



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

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
BY:	
DATE:	
TIME:	

January 10, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Bldg., Roxas Blvd.
Barangay 668, Ermita, Manila

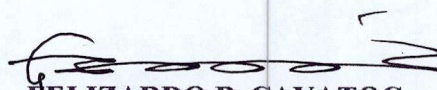
ATTENTION : The OIC-Assistant Regional Director for Technical Services
The OIC-Chief, Surveys and Mapping Division

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: 16 JAN 2023 23-135



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

January 6, 2023

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
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**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 01-06-2023 CN 23-0124

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.

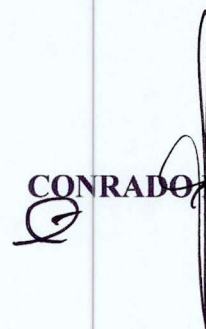
In furtherance, this Office recommends the approval of the subdivision plan.

For information, consideration, and further instruction.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 
DATE: JAN 06 2023 022

CONRADO M. CORPUZ





Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

DENR CENRO
TAYTAY, PALAWAN
RECEIVED

January 6, 2023

MEMORANDUM

BY: _____
DATE: 1-6-23 CN 0078

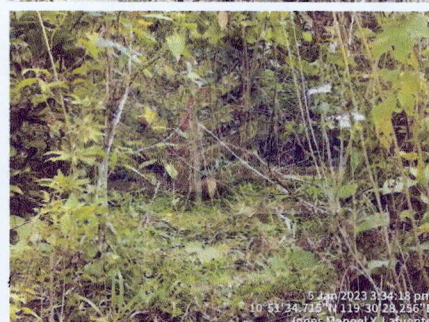
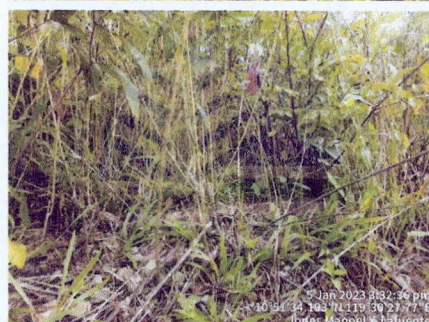
FOR : The Community Environment and Natural Resources Officer
Brgy. Poblacion, Taytay, Palawan

FROM : The Special Investigator I

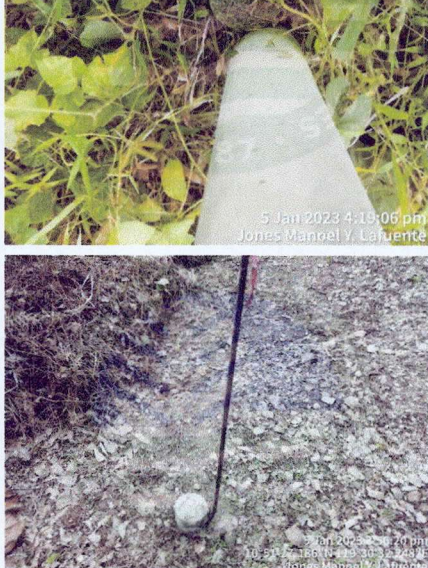
SUBJECT : **POST SURVEY REPORT COVERING LOT 334,
CAD 841-D, TAYTAY CADASTRE AS SURVEYED FOR
EUFEMIO SABROSO, ET AL LOCATED IN POBLACION,
T A Y T A Y , P A L A W A N**

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.



21



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 MANOEL Y. LAFUENTE



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

SUBJECT

Survey Authority for a tract of land
Located in Barangay Poblacion,
Taytay, Palawan

MAR 28 2022

fu 0942

Survey Authority No. 682-2022

Date: MAR 28 2022

Engr. ENRICO L. GABAYON
SONA MIDUEL, PTS PRIM. CITY

Sir/Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of EUFEMIO SABIDOSA, 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 Authority of
The DENR Secretary

(3) ALAN L. VALLE
DENR Officer

(4) [Signature]
(Signature/Name of GE)

6366
(License No.)

Above Request Confirmed:

Eufemio Sabidos
(1) EUFEMIO SABIDOSA
(Signature/Name of Claimant)

POB. TAYTAY, PALAWAN
(Address)

Issuance of Survey Recommended:

(2) ALEXANDER E. MANCI
(Signature/Name)

SENIOR / Chief PRC
(Position/Designation)

Ref. _____
Cad Cost of P 200.00
Under O.R. No. 6390495 F
Dated: MARCH 28, 2022

03/30/22
RECEIVED
[Signature]

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



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

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:

1. 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;



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

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 OF SURVEY 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.

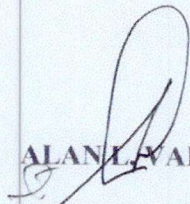
Please be informed that the area subject of investigation is **Lot Nos. 261 and 334, Cad 841-D**, located in **Barangay Poblacion, Taytay, Palawan**, with an area of **One Hundred Eleven Thousand Nine Hundred Thirty Five (111,935) square meters and One Hundred Fifty Eight Thousand Two Hundred Ninety 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 fall within the salvage zone (legal easement), swamp and mangroves.

