



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

MEMORANDUM

FOR : The OIC Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**
DATE : June 21, 2023

DENR MIMAROPA
RECORDS SECTION
RECEIVED
JUL 10 2023
☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

Forwarded is the memorandum dated June 16, 2023 of CENRO Taytay, Province of Palawan together with the investigation report conducted on the application for Survey Authority to subdivide Lot 3057, CAD 841-D, located at Brgy Bato, Mun of Taytay, Palawan applied by Maricar G. Francisco in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After evaluation conducted by this Office the following information to wit;

- That That the subject area applied for subdivision was ascertained as Lots No. 3057, CAD 841-D with an approximate area of 65,801 Square meters.
- The subject area applied falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 1614, Block VII certified on September 23, 1952.
- That subject tract of land was plotted and evaluated based on the attached Technical Description (V-37). Thus, subject for issuance of clearance by the Regional Office and actual ground survey.
- Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference.

Hence, issuance of survey authority is recommended.

Copy Furnish:
Reference No. 2022-5508
CENRO Taytay
Surveys

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: _____
Date: 04 JUL 2023 CN 2023-1802 *dae*



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

CERTIFICATION

This is to certify that **Lot No. 3057, CAD 841-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1614, Block VII* certified on *September 23, 1952*.

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

Issued on the 21st of June 2023, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENR Officer

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 04 JUL 2023 -1862 




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

CERTIFICATION

This is to certify that **Lot No. 3057, CAD 841-D** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 1614, Block VII* certified on *September 23, 1952*.

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

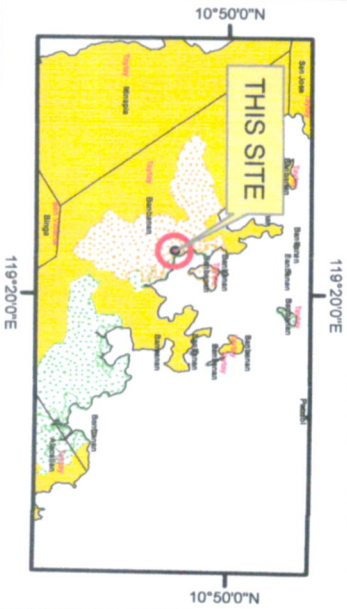
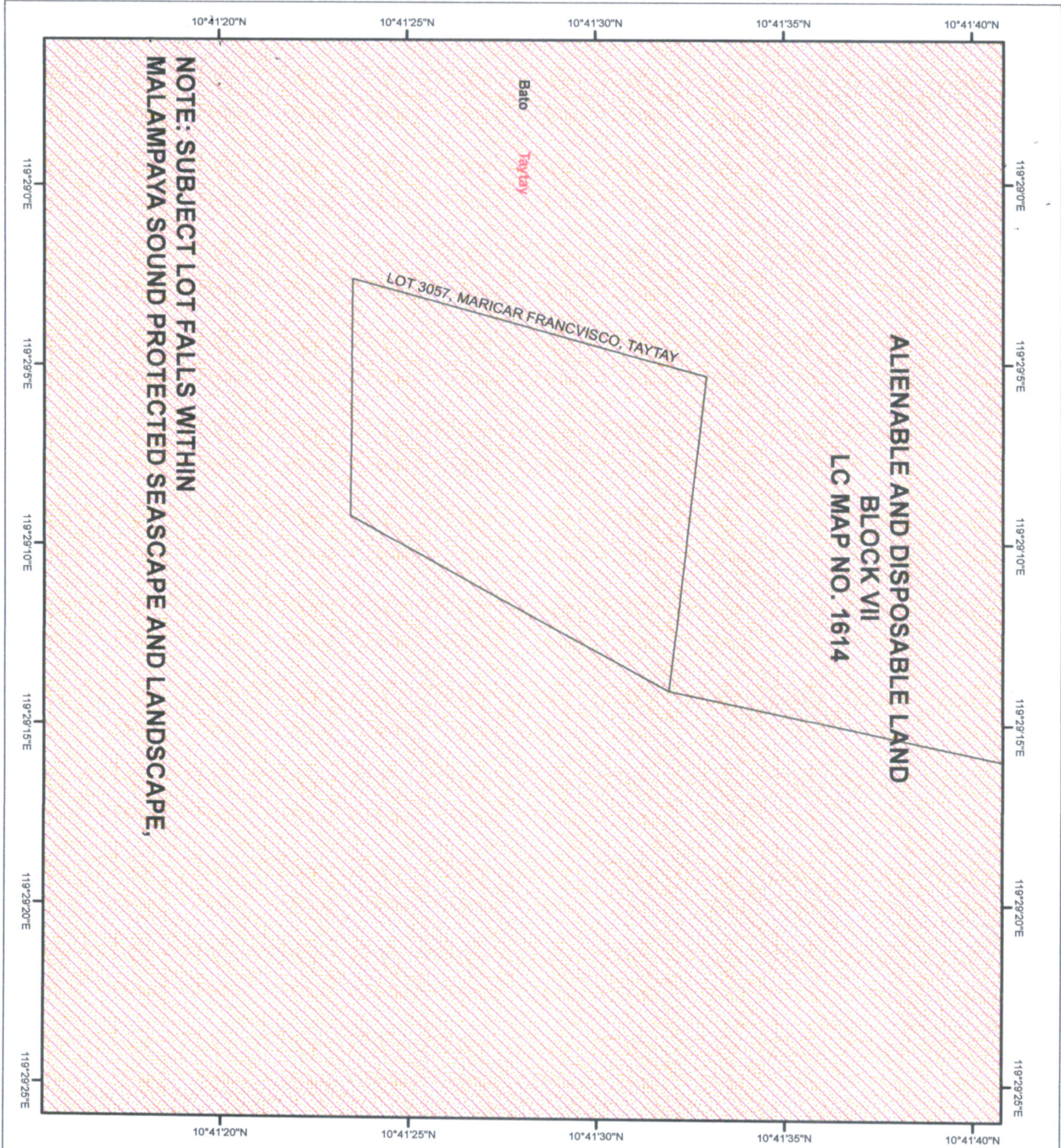
Issued on the 21st of June 2023, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENR Officer

