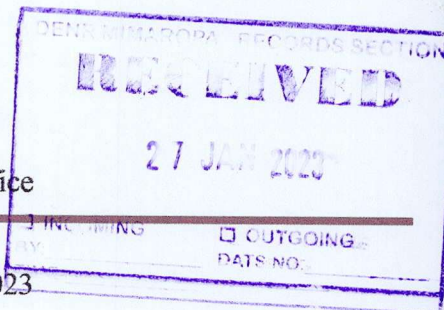


Region



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office



January 23, 2023

MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

THRU : The Assistant Director for Technical Services

ATTENTION: The Chief, Survey and Mapping Division

FROM : The OIC, PENR Officer
PENRO, Oriental Mindoro

SUBJECT : **LETTER DATED JANUARY 17, 2023 FROM MR. RIZALDY S. ABOG OF LEIDO, VICTORIA, ORIENTAL MINDORO FOR CERTIFICATION OF VERIFICATION**

May we respectfully refer to your good Office the herein letter dated January 17, 2023 from Mr. Rizaldy S. Abog requesting for Certification of Verification that Pls 83, Pinamalayan Public Land Subdivision is the correct tie line that should appear on technical description of Lot No. 10248-N, Csd-04-026637-D, with Original Certificate of Title (OCT) No. 064-2018000087 in the name of Numeriana M. Cuevillas.

Attached are vicinity map/sketch plan, copy of OCT No. 064-2018000087, Tax Declaration and Special Power of Attorney of Mr. Abog for your reference.

For consideration.


ALAN L. VALLE

Tracking Nos: 2301000324

TSD/RPS

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006

Leido, Victoria
Oriental Mindoro

January 17, 2023

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	JAN 17 2023
TIME:	

The Provincial Environment and Natural Resources Officer
Province of Oriental Mindoro
Suqui, Calapan City

Dear Sir/Madam,

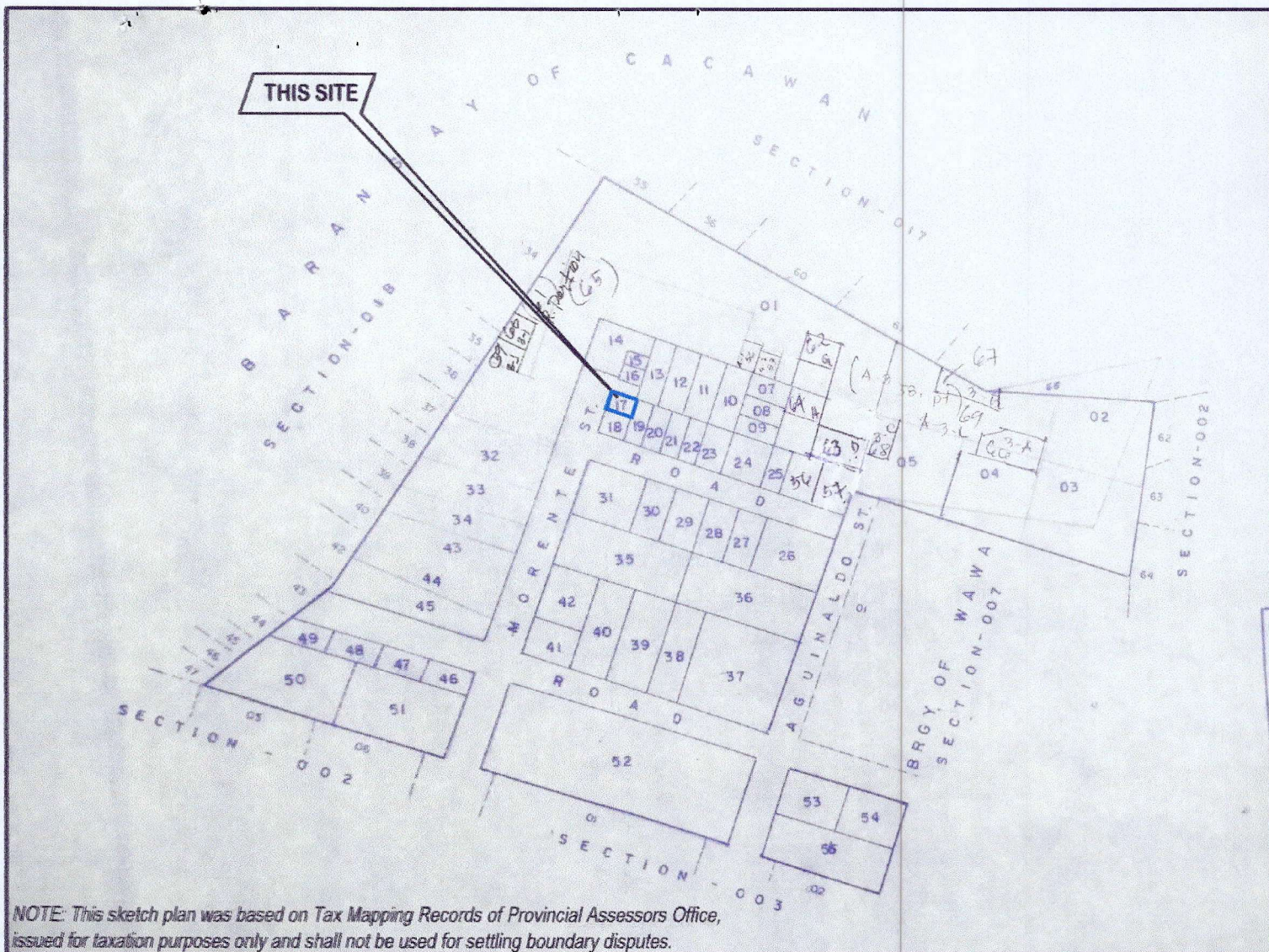
This is to request your good office for "Certification of Verification" that Pls 83, Pinamalayan Public Land Subd. Or. Mindoro is the correct tie line that should appear on Technical Description of Lot 10248-N, Csd-04-026637-D, Original Certificate of Title No. 064-2018000087.

