

# 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



January 10, 2023

### **MEMORANDUM**

FOR

The Regional Executive Director

1515 DENR By the Bay Bldg., Roxas Blvd.

Barangay 668, Ermita, Manila

**ATTENTION** 

The OIC-Assistant Regional Director for Technical Services

The OIC-Chief, Surveys and Mapping Division

**FROM** 

The Provincial of Environment and

Natural Resources Officer

**SUBJECT** 

SUBMISSION OF POST SURVEY REPORT COVERING

LOT 334, CAD.841-D, TAYTAY CADASTRE AS SURVEYED FOR EUFEMIO SABROSO, ET. AL.

LOCATED IN POBLACION, TAYTAY, PALAWAN

Forwarded is the memorandum from CENRO Taytay, Palawan dated January 6, 2023 submitting post survey report for the pending survey plan for Lot 334, Cad.841-D, Taytay Cadastre situated at Brgy. Poblacion, Taytay, Palawan surveyed for Ms. Rosalinda B. Elkin.

For information and record.

HELIZARDO B. CAYATOC

Reference No: 2023-0124 TSD/RPS/SMU

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By
Date: 6 JAN 2023 N 23-135



# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

January 6, 2023

**MEMORANDUM** 

The Regional Executive Director

MIMAROPA Region

1515 L & S Building, by Roxas Blvd., Ermita, Manila

BY: # 2023 cn 23-0124

DENR PENRO

PALAWAN REGORDS

**THRU** 

FOR

The Provincial Environment and Natural Resources Officer

Sta. Monica, Puerto Princesa City

**FROM** 

The Community Environment and

Natural Resources Officer

**SUBJECT** 

SUBMISSION OF POST SURVEY REPORT COVERING LOT 334,

CAD 841-D, TAYTAY CADASTRE AS SURVEYED FOR EUFEMIO SABROSO, ET AL LOCATED IN POBLACION, TAYTAY,

P A L A W A N

This pertains to the memorandum dated December 20, 2022 of OIC Assistant Regional Director for Technical Services Maximo C. Landrito in connection to the letter dated November 24, 2022 of Ms. Rosalinda B. Elkin seeking assistance on the pending survey plan for Lot 334, Cad 841-D situated in Poblacion, Taytay, Palawan.

Please be informed that an investigation report was already submitted dated May 10, 2021, recommending the approval of the application for survey authority subdividing the subject lot as a complex subdivision and reflecting the required easement for urban and adjacent mangrove areas.

Further, respectfully inform that a letter dated January 5, 2023, addressed to Ms. Rosalinda B. Elkin was received by Reynaldo A. Tamayo a representative of Ms. Elkin on the same date, informing them of the recommendation of this Office. Hence, the Post Survey Report dated January 6, 2022 of Special Investigator I Jones Manoel Y. Lafuente is hereby submitted covering the subject lot as surveyed by Engr. Enrico L. Gabayan covered with Survey Authority N. 682-2022 dated March 28, 2022 which resulted in fifteen (15) subdivided lots. The subject lot has an area of One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters falls within the Agricultural Land (Alienable & Disposable) per Block I, Project No. 9-F, LC Map No. 2664 certified as such since May 15, 1979, with approved tie line N 27-59 W, 4,845.77 m from BLLM No. 1, Cad 841-D of Taytay Cadastre. Accordingly, the subject lot has already been established monuments/mojon on the subdivided lots.

In furtherance, this Office recommends the approval of the subdivision plan.

For information, consideration, and further instruction.

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: JAN 06 2023 9 022

CONRADOM. CORPUZ



DENR CENRO TAYTAY, PALAWAN RECEIVED

January 6, 2023

**MEMORANDUM** 

BY: DATE: 1-6-23 CN 0078

FOR

The Community Environment and Natural Resources Officer

Brgy. Poblacion, Taytay, Palawan

**FROM** 

The Special Investigator I

**SUBJECT** 

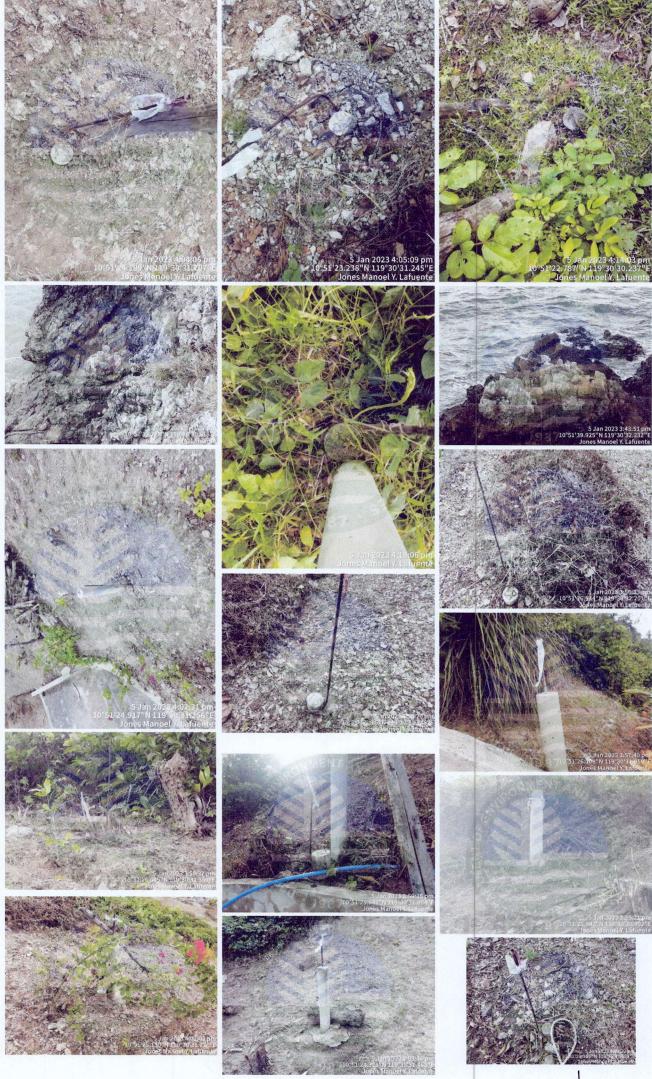
POST SURVEY REPORT COVERING LOT 334, CAD 841-D, TAYTAY CADASTRE AS SURVEYED FOR EUFEMIO SABROSO, ET AL LOCATED IN POBLACION, T A Y T A Y , P A L A W A N

This pertains to the conducted survey by Engr. Enrico L. Gabayan dated April 1-2, 2022 under Survey Authority No. 682-2022 dated March 28, 2022 which resulted in fifteen (15) subdivided lots. This covers Lot 334, Cad 841-D located in Barangay Poblacion, Taytay, Palawan, with an area of One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters.

Please be informed that as per inspection, the subject lot has already been established monuments/mojon on the subdivided lots.



by the National Highway, Poblacion, Taytay, Palawan 5312 emailad: cenrotaytaypal@yahoo.com.ph



by the National Highway, Poblacion, Taytay, Palawan 5312 emailad: cenrotaytaypal@yahoo.com.ph

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Further, the subject lot falls within Agricultural Land (Alienable & Disposable) as per Land Classification No. 2664, Project 9-F, Block I approved on May 15, 1979 with tie line N 27-59 W, 4,845.77 m from BLLM 1 Cad 841-D, Taytay Cadastre.

Furthermore, the herein investigator recommends the approval of the subdivision plan.

Attached herewith is the copy of Survey Authority No. 682-2022 dated March 28, 2022 from this Office.

For information and further instruction.

JONES MANOELLY. LAFUENTE



COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

## **SUBJECT**

Survey Authority for a tract of land Located in Barangay Poblacion, Taytay, Palawan MAR 2 8 2022 fie 0942

Survey Authority No. \_682.

Date: MAD O Q 2022

Engr. ENRICO L. GABAYAM SUN MOYEL, PTO PRIM. CIP

Sir/Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of <u>FUFEMIO SOUNGE</u>, to avail of your services, authority is hereby given to you to execute the survey thereof subject to the relevant provision of the Manual for Land Surveys in the Philippines, as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

For and by Ambority of The DENR/Secretary

(3) ALANA/VALLE
(Signature/Name of GE)

(Elemin Labraca

(1) FUTENIO SABLOSA

(2) ADEX AN PENE

(Signature/Name of Claimant)

(Position/Designation)

(Signature/Name)

Part Could would

Cad Cost of P zov. ov Under O R. No. 6290464 F Chart Hallet 18 2022 RECIEVED Sei

Ref. Insp./Invest. Report
Date: MAY 10 2021

### **MEMORANDUM**

For

The Community Environment and

Natural Resources Officer

From

Special Investigator I

Subject

INVESTIGATION REPORT FOR SURVEY AUTHORITY

APPLIED BY PHILIPPINE RECLAMATION AUTHORITY ON BAY AREA (RECLAMATION SITE) SITUATED AT

BRGY. POBLACION, TAYTAY, PALAWAN

Date

December 12, 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 lot of this investigation is the Bay Area (Reclamation Site) located in Barangay Poblacion, Taytay, Palawan with an area of approximately Ten (10.00) hectares.

## **CLAIMANT**

The claimant of the Reclamation Site is the Municipality of Taytay, Palawan subject to forfeiture proceedings of the Philippine Reclamation Authority (PRA).

# PROCEEDING/ACTIVITIES UNDERTAKEN

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

- The undersigned had made coordination on the scheduled inspection thru Joseph D. Tubale Vice-Chairperson of the Municipal Government of Taytay Reclamation Development Team (MGT-RDT).
- 2. That on November 24, 2022, the undersigned conducted an inspection/investigation on the existing and proposed reclamation duly assisted by the MGT-RDT Vice-Chairperson together with the Municipal Tourism Officer Joie D. Matillano showing the metes and bounds of the Reclamation Site.

# FINDINGS/RECOMMENDATION

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

1. The implementation of the reclamation site is in line with the Sangguniang Bayan Resolution No. 105-01 dated November 12, 2001, endorsing the Taytay, Palawan Waterfront Development Project — Reclamation for Town Expansion Site for funding support under the Local Government Service Equalization Fund (LGSEF). The New Public Market Site reclamation is in accordance with the Sangguniang Bayan Resolution No. 144-A-2003 dated October 27, 2003, covering an area of more or less One (1) hectare under the leadership of former Municipal Mayor Roberto V. Rodriguez;

May 10, 2021

### **MEMORANDUM**

FOR

The Regional Executive Director

MIMAROPA Region

1515 L & S Building, by Roxas Blvd., Ermita, Manila

THRU

The Provincial Environment and Natural Resources Officer

Brgy. Sta. Monica, Puerto Princesa City. Palawan

FROM

The Community Environment and Natural Resources Officer

Brgy. Poblacion, Taytay, Palawan

SUBJECT

TRANSMITTAL OF THE INVESTIGATION REPORT ON THE AREA OF ROSALINDA B. ELKIN SUBJECT OF REQUEST FOR ISSUANCE OFSURVEY AUTHORITY

SITUATED AT POBLACION, TAYTAY, PALAWAN

Respectfully forwarding is the report dated May 10, 2021 of SEMS/OIC-Chief, RPS Alexander E. Mancio relative to the above subject.

Please be informed that the area subject of investigation is Lot Nos. 261 and 334, Cad 841-D, located in Barangay Poblacion, Taytay, Palawan, with an area of One Hundred Elven Thousand Nine Hundred Thirty Five (111,935) square meters and One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters, respectively. As per records verification, Lot 261, Cad 841-D was surveyed for Eufemio Sabroso while Lot No. 334, Cad 841-D was surveyed as Swamp during cadastral survey.