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 
Date: 04 JUL 2023 EN 2023-1862 Doc

Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denrpalawan@yahoo.com



LOCATION MAP **SCALE 1:700,000**



MAP SHOWING

THE RELATIVE LOCATION OF LOT 3057
FOR SURVEY AUTHORITY APPLIED BY
MARICAR G. FRANCISCO

Located at Brgy. Bato
Mun of Taytay
Province of Palawan
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

Legend

LC STATUS

	Alienable & Disposable		Communal Forest
	No Data		Forestland
	UPF		



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

DENR CENRO
PALAWAN RECORDS
RECEIVED

MEMORANDUM

BY: [Signature]
DATE: June 16, 2023 CN 23-5508

For : 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 FOR
THE ISSUANCE OF CLEARANCE FOR SURVEY AUTHORITY
O N T H E A R E A A P P L I E D
BY MARICAR G. FRANCISCO ON LOT NO. 3057, CAD 841-D
SITUATED AT BRGY. BATO, TAYTAY, PALAWAN

DATE : June 16, 2023

Respectfully forwarded is the investigation report of Special Investigator Jones Manoel Y. Lafuente pertaining to the request of Maricar G. Francisco for the issuance of Survey Authority on **Lot 3057, Cad 841-D** situated at Brgy. Bato, Taytay, Palawan, pursuant to DENR Memorandum Circular (DMC) No. 2019-10, Section 4.2 item a.

In view hereof, respectfully informed of the following findings on the aforementioned lot being the subject of the request to wit:

1. Based on records, Lot 3057, Cad 841-D is classified as Agricultural Land (Alienable & Disposable) under Land Classification Map No. 1614, Block VII, Project 9-A, certified on September 23, 1952. Furthermore, it is listed/surveyed to Bernardo Bungar with approved Tie Line: S 11-57 W, 15,114.83 meters from BLLM #1 of Cad 841-D, Taytay Cadastre;
2. In addition, the subject lot was outside the military reservation but within Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342 dated July 12, 2000;
3. The subject lot has no pending/decided land registration case before any branches of court involving Maricar G. Francisco and the subject lot as per Certification issued by the Regional Trial Court dated October 10, 2022; and
4. Based on the certification dated December 6, 2022, issued by the Land Registration Authority (LRA), the said lot does not appear to overlap with any previously plotted, decreed, and/or titled properties.

Hence, this Office concurs with the recommendation of Special Investigator Jones Manoel Y. Lafuente for the confirmation of Land Classification certification and issuance of clearance for survey authority subdividing the acquired parcel of land of Maricar G. Francisco from Lot No. 3057, Cad 841-D resulting in two (2) proposed resultant lots.

For information, consideration, and further instruction.