Thank you and hoping for your kind consideration.

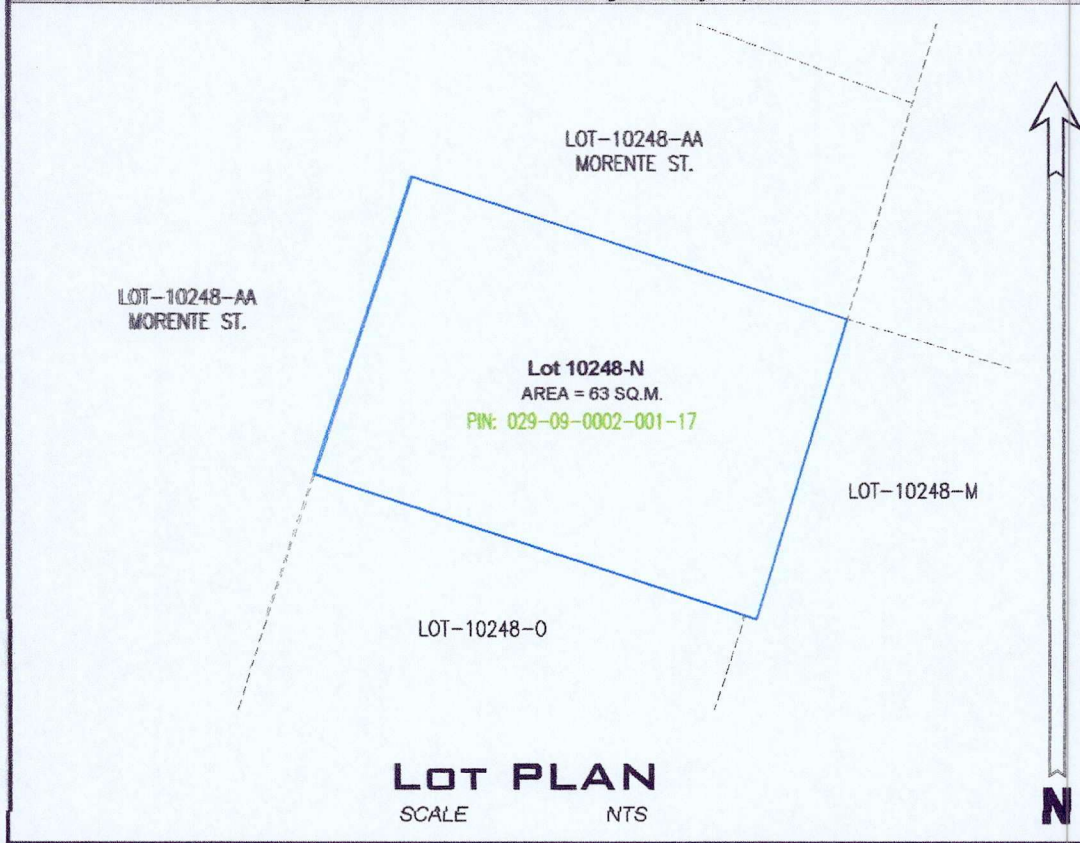
Respectfully yours,

[Signature]
RIZALDY S. ABOG
REB-0021276

0977 837 2091



NOTE: This sketch plan was based on Tax Mapping Records of Provincial Assessors Office, issued for taxation purposes only and shall not be used for settling boundary disputes.



**Sketch Plan /
VICINITY MAP**
of
Lot 10248-N
CSD-04-0026637-D
(TCT No. 064-2018000087)
for
CUEVILLAS, NUMERIANA M.
(w)
Situating in:
**BRGY. ZONE II,
PINAMALAYAN**
containing an Area of
**SIXTY THREE SQUARE
METERS
(63 SQ.M)**
Representative

Judicial Form No. 10023

Book.....
Page.....

SN. 00316949-75

Republic of the Philippines
Department of Environment and Natural Resources
Land Registration Authority
Registry of Deeds for the Province of Oriental Mindoro

Original Certificate of Title

No. 064-2018000087

RESIDENTIAL FREE PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Residential Free Patent issued by the Department of Environment and Natural Resources, at Quezon City, on _____ and spread in the records of the said department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

REGION NO. IV-B, MIMAROPA Region

RESIDENTIAL FREE PATENT NO. 045209 18-4249

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

NUMERIANA M. CUEVILLAS, widow, Filipino and a resident of Balete Drive, Zone II, Pinamalayan, Or. Mindoro possessing all the qualifications and having fully complied with all the conditions and requirements of Republic Act No. 10023, is hereby granted this Residential Free Patent situated in Balete Drive, Zone II, Pinamalayan, Or. Mindoro with an area of SIXTY THREE (63) square meters, more or less and more particularly bounded and described at the back hereof.

