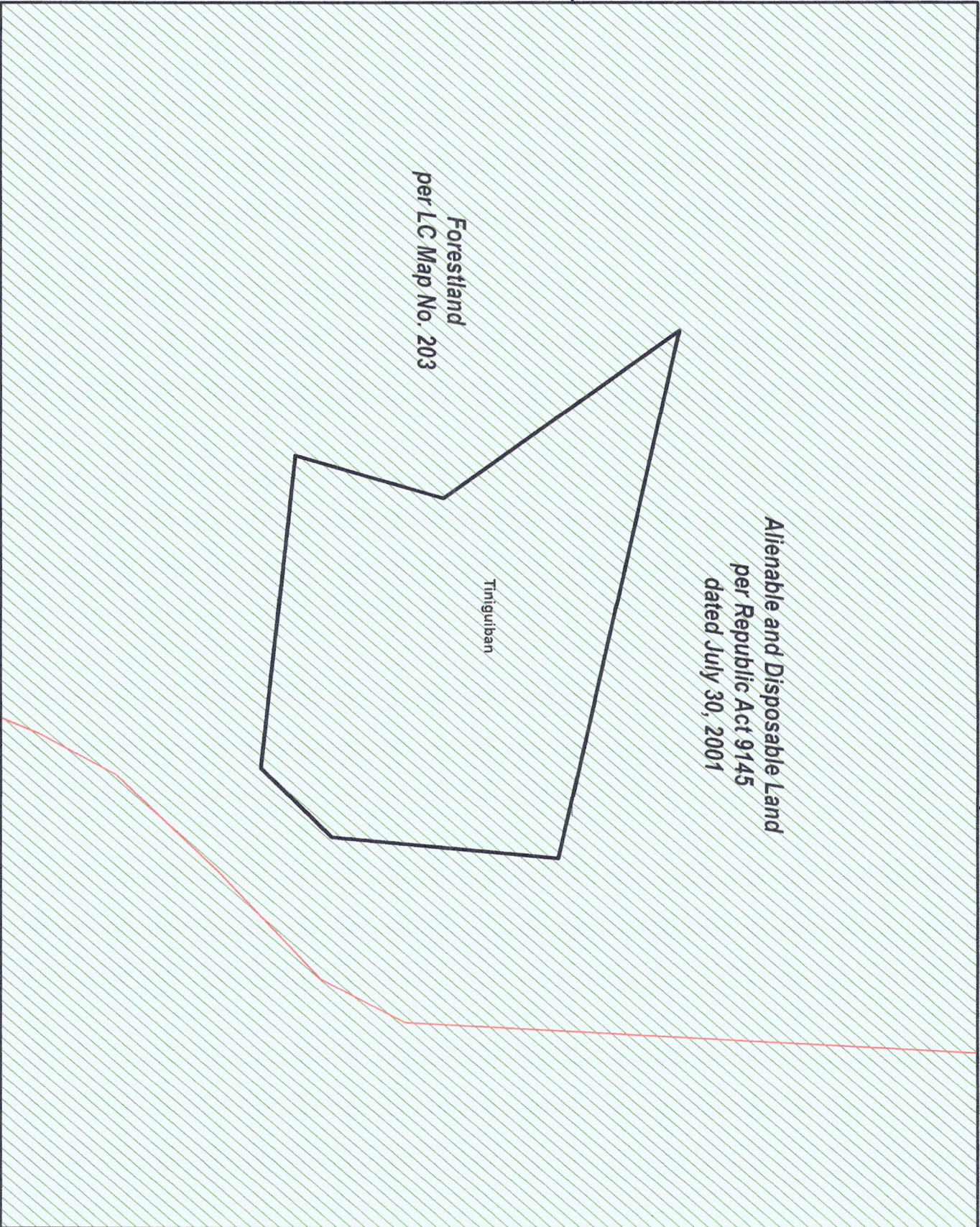
Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Brgy. Sta. Monica, Puerto Princesa City, Palawan  
Telax No. (048) 534-6131  
Email Add: penvpalawan@denr.gov.ph

118°43'30"E

118°43'30"E

9°46'20"N

9°46'20"N





2	4507.21	17.81	26.60	37.81	10.60
		N. 34° 01' E.	N. 86° 38' E.	S. 35° 34' E.	N. 37° 12' W.
	54.70		56.88	63.77	1.59
	S. 09° 25' W.		N. 46° 15' E.	S. 56° 05' E.	N. 36° 29' E.
	14.05		52.48	23.70	41.23
3	N. 43° 24' W.	N. 16° 10' E.	S. 65° 34' E.	S. 24° 26' W.	S. 62° 44' W.
	4507.21	78.70	E. 2.36	63.01	17.81
4	N. 41° 16' W.	S. 49° 41' W.	S. 24° 26' W.	N. 65° 34' W.	N. 16° 10' E.
	4559.86	32.77	69.25	22.36	80.93
5	N. 41° 16' W.	N. 88° 46' W.	N. 16° 10' E.	N. 35° 37' W.	S. 77° 11' E.
	4554.86	47.71	23.21	43.65	82.10

REMARKS:

4, 1993

Checked by

19

Surveyed

Checked by

10

Checked by

10

BY: A. S. E.

Notes









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](mailto: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 AND THE CERTIFICATION FOR CONFIRMATION OF LAND CLASSIFICATION**

**Date** : December 5, 2022

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY: [Signature]  
DATE: 12-07-2022 PN 1229

I am submitting the **Investigation Report** (Annex D) regarding the request for issuance of Survey Authority of Ms. Analyn B. Duterte represented by her Attorney-in-Fact Ms. Florentina C. Labis covering Lot No. 5, Blk. 25, Ccs-045316-001178-D containing an area of 3,000 square meters located in Barangay Tiniguiban, 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 Ms. Duterte.**

Also attached is the issued **Land Classification Certification** (Annex B) supported *with form V-37 and Sketch of the subject lot for confirmation of Land Classification of the Regional office* covering Lot No. 5, Blk. 25, Ccs-045316-001178-D located in Barangay Tiniguiban, 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 Republic Act No. 9145 "An Act to reclassify a portion of land under Cadastral Survey 800-D, Module 2, Project No. 1 L.C. Map No. 203, in Bgy. Sta. Monica, Puerto Princesa City, Province of Palawan as Agricultural Land (Alienable and Disposable) signed by then President Gloria Macapagal Arroyo dated July 30, 2001**
- Other findings: **Please see Investigation Report (Annex B).**

WHEREFORE, I respectfully recommend the **Confirmation of Land Classification** and further the issuance of **Clearance to Issue Survey Authority of the MIMAROPA Regional office** in connection to the above mentioned request. Attached are geo-tagged photographs of the subject lot.

cc: Ms. Analyn B. Duterte  
c/o Ms. Florentina C. Labis  
Bgy. Tiniguiban, Puerto Princesa City

CENRO PPC  
RPS-vgajii

**DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
RELEASED**  
NO: 5127  
DATE: 12-07-22  
BY: [Signature]

[Signature]  
**PEDRO A. VELASCO**





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

## MEMORANDUM

**For** : The OIC-Community Environment and Natural Resources Officer  
**From** : The Investigating Officer  
**Subject** : **INVESTIGATION REPORT**  
**Date** : November 11, 2022

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
**RECEIVED**  
DOC. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: **DEC 05 2022**  
NAME: \_\_\_\_\_  
POSITION: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

I am submitting this report in compliance with your instruction to conduct an investigation on the request for issuance of Survey Authority of Ms. Analyn B. Duterte represented by her Attorney-in-Fact Ms. Florentina C. Labis dated June 10, 2022 which was received by this office on June 30, 2022. Copies of the said letter and Special Power of Attorney in favor of Ms. Labis are hereto attached.

### SUBJECT LOT

The subject of this investigation is identified as **portion of Lot No. 5, Blk. 25, Ccs-045316-001178-D containing an area of 1,500 square meters (more or less) located at Purok Sandiwa Barangay Tiniguiban, Puerto Princesa City, Palawan;**

### CLAIMANT

That records verification disclosed that Lot No. 5, Blk. 25, Ccs-045316-001178-D containing an area of 3,000 square meters located in Barangay Tiniguiban, Puerto Princesa City, Palawan is covered by Miscellaneous Sales Application No.-045316-1218 of Leopito N. Montejo which was filed on April 11, 2005. Copy of Records Certification is hereto attached.

### PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned together with the assistance of 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.
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 requested lots using the approved plan Ccs-045316-001178-D and a copy of Tax Map from Assessor's office as reference.