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: [Signature]
DATE: JUN 19 2023 CN 2196

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

MEMORANDUM

For : The Community Environment and Natural Resources Officer

From : Special Investigator I

Subject : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED BY MARICAR G. FRANCISCO SITUATED AT BRGY. BATO, TAYTAY, PALAWAN**

Date : June 6, 2023

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: Rme
DATE: 06-06-23 CN 3634

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 **Lot No. 3057, Cad 841-D** located in **Barangay Bato, Taytay, Palawan** with an area of **Sixty-Five Thousand Eight Hundred One (65,801) square meters**.

CLAIMANT

The claimant of the subject lot is listed as **Bernardo Bungar** during the Cadastral Survey dated November 27-December 9, 1987 which was approved on July 4, 1988.

PROCEEDING/ACTIVITIES UNDERTAKEN

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

1. The undersigned had made coordination on the scheduled inspection thru the applicant Maricar G. Francisco.
2. Prior to the conduct of the inspection, the undersigned had coordinated with the Barangay Officials of Bato pertaining to the purpose of the inspection.
3. The inspection and investigation were conducted dated May 24, 2023.

FINDINGS/RECOMMENDATION

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

1. Bernardo Bungar, who was married to Adelfa Bungar, initially claimed ownership of the land and began occupying/cultivating it in the 1970s. During the Cadastral Survey, the land was registered under the name of Bernardo Bungar;
2. Subsequently, Michael G. Dinglasan bought the land from Bernardo Bungar and later sold it to the applicant in 2017. However, the transfer of ownership was documented through a Deed of Conveyance with Waiver of Rights and Improvements, which was directly executed by Adelfa Bungar, the representative of the late Bernardo Bungar, in favor of Maricar G. Francisco. The deed encompassed an area of two (2) hectares and was appropriately notarized by Attorney

- Joseph Allen P. Quiñon under Doc. No. 247, Page No. 51, and Book No. 55 series of 2017. Since Bungar and Dinglasan did not formalize any documents regarding the transfer of rights, the deed of transfer was directly issued to the applicant. Instead, a handwritten acknowledgment receipt was generated, bearing the signature of Jovelyn G. Dinglasan (wife of Michael Dinglasan). The receipt confirmed the receipt of Php 25,000.00 as partial payment. Additionally, Michael Dinglasan executed an Acknowledgement Receipt on November 17, 2017, attesting that he had received Php 160,000.00 from Maricar Francisco as full payment for the portion of land measuring 20,000 square meters. This receipt was also properly notarized by Atty. Joseph Allen P. Quiñon under Doc. No. 244, Page No. 50, and Book No. 54 series of 2017."
3. The Punong Barangay of Bato, Hon. Marcelino S. Nava, Jr., issued a certification confirming that Ms. Maricar Francisco is the actual occupant/owner of a Twenty Thousand (20,000) square meters of lot located at Purok Cansilayan, Barangay Bato, Taytay, Palawan;
 4. The land acquired by the applicant is covered by Tax Declaration No. 18-23-008-1346, declared to Michael Gemino Dinglasan, covering an area of 65,801 square meters (**copy attached**);
 5. The subject lot has a mostly level slope and has been developed and cultivated with agro-crops, vegetables, planted trees, and a residential house of the applicant. It was bounded on the North by a certain Perlit, on the South by farm-to-market road, on the West by Jimmy Villegas, and on the East by certain TN Ramos.
 6. During the investigation, Hon. William B. Parreñas, who is in charge of the Office of the Punong Barangay of Bato, along with Lenny G. Gequillana, the Sitio Leader of Purok Cansilayan, and Pastor Villarma, the CBFM-Bato Chairman, were invited to join in the investigation and inspection. Their presence was crucial to ensure that the area was free from any claims or conflicts;
 7. The purpose of the request is to relocate the subject lot and subsequently subdivided/segregate the acquired parcel of land of the applicant;
 8. According to records, Lot 3057, Cad 841-D is classified as Agricultural Land (Alienable & Disposable) under Land Classification Map No. 1614, Block VII, Project 9-A, certified on September 23, 1952. Furthermore, it is listed/surveyed to Bernardo Bungar with approved Tie Line: S 11-57 W, 15,114.83 meters from BLLM #1 of Cad 841-D, Taytay Cadastre;
 9. Additionally, the subject lot was outside the military reservation but within the Malampaya Sound Protected Landscape and Seascape (MSPLS) per Presidential Proclamation No. 342 dated July 12, 2000;
 10. The subject lot **has no pending/decided land registration case before any branches of court involving Maricar G. Francisco and the subject lot** as per Certification issued by the Regional Trial Court dated October 10, 2022 (copy attached); and
 11. Based on the certification dated June 3, 2022, issued by the Land Registration Authority (LRA), **the said lot has no records of cadastral proceedings** (copy attached).