Witness my hand and seal of the Republic of the Philippines this MAR 16 2018 day of in the year Two thousand and

By Authority of the President
of the Philippines

MARY JUNE F. MAYPA

OIC-PENRO

Transcribed in the "Registration Book" in the Province of Oriental Mindoro pursuant to the provisions of Section 103 of P.D. No. 1529, on the 19th day of June two thousand and eighteen at 11:14 a.m.

Balete Drive, Zone II, Pinamalayan,
Oriental Mindoro

ATTY. EDMUND DANTE E. JANDA, MNSA

Owner's Postal Address

Register of Deeds

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR eTITLE (PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

This is a Certified True Copy of OCT 2018000087 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: CUEVILLAS, NORVIN M.

Ref. No. : 2021005677 OR No. : 1024044196

Date : 06/23/2021 OR Date : Jun 23 2021

Time : 04:56:33 PM Amt Paid: 1601.91

TECHNICAL DESCRIPTION

Lot 10248-N, Csd-04-026637-D

Beginning at point marked "1" of Lot 10248-N, Csd-04-026637-D
being N 63°49'E, 630.01 meters from Pls-83 (Philcusa-Foa) Pinamalayan Public Land Subd. to
Corner "1" thence;

S	65°53' E	6.90	m	to point	2
S	20°59' W	9.00	m	to point	3
N	66°01' W	7.14	m	to point	4
N	22° 08' E	9.00	m	to point	1, of the beginning

Containing an area of SIXTY THREE (63) SQUARE METERS.