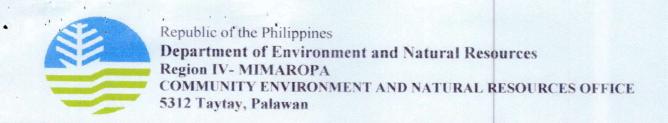
Further, Lots 261 and 334, Cad 841-D falls within Agricultural Land (Alienable & Disposable) as per Land Classification No. 2664, Project 9-F, Block I approved on May 15, 1970 with tie line N 19-46 W, 4156 m and N 27-59 W, 4,845.77 m, respectively from BLLM 1 Cad 841-D, Taytay Cadastre.

The undersigned concurs with the findings and recommendation by subdividing the subject lot as simple subdivision, and segregating those areas that will falls within the salvage zone (legal easement), swamp and mangroves.

Please acknowledge receipt hereof. Thank you.

BAYE. 0/17/2021 fu 1/8/

by the National Highway, Poblacion, Taytay, Palawan 5312



May 10, 2021

#### MEMORANDUM

FOR

The Community Environment and

Natural Resources Officer

**FROM** 

The Chief, Regulation and Permitting Section

**SUBJECT** 

INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY ROSALINDA B. ELKIN REPRESENTED BY ROSEMARIE R. NOVIO ON PORTION OF LOT NOS. 261 AND 334, CAD 841-D SITUATED AT POBLACION,

TAYTAY, PALAWAN

Respectfully submitting is the report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

### SUBJECT LOT

The subject lot of this investigation is Lot Nos. 261 and 334, Cad 841-D, located in Barangay Poblacion, Taytay, Palawan, with an area of One Hundred Elven Thousand Nine Hundred Thirty Five (111,935) square meters and One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters, respectively.

### **CLAIMANT**

Lot 261, Cad 841-D was listed to Eufemio Sabroso while Lot No. 334, Cad 841-D was listed as Swamp during the Cadastral Survey dated August 20-September 15, 1987 which was approved on November 4, 1988.

# PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of the instruction, the undersigned conducted actual investigation on the subject area, and the following were undertaken:

- The undersigned had made coordination on the scheduled inspection on applicant's representative Angelita V. Soliva through phone call and advising her to present two witnesses that could justify the applicant's claim.
- 2. The undersigned had conducted inspection and investigation dated May 7, 2021 at the subject area.

# FINDINGS/OBERVATIONS

After the conduct of an investigation, the undersigned found the following findings and observations:

- The subject lot was undulating to hilly in slope. It was bounded by the following: on Northwest by lot claimed by Eufemio Sabroso; on South by mangrove area; on Southwest by Provincial Road and lot claimed by Mario Sabroso.
- Improvements observed on the area are road right of way, concrete pathways, stairwell, docking area, view deck facilities, seawall, and cashew trees on the upland area.



 That based on documents submitted, the subject lots was acquired from Eufemio Sabroso by virtue of Waiver of Rights dated August 7, 2011 duly notarized by Atty. Joselyn Bonnie V. Valeros under Doc. No. 153, Page No. 31, Book No. XXV-F series of 2017.

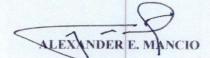
4. That based on records, Lots 261 and 334, Cad 841-D falls within Agricultural Land (Alienable & Disposable) as per Land Classification No. 2664, Project 9-F, Block I approved on May 15, 1970 with tie line N 19-46 W, 4156 m and N 27-59 W, 4,845.77 m, respectively from BLLM 1 Cad 841-D, Taytay Cadastre.

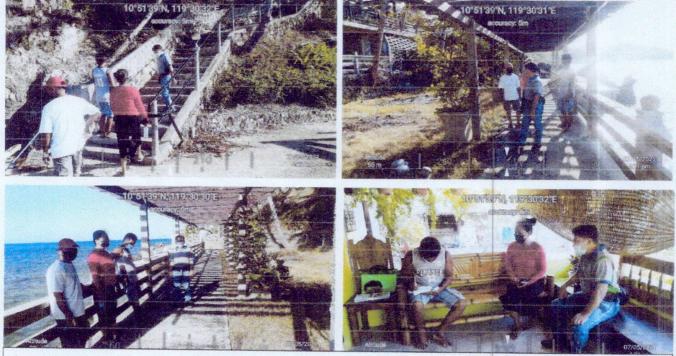
### **COMMENTS**

- As per records, Lot 334, Cad 841-D was listed as Swamp, but on the ground it composed of brushes or shrubs.
- 2. The tie line of the amended technical description of Lot 334, Cad 841-D should be recheck/verify since upon plotting it on ArcGIS, it falls on Lot 333, Cad 841-D (see reference map).
- 3. Those portion of the area that will falls within the salvage zone (legal easement), swamp, and mangroves shall be segregated properly.
- The report delimit only on the observation/findings based on the request for the issuance of Survey Authority.

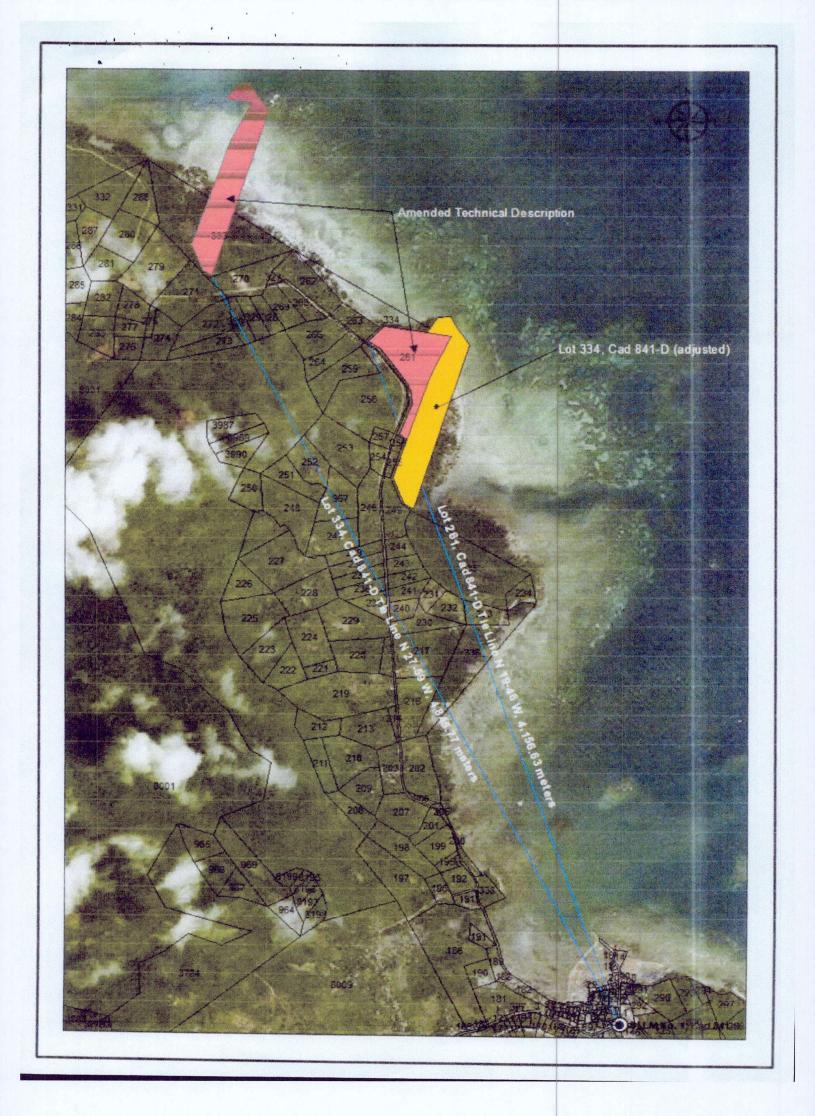
## RECOMMENDATION

In view of the aforementioned findings and observation, the undersigned respectfully recommends the **approval** of the application for issuance of survey authority; subdividing the subject lot as simple subdivision, and segregating the salvage zone (legal easement), swamp, and mangrove. Attached are geotagged photographs of the subject lot based on the conducted actual inspection and investigation dated May 7, 2021.





Geo-tagged photos showing the conducted inspection on the request for Survey Authority by Rosalinda B. Elkin represented by Angelina Soliva dated May 7, 2021 at Poblacion, Taytay, Palawan





> Amendment Order No. 02-45 - 2021 Date: /-00-000/

AMENDMENT OF THE TECHNICAL DESCRIPTION AND AREA OF LOT 261 and LOT 334, CAD-841-D, TAYTAY CADASTRE SITUATED AT BRGY. POBLACION, MUNICIPALITY OF TAYTAY, PROVINCE OF PALAWAN

Records show that survey lot 261 and lot 334, Cad 841-D, Taytay Cadstre located at Brgy. Poblacion, Municipality of Taytay, Province of Palawan was surveyed on August 20-September 15, 1987 and was approved on November 04, 1988.

In a letter dated September 09, 2020 of Rosalinda B. Elkins, requested for the certification of lot status of lot 261 and lot 334, Cad 841-D, Taytay Cadastre.

Upon verification made by this office, it was found out that the polygon did not close. Hence, re-verification was conducted and correction was made.

# LOT 261, CAD 841-D, TAYTAY CADASTRE:

SHOULD BE			INSTEAD OF			
LINE	Bearings	Distance	Lot	Bearings	Distance	
2-3	S.81° 31°E.	380.02 m.	2-3	N.46° 22'E.	120.14 m	
3-4	S.28° 09'W.	252.62 m.	3-4	S.81° 31'E.	380.02 m.	
4-5	S.19° 39'W.	385.30 m.	4-5 S.23° 01'W		636.24 m.	
11-1	N.55° 10'W.	78.07 m.	11-1	N.55° 09'W.		
	AREA= 10	4,744 sq. m.	Ambilian anjan ya inangan nancish anti pidawa a ilipualika maji kada	AREA=	111,935 sq. m.	

1515 L & S Building, Roxes Bouleverd, Ermita, Manila 1000
DENR VOIP (02) 248-3367/248-3468/249-3367 local 2700/27 (\*\*\* P.T.) PEOTOCOPY
Facsimile: (632) 405-0046

Emsil:denr.mim aropa@gmail.com

Chief. Is ords Section



# LOT 334, CAD 841-D, TAYTAY CADASTRE:

	SHOULD BE			INSTEAD OF			
LINE Bearings		Bearings Distance		Bearings	Distance		
7-8		252.62 m.	7-8		252.61 m		
8-9	To all the second secon	140.04 m.	8-9		380.02 m		
9-10	N.34° 49' E.	105.13 m.	9-10	N.56° 12°E.	250.28 m		
10-11	N.83° 13'E.	71.15 m.	10-11	N.41° 19'W.	189.08 m		
11-12	S.25° 28'E.	40.33 m.	11-12	N.43° 14'W.	219.61 m		
12-13	S.33° 48'E.	155.56 m.	12-13	S.59° 10'E.	986.86 m		
13-1	S.18° 22'W.	985.94 m.	13-1	S.11° 44'W.	998.34 m		
	AREA = 15	7,191 sq. m	der vider for de la service vider en al de la marie en confession anno del la marie en anno del la marie de la	AREA =	158,294 sq. m.		

Wherefore, premises considered, amendment of lot 261 and lot 334, Cad 841-D, Taytay Cadastre is hereby given due course.

SO ORDERED.

VICENTE B. TUDDAO., JR., Ph. D., CESO IV
Assistant Regional Director for Technical Services

MARIA LOURDES G. FERRER, CESO IV., Regional Executive Director

CERTIFIED PHOTOCOPY

Chief Line Records Section
DENR-NIMAROPA
for office a use

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000 DENR VOIP (02) 248-3367/248-3468/249-3367 local 2700/2717 Facsimile: (632) 405-0046 Email:denr.mimaropa@gmail.com



# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

# CERTIFICATION

# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay. Province of Palawan, containing an area of One Hundred Eleven Thousand Nine Hundred Thirty-five (111,935) square meters identified as Lot No. 261, Cad 841-D as applied for by MS. ROSALINDA B. ELKIN, REP. BY: ROSEMARIE R. NOVIO was verified to be within Alienable and Disposable Land per LC Map No. 2664, Project No. 9-F certified on May 15, 1970.

