



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 : May 19, 2023

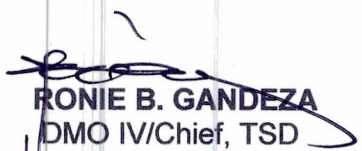
Forwarded is the memorandum dated May 9, 2023 of CENRO Quezon, Palawan requesting for the issuance of Survey Authority for Lot No. 173, SGS-04-002030 applied by Mae Joy Piccio located at Brgy. Tagusao, Municipality of Quezon Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After careful evaluation and projection conducted by this Office, the following are additional information to the above mentioned lot wit;


- That the subject area applied was identified as Lot No. 173, SGS-04-002030 containing an area of 25.05 Hectares more or less.
- That the area falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.3354, Project No. 13-O, Block II certified on January 14, 1986.
- That subject tract of land was plotted and evaluated based on the attached technical description (V 37) by the Office of the CENRO, subject for ground survey to ascertain the relative position of the applied area.
- 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 further reference.

In view thereof, this Office recommend the issuance of Survey Authority in favor of Mae Joy Piccio

" For and in the absence of the
PENR Officer"


RONIE B. GANDEZA
DMO IV/Chief, TSD
Office-in-Charge

Copy Furnish:
RED
Reference No. 2023-4498
CENRO Quezon
Surveys

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 23 MAY 2023 CN 23-1452



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 173, SGS-04-002030** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 3354, Project No. 13-O, Block II* certified on January 14, 1986.

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

Issued on the 19th day May 2023, subject for confirmatory verification of the Regional Office.

“ For and in the absence of the
PENR Officer”


RONIE B. GANDEZA

DMO IV/Chief TSD

Officer-in-Charge

Note:

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



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Province of Palawan

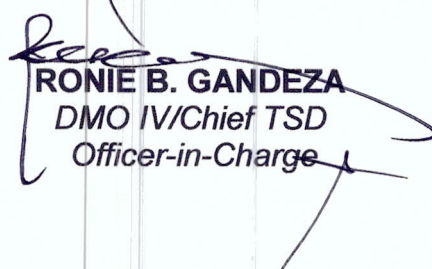
CERTIFICATION

This is to certify that **LOT 173, SGS-04-002030** was verified falls within **ALIENABLE AND DISPOSABLE LAND** per *LC Map No. 3354, Project No. 13-O, Block II* certified on January 14, 1986.

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

Issued on the 19th day May 2023, subject for confirmatory verification of the Regional Office.

“ For and in the absence of the
PENR Officer”


RONIE B. GANDEZA
DMO IV/Chief TSD
Officer-in-Charge

Note:

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



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 9, 2023

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: *[Signature]*
DATE: 05/16/2023 ON 23-4499

I am submitting the investigation report conducted on the application for Survey Authority of Mae Joy B. Piccio over Lot No. 173, Sgs-04-002030 containing a total area of 25.0491 hectares located in Bgy. Tagusao, 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-O of Land Classification Map No. 3354 certified on January 14, 1986.
- b. Other findings:
 1. Per records of this Office, survey claimant of Lot No. 173, Sgs-04-002030 located in Bgy. Tagusao, Quezon, Palawan is not indicated;
 2. That per ocular inspection/investigation, portion of the subject lot with an approximate area of 9.3394 hectares was originally claimed and occupied by certain Freddy A. Gaan, Sr. who introduced considerable improvements thereon;
 3. That Mr. Freddie Gaan, Sr. executed Waiver of Rights over a portion of the same lot in favor of Mae Joy B. Piccio, Krizzia J. Uy and Karen J. Uy duly notarized before Atty. Ryan T. Pacabis dated August 03, 2020;
 4. That the area is planted with coconut trees and fruit-bearing trees;
 5. That the applicant intends for equal subdivision of the land waived among the three of them, and



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MIMAROPA Region
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6. The whole area is free from claims and conflict, as vouched-safe by a certification issued by *Punong Barangay* Edwin B. Talagtag on August 10, 2022.


Hence, this Office recommends approval of the application for Survey Authority on the subject land to subdivide and determine the exact metes and bounds of the area claimed 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. Barangay Certification;
5. Affidavit of two (2) disinterested person;
6. Government issued ID;
7. Waiver of Rights;
8. V-37; (Technical Descriptions prepared in P.2-Form V-37)
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
Jen



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.: 0997-9823-016
Email: cenroquezon@denr.gov.ph

ANNEX "D"

MEMORANDUM

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

FROM : Baltazar A. Rogel - Cartographer I/DPLI

SUBJECT : **INVESTIGATION REPORT**

DATE : February 6, 2023

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 Lot No. 173, SGS-04-002030 located at Barangay Tagusao, Quezon, Palawan containing an area of 25.0491 hectares.

