



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. 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: | |

May 29, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : TRANSMITTAL OF THE REPORT

Forwarded is the memorandum of CENRO Quezon, Palawan dated May 3, 2023 with the investigation report categorical recommendation on the application for Survey Authority of Lot 10109, Cad 798-D, identical to Lot 411, Pls-1068, situated at Brgy. Pinaglabanan, Quezon, Palawan, applied by Juanito M. Abelong.

After evaluation, this office found out the following:

- That Lot 10109 falls within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block I.
- That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Quezon.
- That the subject lot consist of twenty six (6) corners covering an area of 5, 628 sq. meters.
- Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

For the PENRO:

ALEXANDER E. MANCIO
SVEMS/Executive Assistant
Officer-in-Charge

Reference No. 2023-4626
RPSFiles/Memo/RO/Lot10109
AAP

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *[Signature]*
Date **14 JUN 2023** 23-1579



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

ANNEX "B"

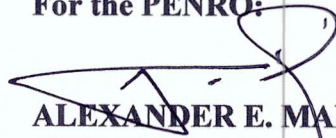
CERTIFICATION

This is to certify that **Lot Nos. 10109, Cad 796-D**, falls within **Alienable and Disposable Land** per LC Map No. 2653, Project No. 13-B, Block No. I.

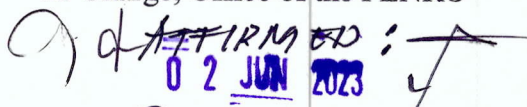
Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 29th day of May 2023 for confirmatory verification of the Regional office.

For the PENRO:


ALEXANDER E. MANCIO

SVEMS/Executive Assistant
In-Charge, Office of the PENRO


02 JUN 2023

FELIZARDO B. CAYATOC
PENRO

DENR-PALAWAN
PENRO-RECORDS

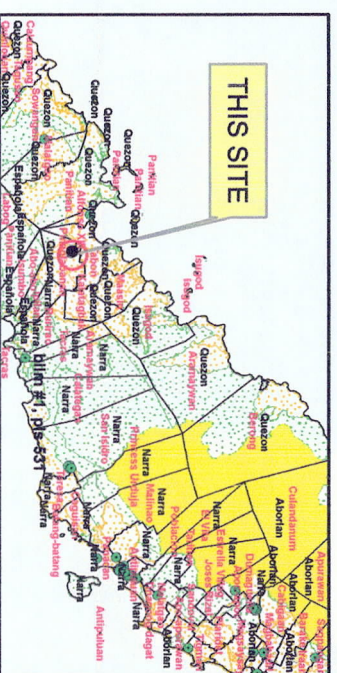
RELEASED

By 
Date: **14 JUN 2023** - 1579

Note:

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

PROJECT NO. 13-B
BLOCK NO. I
LC STATUS ALIENABLE AND DISPOSABLE
LC NO. 2653



LOCATION MAP SCALE: 1:1,000,000

MAP SHOWING

THE RELATIVE LOCATION OF LOT 10109
FOR LC CERTIFICATION APPLIED BY
JUANITO M. ABELONG



Located at Brgy. Pinaglabanan
Municipality of Quezon
Province of Palawan
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

Legend
SCALE: 1:2000

- LOT 3215
- Land Classification
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPF

Prepared by:
ALMA ALMONTÉ-PADILLA
EA I
DONNA BELLE E. LUENGO
Engineer II



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

ANNEX "E"

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa, Palawan

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : May 3, 2023

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: *[Signature]*
DATE: MS-22-1023 DN 23/6/26

I am submitting the investigation report conducted on the application for Survey Authority of Juanito M. Abelong over Lot No. 10109, CAD 798-D identical to Lot 411, PLS-1068 containing a total area of 5,628 sq.m located in Bgy. Pinaglabanan, Quezon, Palawan.

After the conduct of the evaluation, I found out the following:

- a. The subject parcel of land is within Alienable and Disposable (A&D) Land per Project No. 13-B, Block No. II of Land Classification Map No. 2653.
- b. Other findings:
 1. Records of this Office show that Lot No 10109, CAD 798-D identical to Lot 411, PLS 23 located in Bgy. Pinaglabanan, Quezon, Palawan with a total area of 5,628 square meters is listed in the name of certain Primitivo Ladica;
 2. That on November 29, 1990, Mr. Primitivo Ladica waived his rights over the 5, 028 portion of the subject lot in favor of Mr. Juanito Abelong by virtue of Deed of Absolute Sale duly certified by Mr. Fernando R. Gomez, Jr., Acting Municipal Circuit Trial Judge;
 3. That ocular inspection revealed that portion of Lot No. 10109, CAD 798-D is actually occupied and cultivated by Mr. Abelong while the other portion is occupied by Faith Baptist Church;
 4. That Mr. Abelong intends to segregate his claimed area from the subject lot.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
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Email: cenroquezon@denr.gov.ph


Hence, this Office recommends approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area occupied by the applicant.

Attached are the following pertinent documents to wit:

1. Letter request for issuance of Survey Authority addressed to CENR Officer;
2. Real Property Tax Declaration;
3. Regional Trial Court Clearance;
4. Notarized Barangay Certification;
5. Affidavit of two (2) disinterested person;
6. Government issued ID;
7. Deed of Absolute Sale;
8. V-37/reference plan/Technical Description;
9. CENRO LC Map Projection;
10. CENRO LC Certification Annex "B, and
11. Investigation Report with geotagged photos.

For your information and approval.




RENATO S. GONZAGA
OIC-CENR Officer/
Concurrent PASu, MMPL
cfu



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

ANNEX "D"

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : Djoanna D. Natividad - Land Management Inspector

SUBJECT : **INVESTIGATION REPORT**

DATE : September 12, 2022

I am submitting this report in compliance with the instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject of this investigation is within **AGRICULTURAL LAND (A&D)** as per **Project No. 13-B, Block II of Land Classification Map No. 2653** located in **BGY. PINAGLABANAN, QUEZON, PALAWAN** with a total area of **5, 628 square meters**.

CLAIMANT

The claimant is **JUANITO M. ABELONG**, male/female, with address at **BGY. PINAGLABANAN, QUEZON, PALAWAN**.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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


1. Conducted geo-tagging of the area subject for segregation.
2. Conducted inspection/investigation to ascertain the legality of the occupation.

FINDINGS/RECOMMENDATION

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

1. The area occupied by **MR. JUANITO M. ABELONG** is **PORTION of Lot No. 10109, CAD 798-D** with an area of **5, 028 square meters** acquired thru Deed of Absolute Sale from Mr. Primitivo Ladica .
2. That the other **PORTION** is occupied by the **Faith Bible Baptist Church** donated also by Mr. Primitivo Ladica with an area of **600 square meters**.
3. That the area occupied by Mr. Abelong is already fully cultivated with a residential house and planted with different fruit bearing trees.
4. And the area occupied by the Faith Bible Baptist Church has two (2) concrete buildings utilized by the members of the church.

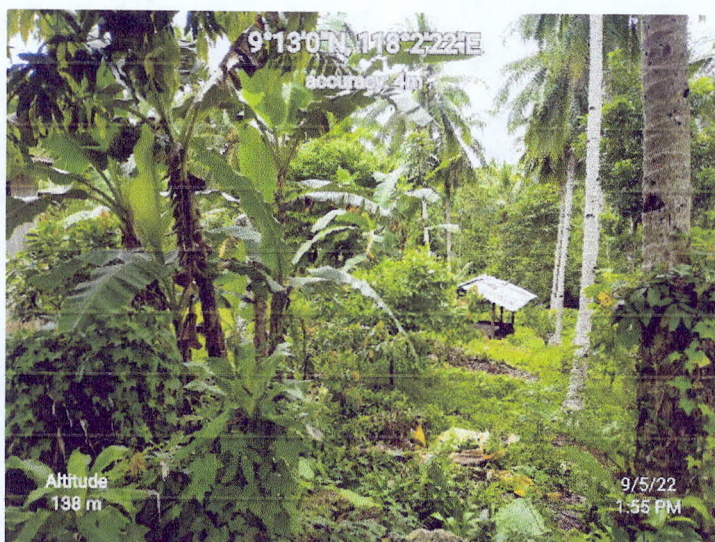
In view of the foregoing, it is recommended that Application for Survey Authority be approve and Clearance for such survey be issued.