Considering the circumstances mentioned above, the undersigned recommends granting the Clearance to Issue Survey Authority for the subdivision/segregation of Maricar Francisco's acquired parcel of land from Lot No. 3057, Cad 841-D resulting in two (2) proposed lots.

Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated May 24, 2023.

For information and further instruction.


JONES MANÓEL Y. LAFUENTE

PHOTO DOCUMENTATION



From left: Pastor Villarma, the CBFM-Bato Chairman, Lenny G. Gequillana, the Sitio Leader of Purok Cansilayan, Maricar G. Francisco –applicant, and Hon. William B. Parreñas, in charge of the Office of the Punong Barangay of Bato



I hereby certify that the above photos were true and taken during the conduct of ground investigation for Survey Authority on May 24, 2023, in Barangay Bato, Taytay, Palawan.

JONES MANOEL Y. LAFUENTE
Special Investigator I

LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: Maricar G. Francisco

Present Address: Bgy. Bato Taytay Palawan

Date: Oct-25, 2022

**The community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☒ Subdivide ☐ Segregate our occupation and improvements over which we have
interest on:

Lot No. 3057

Survey No. Cad 841-D

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. _____

Survey No. _____

Area: 20,000 sq.m

Location of the Land: Bgy. Bato Taytay Palawan

If the request be granted, we would like to request the service of a Special Investigator/ Land
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer
Abigail A. Villanuel to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: MARICAR G. FRANCISCO
Contact No: 09999422538

GEODETIC ENGINEER'S COMMITMENT

I, Abigail Villanuel, a registered and licensed Geodetic Engineer, hereby commit to
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land
to personally follow-up the issuance thereof.

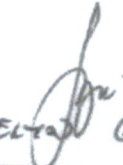
Geodetic Engineer ABIGAIL A. VILLANUEL
Licensed No. 10338
Contact No. 09051412734

Requirements:

- _____ 1. Accomplished and signed letter request for Survey Authority.
- _____ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- _____ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- _____ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- _____ 5. Regional Trial Court (RTC) Certification/ clearance (proof that the area has no pending case);
- _____ 6. Barangay Certification (actual occupant of the area);
- _____ 7. Sown affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- _____ 8. Photo copy of any government-issued Identification Card.
- _____ 9. Community Tax Certificate (CEDULA);
- _____ 10. Special Power of Attorney (if applicable); and
- _____ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS

JUNE 06, 2016

RECEIVED THE AMOUNT OF TWENTY FIVE THOUSAND PESOS ONLY,
(₱ 25,000.00) FROM DANIEL AYERS, AS FIRST PARTIAL PAYMENT OF ^{ONE} ~~ONE~~ HECTA
WITH CONDITIONAL SALE AMOUNTING OF ^{ONE} ~~ONE~~ HUNDRED THOUSAND PESOS ONLY
(₱ 100,000.00), PAYABLE ON OR ^{ANYTIME} ~~DECEMBER~~ 06, 2016. DEED OF SALE WILL BE
EXECUTED UPON THE FULL PAYMENT PAID OF SAID PARCEL OF LAND. IF THE
BUYER DECIDES NOT TO CONTINUE TO PAY THE LAND AND BACK OUT.
ALL OF THE FORWARDED MONEY WILL BE FORFEITED.

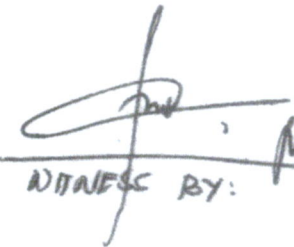

JOVELYN G. DIVILIGAN

RECEIVED BY:

WITNESS BY:

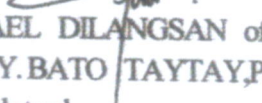
Daniel Ayers

WITNESS BY:


Diviligan

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

ACKNOWLEDGEMENT RECEIPT

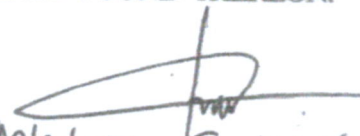

I, MICHAEL DILANGSAN of legal age married Filipino citizen with a residence and a postal address at BRGY. BATO TAYTAY, PALAWAN After having been sworn in accordance with law do hereby depose and stand.

THAT I RECEIVED THE AMOUNT OF ONE HUNDRED SIXTY THOUSAND PESOS ONLY (160,000.00) PHILIPPINE CURRENCY AS FULL PAYMENT OF THE SAID PORTION PARTS OF LAND WITH CONTAINING OF AN AREA (20,000 SQUARE METERS LOCATED AT BRGY. BATO TAYTAY, PALAWAN, INCLUDING THE IMPROVEMENTS FOUND THEREON.