CLAIMANT

That the claimant and original owner is **FREDDY A. GAAN SR.**, however, his name was not reflected in the list of Survey Claimants for unknown reason.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

1. The undersigned conducted perimeter survey to determine the area being occupied by the requesting party.
2. That geo-tagged photos were taken during the said activity.
3. That records verification had been made respectively.

FINDINGS/RECOMMENDATION

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

1. That PORTION of the area occupied and developed is within **AGRICULTURAL LAND (A&D)** as per Project No. 13-O of Land Classification Map No. 3354 dated January 14, 1986.
2. That the area occupied is suitable for agricultural purposes and planted coconut trees and assorted fruit trees.
3. That the area is free from any land claims and conflicts.
4. That the requesting party acquired the land thru Waiver of Rights from Freddy A. Gaan Sr. and executed before Atty. Ryan T. Pacabis dated August 3, 2020.
5. That the applicant intends to avail the services of a licensed Geodetic Engineer to *Subdivide* the area of 9.3394 hectares into three (3) lots with equal area.

It is then recommended that approval of Clearance to issue Survey Authority be forwarded to the Regional Office for confirmation and approval.

BALTAZAR A. ROGEL
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 area requested for Survey Authority by Mae Joy B. Piccio which is within Lot No. 173, Sgs-04-002030 located at Bgy. Tagusao, Quezon, Palawan





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National Highway, Bgy. Alfonso XIII, Quezon, Palawan
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ANNEX "B"