DJOANNA D. NATIVIDAD
Investigating Officer



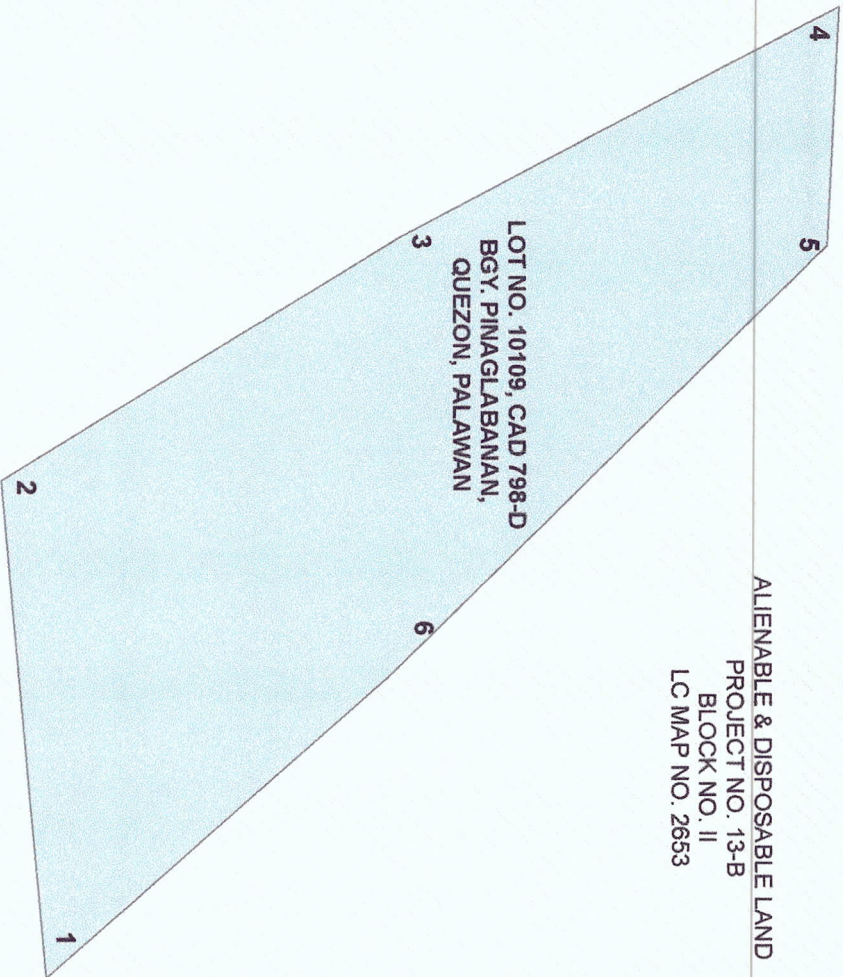
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos showing the improvements on Lot No. 10109, CAD 798-D occupied by Mr. Juanito Abelong and Faith Bible Baptist Church subject for Segregation Survey located at Bgy. Pinaglabanan, Quezon, Palawan



Handwritten signature

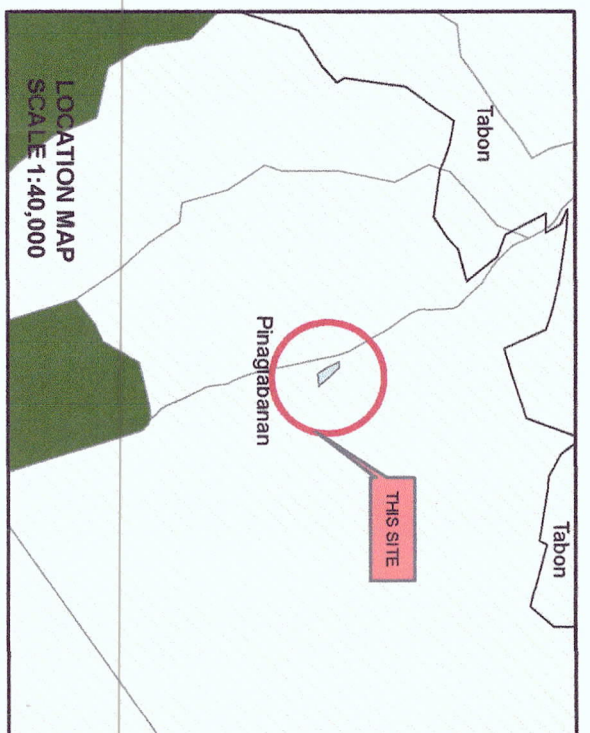
9°13'0"N



ALIENABLE & DISPOSABLE LAND
PROJECT NO. 13-B
BLOCK NO. II
LC MAP NO. 2653

NOTE: SUBJECT FOR FINAL EVALUATION
OF REGIONAL OFFICE AS PER MEMORANDUM
FROM THE SECRETARY DATED JUNE 16, 2021

9°13'0"N



MAP SHOWING
THE RELATIVE LOCATION OF
LOT NO. 10109, CAD 798-D
LOCATED AT

BGY. PINAGLABANAN, QUEZON, PALAWAN

SCALE 1:1,000

0 0.0035 0.007 0.014 0.021 0.028
Miles

Coordinate System: UTM

Projection: Transverse Mercator

Datum: Luzon 1911

LEGEND
AREA
LC STATUS
Alienable & Disposable
Communal Forest
Forestland
No Data
UPF

Digitized by:

[Signature]

KEITH R. CASTILLO
FOREST TECHNICIAN I

NOTE: FOR REFERENCE ONLY



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph

ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. **10109, CAD 798-D** is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. II.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 2nd day of May, 2023.


RENATO S. GONZAGA

OIC, CENR Office and
Concurrent PASu MMPL

LOT DESCRIPTIONS

Survey No. **PLS-1068-D** Case No. _____ Mun. of **QUEZON** Prov. of **PALAWAN**

| Lot No. | BEARINGS AND DISTANCES | | | | | | | Area in Sq. Meters |
|---------|------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|
| | BLM 1 to Corner 1 | Line 1-2 | Line 2-3 | Line 3-4 | Line 4-5 | Line 5-6 | Line 6-7 | |
| 410 | S. 63°52'E 5624.46 | S. 18°00'E 82.98 | N. 80°21'W 86.10 | S. 39°40'W 11.11 | S. 87°33'W 28.87 | N. 24°14'W 30.63 | N. 81°50'E 35.04 | 6915 |
| | | N. 57°02'E 22.36 | N. 15°49'W 38.10 | N. 84°59'E 65.96 | | | | |
| 411 | S. 63°52'E 5624.46 | S. 84°59'W 65.96 | N. 31°29'W 61.24 | N. 27°47'W 65.06 | S. 87°05'E 31.64 | S. 44°37'E 81.45 | S. 41°18'E 59.25 | 5628 |
| 412 | S. 62°28'E 5497.20 | N. 21°37'W 37.36 | S. 63°27'W 108.60 | N. 23°28'E 70.28 | N. 07°43'W 28.48 | N. 35°42'E 29.49 | S. 77°55'E 31.28 | 15276 |
| | | N. 71°31'E 40.54 | S. 37°41'E 34.57 | S. 77°19'E 22.49 | N. 34°43'E 15.42 | N. 05°58'E 11.65 | N. 30°39'W 52.45 | |
| | | N. 34°03'W 20.69 | N. 10°29'E 8.46 | S. 71°05'E 25.12 | S. 27°27'E 64.74 | S. 26°42'E 65.97 | S. 64°32'W 109.74 | |
| 413 | S. 62°28'E 5497.20 | N. 64°32'E 109.74 | S. 18°57'E 22.00 | N. 87°32'W 33.98 | S. 32°28'W 28.67 | S. 20°27'E 30.11 | S. 71°39'W 65.08 | |
| | | N. 04°16'W 45.80 | | | | | | 9535 |
| 414 | S. 62°28'E 5497.90 | S. 04°16'E 45.80 | S. 63°23'W 70.28 | S. 68°41'W 22.21 | N. 59°28'W 78.84 | S. 73°53'E 35.56 | N. 04°05'E 41.95 | 9390 |
| | | N. 63°27'E 108.60 | S. 21°37'E 37.36 | | | | | |
| 415 | S. 62°45'E 5370.68 | S. 11°37'E 27.03 | S. 22°11'W 73.76 | S. 13°15'W 21.25 | N. 42°50'W 38.74 | N. 07°56'E 36.98 | N. 85°32'E 45.67 | 10212 |
| | | S. 71°01'W 34.87 | S. 43°57'W 24.07 | S. 10°44'W 35.98 | S. 38°05'W 21.82 | S. 72°39'W 13.48 | N. 12°08'W 31.35 | |
| | | N. 12°08'W 31.35 | N. 23°03'W 51.14 | N. 75°02'E 210.50 | | | | |
| 416 | S. 62°45'E 5370.68 | S. 75°02'W 210.50 | N. 74°37'W 30.30 | N. 72°29'W 27.64 | N. 08°17'W 102.87 | N. 71°30'E 42.54 | N. 71°50'E 180.00 | |
| | | S. 52°33'E 31.49 | N. 75°10'E 64.08 | N. 40°07'E 72.84 | S. 46°33'E 147.07 | N. 87°05'W 31.64 | N. 67°52'W 39.30 | 5336. |
| | | S. 17°19'W 21.13 | S. 42°28'E 25.52 | S. 19°50'E 56.13 | S. 72°20'E 9.23 | N. 40°38'W 38.88 | S. 73°15'W 46.72 | |
| | | N. 77°05'W 30.45 | S. 46°48'W 43.54 | | | | | |
| 417 | S. 59°40'E 4973.85 | N. 60°41'E 238.60 | S. 08°17'E 102.87 | S. 61°08'W 77.92 | S. 18°43'W 20.51 | S. 44°31'E 58.88 | S. 49°46'E 34.17 | |
| | | S. 08°28'W 24.05 | N. 73°45'W 75.92 | N. 75°12'W 67.49 | N. 80°46'W 14.01 | N. 33°54'W 107.41 | | 2807 |
| 418 | S. 59°40'E 4973.85 | N. 15°08'W 132.58 | N. 68°02'E 149.49 | N. 64°16'E 70.20 | S. 30°41'E 114.44 | S. 71°30'W 42.54 | S. 60°41'W 238.60 | 2934 |
| 419 | S. 64°54'E 5148.56 | N. 84°26'E 147.68 | S. 07°57'E 72.77 | S. 40°41'E 40.94 | S. 40°07'W 72.84 | S. 75°10'W 64.08 | N. 52°33'W 31.49 | CON'T. |