Issued this	ofat	t CENRO Taytay-El Nido.
Checked by:		
ESTER F. BIONA	DONNA C. TABERNIL Forester II/ Chief, RPS	LA MARIANB. LACHICA Engineer II

APPROVED:

ALAN L VALLE Engineer V/OIC, CENRO



# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

# CERTIFICATION

# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of One Hundred Fifty-eight Thousand Two Hundred Ninety-four (158,294) square meters identified as Lot No. 334, Cad 841-D as applied for by MS. ROSALINDA B. ELKIN, REP. BY: ROSEMARIE R. NOVIO was verified to be within Alienable and Disposable Land per LC Map No. 2664, Project No. 9-F certified on May 15, 1970.

Issued this	of	at CENRO Taytay-El Nido.
Checked by:		
ESTER T. BIONA	DONNA C. TABERN Forester II/ Chief, RPS	

APPROVED:

ALAN L. WALLE Engineer V/OIC, CENRO

D

Republic of the Philippines Office of Senter Offizens Affairs Control No.

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# SPECIAL POWER OF ATTORNEY

# KNOW ALL MEN BY THESE PRESENTS:

- I, ROSALINDA B. ELKIN of legal age, Filipino married, resident of Royal Palm Hills, Brgy. Calumpang Lejos, Indang Cavite, do hereby name, constitute and appoint ROSEMARIE R. NOVIO of legal age, Filipino married, resident of So. Montevista, Poblacion, Taytay, Palawan. to be our true and lawful Attorney-in-Fact, for us and in our name, place and stead, to do and perform the following particulars acts and things, namely:
  - 1. To represent me pertaining to my land located in "
    - A. Consolidation Plan of Land of Lot 261 portion of Cadastral, CAD 841-D, situated at Sitio Pagdurianen Poblacion, Taytay, Palawan, and Lot 334 portion cadastral, CAD -841-D with an area of 75,109.5 sq.m. more or less" and
  - 2. To act, do, perform, execute, sign, receive, claim, accept, deliver and all other similar acts necessary and incidental to the intentions and purpose and towards giving full effect thereto. With regards to all permits, documents, endorsements and all others governments permits.
  - To delegate on whole or in part any and all of the power herein granted or conferred, by means of an instrument in writing, in favor of any third person or persons whom our said ATTORNEY-IN-FACT my select.

HEREBY GIVING AND GRANTING unto said Attorney full power and authority whatsoever requisite or necessary or proper to be done in and carry into effect the foregoing authority, if personally present, without power of substitution of revocation, and hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands this	day of	18 in
ROSALINDA B. ELKIN PRINCIPAL		

ROSEMARIE R. NOVIO ATTORNEY -IN-FACT

SIGNED IN THE PRESENCE OF

d/foregre

# ACKNOWLEDGMENT

At	is SEP 2018, personally appeared
ROSEMARIE R. NOVIO,	who represented to me to be the same person
who executed the foregoing instrument and ac	knowledged to me the same as his free act and
deed.	
IN WITNESS WHEREOF, I have hereunto s above-written.	set my hand and seal at the place and date first
Doc. No. 431;	A Marine and a second a second and a second
Page No. 36;	Notary Public for and in Makati City
Book No. 183;	Appointment No. M. 22 until 12/31/2019 PTR No. 6807575, Jan 3, 2018, Makati Roll No. 45790, 137 lifetime No. 04897 MCLE No. V-0018032/4-15-2016
Series of 2018	G/F Fedman Suites, 199 Salcedo Street, Legaspi Village, Makati City
	Spicespikeron-190 and pressive

# Republic of the Philippines Fourth Judicial Region REGIONAL TRIAL COURT OF PALAVVAN AND PUERTO PRINCESA CITY

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

# CERTIFICATION

# TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court of Lot Nos. 261 and 334, Cad 841-D, located at Bgy. Poblacion, Taytay, Palawan

Issued upon request of Mr. Mariano P. Lilang, Jr. for whatever legal purpose it may serve.

At Puerto Princesa City, this 29th day of July, 2020.

JYL C. LAUROS PADRONES
Clerk of Court

Cert. Fee: P 15:00/35:00 O.R. No 4125992/4130526 Dated July 29: 2020

What: ROSALINDA BA	CCAY ELKIN Married to John	Elkin		TIN:	Pyrominania Minister Indonesia (Martine Indonesia)	THE RESIDENCE OF BRIDE SHOWS
ddress, LOT 1 BLOCK 7 Pt CAVITE.	INDANG,	Telephone No.:				
drivistrator/Beneficial User.				TIN:		
ddress:		Teleph	one No.:			
ocation of Property:	SO. PAGDURIANEN	POBLACION		TAY	TAY, PALAWA	M
	(Number and Street)	(Barangay/District)		(Munic	ipality & Provinc	:0)
CT/TCT/CLOA No.		Survey No. CA	AD. 841-D			
OCT:		Lot No. 26	1(P)			
Date:		Block No.				
Boundaries: North: ALN	061	South: Al	LN 028		4.4	
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Brief Descrip			Assessm		Assessed	
Classification	Area Unit M	arket Value Actual Use	e Level		Value	Taxability
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Approved by:	VIII OI					
	July 1. Present					
	EUVICA M. COLBE, REA	The same of the production of the	1/17/2019			
	PROVINCIAL ASSESSOR		Date			
This declaration cancels TE	No. 18-23-001-0272 (Part) V	Previous A.V. Php. 211,71	0.00	Previous P	IN: 066-23-	001-09-029
Previous Owner: EUFEMIC					Area: 9.6935	a providence and the section of
Memoranda:			977		***	- Marie and the state of the st
RANSFERRED AND SEGREGA ON DECEMBER 5, 2018, SKETO SANGGUNIANG BAYAN OF TAY	TED THIS PORTION PER DULY NOTAF H MAP AND TO RECLASSIFY FROM AC TAY DATED 10/15/2018 AND REQUEST EMENT FILED. TRANSFER TAX & LATE 4/17, 1/14/19 & 8/9/18 AT MTO.	GRICULTURAL TO RESIDENTIAL PER LETTER DATED 01/17/19. TAXES P	R CERTIFIED OR AID UP TO 2019	DINANCE NO PER ATTACH	). 300-2018 OF TH	E NCE

Wote: 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 Pantalawigan 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.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lolito Jr. Bufil/ 3:30:52 PM

T.D. No.: 18-23-001-3	3408	Property	y Identification	No.: 066	-23-001	-09-060	
Owner: ROSALINDA BACCAY	ELKIN Married to John	n Elkin			TIN:		
Address: LOT 1 BLOCK 7 PHASE CAVITE.	The state of the s	Company of the Contract of the	UMPANG LEJOS	NDANG,	Telepho	one No.:	
Ariministrator/Beneficial User:					TIN:		
adress:		one No.:					
Location of Property:	SO, PAGDURIANEN	ı	POBLACION			TAY, PALAWA	N
	(Number and Street)	(Ba	rangay/District)			pality & Province	traduction of the second of the second
OCT/TCT/CLOA No.			Survey No. CA	D 844-D			
oct Time	3.5			1(P)			
Date:			Block No.	~~/		and the second	Ti .
Boundaries: North: ALN 056				040			
East: ALN 061		tingen and the second second second second	South: R				
			West: Al	_N U58		200000	
KIND OF PROPERTY ASSESSED:				MACHIN	EDV		
LAND			닏		escription:		
BUILDING No. of Storeys;				Others			
Brief Description:				Specif	ý:		
Classification Area	Unit Value	larket Value	Actual Use	Assessn Leve		ssessed Value	Taxabililty
COMMERCIAL 1,057.00 s	eq.m 400 Php	422,800,00	COMMERCIA (Commil Lot	71110/	Php	84,560.00	TAXABLE
otel 1,057.00 s		422,800.00			Php	84,560.00	
otal Assessed Value EIGHTY-F	FOUR THOUSAND FIVE H	HUNDRED SIXT					
	tun M. Culu uvica m. colbe, REA		(Amount in Work		sessment:	2020 YEAR	
F	ROVINCIAL ASSESSOR			Date	April 1		
This declaration cancels TD No.	18-23-001-0272 (Part)	Previous A.V. Pl	np. 211,710	0.00	Previous PI	V: 066-23	001-09-029
Previous Owner: EUFEMIO SABR			217,710	200		Area: 9,6935	- chrombodowako evel moderas, da
Memoranda:					, revious,		- months
TRANSFERRED AND SEGREGATED TH ON DECEMBER 5, 2018, SKETCH MAP A SANGGUNIANG BAYAN OF TAYTAY DA CERTIFICATION, SWORN STATEMENT RESPECTIVELY ISSUED ON 8/14/17, 1/1	AND TO RECLASSIFY FROM ACTED 10/15/2018 AND REQUEST FILED. TRANSFER TAX & LATE	GRICULTURAL TO T LETTER DATED I	COMMERCIAL PER 01/17/19. TAXES PA	R CERTIFIED OF AID UP TO 2019	RDINANCE NO. PER ATTACHE	300-2018 OF THE ED TAX CLEARAN	IE NCE
₩ofe: This declaration is for real printed purpose and duly enacted	operfy taxation purposes only of into an Ordinance by the Sa	and the valuation	indicated herein ai lawigan under Ord	re based on the inance No. 191	schedule of u	init market value March 26, 2018	es prepared fo

and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: 056-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lolito Jr. Buñi/ 3:05:52 PM

ddrager I AT & DI AGY	BACCAY ELKIN		Billing of the second of the second of the second			TIN:		
ddress: LOT 1 BLOCK : CAVITE.	PHASE I, ROYAL	PALM HILLS S	SUBU, BGY CAL	UMPANG LE	JOS INDANG,	Teleph	one No.:	
dministrator/Beneficial User:	40					TIN:		
ddress:						Teleph	one No.:	
ocation of Property:	SO, PAG	DURIANEN		POBLACION		TAY	TAY, PALAWA	N
	(Number	end Street)	(Ba	rangay/Distric	cit)	(Munici)	pality & Province	ie)
OCT/TCT/CLOA No.				Survey No.	CAD. 841-D	120		
CCT:			Controller & Salware of	Lot No.	261(P)	T <sub>a</sub>		
Date:				Block No.			7 18	
Boundaries: North: A	ALN 051			South:	ROAD		and a train	
East /	ALN 058	Mary and the same	1976 -	West:	ALN 061			- Age
KIND OF PROPERTY ASS	ESSED:		THE STATE OF THE STATE OF					
LAND LAND					MACH			
BUILDING					1	Description:		
No. of Sto			-		☐ Others			
Brief Des	сприон.	14.4						
Classification	Area	Unit Value	Market Value	Actual	Use Asses		ssessed Value	Taxabililty
COMMERCIAL	4,697.00 sq.m	400 Php	1,878,800.00	COMME		% Php	375,760.00	TAXABLE
(C-4)				(Comm'l	Lot)		All Control	TOODEL
and the second s		The second secon						
				Company of the			-	
Total	4,697.00 sq.m	Pho	1,878,800.00			Php	375,760.00	
Total Assessed Value		Php SEVENTY-FIX		SEVEN HUND	RED SIXTY P		3/5,/60.00	
		AND THE PERSON NAMED OF TH		(Amount in \	ner (difficulty extension) on the constraint special beauty			
Taxable 🕡 Exe	impt [		Eff	ectivity of As	sessment/Re	assessment:	2020	
Approved by:							YEAR	
rispirored by	1/1/	L M						
	tean V	1. Colle						
	part of the state	A. COLBE, RE			1/17/2019	)		
	9	IAL ASSESSOF	P		Date			
This declaration cancels	TD No. 18-23-00	11-0272 (Part)	Previous A.V. F	hp. 211	,710.00	Previous Pl	N: 066-23-	001-09-029
Previous Owner: EUFE	MIO SABROSO				_	Previous	Area: 9.6935	ha.
Memoranda:								
TRANSFERRED AND SEGR	ETCH MAP AND TO RE	CLASSIFY FROM		COMMERCIAL	PER CERTIFIED	ORDINANCE NO	. 300-2018 OF TH	E