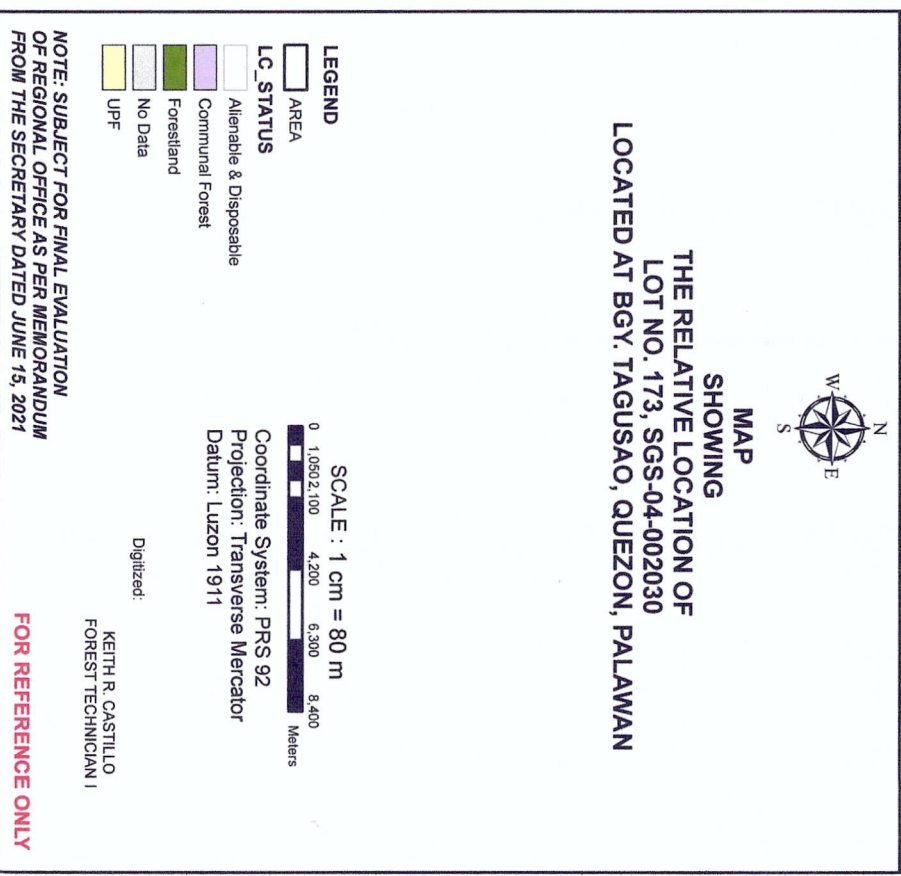
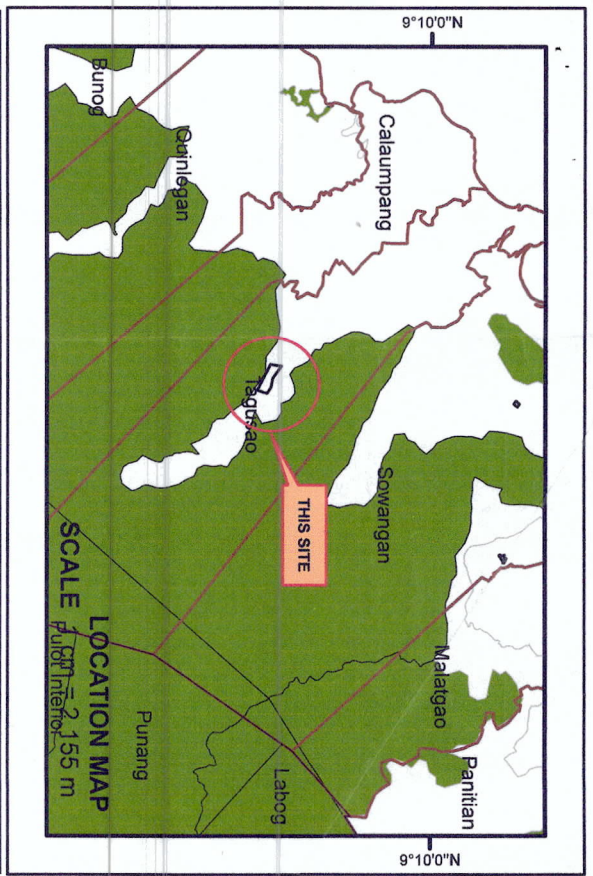
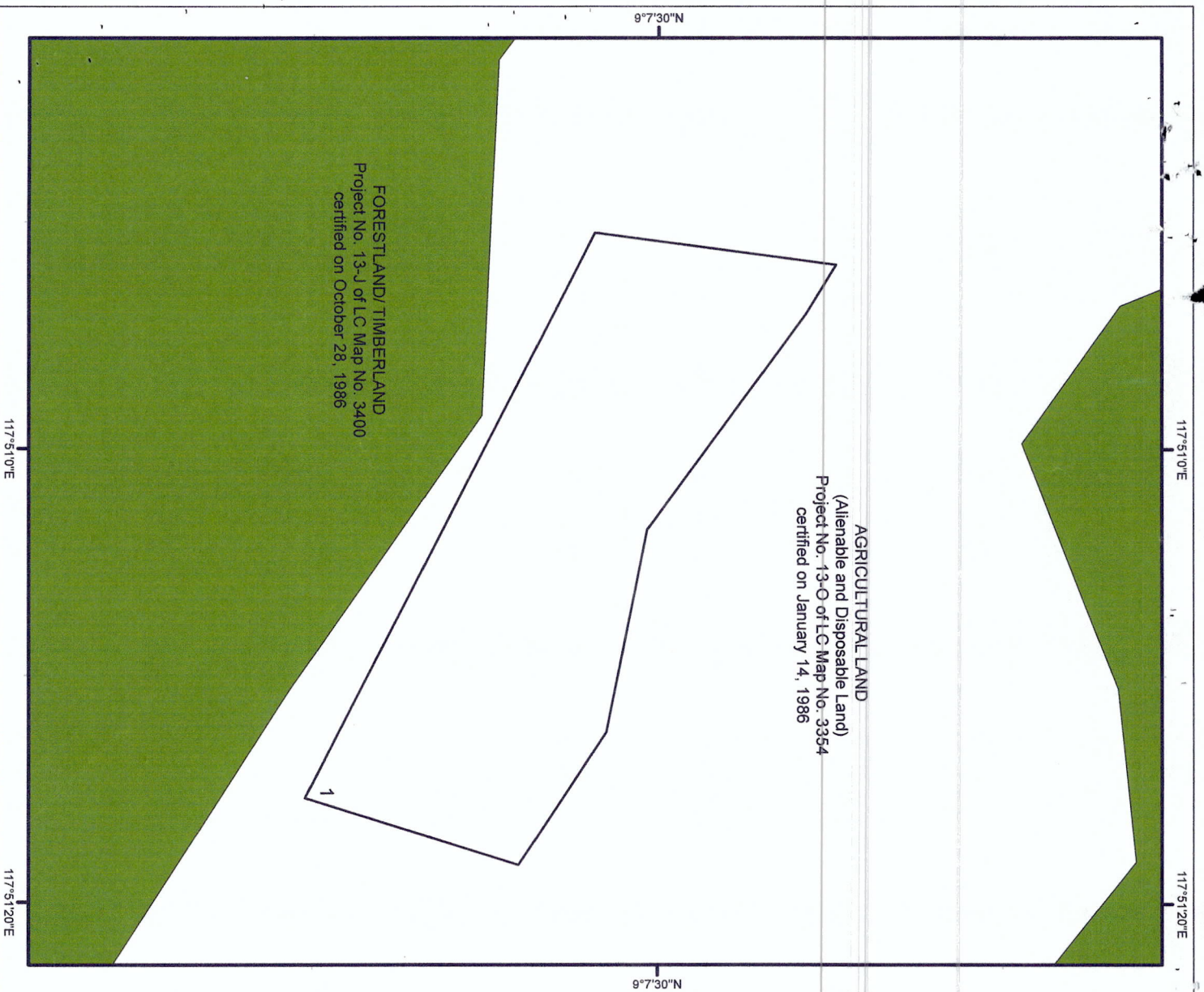
CERTIFICATION