CERTIFIED CORRECT:

.....MAY..10... 1974

ARISTOTELES E. BARCINAL
C/O, Surveys Division

Checked by ELIWIN 19 Surveyed JUNE 85 - SEPT. 20
 Checked by 19
 by ELEUTERIO DE LAS ALA
 GEODETIC ENGINEER
 Checked by 19
 Verified by 19 Sheet No. 36 of 52

And
 Project no 13-B
 Block no - I
 lot no. 2653

Checked on corresponding P.M. by: A. Garcia
 Computation checked by:
 Finally checked by: ROY Pascua
 Verified by: O.H. Arellano

113° 02' 00"

448,718.594

9° 13' 00"

1019 132.408

APPROVED SEPTEMBER 4, 1981

For the Director of Lands

12
15

LOT 427, Pila, 1068-D (Accepted)

LOT 426, Pila, 1068-D (Accepted)

LOT 421, Pila, 1068-D (Accepted)

LOT 420, Pila, 1068-D (Accepted)

LOT 419, Pila, 1068-D (Accepted)

LOT 416, Pila, 1068-D (Accepted)

LOT 415, Pila, 1068-D (Accepted)

LOT 414, Pila, 1068-D (Accepted)

LOT 412, Pila, 1068-D (Accepted)

LOT 411, Pila, 1068-D (Accepted)

LOT 410, Pila, 1068-D (Accepted)

LOT 409, Pila, 1068-D (Accepted)

LOT 408, Pila, 1068-D (Accepted)

LOT 407, Pila, 1068-D (Accepted)

LOT 406, Pila, 1068-D (Accepted)

NATIONAL ROAD

ROAD

PSD-04-137 X 73 (RAI)

9923

9922

9920

9916

9926

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LEOPOLDO E. UTAY

Regional Director

Region

Region

Region

Region

Region

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Region

Cad. 798-D, CASE-2
BARANGAY OF TABON

Cad. 798-D, CASE-2
BARANGAY OF TABON

C.M. 9° 13' N. 118° 01' E.

C.M. 9° 13' N. 118° 02'

C.M. 9° 12' N. 118° 01' E.

C.M. 9° 12' N. 118° 02'

C.M. 9° 12' N. 118° 02'

1:2000

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, PRIMITIVO LADICA, of legal age, married, Filipino and presently residing at Pinaglabanan, Quezon, Palawan, for and in consideration of the SUM of FIFTEEN THOUSAND (P15,000.00) PESOS, Philippine Currency to me in hand paid by MR. JUANITO ABELONG, likewise of legal age, married, Filipino and resident of Pinaglabanan, Quezon, Palawan, do hereby SELL, TRANSFER and CONVEY absolutely and unconditionally unto said VENDER, his heirs and assigns that a parcels of land together with all the improvements found therein, situated at Pinaglabanan, Quezon, Palawan, and more particularly described as follows, to wit:

"A portion of parcel of land (Described under Tax Declaration No. 0373, Cad. Lot No. 411-Ple-1068-D, Ass. Lot No. 057), situated at Pinaglabanan, Quezon, Palawan. Bounded on the by National Road; on the East by National Road; on the South by Ass. Lot No. 005; and on the West by Creek. Containing an area of FIVE THOUSAND TWENTY (5,028) Square meters more or less".

"A parcel of land (Described under Tax Declaration No. 0374, Cad. Lot No. 412-Ple-1068-D, Ass. Lot No. 003), situated at Pinaglabanan, Quezon, Palawan. Bounded on the North by Creek; on the East by Creek; on the South by Ass. Lot No. 001 & 006; and on the West by Creek. Containing an Area of FIFTEEN THOUSAND TWO HUNDRED SEVENTY SIX (15,276) Square meters more or less".

"A parcel of land (Unregistered Land) situated at Pinaglabanan, Quezon, Palawan. Bounded on the North the property of Jose Bagbag; on the East by National Road; on the South by the property of Juanito Abelong; and on the West by National Road. Containing an Area of One Half (1/2) Hectare more or less".

of which I am the lawful and ~~exclusive~~ owner of the above-described parcels of land being the applicant and occupant of said real property.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of November, 1990, in Quezon, Palawan, Philippines.

Primitivo Ladica
PRIMITIVO LADICA
Vender

WITH MY MARITAL CONSENT:

Salvacion Ladica

Wife

SIGNED IN THE PRESENCE OF:

1. *[Signature]*
ROGELIO C. LAUROS

2. *[Signature]*
MARILOU G. NUEVA ESPANA

(Continued on page-2-)

(Deed of Absolute Sale-Page-2-)

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF QUEZON)
X

BEFORE ME this 29th day of November, 1990, in Queson, Palawan, Philippines, personally appeared Primitivo Ladica, with Residence Certificate No.51B1203-K, issued on November 29, 1990, at Queson, Palawan. Known to me to be the same person who executed the foregoing instrument Deed of Absolute Sale and he acknowledged to me that the same is his free act and voluntary deed.

WITNES MY HAND AND SEAL.


FERNANDO R. GOMEZ, JR.
Acting Municipal Circuit Trial Judge

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


THIS IS TO CERTIFY that there is no appointed Notary Public in this Municipality of Queson, Palawan, Philippines.

FERNANDO R. GOMEZ, JR.
Acting Municipal Circuit Trial Judge


Doc. No. 821
Page No. 22
Book No. 23
Series of 1990



Republic of the Philippines
PROVINCE OF PALAWAN
Municipality of **QUEZON**



OFFICE FOR SENIOR CITIZENS AFFAIRS

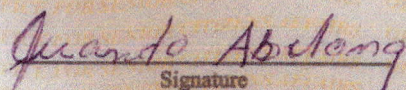


04089


Control No.

Name : **JUANITO MANANGAT ABELONG**
 Address: **Pinaglabanan, Quezon, Palawan**
 Date of Birth: **03/29/1956**
 Sex: **M** Age: **64** Date Issued: **10-23-2020**

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY



Signature




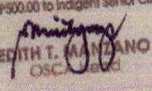
thumbmark

Benefits and Privileges under Republic Act No. 9994

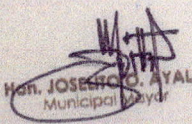
VAL EXEMPT

- Free medical and dental, diagnostic & laboratory services in all govt. facilities.
- 20% discount on purchase of medicines, essential medical supplies and accessories and equipment, including prescribed vitamins.
- 20% discount on hotels, restaurants, recreation centers etc.
- 20% discount on theaters, cinema houses and concert hall etc.
- 20% discount on medical and dental services, diagnostic and laboratory fees in private facilities.
- 20% discount on fare on domestic air, sea travel and public land transportation.
- 20% discount on purchase of basic goods up to P1,300/week.
- 5% discount on light and water for consumption up to 100 kw & 30 cu.m. for registered senior citizens.
- 20% discount on Professional fees and attending Physicians and Health worker.
- 20% discount on funeral and burial services.
- Free vaccination against influenza and pneumococcal disease for indigent seniors.
- Educational assistance to pursue post-secondary, tertiary and vocational.
- Express lanes in all commercial and government establishments.
- Death benefits assistance of P2,000.00.
- Indigent senior citizens shall be covered by Philhealth.
- Provision of senior citizens ward in all Government Hospital.
- Social Pension of P500.00 to indigent Senior Citizens.





EDITH T. MANDANO
OSC Head



Hon. JOSECHO O. AYALA
Municipal Mayor

JOINT AFFIDAVIT OF TWO DISINTERESTED PERSONS

We, **ESTADE LAKI LAGADI and SHERLYN A. LABRADOR**, both Filipinos, of legal ages and with residence address and postal address at Barangay Pinaglabanan, Quezon, Palawan, after having been duly sworn in accordance with the law hereby depose and state that:

1. That we personally know JUANITO MANANGAT ABELONG because we are their close family friends and acquaintances for more than twenty (20) years and we are neighbors at Barangay Pinaglabanan, Quezon, Palawan;
2. We likewise personally know that JUANITO MANANGAT ABELONG is the owner of a parcel of land identified as Lot No.10109, Survey No. Cad.798-D, covered by Tax Declaration of Real Property No. 18-19-010-0188 and Property Identification No. 066-19-010-07-006, containing an area of FIVE THOUSAND SIX HUNDRED TWENTY EIGHT (5,628) SQUARE METERS and situated at Barangay Pinaglabanan, Quezon, Palawan;
3. We hereby attest to the fact that JUANITO MANANGAT ABELONG is the owner of a parcel of land in the above-mentioned description;
4. We are not related to JUANITO MANANGAT ABELONG either by consanguinity or by affinity and we are not interposing any objection if he plan to register the above-described parcel of land in his name; and
5. We are executing the herein affidavit to attest to the truth of the foregoing facts and in support of the Application for Survey/Registration of the above-stated parcel of land before the office of Community Environment and Natural Resources Office (CENRO) at the Municipality of Quezon, Palawan.