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 Panialawigan 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.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Wachine Validation: Printed by Lofito Jr. Buffy 3:08:51 PM

T.D. No.: 18-23-001-340	6	Property Ide	ntificati	ion No.: 0	66-23-0	01-09-	058	
wner: ROSALINDA BACCAY ELF	KIN Married to John Elki	n			TIN	l:		
dress: LOT 1 BLOCK 7 PHASE 1, RO	DYAL PALM HILLS SUBD. B	IGY CALUMPA	NG LEJ	OS INDANG	Tel	ephone f	Vo.:	<b></b>
mic istrator/Beneficial User					TIN	l:		
oress:		100			Tel	ephone l	No.:	and the second second second
	PAGDURIANEN	POBL	ACION		7	AYTAY,	PALAWAI	y
	mber and Street)	(Barange	y/Distric	:()	(Mi	unicipality	y & Province	e)
CT/TCT/CLOA No.		Sur	vev No.	CAD. 841-D				
CT:		Lot		261(P)				
late:		Blo	ck No.					
				ROAD				
Boundaries: North: ALN 056				ALN 059				36
East: ALN 060			vvest.	ALN UDS			- Charles	
IND OF PROPERTY ASSESSED:  LAND BUILDING No. of Storeys: Brief Description:				Bri Othe	ecify:			
Glassification Area	Unit Market	t Value	Actual	1100	essment evel		ssed lue	Taxabililt
COMMERCIAL 1,813.00 sq.m CRL-4)	1 40 Php 7	72,520,00	(Comm'l		20 % Php	1	4,500.00	TAXABLE
Total 1,813.00 sq.n Total Assessed Value FOURTEEN		72,520.00 ED PESOS			Php	1	4,500.00	
Taxable Exempt Approved by:		(A)	nount in fity of As	Words) ssessment/	Reassessn	nent:	2020 YEAR	
EUV	NO COLBE, READVINCIAL ASSESSOR			1/17/2 Date				
	P		24	4 740 00	Drovie	ous PIN:	066-21	3-001-09-02
This declaration cancels TD No. 18		nous A.V. Php.	21	1,710.00			ea: 9,6935	and the second of the second o
Previous Owner: EUFEMIO SABROS	SO				Fre	vious MI	. 5,053	e a 1964
Memoranda:								ION(A & D) ISS

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.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lofito Jr. Buñi/ 3:32:22 PM

6

ddress: LOT 1 BLOCI	K 7 PHASE 1, ROYA	L PALM HILLS S	UBD, BGY CALL	UMPANG LE.	JOS IN	DANG	Telen	hone No.:	
CAVITE.		125	****						
dministrator/Beneficial Use	r:				walds 5		TIN;		erica e a constitución de la con
ddress;		7 916		. Inc.			_ Telep	hone No.:	Made of the control o
ocation of Property:	The second second section and	GDURIANEN	pie p	OBLACION			TA'	YTAY, PALA	WAN
	(Number	er and Street)	(Ba	rangay/Distric	ct)		(Muni	cipality & Pro	vince)
OCT/TCT/CLOA No.			P.6	Survey No.	CAD.	841-D			
CCT:			And the second second	Lot No.	261(F	P)			Title .
Date:				Block No.					
Boundaries: North:	ALN 057			South:	ALN	061,058			
East:	ALN 057			West	water and the second				
UND OF PROPERTY A	SSESSED:	of the section of the		and the same		448 27 12		The same	
LAND					Ш	MACHIN	ERY escription		
BUILDING						Others:	escription	l. <u>( )                                  </u>	
No. of S Brief De	storeys; escription:					Specif	y:		
Classification	Area	Unit Value	Market Value	Actual	Use	Assessr		Assessed Value	Taxabilih
COMMERCIAL C-4)	12.197.00 sq.m	400 Php	4,878,800,00	COMMER (Comm')		20 %	Php	975,760.0	0 TAXABLE
	7344								
otal	12,197.00 sq.m	Php	4,878,800.00				Php	975,760.0	0
otal Assessed Valu	e NINE HUNDRED	SEVENTY-FIVE	THOUSAND SE		The state of the s		S		
				(Amount in V				77946	
	xempt		Elle	ectivity of As	sessn	nenvkea	ssessmen	t: 2020 YEAR	and the second s
Approved by:	1 1	100							
	Davy V	1- Carlos		Carried Ave		T A			
	and the first of the second or the second	M. COLBE, RE	A		1	/17/2019			
	PROVIN	CIAL ASSESSOR	ġ.			Date			
This declaration cance	els TD No. 18-23-0	01-0272 (Part) #	Previous A.V. P	hp. 211	,710.0	0	Previous	PIN: 066	-23-001-09-029
Previous Owner: EUF	EMIO SABROSO				and stated		Previou	s Area: 9.69	)35 ha.
lemoranda:	and a second		44.4		400				
RANSFERRED AND SEC ON JULY 24, 2018, SKETO BAYAN OF TAYTAY DATE	CH MAP AND TO RECLA ED 10/15/2018 AND REC	SSIFY FROM AGRIC	CULTURAL TO COM ED 01/17/19, TAXES	MERCIAL PER S PAID UP TO 20	CERTIF 019 PEF	RED ORDINA	TAX CLEAR	0-2018 OF THE RANCE CERTIF	ESANGGUNIANG

Mote: 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.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lolito Jr. Bufil 9:07:43 AM

<b>,</b>	TAX DECLARATI	Property Identification No.:	066-23-001-09-057
T.D. No.: 18-23-	001-3402	Property radius	
	Elle Elle	in	TIN:
Owner: ROSALINDA B	ACCAY ELKIN Married to John Elk	BGY CALUMPANG LEJOS INDAN	G. Telephone No.:
Address: LOT 1 BLOCK 7	ACCAY ELKIN Married to John Erk PHASE 1, ROYAL PALM HILLS SUBD.		TIN
CAVITE.			Telephone No.:
Administrator/Beneficial User:			TAYTAY, PALAWAN
Address:	SO. LANGAYAN	POBLACION	(Municipality & Province)
Location of Property:	(Number and Street)	(Barangay/District)	
		Survey No. CAD, 84	1-0
OCT/TCT/CLOA No.		Lot No. 334(P)	
CCT		Block No.	
Date:		South: ALN 06%	2
	TAYTAY BAY	West: ALN 06	2, 061, 066, 051
East:	TAYTAY BAY	The state of the s	MACHINERY
KIND OF PROPERTY AS	SESSED:		Brief Description:
LAND			Others:
BUILDING			Specify:
No. of S	escription:		Assessment Assessed Taxability
	Unit Ma	arket Value Actual Use	Level Value
Classification		COMMERCIAL	20 % Php 4,321,760.00 TAXABLE
COMMERCIAL	54,022.00 sq.m 400 Php	21,608,800.00 (Commil. Lot)	
Taxable Approved by:  This declaration of Previous Owner:  Memoranda:	54,022.00 sq.m Php live FOUR MILLION THREE HUNDRE  Exempt   EXEMPT   EUVICA M. COLBE, RE  PROVINCIAL ASSESSO  BANCELS TD No. 18-23-001-0295 (Part)  EUFEMIO M. SABROSO  DEGREGATED THIS PORTION PER DULY NO.	Previous A.V. Php. 91,000	Previous PIN: 066-23-001-09-05 Previous Area: 8 ha.  D ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) IS  THEFED ORDINANCE NO. 300-2018 OF THE SANGGUNIAN  THEFED ORDINANCE NO. 300-2018 OF THE SANGGUNIAN  THEFE ORDINANCE NO. 300-2018 OF THE SANGGUNIAN  THE SANGGUNIAN SWEET ORDINANCE NO. 300-2018 OF THE SANGGUNIAN  THE SANGGUNIAN SWEET ORDINANCE NO. 300-2018 OF THE SANGGUNIAN SWEET ORDINANCE NO. 300-2
ON JULY 24, 2016, S BAYAN OF TAYTAY STATEMENT FILED CN 8/14/17, 1/14/19	DATED 10/15/2018 AND REQUEST LETTER UP TRANSFER TAX & LATE FILING OF SS: P 3,00 & 8/9/18 AT MTO.	00.00, 2.000.00, & 3,000.00, 2,000.00, O.F.	R NOS 4/93/90, 399/ 100 4 425
Note: This de the pur and ca	claration is for real property taxation purposes pose and duly enacted into an Ordinance by nnot by itself alone confer any ownership or k	edan non no and bear a	are based on the schedule of unit market values prepared in the property of th

Mechine Validation: Printed by Lolito Jr. Buñil 9:36:17 AM

# LAND REGISTRATION AUTHORITY CCV FORM UNOFFICIAL COPY IF NOT IN BLUE COLOR



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

East Avenue con NIA Road
Quezon City
Registry of Deeds for Province of Palawan

# CERTIFICATION

# TO WHOM IT MAY CONCERN:

This is to CERTIFY that after research and verification from the records of this Registry, it disclosed that as of this date, NO TITLE EXIST in the name of JULIE GUMAYAGAY, covering Lot No. 8002, CAD. 841-D, situated in Poblacion, Taytay, Palawan.

Issued at Puerto Princesa City, this 14th day of July, 2020 upon request of Ms. Angelita Soliva for whatever purpose it may serve her best.

Lanie Delos Santos Cayao Acting Record Officer

Requested B

SOLINA V. ANGELITA 1021582328 630:00 07/14/2020

Please affix Documentary Stamp

### WAIVER OF RIGHTS

TAT

ME



I, MR. EUFEMIO MABACAS SABROSO married to MRS. ISABELITA ORIEL SABROSO, Filipino of legal age, resident of Poblacion, Taytay, Palawan, berein referred to as "WAIVOR" for good and valuable consideration, the receipt whereof is hereby acknowledge by me from ROSALINDA BACCAY ELKIN, Filipino married to JOHN ELKIN Canadian citizens, both of legal age, resident of Lot 1 Blk. 7 Royal Palm Hills Subdivision Brgy. CalumpangLejos, Indang, Cavite; herein referred to as "WAIVEE";

That, by these presents hereby WAIVES, RENOUNCE, TRANSFER and CONVEY in a manner absolute and irrevocable unto said WAIVE, ROSALINDA BACCAY ELKIN, Filipino married to JOHN ELKIN Canadian citizen, both of legal age, his heirs and assign all my right, interest and participation over that parcel of land particularly described as follows:

- 1. Portion of Lot 261, Sitio Pagdurianen, Poblacion, Taytay, Palawan CAD \$41-D Tax Dec. 001-0253 Area 21,087,5 gmeter more or less.
- Portion of Lot 334, Sitio LangayanPoblaciomTaytay Palawan CAD 841-D Tax Dec. 23-001357, Area 54,022sq.meter more or less.

The property describe in this WAIVER of RIGHTS comprises a Total Land area of 75,109.50 squaeters more or less (SEVENTY FIVE THOUSAND ONE HUNDRED NINE'50/100 Square meters Being portion of both Lot 261 and Lot 334 located in Sitio Pagdurianen (I ot 261) and Sitio Langayan (Lot 334) both of Poblacion, Taytay, Palawan. (See subdivision layout attached as part of this agreement and Reference).

The said lots are particularly described as follows:

		75,109.5	0 sq. neters
4.	Portion of Lot 261& Lot 334	1,520	sq. meters( Right of Way)
3.	Portion of Lot 261———	5,557	sq.metets (Right of Way)
2.	Portion of Lot 261	14,010.5	sq.meters
1.	Portion of Lot 334	54,022	sq.meters

That, The Total Price for the above-mentioned is SIX HUNDRED THOUSAND PESOS ONLY, Philippine Currency (-P-600,000.00)

That, if and necessary, to give full force and effect to my above Waiver of Right, I further bind myself to execute such other documents and legal papers that may be required by the existing laws and regulation for the purpose.