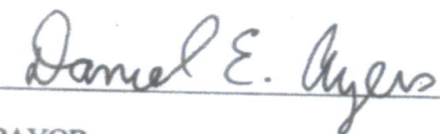
WITH CONFORMITY OF:


MARICAR G. FRANCISCO

PAYOR


MICHAEL G. DILANGSAN
MICHAEL DILANGSAN

PAYEE


DANIEL E. AYERS

PAYOR

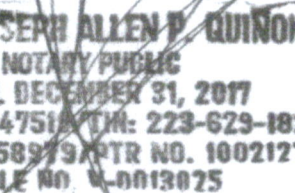
PAYEE

SIGNED IN THE PRESENCE OF:


MA. CRUZ M. LOSADA

SUBSCRIBED AND SWORN BEFORE ME, this NOV 17 2017 day of
_____, 2017, the parties exhibiting their corresponding VALID LD# _____, issued on
_____, 2017, issued at _____, at the CITY OF PUERTO PRINCESA
PROVINCE OF PALAWAN PHILIPPINES.

DOC. NO: 244
PAGE NO: 50
BOOK NO: 54
SERIES OF 2017


ATTY. JOSEPH ALLEN P. QUINON
NOTARY PUBLIC
UNTIL DECEMBER 31, 2017
ROLL NO. 4751/EN: 223-629-182
IBP NO. 958979/PTR NO. 1002127
MCLE NO. N-0013025

TAX DECLARATION OF REAL PROPERTY

T.D. No.: **18-23-008-1346**Property Identification No.: **066-23-008-25-026**Owner: **MICHAEL GEMINO DINGLASAN**Address: **BARANGAY BATO, TAYTAY, PALAWAN**

Administrator/Beneficial User: _____

Address: _____

Location of Property: _____

SITIO CANSILAYAN

(Number and Street)

BATO

(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. **3057**

Block No. _____

Boundaries: North: **ALN 012**East: **ALN 027**South: **ALN 003, SECTION 27**West: **ALN 025**

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	Taxal
AGRICULTURAL (A-3)	1.5801 ha.	147,600 Php	177,249.30	AGRICULTURAL (Orchard Land)	16 % Php	28,360.00	TAXA
AGRICULTURAL (RICUP2-ML)	5.0000 ha.	70,000 Php	266,000.00	AGRICULTURAL (Upland R/L)	16 % Php	42,560.00	TAXA
Total	65,801.00 sq.m	Php	443,249.30			Php	70,920.00
Total Assessed Value SEVENTY THOUSAND NINE HUNDRED TWENTY PESOS							

Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment:

2019**YEAR**

Approved by: _____

EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

12/21/2018

Date

This declaration cancels TD No. **18-23-008-1193**Previous A.V. Php. **70,920.00**Previous PIN: **066-23-008-25-**Previous Owner: **BERNARDO BUNGAR married to ADELFA BUNGAR**Previous Area: **6.5801 ha.**

Memoranda:

TRANSFERRED PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON DECEMBER 21, 2018 AND CENRO CERTIFICATION (A & D) ISSUED ON JUNE 19, 2015
 TAXES PAID UNTIL 2018 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P1,473.72, O.R. NO. 4514058, ISSUED ON
 OCTOBER 17, 2018 AT PTO-PPC.

REFERENCE

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

SWORN STATEMENT No.: **066-23-301**
 SWORN STATEMENT Date: **12-21-2018**

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City
Email Address: rtc1prpccr@judiciary.gov.ph
Hotline Number: 09289352669

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

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Maricar G. Francisco covering Lot No. 3057, Cad 841-D located at Barangay Bato, Taytay, Palawan.

This Certification is being issued upon the request of Alan L. Valle for survey authority.

At Puerto Princesa City, this 10th day of October 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 8978020/8982164/3/10/83
Dated: October 10, 2022
zn



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

East Avenue corner N.I.A. Road

Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that plan **Ccs-4B-000158, Lot 3057, Cad. 841-D, Case 6, Taytay Cadastre**, situated in the Barangay of Bato, Municipality of Taytay, Province of Palawan, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

When plotted on our Municipal Index Sheet thru its tie line, subject lot does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.


This certification is issued upon request of **Engr. Abigail Villaruel**, with postal address at Poblacion, Taytay, Palawan, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 3rd day of June, 2022.