All points referred to are indicated on the plan and are marked on the ground
by P.S. Cyl. Concrete Mons. 15 x 60 cm.

Bounded on the NW, NE, along line 4-1-2 by Lot 10248-AA (road) ; on
the SE, along line 2-3 by lot 10248-M ; on the SW, along line 3-4 by lot 10248-O ; all Csd-
04-026637-D;

Bearings true

This lot was surveyed in accordance with law and existing regulations
promulgated hereunder by Geodetic Engineer Catalino L. Montejo on October 9, 2006
and was approved on April 23, 2007.

Note: This lot is covered by RFPA No. 045209-101 and identical to Lot 10314 Pls-83
(Philcusa-Foa) Pinamalayan Public Land subdivision.

CERTIFIED CORRECT:

clh
CAREN JOY S. ORDOÑA
Geodetic Engineer

Prepared by: lmsat

(Continued on Additional Sheet Page ATTY. EDMUND DANTE E. JANDA, MNSA
Register of Deeds

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

This is a Certified True Copy of OCT 2018000087 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s)
and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro
Oriental. Requested By: CUEVILLAS, NORVIN M..

Ref. No. : 2021005677 OR No. : 1024044196
Date : 06/23/2021 OR Date : Jun 23 2021
Time : 04:56:33 PM Amt Paid: 1601.91

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-090002-01111**

Cancelled: ☐ Property Identification No.: **029-09-0002-001-17**

Owner: **CUEVILLAS, NUMERIANA M. (WIDOW)**

TIN: _____

Address: **ZONE II, PINAMALAYAN, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____ **ZONE II** **PINAMALAYAN, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: **064-2018000087** Survey No.: **CSD-04-0026637-D**

CCT: _____ Lot No.: _____ Blk. No.: _____

Dated: _____ Cadastral Lot no: **10248-N**

Boundaries:

North: **NE: LOT 10248-AA** South: **SW: LOT 10248-O**

East: **SE: LOT 10248-M** West: **NW: LOT 10248-AA**

KIND OF PROPERTY ASSESSED:

☒ **LAND:**

☐ **MACHINERY:**

☐ **BUILDING:**

☐ **OTHERS:**

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	63	35,784.00	RESIDENTIAL (URBAN)	20%	7,160.00
TOTAL :	63	Php 35,784.00		Php	7,160.00

Total Assessed Value **SEVEN THOUSAND ONE HUNDRED SIXTY PESOS ONLY**
 (Amount in words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment: **1** **2019**
 Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

NESTOR J. LINGON, REA

01/01/2015

ONISIMO S. NALING, REA

01/01/2015

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

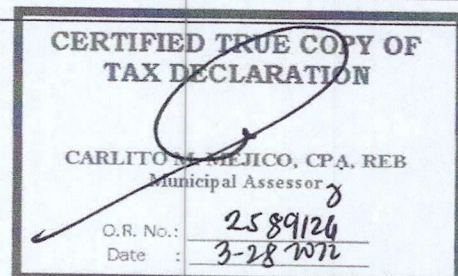
This declaration cancels TD No.: **2015-090002-00020 (59)SQ.M.**

Previous AV. Php **6,700.00**

Previous Owner: **CUEVILLAS, NUMERIANA**

Memoranda: **ISSUED AS PER TITLE.**

Annotation: _____



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

TAX DECLARATION OF REAL PROPERTY

TD No.: **2015-090002-00774**

Cancelled: ☐ Property Identification No.: **029-09-0002-001-17-1001**

Owner: **NUMERIANA MARAMOT CUEVILLAS**

TIN: _____

Address: **MORENTE ST., ZONE II, PINAMALAYAN, ORIENTAL MINDORO**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: _____ **ZONE II** **PINAMALAYAN, ORIENTAL MINDORO**
 (Number and Street) (Barangay/District) (Municipality&Province/City)

