

Republic of the Philippines
BARANGAY SAN PEDRO
Puerto Princesa City

July 3, 2023

LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director
DENR MIMAROPA Region
1515 DENR, By the Bay Building
Roxas Boulevard
Barangay 668, Ermita Manila

DENR MIMAROPA RECORDS SECTION RECEIVED	
JUL 05 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____
TIME: _____	

Thru:
ROMAN G. LEGASPI
Chief Survey and Mapping Division

Dear Regional Executive Director Claudio;

Greetings!

The undersigned is the Atty-in-Fact of the Heirs of Alejandro Edradan that has a free patent application no. 62479 which was patented under FREE PATENT NO. 30595 dated October 26, 1940.

In line with this I would like to request for the following documents from your office:


1. Narrative Technical Description / Form V-37/ LOT Description (All Clear Copy)
2. Lot Data Computation (Clear Copy)
Note: If Not Available, may I request a Certificate of Non- Availability and Re-survey
3. Blue Print Copy of Cadastral Map with BL Cad Survey No. and BL Case No. / Certification of Non-availability.
4. Geographic Position and Plane Coordinates (GPPC) of Tie Point
5. Approved Plan (if any) **Note: if there is an Approved Plan in Cadastral Map and in technical Description / Lot Data Computation please furnish us a copy of the Approved Plan.**

Attachments:

1. Special Power of Attorney
2. Photocopy of Valid ID
3. Tax Declarations

Hoping for your positive response in this matter. Thank you and more power.

Very Truly Yours;


REYMANTE N. TABANG
Atty-in-Fact
Heirs of Alejandro Edradan
CP NO. 0926 5894005



Republic of the Philippines
CITY OF PUERTO PRINCESA
OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. : **028-65022** Property Identification No. : **134-01-028-07-212**

Owner: **EDRADAN, ALEJANDRO** TIN: _____

Address: **PUROK PAGKAKAISA SAN PEDRO, PUERTO PRINCESA CITY** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: _____ **SAN PEDRO** **PUERTO PRINCESA CITY**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : **CAD-800-D**

CCT : _____ Lot No. : **2709**

Date : _____ Blk. No. : _____

Boundaries: North: **026 (PLAN F (IV-A-10) 2685-D)**

East: **157 (LOT 5), 158 (LOT 6)**

South: **071 (LOT FP-62482), 072 (LOT 2703)**

West: **151 (LOT 2701)**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY Brief Description : _____

☐ BUILDING No. of Storeys : _____ ☐ OTHERS Brief Description : _____

Brief Description : _____

Classification	Sub-Class	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	R-2	7,334.34	SQM	9,094,581.60	RESIDENTIAL	10%	909,458.
TOTAL:		7,334.34	SQM	9,094,581.60			909,458.

Total Market Value : **P 9,094,581.60** Total Assessed Value : **P 909,460**

Total Assessed Value **NINE HUNDRED NINE THOUSAND FOUR HUNDRED SIXTY AND 00/100**

Taxable ☒ Exempt ☐

Effectivity of Assessment : **2022**

Appraised By: **MELENDRIÑA V. DELA CRUZ** Recommended By: _____ Approved By: **ENGR. JOVEN C. V. BALUYUT** **12/21/20**
LAOO II CITY ASSESSOR Date

This declaration cancels TD No. : _____ Previous A.V. Php : **909,460**
Previous Owner : **EDRADAN, ALEJANDRO**

MEMORANDA: ASSESSED PER PHOTOCOPY OF APPLICATION FOR FREE PATENT AND CERTIFICATIONS FROM COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE (CENRO) ON FILE. TAXES FOR YEARS 2011-2022 PAID UNDER O.R. NO. 1635892 DATED 01-10-2022 IN THE AMOUNT OF P13,066.14-B AND P6,533.08-S

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 Panlungsod under Ordinance No. 1027 dated 2020-01-20. It does not and cannot by itself alone confer any ownership or legal title to the property.

GENERATED BY : ETRACS v2.5

PRINTED BY : MARICEL ADION MEDENILLA PRINT DATE : 2022-01-10 11:12:10

THIS DOCUMENT IS ELECTRONICALLY SIGNED



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That We, Heirs of Alejandro Edradan, namely: THELMA EDRADAN GELLA, widow, resident of Cavite, MARILYN EDRADAN DELA VEGA, married, resident of Rio Tuba, Bataraza, Palawan and JOSEFINA EDRADAN CACAL, married, resident of Tacras, Narra, Palawan, all of legal age, all Filipino Citizen, DO HEREBY NAME, APPOINT AND CONSTITUTE REYNANTE NACASI TABANG, single and/or IMELDA CAYUPAN NACASI, married, both of legal age, both Filipino Citizen and both residents of Bgy. San Pedro, Puerto Princesa City, Palawan, to be our true and lawful attorney-in-fact, for us and in our names, place and stead, to do and perform the following things and acts, to wit:

To transact, process, and follow-up the application for titling of my parcel of land and application for Tax Declaration, with FREE PATENT NUMBER 30595, identified LOT F-62479, containing an area of _____ Square Meters, more or less, situated in Bgy. San Pedro, Puerto Princesa City, Palawan, under Free Patent Application No. 62479, dated October 26, 1940, in the name of Alejandro Edradan, before the Office of the Barangay, CENRO, PENRO, Registry of Deeds for the City of Puerto Princesa, City Assessor's Office and/or any concerned agencies, either public or private; including the request for relocation survey of said parcel of land;

To request, submit all the necessary requirements needed thereto;

To get/claim and receive the Certificate of Title/s, Tax Declaration and all other certifications/documents upon its release; and

To sign and execute all the necessary documents that may be required in order to perform the aforescribed authority.

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do any and every act and thing, whatsoever necessary, requisite and proper to be done in and about the premises as fully to all intent and purpose as We might or could do if personally present and acting in person.

HEREBY RATIFYING AND CONFIRMING all that our said attorney-in-fact shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, We have hereunto set our hands this SEP 28 2021 at City of Puerto Princesa, Palawan.

THELMA E. GELLA
Principal

ID No. 08-175243264-3
Issued by PHIL HEALTH

MARILYN E. DELA VEGA
Principal

ID No. 09-025321841-9
Issued by PHIL HEALTH

JOSEFINA E. CACAL
Principal

ID No. 2011-62537
Issued by OSCA PERERA

With our acceptance:

REYNANTE N. TABANG
ATTORNEY-IN-FACT

IMELDA C. NACASI
ATTORNEY-IN-FACT

MARICYN DEL ROSA

THE LAY AT BELLELLA

JOSEFINA E. CACAL

Joseph

fufu

SIGNED IN THE PRESENCE OF:
1. MARICYN E. LACRADA
2. JANE L. DELROS LACRADA
ACKNOWLEDGMENT

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

BEFORE ME, A Notary Public for the Province of Palawan and in the City of Puerto Princesa, this SEP 28 2021, personally appeared the above-named persons, with their respective Valid Identification Card Nos. indicated below their names, who presented themselves to be same persons who executed the foregoing instrument, which they acknowledged before me as their free act and deed.

This instrument relates to Special Power of Attorney, consisting of two (2) pages, including this page on which this acknowledgment is written.


WITNESS MY HAND AND SEAL.

Doc. No. 264
Page No. 1
Book No. XVII
Series of 2021



ATTY. ONIS B. MANGOTARA
NOTARY PUBLIC
NPL NUMBER 2019-18
VALID UNTIL DECEMBER 31, 2021
PTR NO. 1502547 / 01.04.2021
IBP NO. 153009 / 01.15.2021
TIN 125-375-292-000
ROLL NUMBER 27750
MOLS NO. VI-0015501 / 00.10.2020

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



Last Name, First Name, Middle Name
TABANG, REYNANTE NACASI

<small>Nationality</small>	<small>Sex</small>	<small>Date of Birth</small>	<small>Weight (kg)</small>	<small>Height(m)</small>
PHL	M	1975/12/21	60	1.68

Address
San Pedro, Puerto Princesa City
(Capital), Palawan, 5300

<small>License No.</small>	<small>Expiration Date</small>	<small>Agency Code</small>
D-11-22-301322	2026/12/21	D11

<small>Blood Type</small>	<small>Eyes Color</small>
A+	BROWN

<small>DL Codes</small>	<small>Conditions</small>
A	NONE

Signature of Licensee
Tabang Reynante Nacasi

Signature of Assistant Secretary
Atty. Teofilo E. Guadiz III
ATTY. TEOFILO E. GUADIZ III, CESO V
Assistant Secretary

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE

III. ORGAN DONATION:
I WILL NOT DONATE ANY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:
NAME: REMUEL TABANG
ADDRESS: SAN PEDRO, PPC
TEL. NO.: 0938654986

I. DL CODES
A. BICYCLE
A1. TRICYCLE
B. UP TO 3000 KGS GVW/2 SEATS
B1. UP TO 3000 KGS GVW/9 OR MORE SEATS
B2. GOODS 3500 KGS GVW
C. GOODS > 3500 KGS GVW
D. BUS > 3000 KGS GVW/9 OR MORE SEATS
B2. TRAILER 3500 KGS
CE. ARTICULATED C > 3500 KGS COMBINED GVW

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

Serial Number
197705445

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE

TO:

LORMELYN E. CLAUDIO, CEO IV
REGIONAL EXECUTIVE DIRECTOR
DEUR MINAROPA REGION
1515 DEUR BY THE BAY BUILDING
ROXAS BOULEVARD
BARANGAY 668, ERMITA MANILA

FROM:

REYNALDO N. TABANG
PUERTO PRINCESA CITY PAL
BRGY. SAN PEDRO
09265894005