IN WITNESS WHEREOF, we have hereunto affixed our signature this MAY 06 2022 in the Municipality of Quezon, Province of Palawan, Philippines.


ESTADE LAKI LAGADI

Affiant

OSCA ID No.: 07317

Issued On: 10-23-2020

Issued At: Quezon, Palawan


SHERLYN A. LABRADOR

Affiant

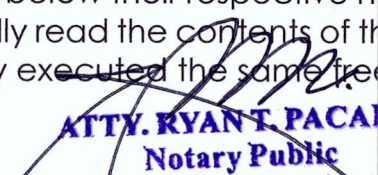
BGY. ID No.: 2020-305


Issued By: BGY. PINAGLABANAN

Issued At: Quezon Palawan


SUBSCRIBED AND SWORN to before me this day of MAY 06 2022 in the Municipality of Quezon, Province of Palawan, affiants personally appeared who exhibited to me competent proof of their identity details of which was written below their respective names and signatures. I hereby certify that affiants have fully read the contents of their affidavits and has understood the same and that they executed the same freely and voluntarily.

Doc. No.: 417 ;
Page No.: 85 ;
Book No. : XXXII ;
Series of 2022.


ATTY. RYANT PACABIS
Notary Public
Notarial Commission Extended
Until June 30, 2022, Bar Matter No. 3795
Attorney's Roll No. 63050
IBP No. 168470 / 12-24-2021
PTR No. 5720975 / 12-31-2021




Republic of the Philippines
 PROVINCE OF PALAWAN
 Municipality of QUEZON



OFFICE FOR SENIOR CITIZENS AFFAIRS

07317

Control No.



Name : **ESTADE LAKI LAGADI**

Address: **Pinaglabanan, Quezon, Palawan**


Date of Birth: **03-15-1954**

Sex: **M** Age: **65** Date Issued: **10-23-2020**

THE CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY

E. Lagadi

Signature



thumbmark

Benefits and Privileges under Republic Act No. 9994

- Free medical and dental, diagnostic & laboratory services in all govt. facilities.
- 20 % discount on purchase of medicines, essential medical supplies and accessories and equipment, including prescribed vitamins.
- 20% discount on hotels, restaurants, recreation centers etc.
- 20% discount on theaters, cinema houses and casino hall etc.
- 20% discount on medical and dental services, diagnostic and laboratory fees in private facilities.
- 20% discount on fare on domestic air, sea travel and public land transportation.
- 5% discount on purchase of basic goods up to P1,300/week.
- 5% discount on light and water for consumption up to 100 kw & 30 cum. for registered senior citizens.
- 20% discount on Professional fees and attending Physicians and Health worker.
- 20% discount on funeral and burial services.
- Free vaccination against influenza and pneumococcal disease for indigent seniors.
- Educational assistance to pursue post-secondary, tertiary and vocational.
- Express lanes in all commercial and government establishments.
- Death benefits assistance of P2,000.00.
- Indigent senior citizens shall be covered by Philhealth.
- Provision of senior citizens ward in all Government Hospital.
- Social Pension of P500.00 to indigent Senior Citizens.

Edith T. Manlano

EDITH T. MANLANO
OSCA Head

Jose O. Ayala

Hon. JOSE O. AYALA
Municipal Mayor



Republic of the Philippines
 Province of Palawan
 Municipality of Quezon



BARANGAY PINAGLABANAN



5317017

2020-305

SHERLYN A. LABRADOR

NAME

Sherlyn A. Labrador

SIGNATURE

Community Identification

Address: **SITIO UPPER PROPER**

Pinaglabanan, Quezon Palawan

Birthday: **JANUARY 9, 1973**

| | |
|---------------------------------|-----------------------|
| Height: 5'4" | Weight: 55 KLS |
| Contact No.: 09057803215 | Blood Type: |

CONTACT PERSON IN CASE OF EMERGENCY

Name: **RAMON LABRADOR.**

Address: **Bgy. Pinaglabanan, Que. Pa;l.**

Contact No. **09301478567**

Romeo R. Villanueva Sr.

HON. ROMEO R. VILLANUEVA SR.

Punong Barangay



REPUBLIC OF THE PHILIPPINES
Province of Palawan
Municipality of Quezon
SANGGUNIAN BARANGAY OF *Pinaglabanan*



CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that MR. JUANITO M. ABELONG of legal age, a resident of Barangay Pinaglabanan, Quezon Palawan, he/she is the Actual Occupant of this Lot No. 10109 with an area of 0.5628 ha. located at Sitio Upper Proper, Barangay Pinaglabanan, Quezon Palawan.

This certification is issued upon the request of the above-named person for whatever legal purpose/s it may serve her/his best.

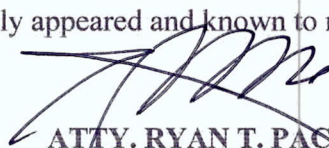
Issued this 06th day of April, year 2022 at Barangay Pinaglabanan, Quezon, Palawan.

Applicants Sig. : _____
Res. Cert. No. : 25796221
Issued On : 04/06/2022
Issued at : Bgy. Pinaglabanan


ROMEO R. VILLANUEVA SR.
Punong Barangay

SUBSCRIBED AND SWORN to before me this JUL 13 2022 in the Municipality of Quezon, Palawan, Philippines. Affiant, personally appeared and known to me.

Doc. No.: 191 ;
Page No.: 40 ;
Book No.: XXXV ;
Series of 2022.


ATTY. RYAN T. PACABIS
Notary Public
Until December 31, 2023
Attorney's Roll No. 63050
IBP No. 168470/12-24-2021
PTR No. 0875154/06-27-2022

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan
BRANCH 165 (Single Sala)
Brooke's Point, Palawan
Landline: 726-3480 / Hotline: 0956-307-8033
Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF
Justice Hall, Barangay Tubtub, Brooke's Point, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving **Lot/Survey No. 10109, Cad. 798-D IDEN. TO Lot No. 411 PLS 1068-D**, located in Barangay Pinaglabanan, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.


This Certification is being issued upon request of DMO-IV/Office In-Charge Engr. Rosita F. Castulo for whatever legal purpose it may serve.

8th day of August 2022 at Justice Hall, Tubtub, Brookes Point, Palawan.

Verified By:


RHEA A. MEDINA
Clerk III

Cert Fee. P 15 / P35 / P 10
OR Nos. 7662709 D / 7662680 D / 2415847
Dated: August 8, 2022


LENOR G. BADUA
OIC / CLERK - III



TAX DECLARATION OF REAL PROPERTY

TD No.: **18-19-010-0188**Property Identification No.: **066-19-010-07-006**Owner: **PREMITIVO LADICA**

TIN: _____

Address: **PINAGLABANAN, QUEZON, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address _____

Telephone No." _____

Location of Property: **PINAGLABANAN, QUEZON, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. _____

Survey No. **CAD 798-D**

CCT _____

Lot No. **10109**

Dated: _____

Blk. No. _____

Boundaries:

North: **NATIONAL HIGHWAY**South: **ALN 007**East: **NATIONAL HIGHWAY**West: **CREEK**

Kind of Property Assessed

**LAND****MACHINERY****BUILDING****Others:**

No. of Storeys: _____

Specify: **TREES ADJ. FACTOR: 105%**

Brief Description: _____

Brief Description:

| Classification | Area | Unit Value | Market Value | Actual Use | Adj. Market Value | Asst Level | Assessed Value | Taxability |
|----------------|-------------------|------------|--------------|--------------|----------------------|------------|---------------------|------------|
| COCONUT LAND | 0.5628 ha. | 100,000 | 56,280.00 | AGRICULTURAL | 59,094.00 | 16% | 9,460.00 | |
| BANANA | | 180 | 3,600.00 | AGRI-PLANTS | 3,150.00 | 16% | 500.00 | |
| TOTAL | 0.5628 ha. | | | | Php 62,244.00 | | Php 9,960.00 | |

Total Assessed Value

NINE THOUSAND NINE HUNDRED SIXTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1**2019**

Qtr.

Yr.