## **FINDINGS/RECOMMENDATION**

That the subject land has been verified to be within the Alienable and Disposable Land per Republic Act No. 9145 "An Act to reclassify a portion of land under Cadastral Survey 800-D, Module 2, Project No. 1 L.C. Map No. 203, in Bgy. Sta. Monica, Puerto Princesa City, Province of Palawan as Agricultural Land (Alienable and Disposable) signed by then President Gloria Macapagal Arroyo dated July 30, 2001 which is hereto attached.

That a subdivision of Lot No. 5, Blk. 25, Ccs-045316-001178-D was recorded in the Assessor's office wherein the said lot is subdivided into seven (7) lots identified as proposed Lot Nos. 5-A to 5-G. In addition, it was found out that the said subdivision survey was prepared by Engr. Noel C. Pronto dated July 31, 2000 in favor Mrs. Norma Jimenez however, the said subdivision plan was not approved considering that no Survey Authority was issued based on issued Records Certification. See also attached Records Certification, Tax Map from Assessor's office and Sketch Plan prepared by Engr. Pronto.

That the subject lot which is requested for issuance of Survey Authority is identified as proposed Lot Nos. 5-A and 5-B both covering an area of 750 square meters with a total area of 1,500 square meters. In addition, the proposed Lot No. 5-A was acquired by spouses Ali Jose Duterte and Analyn B. Duterte from spouses Leoncia Cruz and Manuel Cruz in which they acquired the same lot from Mrs. Norma Jimenez Catapang. Moreover, proposed Lot No. 5-B was acquired by Josee Maria Ysabel B. Duterte (daughter of Ali Jose and Analyn Duterte which is still a minor) from Eugenio Santos Canaza (brother of Leoncia Cruz) in which he acquired the same lot from Ms. Rosella A. Jimenez. Copies of the executed Affidavit of Waiver of Rights covering the aforementioned lots are hereto attached.

That another area was also inspected by the undersigned considering that it is also a portion of Lot No. 5, Blk. 25, Ccs-045316-001178-D. Appearing to the Tax Map, the said portion of land is identified as proposed Lot Nos. 5-D, 5-E and 5-F which was found out to be owned by Ms. Juvelyn M. Mingoa who likewise acquired the same lot to Mrs. Clara C. Espiritu. In addition, Ms. Juvelyn M. Mingoa had already executed a Waiver of Rights dated September 2, 2022 in favor of Ms. Maria Katrina C. Tiotangco. Copies of the said waivers are hereto attached.

That the western portion of Lot No. 5, Blk. 25, Ccs-045316-001178-D particularly the proposed Lot Nos. 5-G, 5-B, 5-C and 5-F are immediately adjacent to the mangroves. In addition, it appears that the proposed Lot Nos. 5-G and 5-F may not be included in the said survey considering that the whole area of the said lots is within/covered by the 40 meters wide buffer zone.

That during the ocular inspection/investigation, the holder of Miscellaneous Sales Application No.-045316-1218 Leopito N. Montejo over the whole area of Lot No. 5, Blk. 25, Ccs-045316-001178-D was not found on the area and likewise, not occupying the whole area. Furthermore, the whole area are actually subdivided on the ground which was based on the proposed subdivision lots prepared by Engr. Pronto.

That the prepared subdivision survey prepared by Engr. Noel C. Pronto dated July 31, 2000 is prior to the filed application of Mr. Leopito N. Montejo which was filed on April 11, 2005.

That the proposed Lot Nos. 5-A and 5-B was actually occupied by spouses Ali Jose Duterte and Analyn B. Duterte wherein the said lots is secured by fence made from mix materials such as buho, galvanized iron sheet, barbed wires and concrete post. See geo-tagged photos which is hereto attached.

That the proposed Lot No. 5-D, 5-E and 5-F was actually occupied by Ms. Juvelyn M. Mingoa who already waived his rights in favor of Ms. Maria Katrina C. Tiotangco wherein the said lots is already secured by concrete fence and long span roofing on the western portion of proposed Lot No. 5-F.



That both aforementioned occupants is supported by affidavits executed by their respective witnesses (two disinterested persons) who are also residents of the same barangay who attested that they know the said requester/occupants as the actual occupants/possessor of the subject lots. Copies of the duly Notarized Affidavits are hereto attached.

That no recorded complaint and that Leopito Montejo does not occupied the subject lot and likewise recorded as a resident of the concerned barangay nor any pending/decided land registration case in the court regarding Lot No. 5, Blk. 25, Ccs-045316-001178-D and the occupation of spouses Ali Jose Duterte and Analyn B. Duterte and Ms. Maria Katrina C. Tiotangco wherein the said barangay and the office of the Clerk of Court Puerto Princesa City had issued certifications which are hereto attached.

That the aforementioned occupants agreed on the survey that will be conducted once a clearance to survey has been issued by the Regional office and also agreed to hire the services of Engr. Lucy Janet Passion to conduct the said survey to finally have their respective lots that will be further subjected of approval in the Regional office.

That the requester— Ms. Analyn B. Duterte represented by her Attorney-in-Fact Ms. Florentina C. Labis is requesting for issuance of Survey Authority and intended to hire the services of Engr. Lucy Janet Passion to execute the survey within Lot No. 5, Blk. 25, Ccs-045316-001178-D.

That the subject land is absolutely free from claims and conflicts and both the aforementioned occupants was already informed regarding the 40 meters wide buffer zone that will be excluded in the subject area which is immediately adjacent to mangroves.

***I respectfully recommend the cancellation/rejection of Miscellaneous Sales Application No.-045316-1218 of Leopito N. Montejo*** considering that he is not actually occupying the whole area applied nor introduce improvements therein and he is nowhere to be found during the investigation. Moreover, ***it is also recommended the issuance of confirmed Certification as to Land Classification status of the subject lot be issued by the MIMAROPA Regional office and at the same time the issuance of Survey Clearance*** once the said area is verified to be an Agricultural Land (Alienable and Disposable). Finally, ***the issuance of Survey Authority be granted to Engr. Lucy Janet Passion once the aforementioned LC confirmation and 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 available records in our office, the tract of land in Barangay Tiniguiban, Puerto Princesa City, Palawan containing an area of 3,000 square meters identified as **Lot No. 5, Block 25, Ccs-045316-001178-D** was verified to be within **Alienable and Disposable Land** as per Republic Act No. 9145 "AN ACT TO RECLASSIFY A PORTION OF LAND UNDER CADASTRAL SURVEY 800-D, MODULE 2. PROJECT NO. 1 - LC MAP 203 IN BARANGAY SANTA MONICA, PUERTO PRINCESA CITY, PROVINCE OF PALAWAN AS AGRICULTURAL LAND (ALIENABLE AND DISPOSABLE AREA) OPEN TO DISPOSITION." Signed by Gloria Macapagal Arroyo then President of the Philippines dated July 30, 2001.

Issued this 27<sup>th</sup> day of April 2022 at CENRO Puerto Princesa.

Checked and Verified by:

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

Approved by:

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

**CERTIFIED PHOTOCOPY**

**MILVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER

Certification fee: P50.00  
Oath fee: P36.00  
O.R. No. 04019145  
Date: 4-27-2022

DENR MIMAROPA REGION  
CENRO  
NO. 2635  
DATE: 6-7-2022  
BY: [Signature]



Date: 09-28-28







Republic of the Philippines  
**REGIONAL TRIAL COURT**  
Fourth Judicial Region  
Puerto Princesa City  
Email Address: [rtc1prpcc@judiciary.gov.ph](mailto:rtc1prpcc@judiciary.gov.ph)  
Hotline Number: 09289352669

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

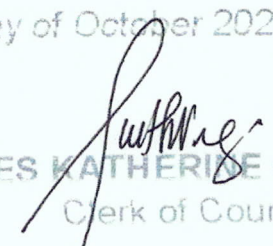
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Analyn B. Duterte covering Lot No. 5, Blk. 25, Ccs-045316-001176-D Cad 800-D located at Barangay Tiniguiban, Puerto Princesa City, Palawan


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

At Puerto Princesa City, this 28<sup>th</sup> day of October 2022.