Please acknowledge receipt hereof. Thank you.

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY:
DATE: 5/17/2021 1581


ALAN L. VALLE



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

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.
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:

1. 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 East by Taytay Bay; on Southwest by Provincial Road and lot claimed by Mario Sabroso.
2. 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.

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

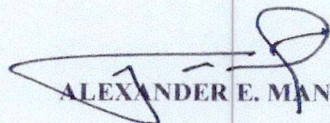
3. That based on documents submitted, the subject lots was acquired from Eufemio Sabroso by virtue of Waiver of Rights dated August 7, 2011 duly notarized by Atty. Joselyn Bonnie V. Valeros under Doc. No. 153, Page No. 31, Book No. XXV-F series of 2017.
4. That based on records, Lots 261 and 334, Cad 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 I Cad 841-D, Taytay Cadastre.

COMMENTS

1. 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.
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 geo-tagged photographs of the subject lot based on the conducted actual inspection and investigation dated May 7, 2021.


ALEXANDER E. MANCIO



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



Amended Technical Description

Lot 334, Cad 841-D (adjusted)





Amendment Order No. 0245-2021
Date: 1-20-2021

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**

XX

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= 104,744 sq. m.			AREA= 111,935 sq. m.		

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

*Received by
h
9/17/21*

CERTIFIED PHOTOCOPY

Virginia M. Regodon
VIRGINIA M. REGODON
Chief, Land Records Section
DENR-MIMAROPA
*for official use
of CENRO, Taytay, Palawan*



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

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' 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 = 157,191 sq. m.			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

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

CERTIFIED PHOTOCOPY

VIRGINIA M. REGODON
Chief, Land Records Section
DENR-MIMAROPA
for official use
of DENR-Tagaytay Palanta

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.mimaroipa@gmail.com



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Department of Environment and Natural Resources
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COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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
CERTIFICATION

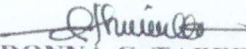
TO WHOM IT MAY CONCERN:


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.

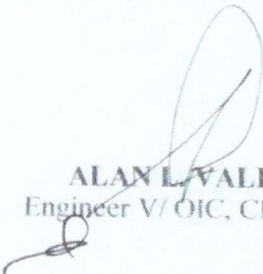
Checked by:


ESTER T. BIONA
LMO I


DONNA C. TABERNILLA
Forester II/ Chief, RPS


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

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Email: cenrotaytay@denr.gov.ph

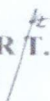
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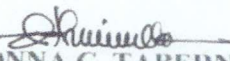
TO WHOM IT MAY CONCERN:

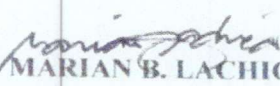
THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of One Hundred Fifty-eight Thousand Two Hundred Ninety-four (158,294) square meters identified as Lot No. 334, Cad 841-D as applied 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
LMO I


DONNA C. TABERNILLA
Forester II/ Chief, RPS


MARIAN B. LACHICA
Engineer II

APPROVED:


ALAN L. VALLE
Engineer V/ OIC, CENRO

Control No. 13000

Republic of the Philippines
Office of Senior Citizens Affairs

INCANG, CAVITE

City Municipality

NAME: ROBERTA T. ELIA

ADDRESS: C. B. ELIA JR. 1000

02-28-46 10

Date of Birth: 10-10-1909

Days of Birth: 10-10-1909

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COMMUNITY TAX CERTIFICATE

INDIVIDUAL

CCI2019 25973782

YEAR	2021	PLACE OF BIRTH	Tanah Rata
NAME (SURNAME)	Elmer P. ...		
ADDRESS	80 ...		
CITIZENSHIP	PH		
CIVIL STATUS	Single		
PROFESSION, OCCUPATION, BUSINESS	...		

TAXPAYER'S COPY

A. BASIC COMMUNITY TAX ☒ Voluntary or Exempt

B. ADDITIONAL COMMUNITY TAX ☐ For payment to ...

1. GROSS RECEIPTABLE EARNINGS FOR THE PRECEDING YEAR ☐ ...

2. SALARY OR "GROSS RECEIPTABLE EARNINGS" FOR THE PRECEDING YEAR ☐ ...

3. INCOME FROM REAL PROPERTY ☐ ...

Right Thumb Print

Taxpayer's Signature

Imilio B. ...

MUNICIPAL CITY TREASURER

TOTAL	50
INTEREST	
TOTAL AMOUNT PAID	50
REMARKS	Fees for ...

SPECIAL POWER OF ATTORNEY

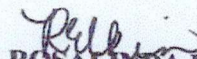
KNOW ALL MEN BY THESE PRESENTS:

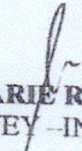
I, **ROSALINDA B. ELKIN** of legal age, Filipino married, resident of Royal Palm Hills, Brgy. Calumpang Lejos, Indang Cavite, do hereby name, constitute and appoint **ROSEMARIE R. NOVIO** of legal age, Filipino married, resident of So. Montevista, Poblacion, Taytay, Palawan, to be our true and lawful 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.
3. 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.