Approved By: _____

(SGD.)DORIS L. ARCOYO, REA**10/24/2018**

Municipal Assessor

DATE

CERTIFIED TRUE MACHINE COPY

DORIS L. ARCOYO, REA**2/6/2020**

Municipal Assessor

DATE PRINTED

This declaration cancels TD No. _____

Previous A.V. Php **4350**Prev. PIN: **066-19-010-07-006**Prev. TD: **14-19-010-0186**

Previous Owner:

PREMITIVO LADICAPrevious Area: **0.5628**

MEMORANDA:

REVISED PURSUANT TO TO SECTION 219 OF RA 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.
Paid under OR NO: Dated: Amount Paid: P

NOTE: NOT VALID IF THERE IS AN ALTERATION

Printed by: martin

Posted by: martin

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. 2011-103 dated 12/22/2014. It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines
PROVINCE OF PALAWAN
MUNICIPALITY OF QUEZON
Office of the Treasurer
REAL PROPERTY TAX BILLING SYSTEM

| | | | | | |
|-----------------|--------------------------------------|---------------------|---|---------------|------------------|
| OWNER | PREMITIVO LADICA | | | OR NUMBER | |
| PROPERTY NUMBER | 066-19-010-07-006 | LOT NO | 10109 | DATE | |
| TD NUMBER | 18-19-010-0188 | ASSESSED VALUE | 9,960.00 | AMOUNT | |
| TITLE NO | | RACIMS/Area/Mkt.Val | AGRICULTURAL/0.5628 Ha/62.244.00 | YEAR PAID | 2007-2007 |
| LOCATION | PINAGLABANAN, QUEZON, PALAWAN | | | QUARTERS PAID | 1-4 |
| ADMINISTRATOR | | | | | |

Remarks:

Prior Years Tax Dues

| Year | Qtr | Assessed | Basic | Basic Pen | SEF | SEF Pen | Tax Due |
|------|-----|----------|-------|-----------|-------|---------|---------|
| 2008 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2009 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2010 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2011 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2012 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2013 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2014 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2015 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2016 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2017 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2018 | 4 | 4,350.00 | 43.50 | 22.62 | 43.50 | 22.62 | 132.24 |
| 2019 | 4 | 9,960.00 | 99.60 | 27.89 | 99.60 | 27.89 | 254.98 |

Current Year Tax Due

| Quarter | Basic | Pen/Discount | Sef | Pen/Discount | TAX DUE |
|---------|-------|--------------|-------|--------------|---------|
| 1st | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 2nd | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 3rd | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 4th | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |

GRAND TOTAL

| | | | | |
|---------------------|---------------------|------------------|-------------------|---------------------|
| PRIOR YEARS TAX DUE | Php 1,865.02 | CURRENT YEAR DUE | Php 179.28 | Php 2,044.30 |
|---------------------|---------------------|------------------|-------------------|---------------------|

2021 Advance Due Php 239.04

Computed by

JARATIA I. LACOD

MUNICIPAL TREASURER

Note: The above amount is payable on or before February 2020 to avoid additional 2% per month. Disregard this notice if payment has been made.



ANNEX "E"

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa, Palawan

FROM : The Community Environment and
Natural Resources Officer
Quezon, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : May 3, 2023

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: *[Signature]*
DATE: 05-02-2023 23:46:26

I am submitting the investigation report conducted on the application for Survey Authority of Juanito M. Abelong over Lot No. 10109, CAD 798-D identical to Lot 411, PLS-1068 containing a total area of 5,628 sq.m located in Bgy. Pinaglabanan, Quezon, Palawan.

After the conduct of the evaluation, I found out the following:

- a. The subject parcel of land is within Alienable and Disposable (A&D) Land per Project No. 13-B, Block No. II of Land Classification Map No. 2653.
- b. Other findings:
 1. Records of this Office show that Lot No 10109, CAD 798-D identical to Lot 411, PLS 23 located in Bgy. Pinaglabanan, Quezon, Palawan with a total area of 5,628 square meters is listed in the name of certain Primitivo Ladica;
 2. That on November 29, 1990, Mr. Primitivo Ladica waived his rights over the 5,028 portion of the subject lot in favor of Mr. Juanito Abelong by virtue of Deed of Absolute Sale duly certified by Mr. Fernando R. Gomez, Jr., Acting Municipal Circuit Trial Judge;
 3. That ocular inspection revealed that portion of Lot No. 10109, CAD 798-D is actually occupied and cultivated by Mr. Abelong while the other portion is occupied by Faith Baptist Church;
 4. That Mr. Abelong intends to segregate his claimed area from the subject lot.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

Hence, this Office recommends approval of the application for Survey Authority on the subject land to segregate and determine the exact metes and bounds of the area occupied by the applicant.

Attached are the following pertinent documents to wit:

1. Letter request for issuance of Survey Authority addressed to CENR Officer;
2. Real Property Tax Declaration;
3. Regional Trial Court Clearance;
4. Notarized Barangay Certification;
5. Affidavit of two (2) disinterested person;
6. Government issued ID;
7. Deed of Absolute Sale;
8. V-37/reference plan/Technical Description;
9. CENRO LC Map Projection;
10. CENRO LC Certification Annex "B, and
11. Investigation Report with geotagged photos.

For your information and approval.




RENATO S. GONZAGA

OIC-CENR Officer/
Concurrent PASu, MMPL
[initials]



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

ANNEX "D"

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
Quezon, Palawan

FROM : Djoanna D. Natividad - Land Management Inspector

SUBJECT : **INVESTIGATION REPORT**

DATE : September 12, 2022

I am submitting this report in compliance with the instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject of this investigation is within **AGRICULTURAL LAND (A&D)** as per Project No. 13-B, Block II of Land Classification Map No. 2653 located in **BGY. PINAGLABANAN, QUEZON, PALAWAN** with a total area of **5, 628 square meters**.

CLAIMANT

The claimant is **JUANITO M. ABELONG**, male/female, with address at **BGY. PINAGLABANAN, QUEZON, PALAWAN**.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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


1. Conducted geo-tagging of the area subject for segregation.
2. Conducted inspection/investigation to ascertain the legality of the occupation.

FINDINGS/RECOMMENDATION

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

1. The area occupied by **MR. JUANITO M. ABELONG** is **PORTION** of **Lot No. 10109, CAD 798-D** with an area of **5, 028 square meters** acquired thru Deed of Absolute Sale from Mr. Primitivo Ladica .
2. That the other **PORTION** is occupied by the **Faith Bible Baptist Church** donated also by Mr. Primitivo Ladica with an area of **600 square meters**.
3. That the area occupied by Mr. Abelong is already fully cultivated with a residential house and planted with different fruit bearing trees.
4. And the area occupied by the Faith Bible Baptist Church has two (2) concrete buildings utilized by the members of the church.

In view of the foregoing, it is recommended that Application for Survey Authority be approve and Clearance for such survey be issued.


DJOANNA D. NATIVIDAD
Investigating Officer



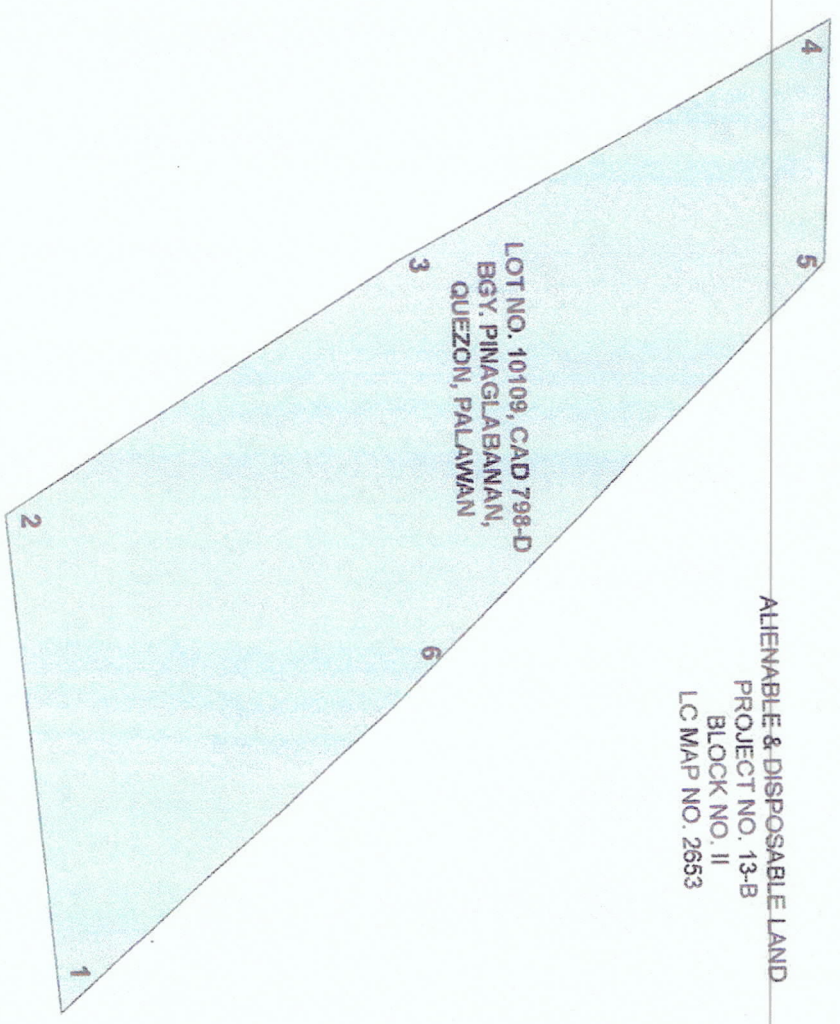
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No.: 0997-982-3016
Email: cenroquezon@denr.gov.ph