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

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 8978458/8982558/3/11197  
Dated: October 28, 2022  
zm

**CERTIFIED PHOTOCOPY**

  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF PALAWAN  
PUERTO PRINCESA CITY

**AFFIDAVIT**

I, BRENDA S. ENTERRO Filipino, single/married, of legal age and a resident of TINIGUBAN, PTD. PRINCESA CITY after having been duly sworn to, do hereby depose and state:

1. That I personally know ANALYN B. DUTERTE who is the actual occupant/ possessor of Lot No. S. A. 45-045613-00 1178-D containing an area of 1,500 SQM square meters located at PURDOK SANDIWA, BGT. TINIGUBAN P.P.C.
2. That I am an actual resident of Barangay TINIGUBAN of the City of Puerto Princesa and that I know the land very well.
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land for at least 20 years by himself or through his predecessors-in-interest.
4. That I am not related to ANALYN B. DUTERTE either by consanguinity or affinity and not in any way, interested in the agricultural land applied for or in the granting of a Survey Authority and Free Patent; and
5. That to the best of my knowledge, belief and information, he has the qualifications to acquire **Survey Authority** and further file for an appropriate Public Land Application.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of AUGUST in the place above first written.

  
\_\_\_\_\_  
Affiant

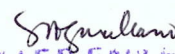
CTC NO. 13199712  
Issued on: 01-03-22 at BGT. TINIGUBAN PTD. PRINCESA CITY

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

16 AUG 2022 Puerto Princesa city

**CERTIFIED PHOTOCOPY**

Doc. No. 58  
Page No. 13  
Book No. 1  
Series of 202 2

  
**NOVA BILLE E. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

**MARGARITO P. GERVACIO, JR.**  
Roll of Attorneys #18163  
NOTARY PUBLIC  
Commission NPL No. 2022-013  
June 24, 22 to Dec. 31, '22  
PTP 1891870/HPC June 6, 2022  
IBP OR 189183 / April 4, 2022  
IBP-Palawan OR 2165 / 6/2/2022  
MCLE Compliance : EXEMPTED



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF PALAWAN  
PUERTO PRINCESA CITY

## AFFIDAVIT

I, RUEL G. PAPOLONIAS Filipino, single/married, of legal age and a resident of BGT TINIGUIBAN PTO. PRINCESA CITY after having been duly sworn to, do hereby depose and state:

1. That I personally know ANALYN B. DUTERTE who is the actual occupant/ possessor of Lot No. S-A CCS-0457613-001178-D containing an area of 1500 SQM square meters located at PURUK SANDIWA BGT. TINIGUIBAN P.C.
2. That I am an actual resident of Barangay TINIGUIBAN of the City of Puerto Princesa and that I know the land very well.
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land for at least 20 years by himself or through his predecessors-in-interest.
4. That I am not related to ANALYN B. DUTERTE either by consanguinity or affinity and not in any way, interested in the agricultural land applied for or in the granting of a Survey Authority and Free Patent; and
5. That to the best of my knowledge, belief and information, he has the qualifications to acquire **Survey Authority** and further file for an appropriate Public Land Application.

IN WITNESS WHEREOF, I have hereunto set my hand this 16TH day of AUGUST in the place above first written.

[Signature]  
Affiant

CTC NO. 13199707

Issued on: 01-03-22 at BGT. TINIGUIBAN PTO. PRINCESA

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

16 AUG 2022 Puerto Princesa City

Doc. No. 60  
Page No. 13  
Book No. 1  
Series of 202 2

**CERTIFIED PHOTOCOPY**

[Signature]  
**NOVABILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER / RECORDS OFFICER

[Signature]  
**MARGARITO P. GERVACIO, JR.**  
Roll of Attorneys #18163

**NOTARY PUBLIC**  
Officer Authorized to Administer Oath  
Commission NPL No. 2022-013  
June 24, 22 to Dec. 31, 22  
PTR 1691874 / PPC June 6, 2022  
IBP OR 189183 / April 4, 2022  
IBP-Palawan OR 2165 / 6/2/2022  
MCLE Compliance : EXEMPTED



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF PALAWAN  
PUERTO PRINCESA CITY

**AFFIDAVIT**

I, RUEL G. PAOLONIAS Filipino, single/married, of legal age and a resident of Purok Sandawa, Brgy. Tiniguiban, Puerto Princesa City after having been duly sworn to, do hereby depose and state:

1. That I personally know MARIA KATHINA C. TIOGANG who is the actual occupant/ possessor of Lot No. 5, D, E, F containing an area of 1.190 square meters located at Purok Sandawa, Brgy. Tiniguiban, Puerto Princesa City, Palawan.
2. That I am an actual resident of Barangay Tiniguiban of the City of Puerto Princesa and that I know the land very well.
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land for at least \_\_\_\_\_ years by himself or through his predecessors-in-interest.
4. That I am not related to MARIA KATHINA C. TIOGANG either by consanguinity or affinity and not in any way, interested in the agricultural land applied for or in the granting of a Survey Authority and Free Patent; and
5. That to the best of my knowledge, belief and information, he has the qualifications to acquire **Survey Authority** and further file for an appropriate Public Land Application.

SEP 13 2022

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

*NOVA BILLE B. BARCELLANO-VITERBO*  
NOVA BILLE B. BARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

*RUEL G. PAOLONIAS*  
RUEL G. PAOLONIAS  
Affiant

CTC NO. 13199707  
Issued on: 01-03-22 at Brgy. Tiniguiban,

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

DOC. NO. 12  
PAGE NO. 4  
BOOK NO. 229  
SERIES OF 1022



**ATTY. JOSEPH ALLEN P. QUINON**  
Notary Public  
Authorized to  
Administer Oath  
COMMISSIONED UNTIL DECEMBER 31, 2023  
ROLL NO. 47519/TIN NO. 223-829-182  
ID NO. 001817/PTR NO. 1686450  
MCLE NO. VI-0027765



REPUBLIC OF THE PHILIPPINES  
PROVINCE OF PALAWAN  
PUERTO PRINCESA CITY

**AFFIDAVIT**

I, ANACILTO QUINAD Filipino, single/married, of legal age and a resident of Purok Sardinia, Bay. Tiniguiban, Puerto Princesa City after having been duly sworn to, do hereby depose and state:

1. That I personally know MARIA KATRINA C. TIOTANCO who is the actual occupant/ possessor of Lot No. S- D, E, F containing an area of 1.190 square meters located at Purok Sardinia, Bay. Tiniguiban, Puerto Princesa City, Palawan.
2. That I am an actual resident of Barangay Tiniguiban of the City of Puerto Princesa and that I know the land very well.
3. That I personally know that the said occupant/possessor or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bonafide claim of acquisition of the subject land for at least \_\_\_\_\_ years by himself or through his predecessors-in-interest.
4. That I am not related to MARIA KATRINA C. TIOTANCO either by consanguinity or affinity and not in any way, interested in the agricultural land applied for or in the granting of a Survey Authority and Free Patent; and
5. That to the best of my knowledge, belief and information, he has the qualifications to acquire **Survey Authority** and further file for an appropriate Public Land Application.

IN WITNESS WHEREOF, I have hereunto set my hand this SEP 18 2022 day of \_\_\_\_\_ in the place above first written.

**CERTIFIED PHOTOCOPY**

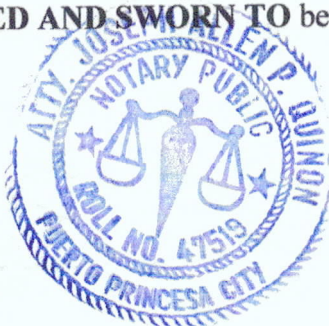
NOVABILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

ANACILTO QUINAD  
Affiant

CTC NO. 131997H  
Issued on: 01-07-22 at Bay. Tiniguiban, Puerto Princesa City

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

PAGE NO. 13  
BOOK NO. 4  
SERIES OF 220  
0022



**ATTY. JOSEPH ALLEN P. QUINON**  
Notary Public  
Commissioned until December 31, 2023  
Roll No. 47519/IBP No. 1686450  
IBP No. 1686450/PTR No. 1686450  
MCLE No. VI-0027765



Republic of the Philippines  
**REGIONAL TRIAL COURT**

Fourth Judicial Region

Puerto Princesa City

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

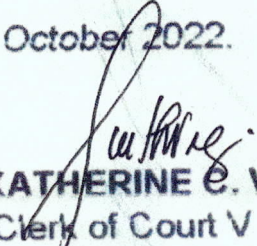
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Analyn B. Duterte covering Lot No. 5, Blk. 25, Ccs-045316-001178-D Cad 800-D located at Barangay Tiniguiban, Puerto Princesa City, Palawan

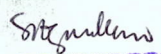
This Certification is being issued upon the request of Pedro A. Velasco for the issuance of survey authority.

At Puerto Princesa City, this 28<sup>th</sup> day of October 2022.