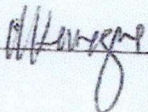
HEREBY GIVING AND GRANTING unto said Attorney full power and authority whatsoever requisite or necessary or proper to be done in and carry into effect the foregoing authority, if personally present, without power of substitution of revocation, and hereby ratifying and confirming all that my said attorney 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 22 day of SEP 2018 in MAKATI CITY


ROSALINDA B. ELKIN
PRINCIPAL


ROSEMARIE R. NOVIO
ATTORNEY-IN-FACT

SIGNED IN THE PRESENCE OF



ACKNOWLEDGMENT

At MAKATI CITY, Philippines, on this 03 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.

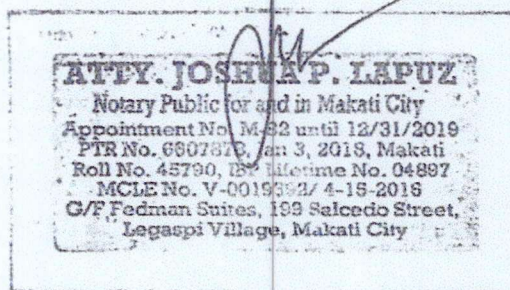
IN WITNESS WHEREOF, I have hereunto set my hand and seal at the place and date first above-written.

Doc. No. 431;

Page No. 88;

Book No. 182;

Series of 2018



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

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

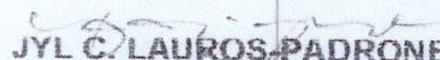
C E R T I F I C A T I O N

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3409

Property Identification No.: 066-23-001-09-063

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY CALUMPANG LEJOS INDANG
CAVITE.

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property:

SO. PAGDURIANEN

POBLACION

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.:

Survey No. CAD. 341-D

OCT:

Lot No. 261(P)

Date:

Block No. _____

Boundaries: North: ALN 061

South: ALN 028

East: ALN 062

West: ROAD

KIND OF PROPERTY ASSESSED:



LAND



BUILDING

No. of Storeys: _____

Brief Description: _____



MACHINERY

Brief Description: _____



Others: _____

Specify: _____

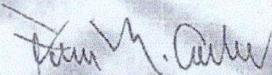
Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (CRL-4)	1,323.00 sq.m	40 Php	52,920.00	COMMERCIAL (Comm'l. Lot)	20 %	10,580.00	TAXABLE
Total	1,323.00 sq.m	Php	52,920.00			Php 10,580.00	

Total Assessed Value TEN THOUSAND FIVE HUNDRED EIGHTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2020
YEAR

Approved by:


EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO RESIDENTIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997166 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3408

Property Identification No.: 066-23-001-09-060

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. GALUMPANG LEJOS INDANG, CAVITE.

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property:

SO. PAGDURIANEN

POBLACION

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. CAD. 841-D

CCT: _____

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



BUILDING



Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	1,057.00 sq.m	400 Php	422,800.00	COMMERCIAL (Comm'l. Lot)	20% Php	84,560.00	TAXABLE

Total 1,057.00 sq.m Php 422,800.00 Php 84,560.00

Total Assessed Value EIGHTY-FOUR THOUSAND FIVE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by: _____

Euvica M. Colbe
EUVICA M. COLBE, REA
PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

TC: SD

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3407

Property Identification No.: 066-23-001-09-059

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin
Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY CALUMPANG LEJOS INDANG, CAVITE.
Administrator/Beneficial User: _____
Address: _____
Location of Property: SO, PAGDURIANEN POBLACION TAYTAY, PALAWAN
(Number and Street) (Barangay/District) (Municipality & Province)
OCT/TCT/CLOA No. _____ Survey No. CAD. 841-D
CCT: _____ Lot No. 261(P)
Date: _____ Block No. _____
Boundaries: North: ALN 051 South: ROAD
East: ALN 058 West: ALN 061

KIND OF PROPERTY ASSESSED:

☒ LAND ☐ MACHINERY
☐ BUILDING Brief Description: _____
No. of Storeys: _____
Brief Description: _____ Others: _____
Specify: _____

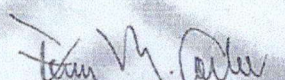
Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	4,697.00 sq.m	400 Php	1,878,800.00	COMMERCIAL (Comm'l. Lot)	20 % Php	375,760.00	TAXABLE
Total	4,697.00 sq.m	Php	1,878,800.00			Php 375,760.00	

Total Assessed Value THREE HUNDRED SEVENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by:


EUVICA M. COLBE, REA
PROVINCIAL ASSESSOR

1/17/2019
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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3406

Property Identification No.: 066-23-001-09-058

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin
TIN:

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.
Telephone No.:

Administrator/Beneficial User:
TIN:

Address:
Telephone No.:

Location of Property:

SO. PAGDURIANEN
POBLACION
TAYTAY, PALAWAN

(Number and Street)
(Barangay/District)
(Municipality & Province)

OCT/TCT/CLOA No.
Survey No. CAD. 841-D

OCT:
Lot No. 261(P)

Date:
Block No.