OCT/TCT/CLOA No.: _____ Survey No.: _____

CCT: _____ Lot No.: _____ Blk. No.: _____

Dated: _____ Cadastral Lot no: _____

Boundaries:

North: _____ South: _____

East: _____ West: _____

KIND OF PROPERTY ASSESSED:

☐ **LAND:**

☐ **MACHINERY:**

☒ **BUILDING:**

☐ **OTHERS:**

No. of Storeys: 1

Specify: _____

Brief Description: _____

Classification	Area (sq.m.)	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	64.06	193,112.07	ONE FAMILY RESIDENCE	10%	19,310.00
TOTAL :	64.06	Php 193,112.07			Php 19,310.00

Total Assessed Value _____
 NINETEEN THOUSAND THREE HUNDRED TEN PESOS ONLY
 (Amount in words)

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment: 1 2016
 Qtr. Yr.

RECOMMENDING APPROVAL:

APPROVED BY:

NESTOR J. LINGON, REA

09/09/2015

ONISIMO S. NALING, REA

09/09/2015

MUNICIPAL ASSESSOR

Date

Provincial Assessor

Date

This declaration cancels TD No.: 2015-090002-00021

Previous AV. Php 23,610.00

Previous Owner: CUEVILLAS, NUMERIANA

Memoranda: ADJUSTMENT OF SFMV PER SP ORDINANCE NO.-06-2015 ENACTED ON JUNE 22, 2015.

Annotation: _____

**CERTIFIED TRUE COPY OF
TAX DECLARATION**

CARLITO M. MEJICO, CPA, REB
Municipal Assessor

O.R. No.: 258917
 Date: 3-24-12

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



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

28 September 2022

RIZALDY S. ABOG
abogrs@gmail.com

Dear Ms. Abog:

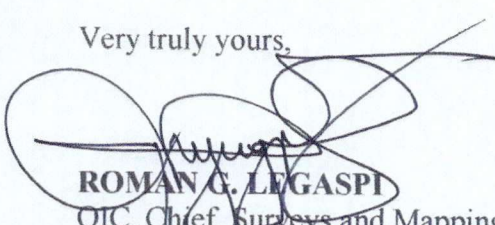
This has reference with your request dated September 22, 2022 for Geographic Position and Plane Coordinates of the following stations, to wit:

STATION	LATITUDE	LONGITUDE	NORTHINGS	EASTINGS
PLS-83, Pinamalayan Public Land Subd., Or. Mindoro BLLM No. 1	13-02-11.86	121-29-00.76	30,000.00	30,000.00

This certification is being issued upon your request with payment in the amount of Fifty Pesos (50.00) under Confirmation No. 9232022213836895 for reference purposes.

Thank you.

Very truly yours,


ROMAN G. LEGASPI

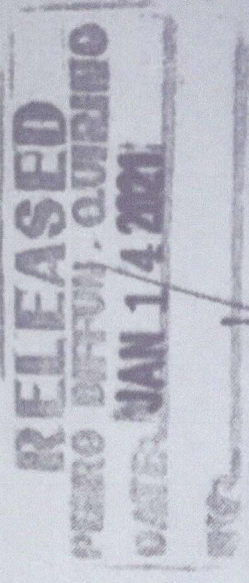
OIC, Chief, Surveys and Mapping Division
DENR MIMAROPA

70 46

8



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Andres Bonifacio, Diffun, Quirino, 3401
FIN-016-001-135-852



CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that as per verification of Lot No. ~~2881.95m~~, ~~2881.95m~~, the correct Tie Point is BLLM No. 106, CAD 211 instead of BBM No. 106, CAD 211 and the correct distance of Tie-Line is 2881.95m. instead of 288.95m. as appearing in the technical description of OCT No. 2020000028.

This certification is issued upon the request of ~~XXXXXXXXXXXXXXXXXXXX~~ for whatever legal purposes it may serve.

Issued this 14th day of January, 2021 at DENR PENRO, Andres Bonifacio, Diffun, Quirino.