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

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 8978458/8982558/3711197  
Dated: October 28, 2022  
zm

**CERTIFIED PHOTOCOPY**

  
**JUVIE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I





REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF FINANCE  
BUREAU OF INTERNAL REVENUE

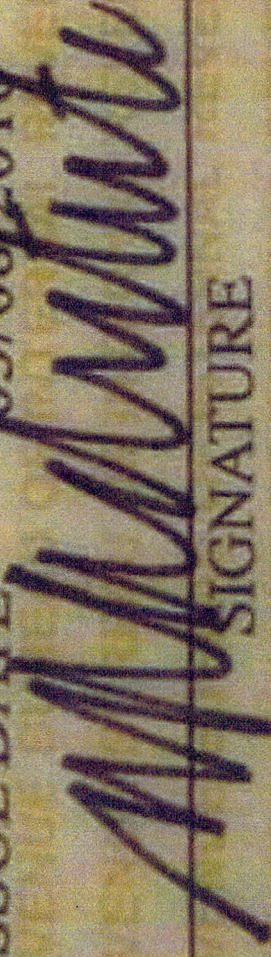
DUTERTE, ANALYN BUDIOS

TIN: 240-625-146-000

#23 LANCIA STREET VILLAGE EAST  
CAINTA, RIZAL

BIRTH DATE: 04/24/1973

ISSUE DATE: 03/08/2019

  
SIGNATURE



CERTIFIED PHOTOCOPY

MARIA BELLE B. GARCELLANO-MIERBO  
ADMINISTRATIVE OFFICER II/RECORDS OFFICER





REPUBLIC OF THE PHILIPPINES  
**BARANGAY TINIGUIBAN**  
PUERTO PRINCESA CITY, PALAWAN  
*"Malasakit at Serbisyon Totoo"*



**OFFICE OF THE PUNONG BARANGAY**  
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **ANALYN B. DUTERTE** married to **ALI JOSE A. DUTERTE** of legal age are resident of Purok Sandiwa, Barangay Tiniguiban, Puerto Princesa City.


THIS CERTIFIES FURTHER that the above-named individual is the:

( / ) Actual Occupant


Identified as Portion of Lot no.5 , BLK 25 Ccs-045316-001178-D with an area of 1,500 sqm Located at Purok Sandiwa, Barangay Tiniguiban, Puerto Princesa City, Palawan.

Certification is being issued upon the request of the above-named person for whatever legal purpose it may serve her best.

Issued this 20<sup>th</sup> day September 2022.

  
**JOCELYN C. SERNA**  
Punong Barangay

**CERTIFIED PHOTOCOPY**

  
EDELLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I





REPUBLIC OF THE PHILIPPINES  
**BARANGAY TINIGUIBAN**  
PUERTO PRINCESA CITY, PALAWAN  
*"Malasakit at Serbisyo ng Totoo"*



**OFFICE OF THE PUNONG BARANGAY**  
**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **MARIA KATRINA C. TIOTANGCO** of legal age is resident of Purok Sandiwa, Barangay Tiniguiban, Puerto Princesa City.

THIS CERTIFIES FURTHER that the above-named individual is the:

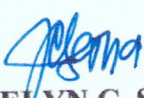
( / ) Actual Occupant

( / ) Claimant

Identified as Portion of Lot no.5 , BLK 25 Ccs-045316-001178-D with an area of 1,190 sqm Located at Purok Sandiwa, Barangay Tiniguiban, Puerto Princesa City, Palawan.

Certification is being issued upon the request of the above-named person for whatever legal purpose it may serve her best.

Issued this 20<sup>th</sup> day September 2022.

  
**JOCELYN C. SERNA**  
Punong Barangay

**CERTIFIED PHOTOCOPY**

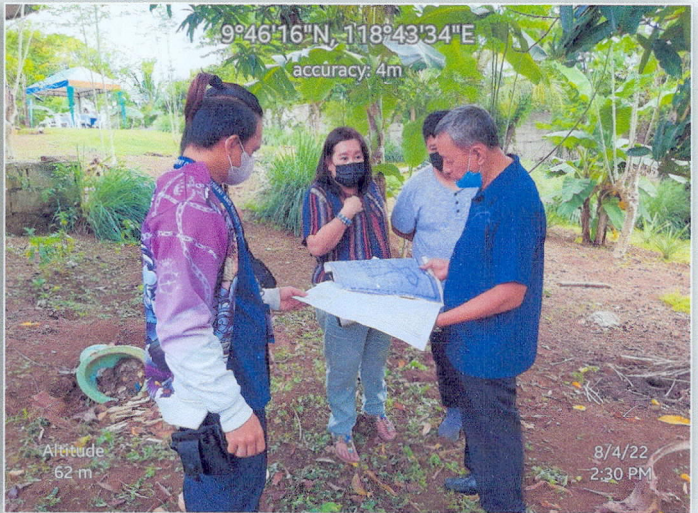
  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER



**GEOTAGGED PHOTOS DURING THE  
OCULAR INSPECTION/GROUND VERIFICATION**

**Proposed Lot Nos. 5-A and 5-B occupied by  
spouses Ali Jose Duterte and Analyn B. Duterte**

*NOVA BILLE B. GARCELLANO-VITERBO*  
ADMINISTRATIVE OFFICER I / RECORDS OFFICER I





**GEOTAGGED PHOTOS DURING THE  
OCULAR INSPECTION/GROUND VERIFICATION  
Proposed Lot No. 5-D, 5-E and 5-F occupied by Ms. Juvelyn M. Mingoa  
(already waived to Ms. Maria Katrina C. Tiotangco)**







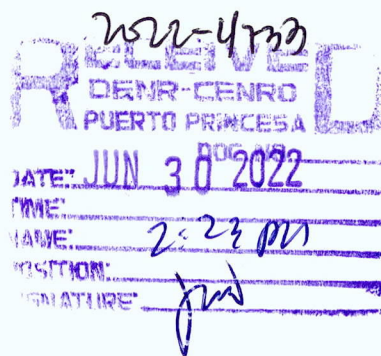
Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)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

Date: JUNE 10, 2022

SUBJECT: LETTER OF INTENT RE:

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

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



Sir:

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

Name of Applicant/Authorized Representative (with SPA):	ANALYN DUTERTE
Type of Application:	<input type="checkbox"/> Free Patent <input type="checkbox"/> Residential Free Patent <input type="checkbox"/> Homestead Patent <input type="checkbox"/> Miscellaneous Sales
Lot No. with Survey Plan:	PORTION OF LOT 5, BLOCK 25, CCS-645316-001178-D
Area:	3,000
Location:	BABANGAY TINIGUIBAN, PPC
Name of Geodetic Engineer (For Survey Authority)	LUCY JANET P. PASION

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

Very truly yours,

FLORIANA C. LABIS  
Signature above printed name

Address: Bgy. tinigui ban PPC  
E-mail Add.:

- 09059436134  
female  
53

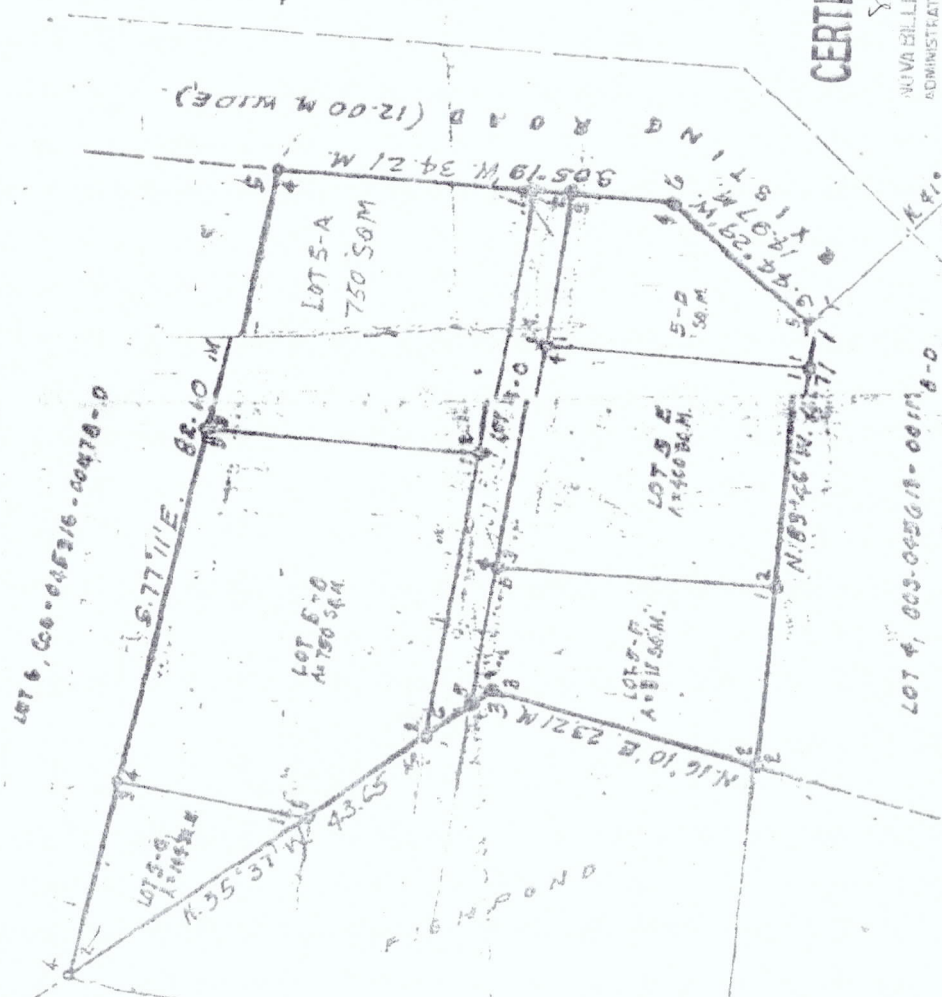


these Submitted

LOT # 003-045618-0019 8-D

NOVA BELLE  
ADMINISTRATIVE

Kaplan 4554.86 m from  
Puerto Princessa



1-2	N 83° 30' W	20.02 M
2-3	N 04° 54' E	23.64 M
3-4	S 00° 10' E	20.09 M
4-1	S 04° 54' W	22.33 M
LOT 5-F A = 811.38 M		
1-2	N 83° 30' W	15.22 M
2-3	N 16° 10' E	25.21 M
3-4	N 35° 37' W	2.19 M
4-5	S 00° 01' E	12.17 M
5-1	S 04° 54' W	23.64 M
LOT 5-G A = 164.99 M		
1-2	N 25° 37' W	24.08 M
2-3	S 77° 11' E	17.47 M
3-1	S 08° 50' W	16.45 M

2	N 00° 01' W	24.35 M
3	N 28° 50' E	42.57 "
4	N 28° 50' E	16.55 "
5	S 17° 11' E	31.60 "
6	S 05° 49' E	23.72 "
AD 55-50 A = 182.50 M		
1	S 05° 15' W	3.00 M
2	N 00° 01' W	22.11 "
3	N 00° 01' W	20.09 "
4	N 00° 01' W	12.17 "
5	N 00° 01' W	4.27 "
6	N 35° 57' W	24.33 "
7	S 00° 01' E	32.86 "
8	S 00° 01' E	
THE LINES FROM BLIN 141		
STAD. 000-0, NORTO CRN-		
TO A CITY TO PORTER		
PTS	BEARING	DISTANCE
1	N 40° 58' W	456.436 M
2	N 41° 15' W	456.95 "
3	N 40° 58' W	456.456 "
4	N 41° 32' W	456.408 "
5	N 41° 32' W	456.409 "
6	N 41° 32' W	457.85 "
7	N 41° 32' W	462.12 "



SPECIAL POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS:

I, ANALYN B. DUTERTE of legal age, Filipino, Married and a resident of Lot II – A, Block 16, Purok Sandiwa, Bgy. Tiniguiban, Puerto Princesa City, Palawan, have named constituted and appointed, and by these presents, do NAME, APPOINT and CONSTITUTED, FLORENTINA LABIS, Likewise of legal age, Filipino, resident of Maunlad St. Purok Kaakbayan Bgy. Tiniguiban, Puerto Princesa City, Palawan, as my true and lawful Attorney-in-fact, to act for me and in my name and stead, to perform any and all of the following acts and deeds, to wit;

- a. To transact, process and follow up the transfer of a certain parcel of land, identified Lot. No. 5 Block 25, CCS – 045316-001178-D (portion). Claim to receive papers/documents from Registry of Deeds and other offices/Department in relation to the Documentation of the Title of my property situated at Bgy. Tiniguiban, Puerto Princesa City, documents hereto attached and made an integral part hereof,
- 2. To sign/execute for the release of papers/documents and clearances pertinent to the said properties;
- 3. To do and perform and any all things necessary in the performance thereof.

HEREBY GIVING and GRANTING unto my said Attorney-in fact full power and authority whatsoever requisite or necessary or proper to be done in or about the premises, as fully to all intents and purpose as might or could lawfully do if personally present, and hereby ratifying and confirming all that my attorney- in-fact shall do or cause to be done under and by virtue of these presents.

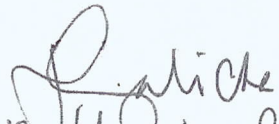
IN WITNESS WHEREOF, I have hereunto affix my signature this 17<sup>th</sup> day of March 2022, at Puerto Princesa City Palawan, Philippines.

  
ANALYN B. DUTERTE  
Principal


Specimen Signature:

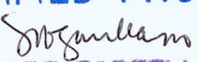
TIN ID: 240 625 146 000

  
FLORENTINA LABIS  
Attorney in Fact  
ID. NO. 0111-5816241-7  
Issued by UMID

  
RUTH L. GALICHA and

SIGNED IN THE PRESENCE OF:

  
OFELIA A. ZABAW

**CERTIFIED PHOTOCOPY**  
  
NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I



## ACKNOWLEDGEMENT

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

BEFORE ME, a Notary Public for and in the City of Puerto Princesa and the Province of Palawan, this 17<sup>th</sup> day of March 2022, personally appeared above named persons corresponding ID written below his name, known to me and to me known to be the same person who executed the foregoing instrument and she acknowledge to me that the same is her own free and voluntary act and deed

WITNESS MY HAND AND SEAL, This MAR 17 2021 day of \_\_\_\_\_ 2022

Doc. No.: 371

Page No.: 26

Bool No.: 196

Series of 2022.:

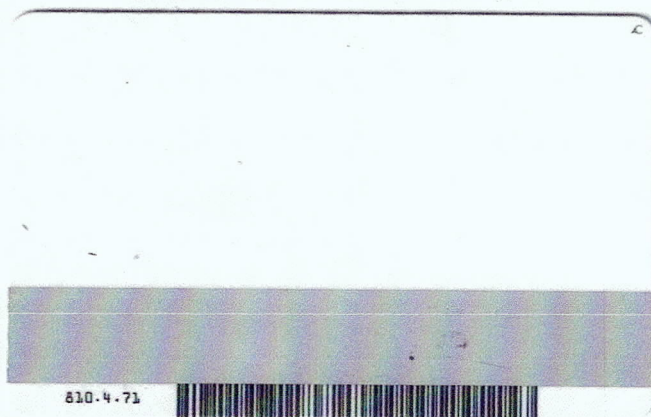
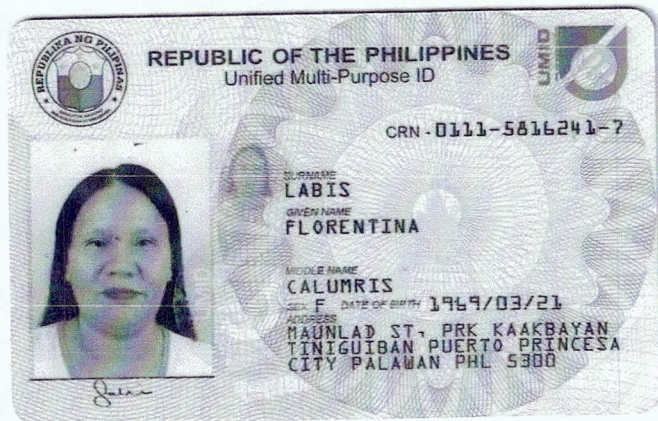
**ATTY. GIDEON REY V. SUAYCO**  
NOTARY PUBLIC  
NPL NO. 2021-15 UNTIL 12/31/2022  
ATTORNEY'S C-LL NO. 00394  
IBP NO. 016028 LIFETIME  
M.C.L.E. COMPLIANCE NO. VI-0030327  
VALID UNTIL APRIL 14, 2022  
P.T.R. NO. 1830477 1/3/2022

**CERTIFIED PHOTOCOPY**

*Garcellano*

**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I





**CERTIFIED PHOTOCOPY**

*NOVA BILLE B. GARCELLANO*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I





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

April 13, 2022

**MRS. FLORENTINA C. LABIS**  
Bgy. Tiniguiban, Puerto Princesa City  
+63 905 943 6130

**Dear Mrs. Labis,**

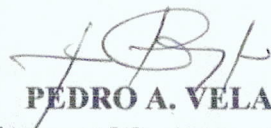
Environmental Greetings!