AUG 0 7 2017 IN WITNESS WHEREOF, I herevoto signed this Waiver of Rights this

EUFEMIO M. SABROSO Waivor

INDA B. ELKIN

Waivee

ISABELITA O. SABROSO

Waivor

WITNESSTH:

Ma. Sheika P. Tambasen

### ACKNOWLEDGEMENT

Republic of the Philippines)

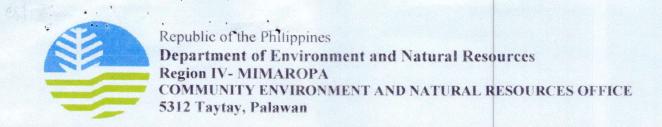
BEFORE ME, a notary public personally came and appeared EUFEMIO M. SABROSO and ROSALINDA B. ELKIN with valid identification and typewritten below their respective name, Known to me to be the same person who executed the foregoing instrument which he acknowledged before me that the same is his free and voluntary act and deed.

JE . .

Page. No. 91 Book No. 44V-1 Series of 20 17

ATTY, JOSELYN BONNE V. VALEROS

PTR No. 5021626 Issued on Tire. 27, 2016 Units Day. 21, 2017
ISP Life No. 727531 km and one 21, 2007
Commission No. 7016-059 Issued on April 14, 2016, Units Day. 24, 2017
MCLE No. V-9022698 Issued on April 14, 2016 Italy with April 14, 2016
Giffus Acid: Imparted Daywork Towar, 1642 A. Wohlins, Elande



May 10, 2021

**MEMORANDUM** 

FOR

The Regional Executive Director

MIMAROPA Region

1515 L & S Building, by Roxas Blvd., Ermita, Manila

THRU

The Provincial Environment and Natural Resources Officer

Brgy. Sta. Monica, Puerto Princesa City. Palawan

FROM

The Community Environment and Natural Resources Officer

Brgy. Poblacion, Taytay, Palawan

SUBJECT

TRANSMITTAL OF THE INVESTIGATION REPORT ON THE AREA OF ROSALINDA B. ELKIN SUBJECT OF REQUEST FOR ISSUANCE OFSURVEY AUTHORITY

SITUATED AT POBLACION, TAYTAY, PALAWAN

Respectfully forwarding is the report dated May 10, 2021 of SEMS/OIC-Chief, RPS Alexander E. Mancio relative to the above subject.

Please be informed that the area subject of investigation is Lot Nos. 261 and 334, Cad 841-D, located in Barangay Poblacion, Taytay, Palawan, with an area of One Hundred Elven Thousand Nine Hundred Thirty Five (111,935) square meters and One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters, respectively. As per records verification, Lot 261, Cad 841-D was surveyed for Eufemio Sabroso while Lot No. 334, Cad 841-D was surveyed as Swamp during cadastral survey.

Further, Lots 261 and 334, Cad 841-D falls within Agricultural Land (Alienable & Disposable) as per Land Classification No. 2664, Project 9-F, Block I approved on May 15, 1970 with tie line N 19-46 W, 4156 m and N 27-59 W, 4,845.77 m, respectively from BLLM 1 Cad 841-D, Taytay Cadastre.

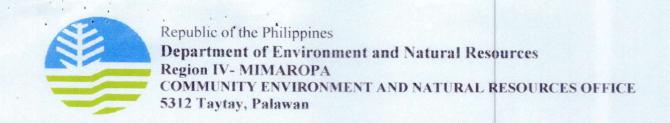
The undersigned concurs with the findings and recommendation by subdividing the subject lot as simple subdivision, and segregating those areas that will falls within the salvage zone (legal easement), swamp and mangroves.

Please acknowledge receipt hereof. Thank you.

1 C/11/2021 fin 1581

ALANC, VALLE

by the National Highway, Poblacion, Taytay, Palawan 5312 emailad: cerrotaytayoal@yahoo.com.ob



May 10, 2021

### **MEMORANDUM**

FOR

The Community Environment and

Natural Resources Officer

FROM

The Chief, Regulation and Permitting Section

**SUBJECT** 

INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY ROSALINDA B. ELKIN REPRESENTED BY ROSEMARIE R. NOVIO ON PORTION OF LOT NOS. 261 AND 334, CAD 841-D SITUATED AT POBLACION,

TAYTAY, PALAWAN

Respectfully submitting is the report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

### SUBJECT LOT

The subject lot of this investigation is Lot Nos. 261 and 334, Cad 841-D, located in Barangay Poblacion, Taytay, Palawan, with an area of One Hundred Elven Thousand Nine Hundred Thirty Five (111,935) square meters and One Hundred Fifty Eight Thousand Two Hundred Ninety Four (158,294) square meters, respectively.

### CLAIMANT

Lot 261, Cad 841-D was listed to Eufemio Sabroso while Lot No. 334, Cad 841-D was listed as Swamp during the Cadastral Survey dated August 20-September 15, 1987 which was approved on November 4, 1988.

# PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of the instruction, the undersigned conducted actual investigation on the subject area, and the following were undertaken:

- 1. The undersigned had made coordination on the scheduled inspection on applicant's representative Angelita V. Soliva through phone call and advising her to present two witnesses that could justify the applicant's claim.
- The undersigned had conducted inspection and investigation dated May 7, 2021 at the subject area.

# FINDINGS/OBERVATIONS

After the conduct of an investigation, the undersigned found the following findings and observations:

- The subject lot was undulating to hilly in slope. It was bounded by the by lot claimed by Eufemio Sabroso; on South by mangrove area; on Southwest by Provincial Road and lot claimed by Mario Sabroso.
- Improvements observed on the area are road right of way, concrete pathways, stairwell, docking area, view deck facilities, seawall, and cashew trees on the upland area.



 That based on documents submitted, the subject lots was acquired from Eufemio Sabroso by virtue of Waiver of Rights dated August 7, 2011 duly notarized by Atty. Joselyn Bonnie V. Valeros under Doc. No. 153, Page No. 31, Book No. XXV-F series of 2017.

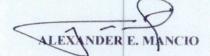
4. That based on records, Lots 261 and 334, Cad 841-D falls within Agricultural Land (Alienable & Disposable) as per Land Classification No. 2664, Project 9-F, Block I approved on May 15, 1970 with tie line N 19-46 W, 4156 m and N 27-59 W, 4,845.77 m, respectively from BLLM 1 Cad 841-D, Taytay Cadastre.

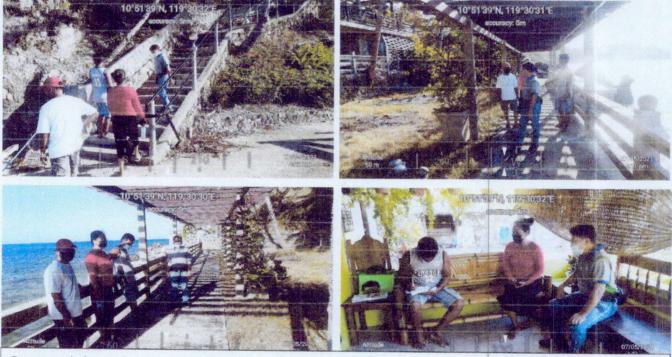
### **COMMENTS**

- As per records, Lot 334, Cad 841-D was listed as Swamp, but on the ground it composed of brushes or shrubs.
- The tie line of the amended technical description of Lot 334, Cad 841-D should be recheck/verify since upon plotting it on ArcGIS, it falls on Lot 333, Cad 841-D (see reference map).
- 3. Those portion of the area that will falls within the salvage zone (legal easement), swamp, and mangroves shall be segregated properly.
- 4. The report delimit only on the observation/findings based on the request for the issuance of Survey Authority.

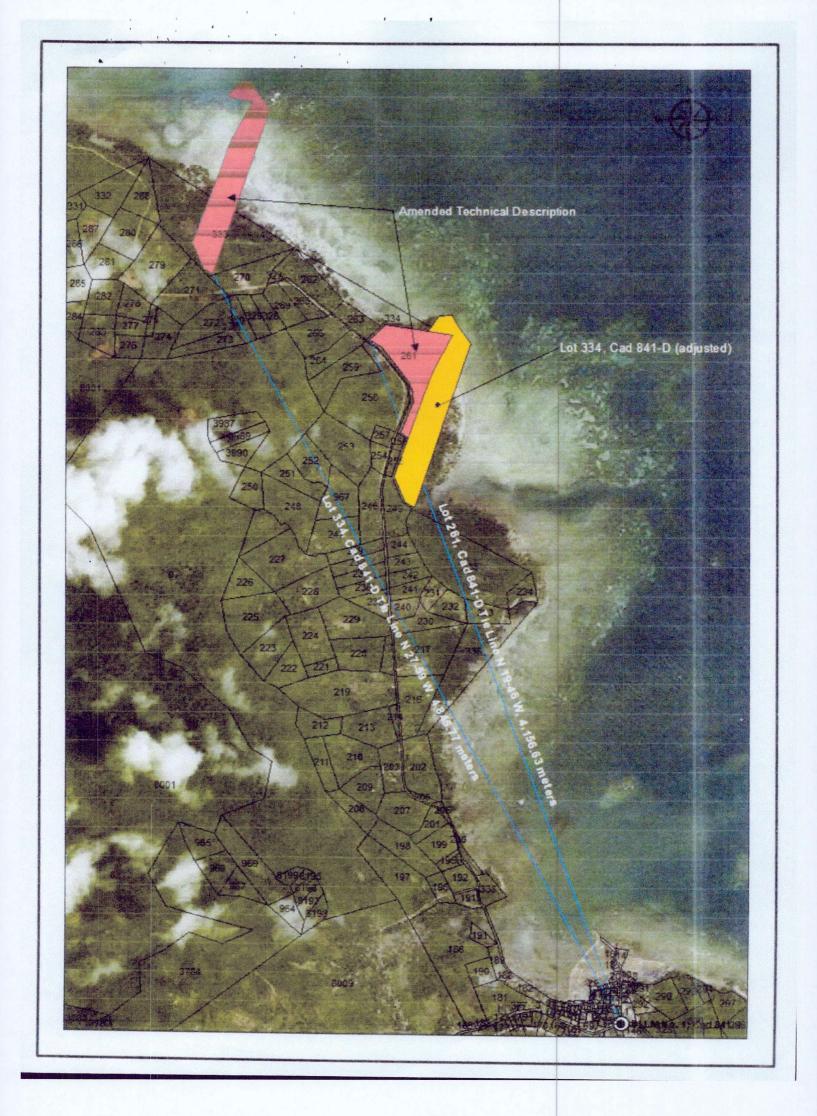
### RECOMMENDATION

In view of the aforementioned findings and observation, the undersigned respectfully recommends the **approval** of the application for issuance of survey authority; subdividing the subject lot as simple subdivision, and segregating the salvage zone (legal easement), swamp, and mangrove. Attached are geotagged photographs of the subject lot based on the conducted actual inspection and investigation dated May 7, 2021.





Geo-tagged photos showing the conducted inspection on the request for Survey Authority by Rosalinda B. Elkin represented by Angelina Soliva dated May 7, 2021 at Poblacion, Taytay, Palawan





> Amendment Order No. 0245 - 202/ Date: /-000-020/

SUBJECT:

AMENDMENT OF THE TECHNICAL DESCRIPTION AND AREA OF LOT 261 and LOT 334, CAD-841-D, TAYTAY CADASTRE SITUATED AT BRGY. POBLACION, MUNICIPALITY OF TAYTAY, PROVINCE OF PALAWAN

### ORDER

Records show that survey lot 261 and lot 334, Cad 841-D, Taytay Cadstre located at Brgy. Poblacion, Municipality of Taytay, Province of Palawan was surveyed on August 20-September 15, 1987 and was approved on November 04, 1988.