Boundaries:

North: ALN 056
South: ROAD

East: ALN 060
West: ALN 059

KIND OF PROPERTY ASSESSED:

☒ LAND
☐ BUILDING

No. of Storeys:
Brief Description:

☐ MACHINERY
☐ Others:

Brief Description:
Specify:

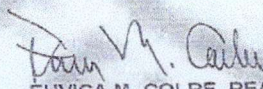
Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (CRL-4)	1,813.00 sq.m	40 Php	72,520.00	COMMERCIAL (Comm'l. Lot)	20 % Php	14,500.00	TAXABLE
Total	1,813.00 sq.m	Php	72,520.00		Php	14,500.00	

Total Assessed Value
FOURTEEN THOUSAND FIVE HUNDRED PESOS

Taxable ☒
Exempt ☐

Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by:


EUVICA M. COLBE, REA

1/17/2019
Date

PROVINCIAL ASSESSOR

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 Area: 9.6935 ha.

Memoranda:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO RESIDENTIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

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

TC: SD

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3405

Property Identification No.: 066-23-001-09-056

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____

SO. PAGDURIANEN

POBLACION

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. CAD. 841-D

CCT: _____

Lot No. 261(P)

Date: _____

Block No. _____

Boundaries: North: ALN 057

South: ALN 061, 058

East: ALN 057

West: ALN 061

KIND OF PROPERTY ASSESSED:



LAND



MACHINERY



BUILDING



Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	12,197.00 sq.m	400 Php	4,878,800.00	COMMERCIAL (Comm'l. Lot)	20 % Php	975,760.00	TAXABLE
Total	12,197.00 sq.m	Php	4,878,800.00			Php 975,760.00	

Total Assessed Value NINE HUNDRED SEVENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2020

YEAR

Approved by: _____

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: 9.8935 ha.

Memoranda:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

SWORN STATEMENT No.: 066-23-316

SWORN STATEMENT Date: 01-15-2019

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: **18-23-001-3402**

Property Identification No.: **066-23-001-09-057**

Owner: **ROSALINDA BACCAY ELKIN Married to John Elkin**

Address: **LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY CALUMPANG LEJOS INDANG, CAVITE.**

Administrator/Beneficial User:

Address:

Location of Property:

SO. LANGAYAN
(Number and Street)

POBLACION
(Barangay/District)

TIN:

Telephone No.:

TIN:

Telephone No.:

TAYTAY, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.

CCT:

Date:

Survey No. **CAD. 841-D**

Lot No. **334(P)**

Block No.

South: **ALN 062**

West: **ALN 062, 061, 056, 051**

Boundaries: North: **TAYTAY BAY**
East: **TAYTAY BAY**

KIND OF PROPERTY ASSESSED:

☒ **LAND**

☐ **BUILDING**

No. of Storeys:

Brief Description:

☐ **MACHINERY**

Brief Description:

☐ **Others:**

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	54,022.00 sq.m	400 Php	21,608,800.00	COMMERCIAL (Comm'l. Lot)	20 %	4,321,760.00	TAXABLE

Total **54,022.00 sq.m** **Php 21,608,800.00**
Total Assessed Value **FOUR MILLION THREE HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED SIXTY PESOS**
(Amount in Words)

Effectivity of Assessment/Reassessment: **2020**
YEAR

Taxable ☒

Exempt ☐

Approved by:

EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

1/17/2019

Date

This declaration cancels TD No. **18-23-001-0295 (Part)** Previous A.V. Php. **91,000.00**

Previous PIN: **066-23-001-09-05**

Previous Area: **8 ha.**

Memoranda:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION (A & D) IS ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION, SWC STATEMENT FILED, TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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 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. Buñil/ 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:

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 SOLINA V. ANGELITA
OR No. 1021582328
Amount Paid 630.00
Date Paid 07/14/2020

Please affix
Documentary Stamp

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

I, **MR. EUFEMIO MABACAS SABROSO** married to **MRS. ISABELITA ORIEL SABROSO**, Filipino of legal age, resident of Poblacion, Taytay, Palawan, herein 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 citizen**, both of legal age, resident of Lot 1 Blk. 7 Royal Palm Hills Subdivision Brgy. Calumpang Lejos, Indang, Cavite; herein referred to as **"WAVEE"**;

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 841-D Tax Dec. 001-025274 Area **21,087.5 sq. meter more or less.**
2. Portion of Lot 334, Sitio Langayan Poblacion Taytay 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 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 (Lot 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:

- | | |
|---------------------------------|----------------------------------|
| 1. Portion of Lot 334 | 54,022 sq. meters |
| 2. Portion of Lot 261 | 14,010.5 sq. meters |
| 3. Portion of Lot 261 | 5,557 sq. meters (Right of Way) |
| 4. Portion of Lot 261 & Lot 334 | 1,520 sq. meters (Right of Way) |
| | 75,109.50 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 hereunto signed this Waiver of Rights this AUG 07 2017 at Palawan.