This has reference to your request for a certification as to records verification of Lot Nos. 5-A and 5-B, portion of Lot No. 5, Block 25, Ccs-045316-001178-D containing an area of 3,000 square meters located in Bgy. Tiniguiban, Puerto Princesa City, Palawan.

Please be informed that based on the records of this office, Lot No. 5, Block 25, Ccs-045316-001178-D was covered with Miscellaneous Sales Application No. 045316-1218 of Leopito N. Montejo filed dated April 11, 2005. Likewise, based on the allocation book of this office, the subject lot has no survey authority issued in this office as of this date.

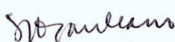
We trust that you are properly informed.

Very truly yours,

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

DENR MIMAROPA REGION  
CENRO - PUERTO PRINCESA  
NO. 1373  
DATE: 4-19-22  
BY: 

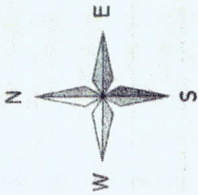
**CERTIFIED PHOTOCOPY**

  
**NOVABELLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

REC-NGV-22-04-23

South National Highway,  
Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702





TAXMAP - LOCATION  
BARANGAY TINIGUIBAN  
PUERTO PRINCESA CITY  
SCALE: [1:4900]



OFFICE OF THE ASSESSOR  
TAXMAPPING DIVISION  
CITY OF PUERTO PRINCESA

ENG. FILEMON D. REYNOSO-Jr.  
City Assessor

Official Receipt: 0493927  
Amount Paid: Php 660.00  
Date: 3/30/2012  
Puerto Princesa City  
5/5

REMINDER  
This Map is for  
TAXATION and ASSESSMENT  
Purposes ONLY

Sandiwa



CERTIFIED PHOTOCOPY

*NOVA BILLE B. GARCELLANO-VITERRO*  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER





REPUBLIC OF THE PHILIPPINES  
**BARANGAY TINIGUIBAN**  
PUERTO PRINCESA CITY, PALAWAN  
*"Malasakit at Serbisyo ng Totoo"*



**OFFICE OF THE PUNONG BARANGAY**  
**CERTIFICATION**

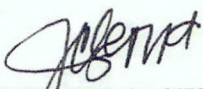
**TO WHOM IT MAY CONCERN:**

**THIS IS TO CERTIFY** that based on our actual inspection conducted of Lot No. 5 Block 25, Ccs 045316-001178-D located at Purok Sandiwa, Barangay Tiniguiban, Puerto Princesa City, Palawan.

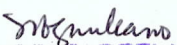
**FURTHER CERTIFIES** that said lot/ area is not occupied by Mr. Leopito N. Montejo and he is not a resident of this Barangay.

**THIS CERTIFICATION** is being issued upon the request of Mrs. Florentina C. Labis for whatever legal purpose it may serve her best.

Issued this December 2, 2022.

  
**JOCELYN C. SERNA**  
Punong Barangay

**CERTIFIED PHOTOCOPY**

  
**NIVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I / RECORDS OFFICER I



AFFIDAVIT OF WAIVER OF RIGHTS

That I, NORMA JIMENEZ CATAPANG, Filipino of legal age, married and with residence and postal address at Barangay San Miguel, Puerto Princesa City, Palawan, after having been duly sworn to in accordance with law hereby depose and say:

1. That I am the actual occupant/claimant and original owner of a certain parcel of land with lot 5-A containing an area of 1750 square meters located at purok New Princesa/Sanalwa, Taniguiban, Puerto Princesa City, more particularly described as follows:

Lot 5-A, CCS-045613-001178-D

beginning at a point marked "1" on plan, being N.14 deg. 09' W. 2066.67 M. from BLBM 1, Taniguiban, Puerto Princesa City;

<u>Lines</u>	<u>Bearing</u>	<u>Distance</u>
1-2	N.80 deg. 01' W	32.86M
2-3	N.05 deg. 19' E	23.72M
3-4	S.79 deg. 11' E	33.05M
4-1	S.05 deg. 19' W	22.08M

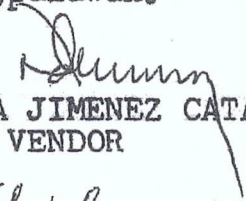
2. That said parcel of land is described under CCS No. 045613-001178-D;

3. That said claimant is no longer interested over the above-described parcel of land and by reason thereof for and in consideration of the amount of SEVENTY THOUSAND PESOS (p70,000.00), Philippine currency, receipt of which is hereby acknowledged in full, said claimant, does hereby WAIVE and TRANSFER our rights together with all the improvements found therein over said parcel of land described above in favor of LEONCIA CRUZ married to MANUEL CRUZ, of legal ages, Filipinos, with residence and postal address at # 74 T. Bagan, Bustos, Bulacan;

4. That I hereby warrant to protect the rights to the VENDEE from any adverse claim or third party;

5. That I will not interpose no object now or in the future if they legally protect their rights leading to the issuance of patent in their favor.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of August, 2000, at Puerto Princesa City, Palawan.

  
NORMA JIMENEZ CATAPANG  
VENDOR

WITNESSES:


  
\_\_\_\_\_

SUBSCRIBED AND SWORN to before me this 21st AUG 2000 August 2000 at Puerto Princesa City, said claimant exhibited to me her Comm. Tax Certificate No. 02445127 issued on January 10, 2000, at Puerto Princesa City.

Doc. No. 408  
Page No. 82  
Book No. 274  
Series of 2000.

**CERTIFIED PHOTOCOPY**

  
NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER / RECORDS OFFICER

  
ZOLITO C. CRUZAT  
NOTARY PUBLIC  
UNTIL DEC. 31, 2001  
PTR NO. 7826032 1.3.2000 PRC  
TIN-270-112-299-352



## AFFIDAVIT OF WAIVER OF RIGHTS

That I, **LEONCIA CRUZ**, of legal ages, married to **MANUEL CRUZ**, Filipino, and presently residing at 74 Tibagan, Bustos, Bulacan after having been duly sworn to in accordance with law do hereby depose and say:

1. That I am the actual occupant/claimant and possessor of a certain parcel of land, known as Lot 5-A containing an area of 750 square meters located at Purok New Princesa/Sandiwa, Tiguiban, Puerto Princesa City, more particularly described as follows;

Lot 5-A, CCS-045613-001178-D

"Beginning at a point marked "1"; on plan, being No°72 deg. 09'W'2066.67 M. from BLBM 1, Tiniguiban, Puerto Princesa City;

<u>LINES</u>	<u>Bearing</u>	<u>Distance</u>
1-2	N°80 deg.01'W	32.86 M
2-3	N°05 deg.19'E	23.72 M
3-4	S°79 deg.11'E	33.05 M
4-1	S°05 deg 19'W	22.08 M

2. That said of land is described under CCS No. 045673-001178-D
3. That affiant is no longer interested over the above-described parcel of land and by reason thereof for and in consideration of FIVE HUNDRED THOUSAND PESOS (PHP 500,000.00) Philippine Currency receipt of which is hereby acknowledge in full, Affiant does hereby WAIVE AND TRANSFER our rights together with all the improvements found therein over the parcel of land described above in favor of **Spouses ALI JOSE A. DUTERTE and ANALYN B. DUTERTE**, both of legal age, Filipino married, with residence and postal address at Lot II-A, Block 16, Purok Sandiwa, Tiniguiban, Puerto Princesa City, Palawan;
4. That I hereby warrant to protect the rights to the VENDEE from any adverse claim or third party;
5. That I will not interpose nor object now or in the future if they legally protect their rights leading to the issuance of patent in their favor;

IN WITNESS WHEREOF, I have hereunto set my hand this 24 FEB 2022 <sup>th</sup> day of February, 2022, here at City of Malolos, Bulacan.

Leoncia G. Cruz  
LEONCIA CRUZ  
Affiant  
OSCA ID NO.2720

Marital Consent:

Manuel Cruz  
MANUEL CRUZ  
OSCA ID NO. 3142

Signed in the presence of:

Marino  
Witness

Marino G. de San  
Witness

SUBSCRIBE AND SWORN before this 24 FEB 2022 <sup>th</sup> day of February, 2022, here at City of Malolos, Bulacan.