This is to certify that Lot/ Survey No. **173, SGS-04002030** is within Alienable and Disposable Land per Land Classification Map No. 3354, Project No. 13-O certified on January 14, 1986.

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

Issued on 20th day of February, 2023.


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



WAIVER OF RIGHTS OVER A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER OF RIGHTS OF A PARCEL OF LAND was made and entered into by and between:

FREDDY A. GAAN Sr., Filipino, of legal age, married to VERGIE G. GAAN and with residence and postal address at Barangay Tagusao, Quezon, Palawan and herein referred to as **WAIVOR**;

And

MAE JOY B. PICCIO, Filipino, of legal age, married and with residence and postal address at 1123 Dian cor. Zobel Roxas, Paleman, Makati; **KRIZZIA J. UY**, Filipino, of legal age, married and with residence and postal address at RMT Purok 4, Cuyab, City of San Pedro, Laguna; and **KAREN J. UY**, Filipino, of legal age, married and with residence and postal address at RMT Purok 4, Cuyab, City of San Pedro, Laguna and hereinafter referred to as **WAVEES**;

WITNESSETH that:

WHEREAS, the WAIVOR is the owner, possessor and actual occupant of a parcel of land which is more particularly described as follows:

A parcel of land containing an area of NINETY THREE THOUSAND THREE HUNDRED NINETY FOUR (93,394) SQUARE METERS, situated at Barangay Tagusao, Quezon, Palawan covered by Tax Declaration of Real Property No. 19-014-0632 and Property Identification No. 066-19-014-15-002 and is more specifically describes as follows:

North -	ALN 001
South -	ALN 001
East -	ALN 001
West -	ALN 001

That the WAIVOR have lost interest in the above described parcel of land and that for and in consideration of the sum of **SIX HUNDRED FORTY THOUSAND PESOS (Php 640,000.00)**, Philippine Currency, which do hereby admit by the WAIVOR to have receive the same to his full and entire satisfaction from the WAVEES, the WAIVOR do hereby **WAIVE, SELL, TRANSFER and CONVEY**, absolutely and irrevocably, **ALL HIS RIGHTS, INTERESTS AND OWNERSHIP** over the above described parcel of land including all the improvements found or situated thereon, in favor of the WAVEES whose personal circumstances are mentioned above and in accordance with the following shares, to wit:

a) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **MAE JOY B. PICCIO**;

b) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **KRIZZIA J. UY**; and

c) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **KAREN J. UY**;

The WAIVOR by virtue of this presents hereby warrant that the above-described parcel of land and improvements found thereon are free from all liens and encumbrances of whatever nature. The WAIVOR further warrant valid and peaceful possessions and other rights in favor of the WAVEES over the above described parcel of land and will depend the same against any and all claims of third persons, whosoever.



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

Application No. 0453 _____
Applicant _____

Surveyed for unknown claimant

Surveyed by G.E. Jesne C. Perilla

Survey No. (173) Sqs-04-002030

Lot No. 173 Identical to

Lot No. 22051, Cad 798-D

Area: 200.491 SQ. m.