Geo-tagged photos showing the improvements on Lot No. 10109, CAD 798-D occupied by Mr. Juanito Abelong and Faith Bible Baptist Church subject for Segregation Survey located at Bgy. Pinaglabanan, Quezon, Palawan

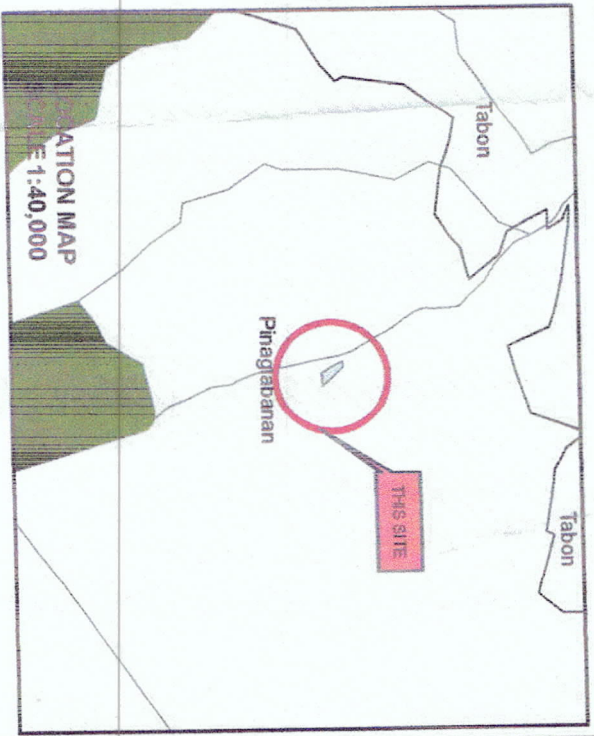


ALIENABLE & DISPOSABLE LAND
PROJECT NO. 13-B
BLOCK NO. II
LC MAP NO. 2653

LOT NO. 10109, CAD 798-D
BGY. PINAGLABANAN,
QUEZON, PALAWAN



NOTE: SUBJECT FOR FINAL EVALUATION
OF REGIONAL OFFICE AS PER MEMORANDUM
FROM THE SECRETARY DATED JUNE 16, 2021



MAP SHOWING
THE RELATIVE LOCATION OF
LOT NO. 10109, CAD 798-D
LOCATED AT
BGY. PINAGLABANAN, QUEZON, PALAWAN



SCALE 1:1,000
0 0.0036 0.007 0.014 0.021 0.028
Meters
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

- LEGEND**
- AREA
 - LC STATUS
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPF

Digitized by:

KEITH R. CASTILLO
FOREST TECHNICIAN I

NOTE: FOR REFERENCE ONLY



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Email: cenroquezon@denr.gov.ph


ANNEX "B"

CERTIFICATION

This is to certify that Lot/ Survey No. **10109, CAD 798-D** is within Alienable and Disposable Land per Land Classification Map No. 2653, Project No. 13-B, Block No. II.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 2nd day of May, 2023.


RENATO S. GONZAGA
OIC, CENR Officer and
Concurrent PASu MMPL

LOT DESCRIPTIONS

Survey No. **PLS-1068-D** Case No. _____

Mun. of **QUEZON**

Prov. of **PALAWAN**

| Lot No. | BEARINGS AND DISTANCES | | | | | | | Area in Sq. Meters |
|---------|------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------|
| | BLM 1 to Corner 1 | Line 1-2 | Line 2-3 | Line 3-4 | Line 4-5 | Line 5-6 | Line 6-7 | |
| 410 | S. 65°52'E 5624.46 | S. 18°09'E 82.98 | N. 80°21'W 86.10 | S. 39°40'W 11.11 | S. 87°33'W 28.87 | N. 24°14'W 30.63 | N. 81°50'E 35.04 | 6915 |
| | | N. 57°02'E 22.36 | N. 15°49'W 38.10 | N. 84°59'E 65.96 | | | | |
| 411 | S. 63°52'E 5624.46 | S. 84°59'W 65.96 | N. 31°29'W 61.94 | N. 27°47'W 65.06 | S. 87°05'E 31.64 | S. 44°57'E 81.45 | S. 41°18'E 59.25 | 5628 |
| 412 | S. 62°28'E 5497.90 | N. 21°37'W 37.36 | S. 63°27'W 108.60 | N. 23°28'E 70.28 | N. 07°43'W 28.48 | N. 35°42'E 29.49 | S. 77°55'E 31.28 | 15276 |
| | | N. 71°31'E 40.54 | S. 37°41'E 34.57 | S. 77°19'E 22.49 | N. 34°43'E 15.49 | N. 05°58'E 11.65 | N. 30°39'W 52.45 | |
| | | N. 34°03'W 20.69 | N. 10°29'E 8.46 | S. 71°05'E 25.12 | S. 27°27'E 64.74 | S. 26°42'E 65.97 | S. 64°32'W 109.74 | |
| | | N. 64°32'E 109.74 | S. 18°57'E 22.00 | N. 87°32'W 33.98 | S. 32°28'W 28.67 | S. 20°27'E 30.11 | S. 71°39'W 65.08 | |
| 413 | S. 62°28'E 5497.90 | N. 04°16'W 45.80 | | | | | | 9535 |
| 414 | S. 62°28'E 5497.90 | S. 04°16'E 45.80 | S. 63°23'W 70.28 | S. 68°41'W 22.21 | N. 59°28'W 78.84 | S. 73°53'E 35.56 | N. 04°05'E 41.35 | 9330 |
| | | N. 63°27'E 108.60 | S. 21°37'E 37.36 | | | | | |
| 415 | S. 62°45'E 5370.68 | S. 11°37'E 27.03 | S. 22°11'W 73.76 | S. 13°15'W 21.25 | N. 42°50'W 38.74 | N. 07°56'E 36.98 | N. 85°32' 45.67 | 10212 |
| | | S. 71°01'W 34.87 | S. 43°57'W 24.07 | S. 10°44'W 35.98 | S. 38°05'W 21.82 | S. 72°39'W 13.48 | N. 12°08'W 31.35 | |
| | | N. 12°08'W 31.35 | N. 23°03'W 51.14 | N. 75°02'E 210.50 | | | | |
| | | S. 75°02'W 210.50 | N. 74°37'W 30.30 | N. 72°29'W 27.64 | N. 08°17'W 102.87 | N. 71°30'E 42.54 | N. 71°50'E 180.00 | |
| 416 | S. 62°45'E 5370.68 | S. 52°33'E 31.49 | N. 75°10'E 69.08 | N. 40°07'E 72.84 | S. 46°33'E 147.07 | N. 87°05'W 31.64 | N. 67°52'W 39.30 | 5336 |
| | | S. 17°10'W 21.13 | S. 42°28'E 25.52 | S. 19°50'E 56.13 | S. 72°20'E 9.83 | N. 40°38'W 38.88 | S. 73°15'W 46.72 | |
| | | N. 77°05'W 30.45 | S. 46°48'W 43.54 | | | | | |
| | | S. 59°40'E 4973.85 | N. 60°41'E 238.60 | S. 08°17'E 102.87 | S. 61°08'W 77.92 | S. 18°43'W 20.51 | S. 44°31'E 58.88 | |
| 417 | | S. 08°28'W 24.05 | N. 73°45'W 75.92 | N. 75°12'W 67.49 | N. 80°46'W 14.01 | N. 33°54'W 107.41 | S. 49°46'E 34.17 | 2807 |
| 418 | S. 59°40'E 4973.85 | N. 15°08'W 132.58 | N. 68°02'E 149.49 | N. 64°16'E 70.20 | S. 30°41'E 114.44 | S. 71°39'W 48.54 | S. 60°41'W 238.60 | 2234 |
| 419 | S. 64°54'E 5148.56 | N. 84°26'E 147.68 | S. 07°57'E 72.77 | S. 40°41'E 40.94 | S. 40°07'W 72.84 | S. 75°10'W 64.08 | N. 52°33'W 31.49 | CONT. |

CERTIFIED CORRECT:

..... MAY 10, 1974

ARISTOTELES E. BARCINAL
C. OIC, Surveys Division

Checked by REDAVIA.....;

Checked by;

Checked by;

Verified by;

19.... Surveyed JUNE 25 - SEPT. 20.....

19.... by ELEUTERIO DE LAS ALA
GEODETIC ENGINEER

19.... Sheet No. 36..... of 52.....

And
Project No. 13-B
Block - I
Lot map no. 2653

verified by:

UNIT 15



1:2000

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

That I, PRIMITIVO LADICA, of legal age, married, Filipino and presently residing at Pinaglabanan, Quezon, Palawan, for and in consideration of the SUM of FIFTEEN THOUSAND (P15,000.00) PESOS, Philippine Currency to me in hand paid by MR. JUANITO ABELONG, likewise of legal age, married, Filipino and resident of Pinaglabanan, Quezon, Palawan, do hereby SELL, TRANSFER and CONVEY absolutely and unconditionally unto said VENDEE, his heirs and assigns that a parcels of land together with all the improvements found therein, situated at Pinaglabanan, Quezon, Palawan, and more particularly described as follows, to wit:

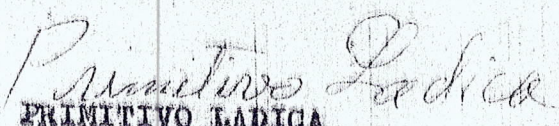
"A portion of parcel of land (Described under Tax Declaration No. 0373, Cad. Lot No. 411-Pls-1068-D, Ass. Lot No. 057), situated at Pinaglabanan, Quezon, Palawan. Bounded on the North by National Road; on the East by National Road; on the South by Ass. Lot No. 005; and on the West by Creek. Containing an area of FIVE THOUSAND TWENTY (5,028) Square meters more or less".