Doc. No. 295  
Page No. 60  
Book No. II  
Series of 2022

**CERTIFIED PHOTOCOPY**

NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

**ATTY. ROMAN V. RAYA**

Notary Public

Until June 30, 2022

Rm. 7, 1<sup>st</sup> floor, Hiyas Convention Center  
Capitol Compound, Malolos City, Bulacan

Roll No. 51071

IBP No. 179179 01-07-2022

PTB No. 8157197 01-03-2022

MCLE Compl. VII. 0002639 2-29-2020

Commission no. PNC-02-MB-2020



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

AFFIDAVIT OF WAIVER OF RIGHTS

I, ROSSELLA A. JIMENEZ, filipino, of legal age, single and a resident of Brgy. Tiniguiban, Puerto Princesa City, on oath depose and say:

1. That I am the actual occupant/claimant and possessor of a certain parcel of land, known as lot 5-B, Blk 25 (P)CCS-045613-001178-D with an area of SEVEN HUNDRED FIFTY (750) SQUARE METERS, located at Purek Sandiwa, Tiniguiban, Puerto Princesa City, Province of Palawan;

2. That I had been in continuous occupation and possession of said parcel of land up to present and occupation had never been contested by any adverse person;

3. That, for and in consideration for some valuable amount duly acknowledged by me from MR. EUGENIO SANTOS CANOZA, to my full satisfaction, I do hereby waive and transfer my rights together with all the improvements found thereon over said parcel of land described above in favor of MR. EUGENIO SANTOS CANOZA, of legal age, filipino, single and a resident of No. 14 Tibagen, Bustos, Bulacan;


4. That I hereby warrant to protect the rights of EUGENIO SANTOS CANOZA from any adverse claim of third party;


5. That I will not interpose nor object now or in the future he legally perfect his rights leading to issuance of patent in his favor.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of December 2002 at Puerto Princesa City.

  
ROSSELLA A. JIMENEZ  
Affiant


WITNESSES:

  
\_\_\_\_\_  
SUBSCRIBED AND SWORN TO before me this 18th day of December 2002 at Puerto Princesa City, affiant exhibited to me her Comm. Tax Cert, No. 03043708 issued on May 28, 2002 at Puerto Princesa City.

  
ZORITO CRUZAT  
NOTARY PUBLIC  
UNTIL DEC. 31, 2003  
PTR No. 3777690 I.O. 02 PPE  
TIN - 113-299-352

Doc. No. 4166  
Page No. 001  
Book No. 218  
Series of 2002

**CERTIFIED PHOTOCOPY**

  
NOVABILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER / RECORDS OFFICER



AFFIDAVIT OF WAIVER OF RIGHTS

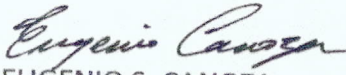
That I, **EUGENIO SANTOS CANOZA**, of legal ages, single, Filipino, and presently residing at 14 Tibagan, Bustos, Bulacan after having been duly sworn to in accordance with law do hereby depose and say:

1. That I am the actual occupant/claimant and possessor of a certain parcel of land, known as Lot 5-B, Blk 25 (P) CCS-045613-001178-D with an area of SEVEN HUNDRED FIFTY(750) square meters located at Purok Sandiwa, Tiguiban, Puerto Princesa City, more particularly described as follows;

Lot 5-B, Blk 25 (P) CCS-045613-001178-D  
North N047 (LOT 6, BLK. 25) South S072 (ROAD LOT 5-C)  
East E-071 (LOT 5-A) West W-069 (Lot 5-G), FISH POND(FLS-04-000159-D)

2. That said of land is described under CCS No. 045673-001178-D
3. That affiant is no longer interested over the above-described parcel of land and by reason thereof for and in consideration of SIX HUNDRED THOUSAND PESOS (PHP 600,000.00) Philippine Currency receipt of which is hereby acknowledge in full, Affiant does hereby WAIVE AND TRANSFER our rights together with all the improvements found therein over the parcel of land described above in favor of **JOSEE MARIA YSABEL B. DUTERTE**, Filipino, a minor represented by her parents **ALI JOSE A. DUTERTE** and **ANALYN B. DUTERTE**, with residence and postal address at Lot II-A, Block 16, Purok Sandiwa, Tiniguiban, Puerto Princesa City, Palawan;
4. That I hereby warrant to protect the rights to the VENDEE from any adverse claim or third party;
5. That I will not interpose nor object now or in the future if they legally protect their rights leading to the issuance of patent in their favor;

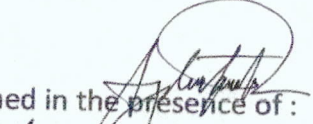
IN WITNESS WHEREOF, I have hereunto set my hand this 24 FEB 2022<sup>th</sup> day of February, 2022, here at City of Malolos, Bulacan.

  
EUGENIO S. CANOZA

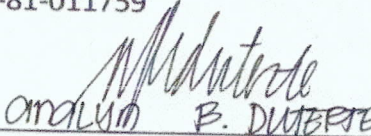
Affiant

ID NO.C07-81-011759

Signed in the presence of:

  
ALI JOSE A. DUTERTE

Witness

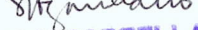
  
ANALYN B. DUTERTE

Witness

SUBSCRIBE AND SWORN before this 24 FEB 2022<sup>th</sup> day of 24 FEB 2022, 2022, here at City of Malolos, Bulacan.

Doc. No. 294  
Page No. 60  
Book No. II  
Series of 2022

**CERTIFIED PHOTOCOPY**

  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER

**ATTY. ROMAN V. RAYA**

Notary Public

Until June 30, 2022

Rm. 7, 1<sup>st</sup> floor, Hiyas Convention Center  
Capitol Compound, Malolos City, Bulacan

Roll No. 51071

IBP No. 175179 01-07-2022

PTR No. 8157197 01-03-2022

MCLE Compl. VII. 0002639 2-29-2020

Commission no. PNC-02-MB-2020



## WAIVER OF RIGHTS

This **WAIVER OF RIGHTS**, made and entered into by and between:

**CLARA C. ESPIRITU**, Filipino, of legal age, widow, and with postal address at 1363 Caballero Street, Dasmarinas Village, Makati City, hereinafter referred to as the "**FIRST PARTY**";

and

**JUVELYN MAGBANUA MINGOA**, Filipino, of legal age, single, and with postal address at Barangay San Jose, Puerto Princesa City, Palawan, hereinafter referred to as the "**SECOND PARTY**";

WITNESSETH: That

1. The FIRST PARTY is the possessor and occupant of certain parcels of land and all its improvements contained therein located in Tiniguiban, Puerto Princesa City, Palawan covered by the following Tax Declaration Nos.:

061-9812	419 square meters	03/09/2005
061-9813	460 square meters	03/09/2005
061-9814	311 square meters	03/09/2005
061-9818	4,396 square meters	03/09/2005

(the "Properties"). Certified true copies of said Tax Declarations are hereto attached as **Annexes "A,B,C,D"** for ready reference.

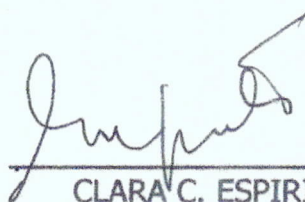
- a) The FIRST PARTY has the legal right, power and authority to execute this WAIVER and to assign its rights and possession over the Properties to the SECOND PARTY.
- b) The FIRST PARTY shall have valid and peaceful possession of, the Properties and further declare that the said Properties are free and clear of any and all occupants, claimants, tenants, farmer beneficiaries, liens and encumbrances of what ever kind and nature.


2. For valuable consideration, the FIRST PARTY waives any and all rights and interests that it may have over the Properties in favor of the SECOND PARTY.

**CERTIFIED PHOTOCOPY**

*M. Garcellano*  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICE



  
CLARA C. ESPIRITU

  
JUVELYN MAGBANUA MINGOA

Signed in the Presence of:

\_\_\_\_\_

### ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES     )  
MAKATI CITY                             ) S.S.

BEFORE ME, a Notary Public for and in Makati City, this 24th day of May, 2016, personally appeared the following:

<u>Name</u>	<u>Gov't Identification Number</u>
CLARA C. ESPIRITU	COMELEC VIN#5309-0018C-H1822CCE20000
JUVELYN MAGBANUA MINGOA	

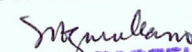
known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their own free and voluntary act and deed.

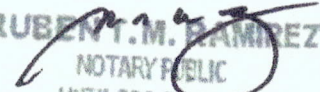
This instrument, consisting of three (3) pages including the page where the acknowledgment is written, is signed by the parties and their instrumental witnesses on each and every page thereof.

WITNESS MY HAND AND SEAL on the date and place first above-written.

Doc. No. 42;  
Page No. 10;  
Book No. 391;  
Series of 2016.