OIC, Chief, Technical Services Division
ENV/2

SPECIAL POWER OF ATTORNEY

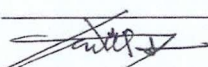
KNOW ALL MEN BY THESE PRESENTS:

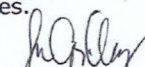
WE, NORVIN M. CUEVILLAS married to **NANCY A. CUEVILLAS** and **NORMAN M. CUEVILLAS**, single of legal ages, Filipinos and resident of Pinamalayan, Oriental Mindoro, do hereby NAME, APPOINT and CONSTITUTE **RIZALDY S. ABOG** and/or **ROSALINA S. ABOG** of legal ages, Filipinos with residence at Leido, Victoria, Oriental Mindoro to be Our true and lawful ATTORNEY-IN-FACT, in my name, place and stead to do and perform the following acts, to wit:

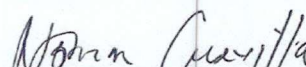
1. To represent, transact, process, negotiate and participate to transfer, and convey by way of extra judicial settlement of the properties of **NUMERIANA M. CUEVILLAS**, widow, who died on **April 5, 2021** at Oriental Mindoro Central District Hospital, Pinamalayan, Oriental Mindoro, with an area of **(8,921sqm) square meters**, more or less, embraced by Transfer Certificate of Title No. **T-52390, (63sqm) square meters**, more or less, embraced by Transfer Certificate of Title No. **064-2018000087", (400sqm) square meters**, more or less, embraced by Transfer Certificate of Title No. **064-2018006.23", (108qm) square meters**, more or less, embraced by Transfer Certificate of Title No. **P-7412"** and **(284sqm) square meters**, more or less, embraced by Transfer Certificate of Title No. **T-302156**, located at Pinamalayan and Gloria, Oriental Mindoro, under such terms and conditions he may deem fit and proper under the premises;
2. To make, sign, execute, request, receive and deliver any contracts, documents, agreements and all other writings of whatsoever nature, kind and description with any and all third persons particularly **Municipal and Provincial Assessors, DAR, BIR, ROD** and other concerns and entities, upon such terms and conditions acceptable to my said attorney:
3. To process and deliver documents required to facilitate and consummate the transfer.

I HEREBY GIVE AND GRANT to my ATTORNEY-IN-FACT full power and authority to perform every act or deed as may be necessary, legal and proper to carry out the intent and purpose of this appointment, as fully to all intents and purposes as I hereby RATIFYING and CONFIRMING all that my said attorney may lawfully do or cause to be done by virtue of these presents.


IN WITNESS WHEREOF, We have hereunto affixed our signatures this 26 MAR 2022 day of 2020 at _____, Philippines.

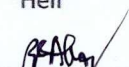

NORVIN M. CUEVILLAS
Heir


NANCY A. CUEVILLAS
Spouse


NORMAN M. CUEVILLAS
Heir

Conformity:


RIZALDY S. ABOG, REB
ATTORNEY-IN-FACT
REB - 0021276


ROSALINA S. ABOG

SIGNED IN THE PRESENCE OF:

Witness

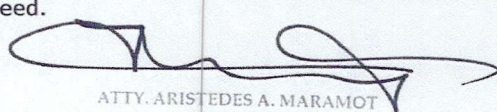
Witness

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S.
_____)

BEFORE ME, a Notary Public on this _____ day of _____, 2021 at _____, Oriental Mindoro, personally came appeared the above named persons, with CTC No. indicated below their signature, known to me to be the same person who executed the above foregoing instrument and acknowledged to me that the same is his own free act and deed.

WITNESS MY HAND SEAL

Doc. No. 245
Page No. 61
Book No. LI
Series of 2022


ATTY. ARISTEDES A. MARAMOT
NOTARY PUBLIC
Until December 31, 2022
PTR NO. 2326356 / Victoria / 01-03-2022
ROLL NO. 41130 / April 16, 1996
IBP No. 153354 / 01/19/2021
ORIENTAL MINDORO CHAPTER
MCLE COMPL. NO. A1-00000000
Valid until April 16, 2022