Eufemio M. Sabroso
EUFEMIO M. SABROSO
Waivor

Rosalinda B. Elkin
ROSALINDA B. ELKIN
Waivee

Isabelita O. Sabroso
ISABELITA O. SABROSO
Waivor

WITNESSTH:

Ma. Sheila P. Tambasen

ARIZABAL RONNIE GARCIA

ACKNOWLEDGEMENT

Republic of the Philippines)
S.S.

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.

WITNESS MY HAND AND SEAL, this 07 day of AUGUST at CASITA A CITY.

Doc. No. 1159
Page. No. 31
Book No. XV-F
Series of 20 17

ATTY. JOSELYN BONNIE V. VALEROS
NOTARY PUBLIC ROLL NO. 54515

PRR No. 8031026 issued on Dec. 27, 2016 until Dec. 31, 2017

EDP Life No. 725633 issued on Jan. 21, 2007

Commission No. 2016-099 issued on April 14, 2016, until Dec. 31, 2017

MCLE No. V-0023090 issued on June 14, 2016 valid until April 14, 2019

Offices Address: Imperial Daybreak Tower, 1642 A. Alabang, Muntin



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

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 OF SURVEY 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 Eleven 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.

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: *fu*
DATE: *5/17/2021* CN *1581*

[Signature]
ALAN L. VALLE



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

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 Eleven 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.
2. The undersigned had conducted inspection and investigation dated May 7, 2021 at the subject area.

FINDINGS/OBSERVATIONS

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

1. 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 East by Taytay Bay; on Southwest by Provincial Road and lot claimed by Mario Sabroso.
2. 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.

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

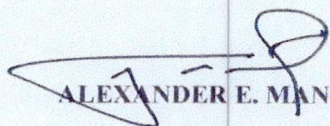
3. That based on documents submitted, the subject lots was acquired from Eufemio Sabroso by virtue of Waiver of Rights dated August 7, 2011 duly notarized by Atty. Joselyn Bonnie V. Valeros under Doc. No. 153, Page No. 31, Book No. XXV-F series of 2017.
4. That based on records, Lots 261 and 334, Cad 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 I Cad 841-D, Taytay Cadastre.

COMMENTS

1. 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.
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 geo-tagged photographs of the subject lot based on the conducted actual inspection and investigation dated May 7, 2021.


 ALEXANDER E. MANCIO



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. 0245-2021
Date: 1-00-2021

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**

XX

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= 104,744 sq. m.			AREA= 111,935 sq. m.		

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

*Received by
for
01/27/21*

CERTIFIED PHOTOCOPY

Virginia M. Regodon
VIRGINIA M. REGODON
Chief, Land Records Section
DENR-MIMAROPA
*for official use
of CENRO, Taytay, Palawan*



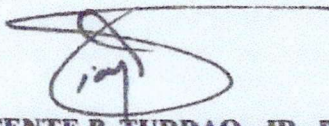
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

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' 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 = 157,191 sq. m.			AREA = 158,294 sq. m.		

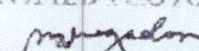
Wherefore, premises considered, amendment of lot 261 and lot 334, Cad 841-D, Taytay Cadastre is hereby given due course.

SO ORDERED.


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

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

CERTIFIED PHOTOCOPY


VIRGINIA M. REGODON
Chief, Land Records Section
DENR-MIMAROPA

*for official use
by CENRO Taytay Palanan*

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



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

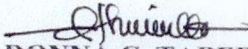
TO WHOM IT MAY CONCERN:

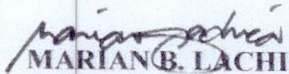
THIS IS TO CERTIFY that based on available records in our Office, that tract of land in Barangay Poblacion, Municipality of Taytay, Province of Palawan, containing an area of One Hundred Eleven Thousand Nine Hundred Thirty-five (111,935) square meters identified as Lot No. 261, Cad 841-D as applied for 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.

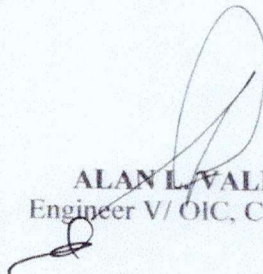
Checked by:


ESTER T. BIONA
LMO I


DONNA C. TABERNILLA
Forester II/ Chief, RPS


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

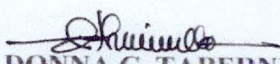
TO WHOM IT MAY CONCERN:


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 _____ at CENRO Taytay-El Nido.