Verified by:


JAYSON L. PE

FOR THE ADMINISTRATOR


NICOLASITO C. SUCUANGCO
Examiner II
Plan Examination Section

Republic of the Philippines
Province of Palawan
Municipality of Taytay
Barangay bato

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHO IT MAY CONCERN

THIS IS CERTIFY THAT, Ms. MARICAR FRANCISCO, of legal age, single, Filipino Citizen is a bona fide resident of Purok Cansilayan, Barangay Bato, Taytay, Palawan.

This is to certify further that the above-named person is the actual occupant/owner of a TWENTY THOUSAND (20,000) square meters of lot located in Purok Cansilayan, Barangay Bato, Taytay, Palawan which she purchased from Mr. MICHAEL G. DINGLASAN year 2018 in the amount of ONE HUNDRED SIXTY THOUSAND (Php.160.00) pesos only.

Further this certifies that said lot bears lot Number 3057 – A with CAD survey NO. 841-D which was slashed from the lot of the late Bernardo Bungar the Original owner.


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

Issued this 1st day of July 2022 at Barangay Bato, Taytay, Palawan.


AILEEN L. RODRIGUEZ
Barangay Kagawad


MARCELINO S. NAVA JR.
Punong Barangay

Certification Fee: Php.100.00
Paid Under O.R. #_1185459
Issued on: July 1, 2022
At Bato, Taytay, Palawan


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

CRN-0111-6305818-9



SURNAME
FRANCISCO
GIVEN NAME
MARICAR
MIDDLE NAME
GONZALES
SEX F DATE OF BIRTH 1993/01/13
ADDRESS
NATIONAL HWY. REMOR
RESIDENCE POBLACION TAYTAY
PALAWAN PHL 5312

Francisca



044-b-32

REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF TAYTAY

AFFIDAVIT OF DISINTERESTED PERSON

I, WILLIAM B. PARREÑAS, Filipino, single/married, of legal age, and a resident of Barangay Bato, Taytay, Palawan after having been duly sworn on oath in accordance with the law, do hereby voluntarily depose and state:

1. That I personally know Maricar G. Francisco who was the owner/claimant of a parcel of land located in Barangay Taytay, Palawan, Palawan identified as Lot 3057, Cad 841-D.
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership;
3. That I am not related to the applicant either consanguinity or affinity and I am not interested in the land applied for;
4. That I am executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan; and
5. THAT AFFIANTS FURTHER SAYETH NAUGHT

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of MAY 2020 in the place above first written.

WILLIAM B. PARREÑAS
Affiant

CTC/ID No: D11-07-000226

Issued on: _____ at/by LTO

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

SI JONES MANOEL Y. LAFUENTE
(Officer Authorized to Administer Oath)

REPUBLIC OF THE PHILIPPINES
PROVINCE OF PALAWAN
MUNICIPALITY OF TAYTAY

AFFIDAVIT OF DISINTERESTED PERSON

I, LENNY C. CERVILLANA, Filipino, single/married, of legal age, and a resident of Barangay Bato, Taytay, Palawan after having been duly sworn on oath in accordance with the law, do hereby voluntarily depose and state:

1. That I personally know Maricar G. Francisco who was the owner/claimant of a parcel of land located in Barangay Taytay, Palawan, Palawan identified as Lot 3057, Cad 841-D.
2. That I personally know that the said applicant or his/her predecessors-in-interest has actually resided on and continuously possessed and occupied, under a bona fide claim of acquisition of ownership;
3. That I am not related to the applicant either consanguinity or affinity and I am not interested in the land applied for;
4. That I am executing this affidavit to attest to the truthfulness of the facts above-stated and for the approval of Survey Authority by the DENR-CENRO, Taytay, Palawan; and
5. THAT AFFIANTS FURTHER SAYETH NAUGHT

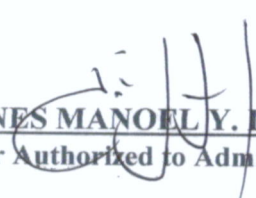
IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of MAY 24 2023 in the place above first written.