In a letter dated September 09, 2020 of Rosalinda B. Elkins, requested for the certification of lot status of lot 261 and lot 334, Cad 841-D, Taytay Cadastre.

Upon verification made by this office, it was found out that the polygon did not close. Hence, re- verification was conducted and correction was made.

# LOT 261, CAD 841-D, TAYTAY CADASTRE:

	SHOULD BE			INSTEAD OF	
LINE	Bearings	Distance	Lot	Bearings	Distance
2-3	S.81° 31'E.	380.02 m.	2-3	N.46° 22'E.	120.14 m
3-4	S.28° 09'W.	252.62 m.	3-4	S.81° 31'E.	380.02 m.
4-5	S.19° 39°W.	385.30 m.	4-5	S.23° 01'W.	636.24 m
11-1	N.55° 10'W.	78.07 m.	11-1	N.55° 09'W.	78.10 m
	AREA= 10	4,744 sq. m.	THE PROPERTY OF THE PARTY OF TH	AREA= 11	1,935 sq. m.

1515 L & S Building, Roxas Boulevard, Ennita, Manila 1000
DENR VOIP (02) 248-3367/248-3468/249-3367 local 2700/27 (CERTIFICE) PISOTOCOPY
Facsimile: (632) 405-0046

Email:denr.mimaropa@gmail.com

Chief, Land Accords Section



# LOT 334, CAD 841-D, TAYTAY CADASTRE:

	SHOULD BE			INSTEAD OF	
LINE	Bearings	Distance	LINE	Bearings	Distance
7-8		252.62 m.	7-8		252.61 m
8-9		140.04 m.	8-9		380.02 m
9-10	N.34° 49° €.	105.13 m.	9-10	N.56° 12'E.	250.28 m
10-11	N.83° 13'E.	71.15 m.	10-11	N.41° 19'W.	189.08 m
11-12	S.25° 28'E.	40.33 m.	11-12	N.43° 14'W.	219.61 m
12-13	S.33° 48'E.	155.56 m.	12-13	S.59° 10'E.	986.86 m
13-1	S.18° 22'W.	985.94 m.	13-1	S.11° 44'W.	998.34 m
	AREA = 15	7,191 sg. m		AREA = 15	8,294 sq. m

Wherefore, premises considered, amendment of lot 261 and lot 334, Cad 841-D, Taytay Cadastre is hereby given due course.

SO ORDERED.

VICENTE B. TUDDAO., JR., Ph. D., CESO IV Assistant Regional Director for Technical Services

CC: MARIA LOURDES G. FERRER, CESO IV., Regional Executive Director

CERTIFIED PHOTOCOPY

VINGINIA (A) REGODON
Chief, Land Records Section
DENR-MIMAROPA
JON Office Australia

1515 L. & S Building, Roxas Boulevard, Ermita, Manila 1000 DENR VOIP (02) 248-3367/248-3468/249-3367 local 2700/2717 Facsimile: (632) 405-0046 Email:denr.mimaropa@gmail.com



# COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

# CERTIFICATION

## TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of One Hundred Eleven Thousand Nine Hundred Thirty-five (111,935) square meters identified as Lot No. 261, Cad 841-D as applied for by MS. ROSALINDA B. ELKIN, REP. BY: ROSEMARIE R. NOVIO was verified to be within Alienable and Disposable Land per LC Map No. 2664, Project No. 9-F certified on May 15, 1970.

Issued this	of	at CENRO Taytay-El Nido.
Checked by:		
ESTER T. BIONA	DONNA C. TABERNI Forester II/ Chief, RPS	LLA MARIAN B. LACHICA Engineer II

APPROVED:

ALAN L. VALLE Engineer V/OIC, CENRO



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

## COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

By the National Highway, Poblacion, Taytay, Palawan 5312 Mobile: 0926-505-9335 TM 0912-171-3889 TNT Email: cenrotaytay@denr.gov.ph

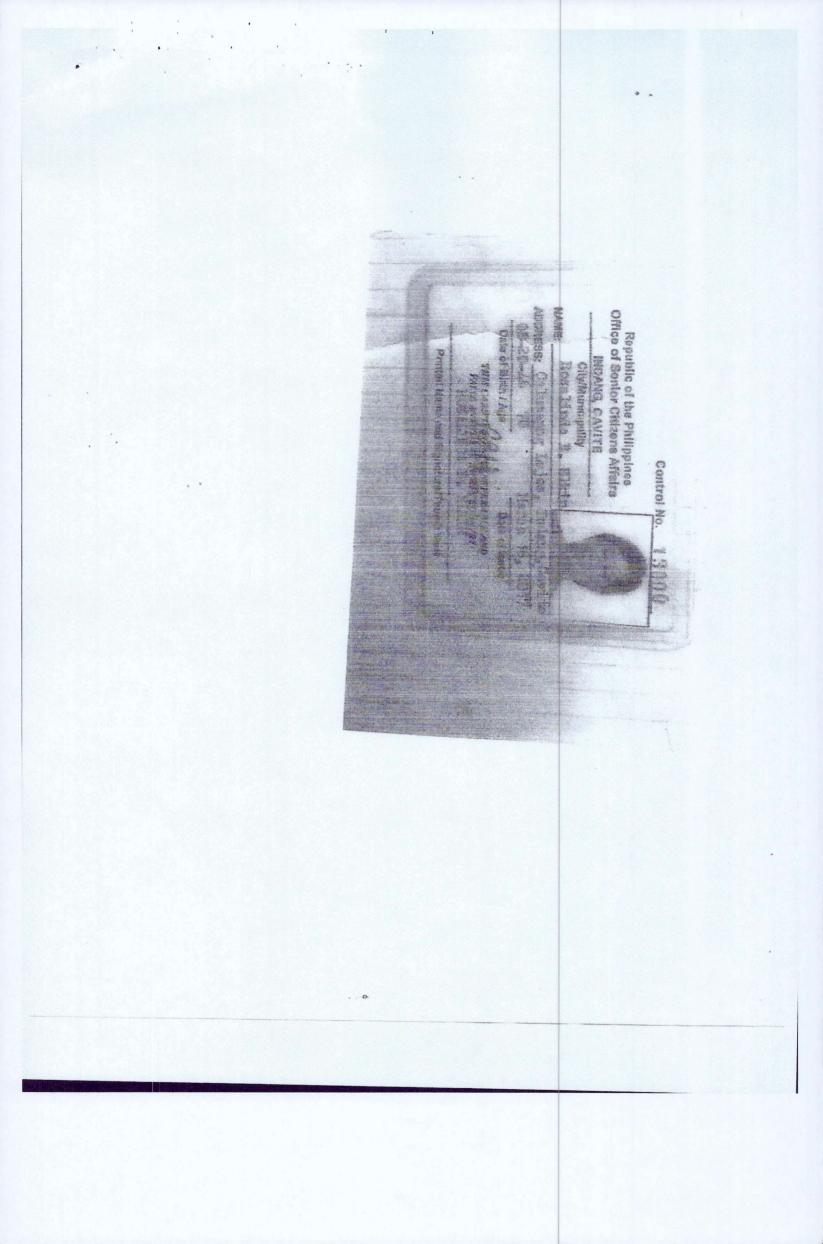
### CERTIFICATION

#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of One Hundred Fifty-eight Thousand Two Hundred Ninety-four (158,294) square meters identified as Lot No. 334, Cad 841-D as applied for by MS. ROSALINDA B. ELKIN, REP. BY: ROSEMARIE R. NOVIO was verified to be within Alienable and Disposable Land per LC Map No. 2664, Project No. 9-F certified on May 15, 1970.

Issued this	of a	t CENRO Taytay-El Nido.
Checked by:		
ESTER T. BIONA	DONNA C. TABERNII Forester II/ Chief, RPS	LLA MARIAN B. LACHICA Engineer II
APPROV	/ED:	

ALAN L. VALLE Engineer V/OIC, CENRO



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	y		ACTERES?	
	toman la	. Manan	FOTAL AMOUNT PAID	6 (D) -
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## SPECIAL POWER OF ATTORNEY

## KNOW ALL MEN BY THESE PRESENTS:

- I, ROSALINDA B. ELKIN of legal age, Filipino married, resident of Royal Palm Hills, Brgy. Calumpang Lejos, Indang Cavite, do hereby name, constitute and appoint ROSEMARIE R. NOVIO of legal age, Filipino married, resident of So. Montevista, Poblacion, Taytay, Palawan. to be our true and lawful Attorney-in-Fact, for us and in our name, place and stead, to do and perform the following particulars acts and things, namely:
  - 1. To represent me pertaining to my land located in "
    - A. Consolidation Plan of Land of Lot 261 portion of Cadastral, CAD 841-D, situated at Sitio Pagdurianen Poblacion, Taytay, Palawan, and Lot 334 portion cadastral, CAD -841-D with an area of 75,109.5 sq.m. more or less" and
  - 2. To act, do, perform, execute, sign, receive, claim, accept, deliver and all other similar acts necessary and incidental to the intentions and purpose and towards giving full effect thereto. With regards to all permits, documents, endorsements and all others governments permits.
  - To delegate on whole or in part any and all of the power herein granted or conferred, by means of an instrument in writing, in favor of any third person or persons whom our said ATTORNEY-IN-FACT my select.

HEREBY GIVING AND GRANTING unto said Attorney full power and authority whatsoever requisite or necessary or proper to be done in and carry into effect the foregoing authority, if personally present, without power of substitution of revocation, and hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done under and by virtue of these presents.

	20	18
IN WITNESS WHEREOF, we have hereunto set our hands this	day of	in
ROSALINDA B. ELKIN		
PRINCIPAL		

ROSEMARIE R. NOVIO ATTORNEY -IN-FACT

SIGNED IN THE PRESENCE OF

difference

## ACKNOWLEDGMENT

At WAKAII GITY, Philippines, on	this 3 SEP 2018, personally appeared
ROSEMARIE R. NOVIO	, who represented to me to be the same person
who executed the foregoing instrument and	acknowledged to me the same as his free act and
deed.	
IN WITNESS WHEREOF, I have hereun	to set my hand and seal at the place and date first
above-written.	
Doc. No. 431;	AMA THERE
Page No. %;	Notary Public for and in Makati City Appointment No. M.62 until 12/31/2019
Book No. 183;	Appointment No. M. 82 until 12/31/2019 PTR No. 6607870, Jan 3, 2018, Makati Roll No. 45790, IPP Lifetime No. 04897 MCLE No. V-0019392/4-15-2016
Series of 2018	G/F Fedman Suites, 199 Salcedo Street, Legaspi Village, Makati City
	legs, emplanes and process and process and the

# Republic of the Philippines Fourth Judicial Region REGIONAL TRIAL COURT OF PALAVAN AND PUERTO PRINCESA CITY

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

### CERTIFICATION

#### TO WHOM IT MAY CONCERN.

THIS IS TO CEPTIFY that this office has no knowledge of any pending case filed before this Court of Lot Nos. 261 and 334, Cad 841 D, located at Bgy Poblacion, Taytay, Palawan

Issued upon request of Mr. Mariano P. Lilang, Jr. for whatever legal purpose it may serve.

At Puerto Princesa City, this 29th day of July, 2020.