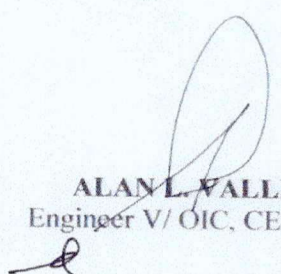
Checked by:

ESTER T. BIONA
LMO I


DONNA C. TABERNILLA
Forester II/ Chief, RPS


MARIAN B. LACHICA
Engineer II

APPROVED:


ALAN L. VALLE
Engineer V/ OIC, CENRO

Control No. 13000

Republic of the Philippines
Office of Senior Citizens Affairs

INDANG, CAVITE

City/Municipality

NAME

ROBERTO B. ECHER

ADDRESS

Colombia, Indang, Cavite

05-25-16

15-12-1977

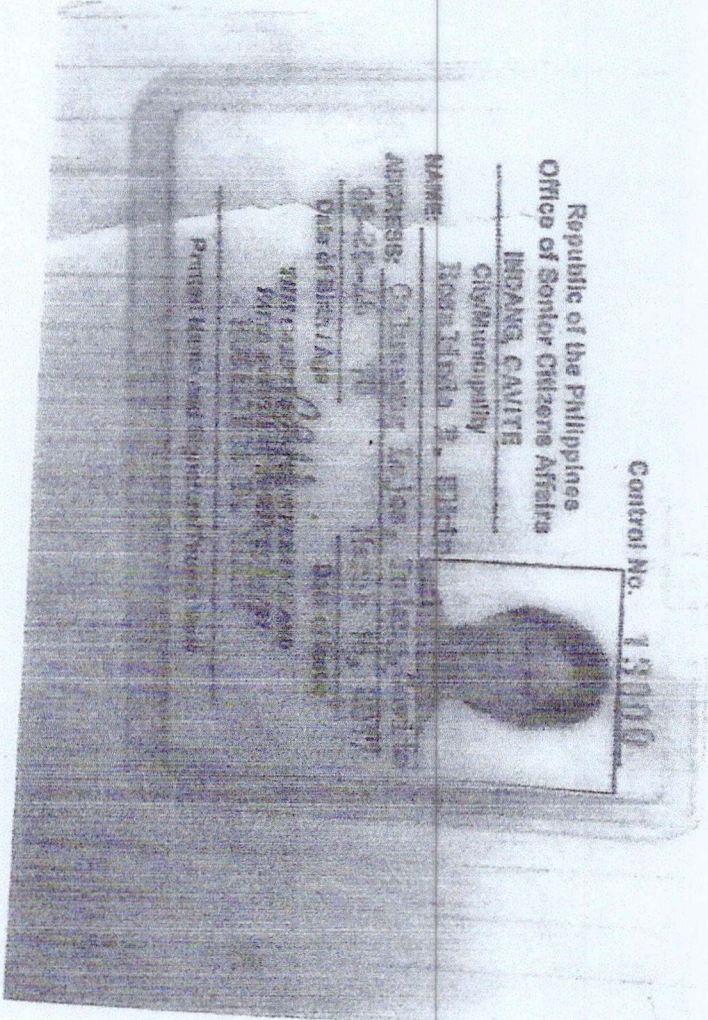
Date of Birth/Age

15-12-1977

15-12-1977

15-12-1977

15-12-1977



SPECIAL POWER OF ATTORNEY

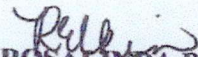
KNOW ALL MEN BY THESE PRESENTS:

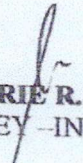
I, **ROSALINDA B. ELKIN** of legal age, Filipino married, resident of Royal Palm Hills, Brgy. Calumpang Lejos, Indang Cavite, do hereby name, constitute and appoint **ROSEMARIE R. NOVIO** of legal age, Filipino married, resident of So. Montevista, Poblacion, Taytay, Palawan, to be our true and lawful 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.
3. 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.

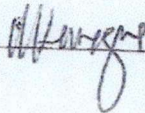
HEREBY GIVING AND GRANTING unto said Attorney full power and authority whatsoever requisite or necessary or proper to be done in and carry into effect the foregoing authority, if personally present, without power of substitution of revocation, and hereby ratifying and confirming all that my said attorney 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 22 day of SEP 2018 in MAKATI CITY


ROSALINDA B. ELKIN
PRINCIPAL


ROSEMARIE R. NOVIO
ATTORNEY-IN-FACT

SIGNED IN THE PRESENCE OF



ACKNOWLEDGMENT

At MAKATI CITY, Philippines, on this 03 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.

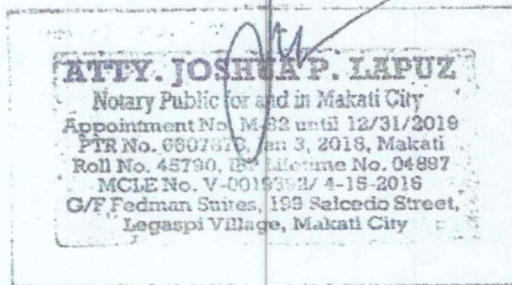
IN WITNESS WHEREOF, I have hereunto set my hand and seal at the place and date first
above-written.