Lenny C. Cervillana
Affiant

CTC/ID No: 10929027

Issued on: 1/16/23 at/by BATO, TAYTAY, PALAWAN

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


SI JONES MANOEL Y. LAFUENTE
(Officer Authorized to Administer Oath)

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE
DRIVER'S LICENSE

Last Name, First Name, Middle Name
PARREÑAS, WILLIAM BAYACA

Nationality PHL Sex M Date of Birth 1985/03/25 Weight (kg) 77 Height(m) 1.68

Address
BATO TAYTAY PALAWAN

License No. **D11-07-000226** Expiration Date **2033/03/25** Agency Code **D11**

Blood Type **B+** Eyes Color **BROWN**

DL Codes **A, A1, B, B1, B2, C, CE, D** Conditions **NONE**

Signature of Licensee **ATTY. JOSE ARTURO M. TUGADE**
Assistant Secretary

I. DL CODES

A. MOTORCYCLE
A1. TRI-CYCLE
B. UP TO 5000 KGS GVW/8 SEATS
B1. UP TO 5000 KGS GVW/9 OR MORE SEATS
B2. 6000S 3500 KGS GVW
C. 6000S > 3500 KGS GVW
D. BUS > 5000 KGS GVW/9 OR MORE SEATS
BE. TRAILERS 3500 KGS
CE. ARTICULATED C > 3500 KGS COMBINED GVW

L1, L2, L3-PL-MT/AT
L4, L5, L6, L7-PL-MT/AT
M1-PL-MT/AT
M2-PL-MT/AT
M3-PL-MT/AT
M4-PL-MT/AT
M5-PL-MT/AT
O3, O4-PL-MT/AT

II. CONDITIONS:

1. WEAR CORRECTIVE LENSES
2. DRIVE ONLY W/ SPECIAL EQPT FOR UPPER/LOWER LIMBS
3. DRIVE CUSTOMIZED MOTOR VEHICLE ONLY
4. DAYLIGHT DRIVING ONLY
5. HEARING AID REQUIRED

Serial Number
324282250

BIR FORM 0018 (DECEMBER 2014)

COMMUNITY TAX CERTIFICATE

INDIVIDUAL **CCI2020 10929027**

YEAR **2023** PLACE OF ISSUE (City/Mun./Prov.) **RMO, MIMAROPA, PAL**

NAME (SURNAME) **GEORGINA, LENNY** (FIRST) **G.** (MIDDLE) **.**

ADDRESS **BATO, MIMAROPA, PAL**

CITIZENSHIP **FIL** ICR NO. (If an Alien)

CIVIL STATUS ☒ Single ☐ Married ☐ Widowed/Widower/Legally Separated ☐ Divorced

PROFESSION / OCCUPATION / BUSINESS

DATE OF BIRTH **11-24-1972** SEX ☐ MALE ☒ FEMALE

TAXABLE AMOUNT

COMMUNITY TAX DUE

A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)

B. ADDITIONAL COMMUNITY TAX (tax not to exceed P1,000.00)

1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)

2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000.00)

3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000.00)

Right Thumb Print

TAXPAYER'S SIGNATURE **Georgina**

TOTAL **P 50.-**

INTEREST

TOTAL AMOUNT PAID **P 50.-**

(In words) **FIFTY PERO PESOS ONLY**

MUNICIPAL / CITY TREASURER **IML-7N B. PARADINA**

09.17.2020



CERTIFICATION

DENR CENRO
TAYTAY, PALAWAN
RELEASE

TO WHOM IT MAY CONCERN:

BY: [Signature]
DATE: 07-25-2018 CN

THIS IS TO CERTIFY that based from the records of this office, Lot No. 3057, (portion), Cad 841-D in Barangay Bato, Municipality of Taytay, Province of Palawan is an **Alienable and Disposable Land** being within Block VII of Project 9-A, Land Classification Map No. 1614, classified as such since September 23, 1952. This lot consists **TWENTY THOUSAND (20,000)** square meters.

THIS CERTIFICATION is issued upon request of **MARICAR FRANCISCO** dated March 1, 2018 for lot verification on classification status purpose only.

Issued this 25th day of July, 2018, at CENRO Taytay, Palawan.

Prepared by:

DAVID F. DALINO
LMO III/LPDU, Chief

Attested by:

[Signature]
PABLO L. CRUZ
OIC, CENRO

Certification fee paid (P 116.00)

Official Receipt No. 0194961 T

Date: July 25, 2018

Caution: Any erasure or alteration in this document will render this certification void and any misinformation hereon may be revalidated/ corrected through reissuance of certification.

Oct. 25, 2022

The Community Environment and
Natural Resources Officer
Taytay - El Nido - Palawan

DENR CENRO
TAYTAY, PALAWAN
RECEIVED
BY: *[Signature]*
DATE: 10-25-22 CR 6/13

Sir:

Submitting herewith the requirements of Maricar C. Francisco
(applicant) of Lot 3057 Cad 841-D, Taytay Cadastre situated in
Barangay Porto, Taytay, Palawan.

Please see attached file.

Thank you.