"A parcel of land (Described under Tax Declaration No. 0374, Cad. Lot No. 412-Pls-1068-D, Ass. Lot No. 003), situated at Pinaglabanan, Quezon, Palawan. Bounded on the North by Creek; on the East by Creek; on the South by Ass. Lot No. 001 & 006; and on the West by Creek. Containing an Area of FIFTEEN THOUSAND TWO HUNDRED SEVENTY SIX (15,276) Square meters more or less".

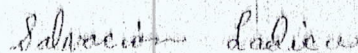
"A parcel of land (Unregistered Land) situated at Pinaglabanan, Quezon, Palawan. Bounded on the North the property of Jose Bagbag; on the East by National Road; on the South by the property of Juanito Abelong; and on the West by National Road. Containing an Area of One Half (1/2) Hectare more or less".

of which I am the lawful and exclusive owner of the above-described parcels of land being the applicant and occupant of said real property.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of November, 1990, in Quezon, Palawan, Philippines.


PRIMITIVO LADICA
Vendor

WITH MY MARITAL CONSENT:


Salvacion Ladica

Wife

SIGNED IN THE PRESENCE OF:


1. ROGELIO C. LAUROS


2. MARILOU G. NUEVA ESPANA

(Continued on page-2-)

(Deed of Absolute Sale-Page-2-)

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.B.
MUNICIPALITY OF QUEZON)
Let us see the ... X

BEFORE ME this 29th day of November, 1990, in Quezon, Palawan, Philippines, personally appeared Primitivo Ladion, with Residence Certificate No. 5181203-K, issued on November 29, 1990, at Quezon, Palawan. Known to me to be the same person who executed the foregoing instrument Deed of Absolute Sale and he acknowledged to me that the same is his free act and voluntary deed.

WITNESS MY HAND AND SEAL.



FERNANDO R. GOMEZ, JR.
Acting Municipal Circuit Trial Judge

CERTIFICATION


THIS IS TO CERTIFY that there is no appointed Notary Public in this Municipality of Quezon, Palawan, Philippines.

FERNANDO R. GOMEZ, JR.
Acting Municipal Circuit Trial Judge

Doc. No. 921 :
Page No. 27 :
Book No. 02 :
Series of 1990



 Republic of the Philippines
PROVINCE OF PALAWAN
 Municipality of **QUEZON**



OFFICE FOR SENIOR CITIZENS AFFAIRS


04089
 Control No.

Name : JUANITO MANANGAT ABELONG
Address: Pinaginbanan, Quezon, Palawan
Date of Birth: 03/29/1956
Sex: M **Age:** 64 **Date Issued:** 10-23-2020

THIS CARD IS NON-TRANSFERABLE AND VALID ANYWHERE IN THE COUNTRY



 Signature



 Thumbmark


Benefits and Privileges under Republic Act No. 9994

PAY EXEMPT:


- Free medical and dental, diagnostic & laboratory services in all govt. facilities.
- 20% discount on purchase of medicines, essential medical supplies and accessories and equipment, including prescribed glasses.
- 20% discount on clinic, hospital, consultation centers etc.
- 20% discount on hospital, clinic, hospital and consult fees etc.
- 20% discount on medical and dental services, diagnostic and laboratory fees in private facilities.
- 20% discount on fare on domestic air, sea, land and public land transportation.
- 20% discount on purchase of basic goods up to P1,000/month.
- 20% discount on light and water consumption up to 100 kw & 20 cu.m. for registered senior citizens.
- 20% discount on Professional fees and attending Physicians and Health worker.
- 20% discount on funeral and burial services.
- State-subsidized against influenza and pneumococcal diseases for indigent senior.
- Subsidization measures to provide educational, health and vocational.
- Priority listing in all commercial and government establishments.
- Death benefits under RA 99, 990, 991.
- Indigent senior receive free up to 1000 kw by 1000 kw.
- Provision of senior centers in all Government Hospital.
- Social Pension of minimum to indigent Senior Citizens.


 ERITH T. BABILIANO
 Municipal Mayor


 HON. JOSEFINIO AYALA
 Municipal Mayor




Republic of the Philippines
PROVINCE OF PALAWAN
 Municipality of **QUEZON**



OFFICE FOR SENIOR CITIZENS AFFAIRS


Control No. **07317**



Name : ESTADE LAKI LAGADI
Address: Pinaglabanan, Quezon, Palawan
Date of Birth: 03-15-1954
Sex: M **Age:** 65 **Date Issued:** 10-23-2020

E. Lagadi

Signature



thumbmark

Benefits and Privileges under Republic Act No. 9994

- Free medical and dental, diagnostic & laboratory services in all govt. facilities.
- 25% discount on purchase of medicines, essential medical supplies and accessories and equipment, including prescribed vitamins.
- 25% discount on hotels, restaurants, recreation centers etc.
- 25% discount on theaters, cinema houses and concert hall etc.
- 25% discount on medical and dental services, diagnostic and laboratory fees in private facilities.
- 25% discount on fare on domestic air, sea travel and public land transportation.
- 25% discount on purchase of basic goods up to P1,320/week.
- 25% discount on light and water for consumption up to 100 kw & 30 cum. for registered senior citizens.
- 25% discount on professional fees and attending physicians and health worker.
- 20% discount on funeral and burial services.
- Free vaccination against influenza and pneumococcal disease for indigent senior.
- Educational assistance to pursue post-secondary, tertiary and vocational.
- Exempt from all commercial and government establishments.
- Death benefits assistance of P2,000.00.
- Indigent senior citizens shall be covered by Philhealth.
- Provision of senior citizens ward in all Government Hospitals.
- Social Pension of P200.00 to indigent Senior Citizens.

[Signature]

OSCA

[Signature]

Hon. JOSEPH O. AYALA
Municipal Mayor



Republic of the Philippines
 Province of Palawan
 Municipality of Quezon

BARANGAY PINAGLABANAN

5317017

2020-305



SHERLYN A. LABRADOR

NAME

[Signature]

SIGNATURE

Community Identification

Address: **SITIO UPPER PROPER**

Pinaglabanan, Quezon Palawan

Birthday: **JANUARY 9, 1973**

| | |
|---------------------------------|-----------------------|
| Height: 5'4" | Weight: 55 KLS |
| Contact No.: 09057803215 | Blood Type: |

CONTACT PERSON IN CASE OF EMERGENCY

Name: RAMON LABRADOR.
Address: Bgy. Pinaglabanan, Que. Pal.
Contact No. 09301478567

[Signature]

HON. ROMEO R. VILLANUEVA SR.
Punong Barangay



REPUBLIC OF THE PHILIPPINES
Province of Palawan
Municipality of Quezon
SANGGUNIANG BARANGAY OF *Pinaglabanan*



CERTIFICATION

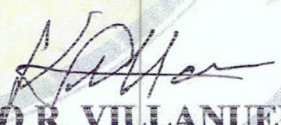
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **MR. JUANITO M. ABELONG** of legal age, a resident of Barangay Pinaglabanan, Quezon Palawan, he/she is the Actual Occupant of this Lot No. 10109 with an area of 0.5628 ha. located at Sitio Upper Proper, Barangay Pinaglabanan, Quezon Palawan.

This certification is issued upon the request of the above-named person for whatever legal purpose/s it may serve her/his best.

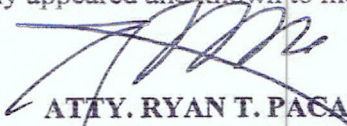
Issued this 06th day of April, year 2022 at Barangay Pinaglabanan, Quezon, Palawan.

Applicants Sig. : _____
Res. Cert. No. : 25796221
Issued On : 04/06/2022
Issued at : Bgy. Pinaglabanan


ROMEO R. VILLANUEVA SR.
Punong Barangay

SUBSCRIBED AND SWORN to before me this JUL 13 2022 in the Municipality of Quezon, Palawan, Philippines. Affiant, personally appeared and known to me.

Doc. No.: 191 ;
Page No.: 40 ;
Book No.: XXXV ;
Series of 2022.