Doc. No. 431;

Page No. 88;

Book No. 183;

Series of 2018



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

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

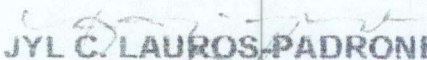
C E R T I F I C A T I O N

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3409

Property Identification No.: 066-23-001-09-063

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN:

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG
CAVITE.

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: SD. PAGDURIANEN
(Number and Street)POBLACION
(Barangay/District)TAYTAY, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.:

Survey No. CAD. 341-D

OCT:

Lot No. 261(P)

Date:

Block No.

Boundaries: North: ALN 061

South: ALN 028

East: ALN 062

West: ROAD

KIND OF PROPERTY ASSESSED:



LAND



MACHINERY

Brief Description:



BUILDING



Others:

No. of Storeys:

Specify:

Brief Description:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (CRL-4)	1,323.00 sq.m	40 Php	52,920.00	COMMERCIAL (Comm'l. Lot)	20 %	10,580.00	TAXABLE
Total	1,323.00 sq.m	Php	52,920.00			Php 10,580.00	
Total Assessed Value TEN THOUSAND FIVE HUNDRED EIGHTY PESOS							

(Amount in Words)

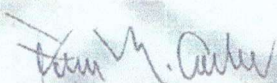
Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2020

YEAR

Approved by:


EUVICA M. GOLBE, REA
PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO RESIDENTIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997155 & 5284371. RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2019. 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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3408

Property Identification No.: 066-23-001-09-060

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN:

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. GALUMPANG LEJOS INDANG, CAVITE

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

SD. PAGDURIANEN

POBLACION

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD. 841-D

OCT

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:

Specify:

Brief Description:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	1,057.00 sq.m	400 Php	422,800.00	COMMERCIAL (Comm'l Lot)	20 % Php	84,560.00	TAXABLE

Total 1,057.00 sq.m Php 422,800.00

Php 84,560.00

Total Assessed Value EIGHTY-FOUR THOUSAND FIVE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by

Euvica M. Colbe
EUVICA M. COLBE, REA
PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTC.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3407

Property Identification No.: 066-23-001-09-059

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property:

SQ. PAGDURIANEN

POBLACION

TAYTAY, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. CAD. 841-D

OCT: _____

Lot No. 261(P)

Date: _____

Block No. _____

Boundaries: North: ALN 051

South: ROAD

East: ALN 058

West: ALN 061

KIND OF PROPERTY ASSESSED:



LAND



MACHINERY



BUILDING



Brief Description: _____

No. of Storeys: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	4,697.00 sq.m	400 Php	1,878,800.00	COMMERCIAL (Comm'l. Lot)	20 %	Php 375,760.00	TAXABLE
Total	4,697.00 sq.m	Php	1,878,800.00			Php 375,760.00	

Total Assessed Value THREE HUNDRED SEVENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2020
YEAR

Approved by: _____

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON DECEMBER 5, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3406

Property Identification No.: 066-23-001-09-058

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.

Telephone No.: _____

Administrator/Beneficial User _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: SO. PAGDURIANEN
(Number and Street)POBLACION
(Barangay/District)TAYTAY, PALAWAN
(Municipality & Province)

DCT/TCT/CLOA No. _____

Survey No. CAD. 841-D

DCT: _____

Lot No. 261(P)

Date: _____

Block No. _____

Boundaries: North: ALN 056
East: ALN 060South: ROAD
West: ALN 059

KIND OF PROPERTY ASSESSED:



LAND



BUILDING

No. of Storeys: _____

Brief Description: _____



MACHINERY

Brief Description: _____



Others: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (CRL-4)	1,813.00 sq.m	40 Php	72,520.00	COMMERCIAL (Comm'l Lot)	20 %	14,500.00	TAXABLE
Total	1,813.00 sq.m	Php	72,520.00			14,500.00	
Total Assessed Value FOURTEEN THOUSAND FIVE HUNDRED PESOS							
(Amount in Words)							

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2020
YEAR

Approved by: _____

EUVICA M. COLBE, REA
PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) ISSUED ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO RESIDENTIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/19 AT MTO.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-23-001-3405

Property Identification No.: 066-23-001-09-056

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

TIN: _____

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: SO. PAGDURIANEN
(Number and Street)POBLACION
(Barangay/District)TAYTAY, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. CAD. 841-D

CCT: _____

Lot No. 261(P)

Date: _____

Block No. _____

Boundaries: North: ALN 057

South: ALN 061, 058

East: ALN 057

West: ALN 061

KIND OF PROPERTY ASSESSED:



LAND



MACHINERY



BUILDING



Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	12,197.00 sq.m	400 Php	4,878,800.00	COMMERCIAL (Comm'l. Lot)	20 % Php	975,760.00	TAXABLE
Total	12,197.00 sq.m	Php	4,878,800.00			Php 975,760.00	

Total Assessed Value NINE HUNDRED SEVENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2020
YEAR

Approved by: _____

EUVICA M. COLBE, REA
PROVINCIAL ASSESSOR

1/17/2019

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:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, GENRO CERTIFICATION(A & D) ISSUED ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWORN STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS: P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3697168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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

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

TAX DECLARATION OF REAL PROPERTY

T.D. No. 18-23-001-3402

Property Identification No. 066-23-001-09-057

Owner: ROSALINDA BACCAY ELKIN Married to John Elkin

Address: LOT 1 BLOCK 7 PHASE 1, ROYAL PALM HILLS SUBD. BGY. CALUMPANG LEJOS INDANG, CAVITE.