JYL C. LAUROS PADRONES
Clerk of Court

OR No 4125992/4130526 Dated July 29, 2020

T.D. No.: 18-23-001-3	409	Property Identification	No: 066-2	23-001-09-0	63	
			Nation 1	TIN:		
	ELKIN Married to John El	alian a calabata da la como de la companie de la calabata de la companie de la companie de la companie de la c	10 170 1810			Cont. No. 1 Cont. (Cont. Cont.
Address, LOT 1 BLOCK 7 PHASE CAVITE.	I, ROYAL PALM HILLS SUBD	. BGY CALUMPANG LEJOS	INDANG,	Telephone No		
Administrator/Beneficial User.				TIN:		
Address:				Telephone No	·	
Location of Property:	SO, PAGDURIANEN	POBLACION		TAYTAY, P.	-	
	(Number and Street)	(Barangay/District)		(Municipality 8	Province	)
OCT/TCT/CLOA No.		Survey No. CAI	D. 841-D		The same	
ост:		Lot No. 261	(P)			
Date:		Block No.				
Boundaries: North: ALN 061		South: ALI	N 028			
East: ALN 062		West: RO	DAD			
KIND OF PROPERTY ASSESSED:						
LAND			MACHINE	RY scription;		
BUILDING			Others:	scription,		
No. of Storeys:			Specify:			
Brief Description:	Unit		Assessme	nt Assess	ed	Tour billion
Classification Area	Value Mark	et Value Actual Use	Level	Value		Taxability
COMMERCIAL 1,323.00 s	sq.m 40 Php	52,920.00 COMMERCIA (Commit. Lot)		Php 10,5	80.00	TAXABLE
						-
				20		
Total 1,323.00		52,920.00		Php 10,5	80.00	
Total Assessed Value TENTHO	SUSAND FIVE HUNDRED EIG	HTY PESOS (Amount in Word	del			
Table Call Support Call		Effectivity of Asses		essment: 2	020	
Taxable Exempt				SACCESAN CANADA	EAR	
Approved by:	SCA ON I					
1	The M. Callette					
	EUVICA M. GOLBE, REA		1/17/2019			
and the contract of the contra	PROVINCIAL ASSESSOR		Date			
This declaration cancels TD No.	18-23-001-0272 (Part) V Pre	vious A.V. Php. 211,710	0.00 F	revious PIN:	066-23-0	001-09-029
Previous Owner: EUFEMIO SABI			A CAMPAGE AND A STATE OF THE ST	Previous Area:	9.6935 h	18.
Memoranda:			14			
TRANSFERRED AND SEGREGATED TO ON DECEMBER 5, 2018, SKETCH MAP SANGGUNIANG BAYAN OF TAYTAY DO CERTIFICATION. SWORN STATEMENT PESPECTIVELY ISSUED ON 8/14/17, 1s	AND TO RECLASSIFY FROM AGRI ATED 10/15/2018 AND REQUEST LE FILED. TRANSFER TAX & LATE FI	CULTURAL TO RESIDENTIAL PER	UD UP TO 2019 P	ER ATTACHED TAX	CLEARAN	CE
Note: This declaration is for real; the purpose and duly enact	property taxation purposes only an ted into an Ordinance by the Sang	guniang Panlalawigan under Ord	re based on the finance No. 1914	schedule of unit ma -2018 dated Marci	arket value h 26, 2018	s prepared for It does not

SWORN STATEMENT No.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lolito Jr. Buñil 3:30:52 PM

10-23-001-3400	perty identification No. 066-23-001-09-060
Cyper ROSALINDA BACCAY ELKIN Married to John Fikin	TIN:
Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY CAVITE.	GALUMPANG LEJOS INDANG, Telephone No.:
Arimmichator/Beneficial User	TIN:
Address:	Telephone No.:
Location of Property: SO, PAGDURIANEN	POBLACION TAYTAY, PALAWAN
(Number and Street)	(Barangay/District) (Municipality & Province)
OCT/TCT/CLOANS.	Survey No. CAD. 841-D
OCT - STATE OF THE	Lot No. 261(P)
Date:	Block No.
Boundaries: North: ALN 056	South: ROAD
East: ALN 061	West: ALN 058
KIND OF PROPERTY ASSESSED:	
LAND	MACHINERY  Brief Description:
BUILDING	Others:
No. of Storeys:  Brief Description:	Specify:
Classification Area Unit Market Value Market Value	lue Actual Use Assessment Assessed Taxability Level Value Taxability
COLIMERCIAL 1.057.00 sq.m 400 Prip 422,80	00.00 COMMERCIAL 20 % Php 84,560.00 TAXABLE
	21.500.00
Total 1,057.00 sg.m Php 422,80 Total Assessed Value EIGHTY-FOUR THOUSAND FIVE HUNDRED	
The second secon	(Amount in Words)
Taxable Exempt	Effectivity of Assessment/Reassessment: 2020 YEAR
Approved by:	
trun V. Clebe	
EUVICA M. COLBE, REA	1/17/2019
PROVINCIAL ASSESSOR	Date
This declaration cancels TD No. 18-23-001-0272 (Part) Previous	A.V. Php. 211,710.00 Previous PIN: 066-23-001-09-029
Previous Owner: EUFEMIO SABROSO	Previous Area: 9.6935 ha.
Memoranda:	
ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTUR	VER OR RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUE RAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE F SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371
	eluation indicated herein are based on the schedule of unit market values prepared for g Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not operty.
	SWORN STATEMENT No.: 056-23-316 SWORN STATEMENT Date: 01-15-2019

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1.D. No.: 18-2	23-001-3407	attern on smaller	Property Ide	ntiricat	ion No.: 066	-23-001-09-059	}
Owner, ROSALINDA	BACCAY ELKIN	Married to John	n Elkin			TIN:	
Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD, BGY CALUMPANG LEJOS INDANG, CAVITE.						Telephone No.:_	ggalangan and a same same and the same and t
Administrator/Beneficial User						TIN:	
Address:				lgania neli, yelini kensele bigan		Telephone No.:	
Location of Property:	SO. P/	AGDURIANEN	POBI	ACION		TAYTAY, PAL	AWAN
	(Numb	er and Streat)	(Bareng	y/Distric	zt)	(Municipality & Pr	ravince)
OCT/TCT/CLOA No.			Sur	vev No.	CAD. 841-D		
CCT:	100 100		Lot		261(P)		- 100 market
Date:			Blo	ck No.			
Boundaries: North:	ALN 051	The second secon	Minute (1971)	South	ROAD		Sa.
	ALN 058	Bernard Committee (1994)			ALN 061		e de la companya del companya de la companya del companya de la co
				vvest.	ALIVOOT		
LAND	SSESSED:				MACHIN		
BUILDING					Others:	escription:	
No. of S					Specif	y:	
Classification	scription:	Unit I	Market Value	Actual	Accesen	nent Assessed	Taxabililty
COMMERCIAL (C-4)	4,697.00 sq.m	400 Php	1,878,800.00	COMME!		Php 375,760	.00 TAXABLE
Total Total Assessed Value	4,697.00 sq.m	Php ED SEVENTY-FIV	1,878,800.00 E THOUSAND SEVE	N HUNE	ORED SIXTY PES	Php 375,760	.00
100011000000000000000000000000000000000			(An	ount in	Words)		
Taxable 🗸 E	xempt		Effectiv	ity of As	ssessment/Reas	STATE OF THE PARTY	Courties within a
Approved by:						YEA	IR
Proprieta by	1/1	M A.					
	tetur	1.00000			1/17/2019		
	the control of the co	M. COLBE, RE			Date		
	0		P			D 4 5 5 10 10 00	20 00 001 00 000
This declaration cancer		001-0272 (Part) V	Previous A.V. Php.	211	1,710.00		36-23-001-09-029
Previous Owner: EUF	EMIO SABROSO				- 124	Previous Area: 9.	6935 па.
Memoranda:		and the second s	- Charles of the	in personal	THE ON AUGUST	7 2047 CENDO CEDTIS	THER YOU & AND TANK
TRANSFERRED AND SEC ON DECEMBER 5, 2018, I SANGGUNIANG BAYAN O CERTIFICATION, SWORM PESPECTIVELY ISSUED	SKETCH MAP AND TO OF TAYTAY DATED 10/ I STATEMENT FILED.	RECLASSIFY FROM A 15/2018 AND REQUES TRANSFER TAX & LA	AGRICULTURAL TO COM	MERCIAI	L PER CERTIFIED OF ES PAID UP TO 2019	RDINANCE NO. 300-2018 PER ATTACHED TAX CI	EARANCE
Note: This declaration	on is for real property	taxation purposes on	ly and the valuation indi	cated her	ein are based on th	e schedule of unit mark 14-2018 dated March 2	et values prepared for
and cannot by	ind duly enacted into a y itself alone confer an	y ownership or legal	title to the property.	yan unde	Changinge No. 19	14-20 to dated watch 2	o, zo io. it dues not

SWORN STATEMENT No.: 066-23-315 SWORN STATEMENT Date: 01-15-2019

T.D. No. 18-23-	001-3406	Property Io	dentification N	No.: 066-2	3-001-09-058	
Owner: ROSALINDA B	ACCAY ELKIN Marrie	ed to John Elkin		Silver Comments	TIN:	and the second s
Address: LOT 1 BLOCK 7 I	PHASE 1, ROYAL PALM	A HILLS SUBD. BGY CALUM	IPANG LEJOS IN	NDANG,	Telephone No.:	
4 dmi: istrator/Beneficial User					TIN:	and the second s
Acoress:		10 May 10 Ma 10 May 10 Ma			Telephone No.:	
Lucation of Property:	SO. PAGDUR	17-17-1-1-1	BLACION	4	TAYTAY, PALAWA	And the second s
	(Number and	Street) (Barer	ngey/District)		(Municipality & Provin	ce)
DOT/TOT/CLOA No.		S	Survey No. CAD	0. 841-D		No season of the contract of t
COT:		L	ot No. 261	(P)	-	
Date:		8	Block No.			
	IN 056		South: RO	AD		
Boundaries: North: Al	Control of the Contro	and the contraction of the second	West ALN	V 059		
The second secon			Mark and Market State of the			1
KIND OF PROPERTY ASSI	ESSED:			MACHINE		
LAND				Others:	scription:	
BUILDING No. of Sto	nevs'		leastered	Specify		
Brief Desc					- The Control of the	
Classification	Area Uni	101301 以第七 文档 44 位	Actual Use	Assessm Level	ent Assessed Value	Taxability
COMMERCIAL (CRL-4)	1,813.00 sq.m 40	Php 72,520,00	COMMERCIA (Comm'L Lot)		Php 14,500.00	TAXABLE
				To the same		
Total	1,813.00 sq.m	Php 72,520.00			Php 14,500.00	100
Total Assessed Value	FOURTEEN THOUSAN	ND FIVE HUNDRED PESOS	(Amount in Wor	ds)		
Taxable  Exe	tour M	Effective Cally	ctivity of Asses		sessment: 2020 YEAR	-1
	ÉUVICA M. C			Date	170 m	
	PROVINCIAL	N A			Previous PIN: 066-	23-001-09-029
This declaration cancel	s TD No. 18-23-001-0	272 (Part) Previous A.V. Pl	hp. 211,71	0.00	Previous Area: 9.69	
Previous Owner: EUFE			<u> </u>		Flevious Alea. 3.00	
Memoranda:			- Dioutements in	ED ON AUGUST	7 2017 CENRO CERTIFICA	TION(A & D) ISSUEL
2018 BEY 24 2018 SKETC	H MAP AND TO RECLASSIF D 10/15/2018 AND REQUES ISFER TAX & LATE FILING (	ER DULY NOTARIZED WAIVER OF Y FROM AGRICULTURAL TO RESI T LETTER DATED 01/17/19. TAXES OF SS: P 3,000.00, 2,000.00, & 3,00		DED ATTACHET	TAY CLEARANCE CERTIE	CATION, SWUKN

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 Panialawigan 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. Note:

SWORN STATEMENT No.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

Machine Velidation: Printed by Lefito Jr. Buhl 3:32:22 PM

T.D. No.: 18-23-001-	3405	Property Identification N	No.: 066-2	3-001-09-056	
TORAL MIDA DAGOA	VELVE NAME OF THE			TIN:	
Owner: ROSALINDA BACCA Address: LOT 1 BLOCK 7 PHASE			NDANG,	Telephone No.:	
CAVITE. Administrator/Beneficial User:				TIN:	
Address:				Telephone No.:	
Location of Property.	SO. PAGDURIANEN	POBLACION		TAYTAY, PALAWA	AN
Location of Property.	(Number and Street)	(Barangay/District)		(Municipality & Provin	THE PERSON AND AND PROPERTY OF SERVICE ASSESSMENT OF PROPERTY OF THE PERSON AND ADDRESS.
OCT/TCT/CLOA No.		Survey No. CAD	841-0		
CCT:		Lot No. 261(			
		Block No.			and the second second
Date:		Appropriate and the second sec			
Boundaries: North: ALN 057	The state of the s	South: ALN			
East: ALN 057		West: ALN	A CONTRACTOR OF THE CONTRACTOR		
KIND OF PROPERTY ASSESSED	No. of the state o		MACHINER	»v	
LAND				cription:	
BUILDING			Others		
No. of Storeys; Brief Description			Specify:		
Classification Are	Unit	et Value Actual Use	Assessme Level	nt Assessed Value	Taxability
COMMERCIAL 12.197.0	0 sq.m 400 Php 4,8	78,800,00 COMMERCIAL (Comm't. Lot)	20 %	Php 975,760.00	TAXABLE
Total 12,197.0	06 sq.m Php 4.1	878,800.00 USAND SEVEN HUNDRED S		Php 975,760.00	
Vial Vesesage Ating Line.	2 Supple (State 2) Substitute State Supple (State Supple State Supple State State State Supple State S	(Amount in Word			
Taxable Exempt [		Effectivity of Assess	sment/Reass	essment: 2020 YEAR	
Approved by:					
	Dany Carlier EUVICA M. COLBE, REA		1/17/2019		
	PROVINCIAL ASSESSOR		Date		
This declaration cancels TD No	. 18-23-001-0272 (Part) Pre	vious A.V. Php. 211,710	.00 P	revious PIN: 066-2	23-001-09-029
Previous Owner: EUFEMIO SA				Previous Area: 9.693	5 ha.
lšemoranda:	THE RESERVE				
TRANSFERRED AND SEGREGATED ON JULY 24, 2018, SKETCH MAP AN	THIS PORTION PER DULY NOTARIZE ID TO RECLASSIFY FROM AGRICULTI 118 AND REQUEST LETTER DATED 01 X & LATE FILING OF SS: P 3,000.20, 2, D.	JRAL TO COMMERCIAL PER CER	ER ATTACHED T	AX CLEARANCE CERTIFIC	CATION, SWORN
Note: This declaration is for re-	al property taxation purposes only and	d the valuation indicated herein ar	e based on the s	ichedule of unit market vi	tiues prepared for

the purpose and duly enacted into an Ordinance by the Sanggulliang Pallial and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

validation, Printed by Lolito Jr. Bufil 9:07:43 AM

	TAX DECLARATION	erty Identification No.:	066-23-001-09-057	and the second second second second second second second
	4 2402 Prope	erty Identification 140.		
T.D. No. 18-23-00			TIN:	the commence of the second commence of the se
TO BACC	CAY ELKIN Married to John Elkin	TANGLE IOS INDAN	VG. Telephone No.:	gave or the integer of colored specialists (gaveless) and the colored special
Owner ROSALINDA BACK	CAY ELKIN Married to John Eikin ASE 1, ROYAL PALM HILLS SUBD. BGY (	CALUMPANG LEJOS INDI		
Address: LOT 1 BLOCK / PRI	NOC III TO THE PARTY OF THE PAR		TIN; Telephone No.:	
Administrator/Beneficial User:			TAYTAY, PAL	AMAN
Address:		POBLACION	(Municipality & F	Province)
Location of Property:	SO. LANGAYAN	(Barengay/District)	(Municipant) or	
Location C.	(Number and Street)	Survey No. CAD. 84	M-D	The second section is a second second section of the second section is a second second section of the second second second section section second sec
OCT/TCT/CLOA No.	35 35	Lot No. 334(P)	100	
		Block No.	The same of the sa	
CCT		South: ALN 06	32	
Date:	YTAY BAY	What: ALN OF	62, 061, 056, 051	
Boundaries: North: TA	YTAY BAY	AAASI. META		
			MACHINERY	
KIND OF PROPERTY ASSE	SSED:		Brief Description:	
LAND			Others: Specify:	
BUILDING No. of Stor	eys:			sed Taxability
Brief Desc	nption Unit Market	Value Actual Use	Assessment Assess Level Valu	10
Classification	Area Value Market	COMMERCIAL	20 % Php 4,321	760.00 TAXABLE
	200 00 og m 400 Php 21,608	3,800,00 (Comm'l. Lot)	20.70	and the second s
COMMERCIAL 5	4,022.00 sq.m 400 Php 21,000			and the second s
	21.6	ns.800.00	Php 4,32	1,760.00
Total	54,022.00 sq.m Php 21,50 FOUR MILLION THREE HUNDRED TW	ENTY-ONE THOUSAND SE	VEN MUNDALLY VIA	
Total Assessed Value	FOUR MILLION THREE HOUSE	(Amount in Vvorc	(S)	2020
		Effectivity of Asses	sment/Reassessment:	YEAR
Taxable 🗸 🗉	cempt			
Approved by:	No A OI			
	Tamo, Cally		1/17/2019	
	EUVICA M. COLBE, REA		Date	004 00 (
	PROVINCIAL ASSESSOR	91,00	00.00 Previous PIN	: 066-23-001-09-0
	pels TD No. 18-23-001-0295 (Part) Pre	vious A.V. Php.	Previous A	rea. 8 ha.
This declaration can	FEMIO M. SABROSO	A Company of the Comp		The state of the s
Previous Owner. EU	P Elvino	WHEN OF DIGHTS FXEGU	TED ON AUGUST 7, 2017, CENRO	O CERTIFICATION(A & U)
Memorande:  TRANSFERRED AND SI ON JULY 24, 2018, SKE BAYAN OF TAYTAY DA STATEMENT FILED TI ON 8/14/17, 1/14/19 8.1	EGREGATED THIS PORTION PER DULY NOTARIZ TOH MAP AND TO RECLASSIFY FROM AGRICUL ITED 10/15/2018 AND REQUEST LETTER DATED OF RANSFER TAX & LATE FILING OF SS. P 3,000.00, 8/9/18 AT MTO.	TURAL TO COMMERCIAL PER CI TURAL TO COMMERCIAL PER CI 101/17/19. TAXES PAID UP TO 201 2,000.00, & 3,000.00, 2,000.00, O	ERTIFIED ORDINANCE NO. 300- 19 PER ATTACHED TAX CLEARA! ) R NOS 4793795, 3997168 & 521	NCE CERTIFICATION, SW 84371 RESPECTIVELY IS:
CONTRACTOR OF THE PARTY OF THE				
				suns market values prep
	The same and the s	and the valuation indicated here	ein are based on the schedule of	ed March 26, 2018. It doe
Note: This decis	ration is for real property taxation purposes only se and duly enacted into an Ordinance by the Se se by tree! alone confer any ownership or legal tit	angguniang Panlalawigan under	Otomanou ito. Terrain	22.218
the purpor	ration is for real properties.  se and duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the State and Duly enacted into an Ordinance by the S		RN STATEMENT No.: 066-	200

SWORN STATEMENT No.: 066-23-316 SWORN STATEMENT Date: 01-15-2019

rie Validation: Printed by Lohto Jr. Buñi/ 9:36.17 AM





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

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Province of Palawan

#### CERTIFICATION

## TO WHOM IT MAY CONCERN:

11

This is to CERTIFY that after research and verification from the records of this Registry, it disclosed that as of this date, NO TITLE EXIST in the name of JULIE GUMAYAGAY, covering Lot No. 8002, CAD. 841-D. situated in Poblacion. Taytay, Palawan.

Issued at Puerto Princesa City, this 14th day of July, 2020 upon request of Ms. Angelita Soliva for whatever purpose it may serve her best.

Lanie Delos Santos Cayao Acting Record Officer

Requested By
OR No
CR No
CR No
CR No
CR Paid

SOLINA V ANGELITA 1021592328 636.00 07/14/2020

Please affix Documentary Stamp 181

## WAIVER OF RIGHTS

TAY

K.b.



I, MR. EUFEMIO MABACAS SABROSO married to MRS. ISABELITA ORIEL SABROSO, Filipino of legal age, resident of Poblacion, Taytay, Palawan, berein referred to as "WAIVOR" for good and valuable consideration, the receipt whereof is hereby acknowledge by me from ROSALINDA BACCAY ELKIN, Filipino married to JOHN ELKIN Canadian citizent, both of legal age, resident of Lot 1 Blk. 7 Royal Palm Hills Subdivision Brgy. CalumpangLejos, Indang, Cavite; herein referred to as "WAIVEE";

That, by these presents hereby WAIVES, RENOUNCE, TRANSFER and CONVEY in a manuer absolute and irrevocable unto said WAIVE, ROSALINDA BACCAY ELKIN, Filipino married to JOHN ELKIN Canadian citizen, both of legal age, his heirs and assign all my right, interest and participation over that parcel of land particularly described as follows:

- 1. Portion of Lot 261, Sitio Pagdurianen, Poblacion, Taytay, Palawan CAD 341-D Tax Dec. 001-0252/14

  Area 21,087,55 gmeter more or less.
- 2. Portion of Lot 334, Sitio LangayanPoblaciomTaytay Palawan CAD 841-D Tax Dec. 23-0013557, Area 54,022sq.meter more or less.

The property describe in this WAIVER of RIGHTS comprises a Total Land area of 75,109.50 sq.meters more or less (SEVENTY FIVE THOUSAND ONE HUNDRED NINE 50/100 Square meters Being portion of both Lot 261 and Lot 334 located in Sitio Pagdurianen (J ot 261) and Sitio Langayan (Lot 334) both of Poblacion, Taytay, Palawan. (See subdivision layout attached as part of this agreement and Reference).

The said lots are particularly described as follows:

		75,109.5	0 sq. aeters
4.	Portion of Lot 261& Lot 334	1,520	sq. meters (Right of Way)
3.	Portion of Lot 261———		sq.meters (Right of Way)
2.	Portion of Lot 261	4	sq.meters
1.	Portion of Lot 334	54,022	sq.meters

That, The Total Price for the above-mentioned is SIX HUNDRED THOUSAND PESOS ONLY, Philippine Currency (-P-600,000.00)

That, if and necessary, to give full force and effect to my above Waiver of Right, I further bind myself to execute such other documents and legal papers that may be required by the existing laws and regulation for the purpose.

IN WITNESS WHEREOF, I herevuto signed this Waiver of Rights this \_\_\_\_\_\_

AUG 0 7 2017 at

EUFEMIO M. SABROSO

ROSALINDA B. SLKIN

Waivee

ISABELITA O. SABROSO

Waivor

WITNESSTH:

Ma. Sheila P. Tambasen

APREMAN /HONNE ON C

### ACKNOWLEDGEMENT

Republic of the Philippines)

BEFORE ME, a notary public personally came and appeared EUFEMIO M. SABROSO and ROSALINDA B. ELKIN with valid identification and typewritten below their respective name, Known to me to be the same person who executed the foregoing instrument which he acknowledged before me that the same is his free and voluntary act and deed.

Page. No. 31 Book No. 44V-7 Series of 20 17

ATTY JOSELYN BONNIE V. VALEROS NOTARY PUBLIC ROLL NO. 54515 PER NO. 5021626 Indicad for Ton 27, 2016 Units Dec. 21, 2017 EPILIFO No. 7270431

BP Life No. 727-331 | cm 71, 2907 Commercian for 2016-000 trauses on Arra - zero Unit Dec. 24, 2017 MCLE ha V-9022630 (zerod on Arra 14, 2016-054) and April 14, 2016 Gallus Acid Vingerici Laywork (cook), ranz A. Waltins, blantie