ATTY. RYAN T. PACABIS
Notary Public
Until December 31, 2023
Attorney's Roll No. 63050
IBP No. 168470/12-24-2021
PTR No. 0875154/06-27-2022


JOINT AFFIDAVIT OF TWO DISINTERESTED PERSONS

We, **ESTADE LAKI LAGADI and SHERLYN A. LABRADOR**, both Filipinos, of legal ages and with residence address and postal address at Barangay Pinaglabanan, Quezon, Palawan, after having been duly sworn in accordance with the law hereby depose and state that:

1. That we personally know JUANITO MANANGAT ABELONG because we are their close family friends and acquaintances for more than twenty (20) years and we are neighbors at Barangay Pinaglabanan, Quezon, Palawan;
2. We likewise personally know that JUANITO MANANGAT ABELONG is the owner of a parcel of land identified as Lot No.10109, Survey No. Cad.798-D, covered by Tax Declaration of Real Property No. 18-19-010-0188 and Property Identification No. 066-19-010-07-006, containing an area of FIVE THOUSAND SIX HUNDRED TWENTY EIGHT (5,628) SQUARE METERS and situated at Barangay Pinaglabanan, Quezon, Palawan;
3. We hereby attest to the fact that JUANITO MANANGAT ABELONG is the owner of a parcel of land in the above-mentioned description;
4. We are not related to JUANITO MANANGAT ABELONG either by consanguinity or by affinity and we are not interposing any objection if he plan to register the above-described parcel of land in his name; and
5. We are executing the herein affidavit to attest to the truth of the foregoing facts and in support of the Application for Survey/Registration of the above-stated parcel of land before the office of Community Environment and Natural Resources Office (CENRO) at the Municipality of Quezon, Palawan.

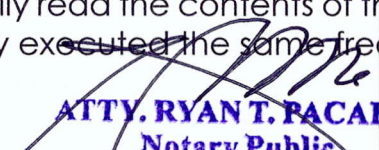
IN WITNESS WHEREOF, we have hereunto affixed our signature this MAY 06 2022 in the Municipality of Quezon, Province of Palawan, Philippines.


ESTADE LAKI LAGADI
Affiant
OSCA ID No.: 07317
Issued On: 10-23-2020
Issued At: Quezon, Palawan


SHERLYN A. LABRADOR
Affiant
BGY. ID No.: 2020-305
Issued By: BGY. PINAGLABANAN
Issued At: Quezon Palawan

SUBSCRIBED AND SWORN to before me this day of MAY 06 2022 in the Municipality of Quezon, Province of Palawan, affiants personally appeared who exhibited to me competent proof of their identity details of which was written below their respective names and signatures. I hereby certify that affiants have fully read the contents of their affidavits and has understood the same and that they executed the same freely and voluntarily.

Doc. No.: 417;
Page No.: 85;
Book No.: XXXII;
Series of 2022.


ATTY. RYAN T. PACABIS
Notary Public
Notarial Commission Extended
Until June 30, 2022, Bar Matter No. 3798
Attorney's Roll No. 63050
JHP No. 168470 / 12-24-2021
PTR No. 5720975 / 12-31-2021

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Balabac-Bataraza-Brooke's Point-Kalayaan-Quezon-Rizal-Sofronio Española, Palawan
BRANCH 165 (Single Sala)
Brooke's Point, Palawan
Landline: 726-3480 / Hotline: 0956-307-8033
Email Address: rtc2bpt165@judiciary.gov.ph

OFFICE OF THE BRANCH CLERK OF COURT & EX-OFFICIO SHERIFF
Justice Hall, Barangay Tuhtub, Brooke's Point, Palawan

CERTIFICATION

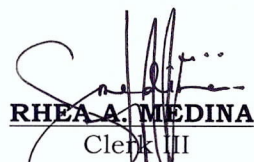
TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that no land registration case involving **Lot/Survey No. 10109, Cad. 798-D IDEN. TO Lot No. 411 PLS 1068-D**, located in Barangay Pinaglabanan, Quezon, Palawan is pending before this Court, which was organized since 2018 and has jurisdiction over the Municipalities of Brooke's Point, Bataraza, Quezon, Rizal, Sofronio Española, Balabac and Kalayaan.

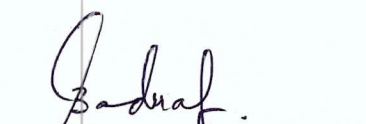
This Certification is being issued upon request of DMO-IV/Office In-Charge Engr. Rosita F. Castulo for whatever legal purpose it may serve.

8th day of August 2022 at Justice Hall, Tuhtub, Brookes Point, Palawan.

Verified By:


RHEA A. MEDINA
Clerk III

Cert Fee. P 15 / P35 / P 10
OR Nos. 7662709 D / 7662680 D / 2415847
Dated: August 8, 2022


LENOR G. BADUA
OIC / CLERK - III



Republic of the Philippines
PROVINCE OF PALAWAN
MUNICIPALITY OF QUEZON
Office of the Treasurer
REAL PROPERTY TAX BILLING SYSTEM

| | | | | | |
|-----------------|--------------------------------------|---------------------|--|---------------|------------------|
| OWNER | PREMITIVO LADICA | | | OR NUMBER | |
| PROPERTY NUMBER | 066-19-010-07-006 | LOT NO | 10109 | DATE | |
| TD NUMBER | 18-19-010-0188 | ASSESSED VALUE | 9,960.00 | AMOUNT | |
| TITLE NO | | RACIMS/Area/Mkt.Val | AGRICULTURAL/0.5628 Ha/ 62,244.00 | YEAR PAID | 2007-2007 |
| LOCATION | PINAGLABANAN, QUEZON, PALAWAN | | | QUARTERS PAID | 1-4 |
| ADMINISTRATOR | | | | | |

Remarks:

Prior Years Tax Dues

| Year | Qtr | Assessed | Basic | Basic Pen | SEF | SEF Pen | Tax Due |
|------|-----|----------|-------|-----------|-------|---------|---------|
| 2008 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2009 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2010 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2011 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2012 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2013 | 4 | 4,260.00 | 42.60 | 30.67 | 42.60 | 30.67 | 146.54 |
| 2014 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2015 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2016 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2017 | 4 | 4,350.00 | 43.50 | 31.32 | 43.50 | 31.32 | 149.64 |
| 2018 | 4 | 4,350.00 | 43.50 | 22.62 | 43.50 | 22.62 | 132.24 |
| 2019 | 4 | 9,960.00 | 99.60 | 27.89 | 99.60 | 27.89 | 254.98 |

Current Year Tax Due

| Quarter | Basic | Pen/Discount | Sef | Pen/Discount | TAX DUE |
|---------|-------|--------------|-------|--------------|---------|
| 1st | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 2nd | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 3rd | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |
| 4th | 24.90 | -2.49 | 24.90 | -2.49 | 44.82 |

GRAND TOTAL

| | | | | |
|---------------------|---------------------|------------------|-------------------|---------------------|
| PRIOR YEARS TAX DUE | Php 1,865.02 | CURRENT YEAR DUE | Php 179.28 | Php 2,044.30 |
|---------------------|---------------------|------------------|-------------------|---------------------|

2021 Advance Due Php 239.04

JARATIA I. LACOD

MUNICIPAL TREASURER

Computed by

Note: The above amount is payable on or before February 2020 to avoid additional 2% per month. Disregard this notice if payment has been made.



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan

Contact No.: 0917-160-4920

Email: cenroquezon@denr.gov.ph

**EXAMINATION SHEET FOR ISSUANCE, PROCESSING AND APPROVAL OF
SURVEY AUTHORITY**

Applicant: Juanito M. Abeling
Lot No.: 10109, CND 748-D

Area: 5.628 sq.m
Location: Pinaglabanan, Quezon, Pal.

| No. | Requirements (Applicant) | Remarks | Compliance |
|----------------------------|---|--|------------|
| 1 | Letter request address to CENRO | | / |
| 2 | Latest Tax Declaration duly certified by the city/municipal assessor | | / |
| 3 | LRA/RTC/MTC Clearance | | / |
| 4 | Notarized Barangay Certification | | / |
| 5 | Sworn Affidavit of two (2) disinterested person | | / |
| 6 | Any government-issued ID | | / |
| 7 | Others: (proof of ownership i.e. waiver of rights, etc.) | Pls. review lot no. indicated in Deed of Absolute Sale (411, PLS 1069 vs. 144, PLS 1069) | |
| Requirements (DENR) | | | |
| 8 | Technical Description/V-37/reference plan | Pls. comply | X ✓ |
| 9 | CENRO LC Map Projection | 375 coordinate w/ GIS focal | X ✓ OK |
| 10 | CENRO LC Certification "Annex B" | | X ✓ OK |
| 11 | Investigation Report w/ geotagged photos and categorical findings and recommendation that the land is A&D | Pls. use prescribed format per DMC 2019-10 | ✓ |
| 12 | CENRO Endorsement "Annex E" | | |
| 13 | PENRO LC Map Projection | | |
| 14 | PENRO LC Certification "Annex B" | | |
| 15 | PENRO Endorsement "Annex F" | | |
| 16 | Conformity from Chief, Surveys and Mapping Division "Annex C" | | |
| 17 | Clearance from ARD, Technical Services "Annex G" | | |

Reference: DMC 2019-10

PENRO Examiner: _____
Date/Contact No.: _____

CENRO Examiner: J.D. Dora
Date/Contact No.: 6-10-22 / 09679990780

Note: Issuance of Survey Authority is upon receipt of clearance from ARD for Technical Services (Item no. 15)
Item 6-10 (CENRO), Item 11-13 (PENRO), Item 14-15 (Regional Office)