Administrator/Beneficial User:

Address:

Location of Property:

SO. LANGAYAN
(Number and Street)

POBLACION
(Barangay/District)

Survey No. CAD. 841-D

Lot No. 334(P)

Block No.

South: ALN 062

West: ALN 062, 061, 056, 051

TIN:

Telephone No.:

TIN:

Telephone No.:

TAYTAY, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.

CCT:

Date:

Boundaries: North: TAYTAY BAY
East: TAYTAY BAY

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐ Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
COMMERCIAL (C-4)	54,022.00 sq.m	400 Php	21,608,800.00	COMMERCIAL (Comm'l. Lot)	20 %	Php 4,321,760.00	TAXABLE

Total

54,022.00 sq.m

Php 21,608,800.00

Total Assessed Value FOUR MILLION THREE HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED SIXTY PESOS
(Amount in Words)

Effectivity of Assessment/Reassessment:

2020
YEAR

Taxable ☒

Exempt ☐

Approved by:

EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

1/17/2019

Date

This declaration cancels TD No. 18-23-001-0295 (Part)

Previous A.V. Php.

91,000.00

Previous PIN:

066-23-001-09-057

Previous Area: 8 ha.

Memoranda:

TRANSFERRED AND SEGREGATED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON AUGUST 7, 2017, CENRO CERTIFICATION(A & D) IS ON JULY 24, 2018, SKETCH MAP AND TO RECLASSIFY FROM AGRICULTURAL TO COMMERCIAL PER CERTIFIED ORDINANCE NO. 300-2018 OF THE SANGGUNIANG BAYAN OF TAYTAY DATED 10/15/2018 AND REQUEST LETTER DATED 01/17/19. TAXES PAID UP TO 2019 PER ATTACHED TAX CLEARANCE CERTIFICATION. SWC STATEMENT FILED. TRANSFER TAX & LATE FILING OF SS. P 3,000.00, 2,000.00, & 3,000.00, 2,000.00, O.R. NOS. 4793795, 3997168 & 5284371 RESPECTIVELY ISSUED ON 8/14/17, 1/14/19 & 8/9/18 AT MTO.

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 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.: 066-23-318
SWORN STATEMENT Date: 01-15-2019

Machine Validation: Printed by Lohito 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:

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 : SOLINA V. ANGELITA
OR No : 1021592328
Amount Paid : 800.00
Date Paid : 07/14/2020

Please affix
Documentary Stamp

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

I, **MR. EUFEMIO MABACAS SABROSO** married to **MRS. ISABELITA ORIEL SABROSO**, Filipino of legal age, resident of Poblacion, Taytay, Palawan, herein 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 citizen, 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 841-D Tax Dec. 001-0258, Area **21,087.5 sq. meter more or less.**
2. Portion of Lot 334, Sitio Langayan Poblacion Taytay 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 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 (Lot 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:

- | | |
|--------------------------------|---------------------------------|
| 1. Portion of Lot 334 | 54,022 sq.meters |
| 2. Portion of Lot 261 | 14,010.5 sq.meters |
| 3. Portion of Lot 261 | 5,557 sq.meters (Right of Way) |
| 4. Portion of Lot 261& Lot 334 | 1,520 sq. meters (Right of Way) |
| | 75,109.50 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 hereunto signed this Waiver of Rights this AUG 07 2017 at AUG 07 2017 Palawan.

Eufemio M. Sabroso
EUFEMIO M. SABROSO
Waivor

Rosalinda B. Elkin
ROSALINDA B. ELKIN
Waivee

Isabelita O. Sabroso
ISABELITA O. SABROSO
Waivor

WITNESSTH:

Ma. Sheila P. Tambasen

ARIZAL BONNIE GARCIA

ACKNOWLEDGEMENT

Republic of the Philippines)
MANILA CITY S.S

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.

WITNESS MY HAND AND SEAL, this AUG 07 2017 day of August at MANILA CITY.

Doc. No. 1159
Page. No. 31
Book No. XV-F
Series of 20 17

ATTY. JOSELYN BONNIE V. VALEROS
NOTARY PUBLIC ROLL NO. 54513

PEIR No. 0021625 issued on Dec. 21, 2016 Until Dec. 21, 2017
ISP Life No. 72563 issued on Dec. 21, 2007
Commission No. 2016-059 issued on April 14, 2016 Until Dec. 31, 2017
MCLE No. V-0022650 issued on June 14, 2016 valid until April 14, 2019
Office Address: General Eusebio, Tower 1002 A, Makati, Manila