**CERTIFIED PHOTOCOPY**

  
NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER / RECORDS OFFICER

  
RUBEN M. RAMIREZ  
NOTARY PUBLIC  
UNTIL DEC. 31, 2017

APPT. NO. M-23 (2015-2016)  
IBP NO. 1009530/LY 2016  
ROLL NO. 28947/MCLE-4 NO. 0006324/6/19/12  
PTR NO. MKT.5323578-1/4/16 MAKATI CITY



## WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That I, **JUVELYN MAGBANUA MINGOA**, of legal age, Filipino, married to Gabriel P. Mingoa, Jr. and a resident of Jaranila HOA, Barangay San Jose, City of Puerto Princesa; hereinafter referred to as the **WAIVOR** FOR AND IN CONSIDERATION of some valuable amount duly acknowledged from **MARIA KATRINA C. TIOTANGCO**, of legal age, Filipino, single and a resident of Barangay San Pedro, City of Puerto Princesa; hereinafter referred to as the **WAIVEE**, do hereby WAIVE, CEDE, TRANSFER, ASSIGN and/or CONVEY, in a manner that is absolute and irrevocable unto the WAIVEE, her heirs, successors and/or assigns, all of my RIGHTS, INTERESTS, TITLE and PARTICIPATIONS over THREE (3) Parcels of land, which are more particularly described as follows:

a) **Lot 5-D, BLK.25 (P)**, with an area of Four Hundred Nineteen (419) square meters, situated in Barangay Tiniguiban, City of Puerto Princesa, which is covered and embraced by Tax Declaration No. 061-17106, with Property Identification No. 134-01-061-14-075 in the name of Espiritu, Clara C.;

b) **Lot 5-E, BLK.25 (P)**, with an area of Four Hundred Sixty (460) square meters, situated in Barangay Tiniguiban, City of Puerto Princesa, which is covered and embraced by Tax Declaration No. 061-17105, with Property Identification No. 134-01-061-14-074 in the name of Espiritu, Clara C.;

c) **Lot 5-F, BLK.25 (P)**, with an area of Three Hundred Eleven (311) square meters, situated in Barangay Tiniguiban, City of Puerto Princesa, which is covered and embraced by Tax Declaration No. 061-17104, with Property Identification No. 134-01-061-14-073 in the name of Espiritu, Clara C.;

That said parcels of land were acquired from the registered Tax declarant, Clara C. Espiritu, by virtue of a Waiver of Rights, in my favor, which was docketed as Doc No. 42, Page No. 12, Book No. 391, Series of 2016 in the Notarial Register of Atty. Ruben M. Ramirez, Notary Public for and in the City of Makati;

That I hereby waive and relinquish all of my RIGHTS, INTERESTS, TITLES TO and PARTICIPATION, including full rights of possession, occupancy, administration, control and disposition, in favor the WAIVEE; henceforth all such rights, titles to and participation to the said parcels shall belong to the WAIVEE, her heirs, successors and assigns;

This Transfer includes all the improvements and accretions found on the land and the waiver of the right to apply for ownership and any tenurial instrument to improve adjacent lands, including foreshore/seashore/littoral area, if any;

That I hereby warrant to protect the rights of **MARIA KATRINA C. TIOTANGCO**, from any adverse claim or third party and that we will not interpose nor object now or in the future when legally perfect its rights leading to the issuance of patent in her favour.

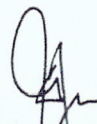
IN WITNESS WHEREOF, the Parties have hereunto set their hands, this \_\_\_\_\_ day of August, 2022 in the City of Puerto Princesa, Philippines.


SEP 02 2022

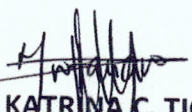
**CERTIFIED PHOTOCOPY**

*Novabile B. Garcellano-Viterbo*  
**NOVABILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER



  
**JUVELYN MAGBANUA MINGOA**  
Waivor

  
**GABRIEL P. MINGOA, JR.**  
Waivor's Spouse

  
**MARIA KATRINA C. TIOTANGCO**  
Waivee

SIGNED IN THE PRESENCE OF:

  
**RHEA D. GARADO**

  
**LEERA JANE J. CALA-ON**

**ACKNOWLEDGMENT**

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

BEFORE ME, a Notary Public for and in the City of Puerto Princesa, Aborlan, Narra, Cuyo, Agutayam Magsaysay Palawan, this SEP 02 2022 day of August 2022, personally came and appeared:

Juvelyn Magbanua Mingoa

LTO Lic ID No. D11-13-003493

Gabriel P. Mingoa, Jr.

LTO Lic ID No. D11-11-001072

Maria Katrina C. Tiotangco

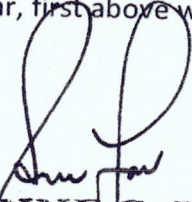
LTO Lic ID No. N02-16-022448

known to me and to me known to be the same persons who executed the foregoing instrument which they acknowledged before me as their own free and voluntary act and deed.


WITNESS MY HAND AND SEAL, on the date and year, first above written.

Doc No. 195;  
Page No. 40;  
Book No. JB;  
Series of 2022.



  
**SUSANNE C. LACSON**  
NOTARY PUBLIC  
NPL No. 2020-024; Extended Until December 31, 2022  
City of Puerto Princesa, Aborlan, Narra, Cuyo  
Agutaya, Magsaysay, Province of Palawan  
3 Centro de Benito y Allva Complex, Rizal Avenue POC  
Roll No. 48951; PTR No. 0891092; 01-03-2022; Palawan  
MCLE Compliance No. VI-0005430, April 22, 2025  
ID No. 195369; 01-03-2022; Palawan

**CERTIFIED PHOTOCOPY**

  
**NOVA BILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER / RECORDS OFFICER



**REPUBLIC OF THE PHILIPPINES**  
Unified Multi-Purpose ID

SURNAME: **TIOTANGCO**  
GIVEN NAME: **MARIA KATRINA**  
MIDDLE NAME: **CERVANTES**  
SEX: **FEMALE**  
DATE OF BIRTH: **1996/04/17**  
ADDRESS: **TGT BLDG NATIONAL HWY SAN PEDRO  
PUERTO PRINCESA CITY PALAWAN PHL  
5300**

CRN - 0111-4844020-4

F900-36-202

**GSIS**

In case of loss, please return to the nearest SSS Branch

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

Last Name, First Name, Middle Name  
**TIOTANGCO, MARIA KATRINA CERVANTES**

Nationality: **PHL** Sex: **F** Date of Birth: **1996/04/17** Weight (kg): **55** Height (m): **1.66**

Address: **28 TAMPINGCO ST SAN LORENZO VILLAGE  
MAKATI CITY**

License No.: **N02-16-022448** Expiration Date: **2024/04/17** Agency Code: **N32**

House Type: **A+** Eyes Color: **BLACK** Conditions: **NONE**

Signature of Licensee: *[Signature]*  
EDGAR C. GALVANTE  
Assistant Secretary

**1. 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 G.V.W.  
6. ARTICULATED VEHICLE 1400 KGS G.V.W. AND BELOW  
7. ARTICULATED VEHICLE 1401 UP TO 4500 G.V.W.  
8. ARTICULATED VEHICLE 4501 & ABOVE G.V.W.

**2. CONDITIONS:**  
A. WEAR EYEGLASSES  
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

Serial Number: **106485568**

IN ORGAN DONATION: I WILL NOT DONATE ANY ORGAN  
IV. IN CASE OF EMERGENCY NOTIFY:  
NAME: **BELLA TIOTANGCO**  
ADDRESS: **SAME AS ABOVE**  
TEL. NO.: **09175635061**

**REPUBLIKA NG PILIPINAS**  
Republic of the Philippines  
**PAMBANSANG PAGKAKAILANLAN**  
Philippine Identification Card

4260-4630-2438-2506

Apelyido/Last Name: **TIOTANGCO**  
Mga Pangalan/Given Names: **MARIA KATRINA**  
Gitnang Apelyido/Middle Name: **CERVANTES**  
Petsa ng Kapanganakan/Date of Birth: **APRIL 17, 1996**

Tirahan/Address: **TGT BUILDING, SAN PEDRO, CITY OF PUERTO PRINCESA  
PALAWAN**

Awat ng naghahalat/Date of Issue: **24 NOVEMBER 2021**

Kasarian/Sex: **FEMALE**  
Uri ng Dugo/Blood Type: **A+**  
Kalagayang Sibil/Marital Status: **SINGLE**  
Lugar ng Kapanganakan/Place of Birth: **CITY OF PUERTO PRINCESA  
PALAWAN**

If found, please return to the nearest  
PSA Office.

www.psa.gov.ph

**CERTIFIED PHOTOCOPY**

*Signatures*  
**NOVABILLE B. GARCELLANO-VITERBO**  
ADMINISTRATIVE OFFICER I/RECORDS OFFICER I

*[Handwritten signatures]*