[Signature]
APRICIL A. VILLARUEL
CE

Maricar Francisco

09999423538
Smart



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

Application No. _____

Applicant MARICAR G. FRANCISCO

Surveyed for BERNARDO BUNGAR

Surveyed by CEASAR Q. DEL MORO

Date of Survey NOVEMBER 16-DECEMBER 20, 1989

Survey No. 841-D

Lot No. 3057

Area: 65,801 SQUARE METERS

Location BRGY. BATO, TAYTAY, PALAWAN

Cad Map No. 10-41 N, 119-29 E

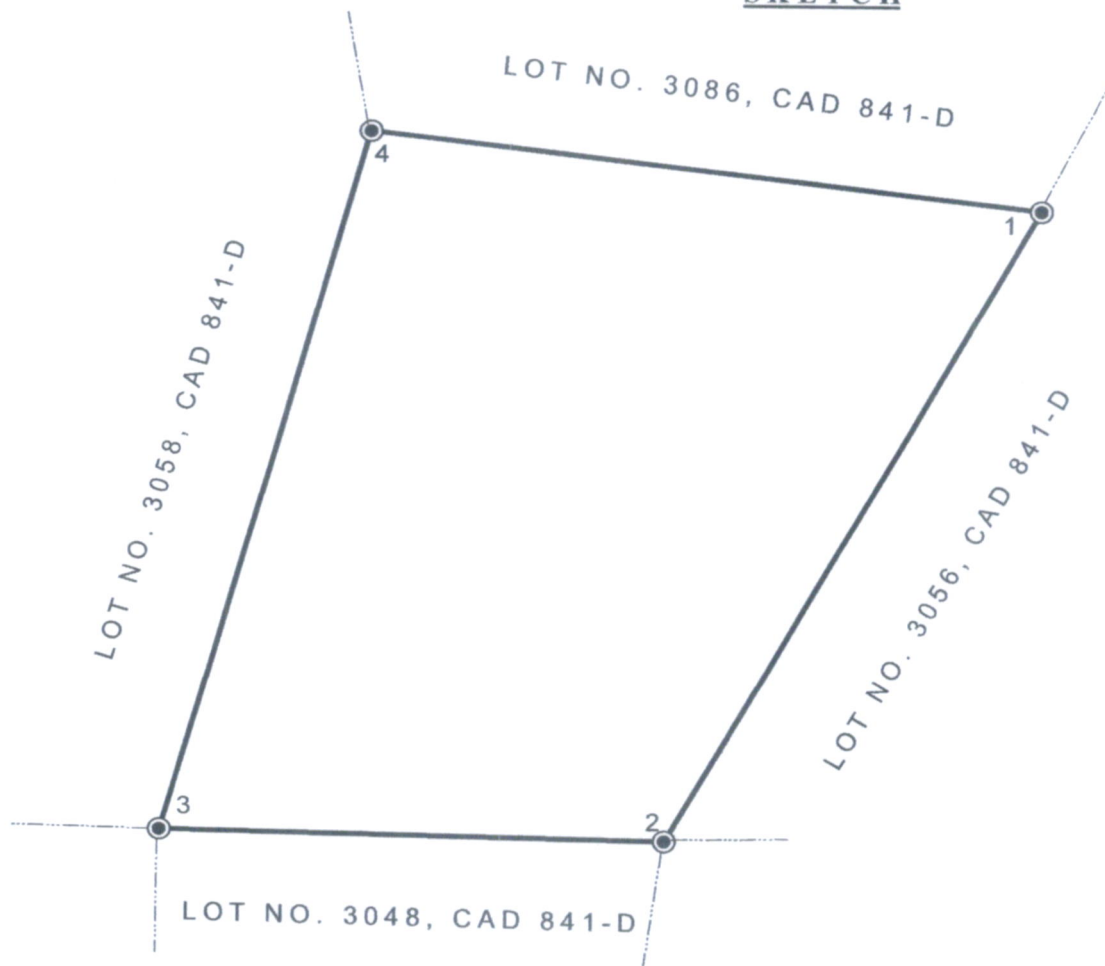
Date Approved OCTOBER 4, 1989

TECHNICAL DESCRIPTION

TIE LINE : S 11-57 W, 15,114.83 M FROM BLLM NO.1, CAD 841-D, TAYTAY CADASTRE

LINE	BEARINGS	DISTANCE
1-2	S 29-25 W	298.76
2-3	N 89-30 W	200.23
3-4	N 15-41 E	299.97
4-1	S 83-30 E	267.59

SKETCH



SCALE: 1:3,000

T. D. Researched by: _____

T. D. Checked by: _____

T. D. Sketched by: _____

Date: _____

Date: _____

Date: _____