Location Tagnsad, Quezon, Palawan

Date Surveyed Nov 30 - Dec 22, 2005

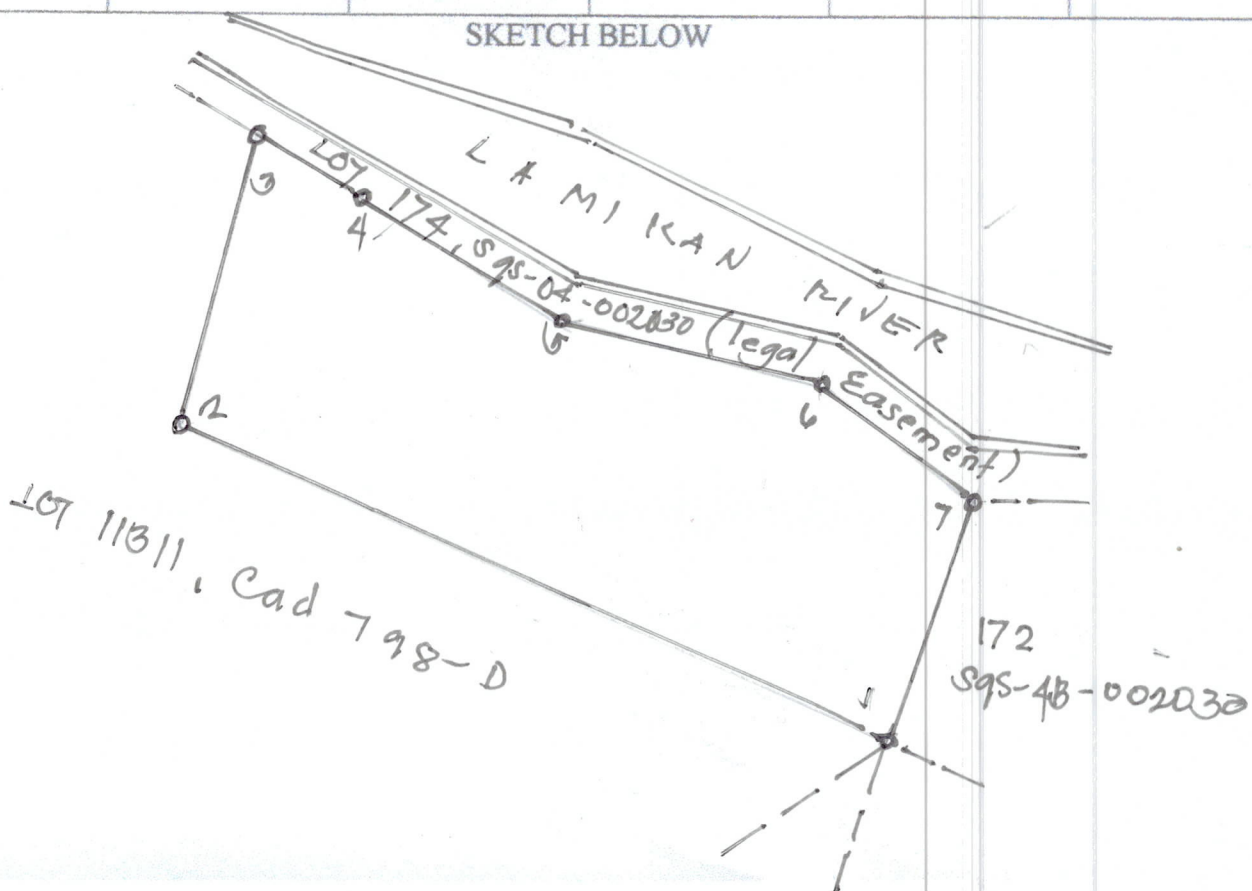
Date Approved July 17, 2006

TECHNICAL DESCRIPTION

TIE LINE S 49-15W 20076.79 m. From B.L.L.M. #1, Cad 798-D
QUEZON, Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N 63-01W	852.90 m.			
2 - 3	N 07-38 E	324.47 m.			
3 - 4	S 58-32 E	78.08 m.			
4 - 5	S 53-53 E	358.00 m.			
5 - 6	S 78-37 E	278.47 m.			
6 - 7	S 56-37 E	213.29 m.			
7 - 1	S 17-33 W	298.24 m.			

SKETCH BELOW



Note:

AAD
Project no. 13-D
LC map 3354

or Mae Jay B. Piccio

Handwritten mark resembling a stylized 'S' or 'D'.

Handwritten signature.

Handwritten signature.

Handwritten signature.

Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
PROFESSIONAL IDENTIFICATION CARD




LAST NAME	▶ PICCIO
FIRST NAME	▶ MAE JOY
MIDDLE NAME	▶ BANDIOLA
REGISTRATION NO.	▶ 0385423
REGISTRATION DATE	▶ 01/19/2006
VALID UNTIL	▶ 01/23/2022

NURSE



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



Last Name, First Name, Middle Name
PICCIO, MAE JOY BANDIOLA


Nationality	Sex	Date of Birth	Weight (kg)	Height (m)
PHL	F	1980/01/23	54	1.56

Address
2616 DOMINGA ST MALATE MANILA

License No.	Expiration Date	Agency Code
N26-15-006479	2023/01/23	N24

Blood Type	Eyes Color
A+	BROWN

Restrictions	Conditions
1,2	NONE

Signature of Licensee: 

EDGAR C. DELVANTE
Assistant Secretary

IN WITNESS WHEREOF, We have hereunto affixed our signatures this day of AUG 03 2020 in the Municipality of Quezon, Province of Palawan.

Freddy A. Gaan Sr.
FREDDY A. GAAN Sr.
WAIVOR

With My Marital Consent:

VERGIE G. GAAN
VERGIE G. GAAN
WIFE

MAE JOY B. PICCIO
WAIVEE

KRIZZIA J. UY
WAIVEE

KAREN J. UY
WAIVEE

JAIME E. ALCANTARA
Witness

SIGNED IN THE PRESENCE OF:
M. Alcantara
MELYNDA D. ALCANTARA
Witness

NOEL B. JUANILLO
Witness

ACKNOWLEDGMENT

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

BEFORE ME, in the Municipality of Quezon, Province of Palawan, personally appeared:

NAME	ID No.:	ISSUED BY/AT
FREDDY A. GAAN Sr.	00580	BGY. TAGUSAO/QUEZON, PAL.
VERGIE G. GAAN	00581	BGY. TAGUSAO/QUEZON, PAL.
MAE JOY B. PICCIO	0385423	PRC/01-23-2022
KRIZZIA J. UY	P0631108	DFA/02-11-2029
KAREN J. UY	EC6275796	DFA/12-20-2022

Exhibiting to me proof of their identity details of which was written under their names and signatures, known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily.

This instrument, pertaining to Waiver of Rights over a Parcel of Land, consisting of two (2) pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the parties and their witnesses.

WITNESS MY HAND and NOTARIAL SEAL this day of AUG 03 2020 in the Municipality of Quezon, Province of Palawan.

Doc No.: 389;
Book No.: XVII;

Page No.: 79;
Series of 2020.

ATTY. RYAN T. PACARIS
NOTARY PUBLIC
UNTIL December 31, 2024
Roll No. 63050
DP No. 102219 / Dec. 30, 2019
PTR No. 1570208 / Jan. 02, 2020



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

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

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, ALONA J. ADIAL single/married to Ede Larde Adial
Filipino, of legal age, and resident of the municipality of QUEZON, Province of
Palawan, after having been duly sworn to in accordance with law, depose and say:

1. That I personally know MAE JOY B. PICCLO ET AL. who has filed a
Survey Authority Application No. 0453 - for a tract of land located at
Municipality of QUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUEZON and I know the
land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself
or thru his predecessor-in-interest since 2020 or prior thereto and it is free
from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not
personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-
born citizen of the Philippines and is not the owner of more than Twelve (12) hectares
of land in the Philippines.

IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit
this 4th day of November 20 22 in the Municipality of QUEZON,
Province of Palawan.

ALONA J. ADIAL

Affiant

CTC NO. 2194-SD1
Issued on: Nov 4 2022
Issued at: Quezon, Palawan

SUBSCRIBED AND SWORN to before me on the date and place stated above.

RALPH A. ROGEL
Spl. Inv. /DPLI



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

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

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, ROBERTO E. BORADO single/married to SINGLE
Filipino, of legal age, and resident of the municipality of QUEZON, Province of
Palawan, after having been duly sworn to in accordance with law, depose and say:

1. That I personally know Mae Joy B. Piccio who has filed a
Survey Authority Application No. 045317 - MAE JOY B. PICCIO? for a tract of land located at
Municipality of QUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUEZON and I know the
land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself
or thru his predecessor-in-interest since 2020 or prior thereto and it is free
from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not
personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-
born citizen of the Philippines and is not the owner of more than Twelve (12) hectares
of land in the Philippines.

IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit
this 27th day of Nov. 20 22 in the Municipality of Quezon,
Province of Palawan.

ROBERTO E. BORADO

Affiant

CTC NO.

264602

Issued on:

Sept 27, 2022

Issued at:

Quezon, Palawan

SUBSCRIBED AND SWORN to before me on the date and place stated above.

ISIDORO A. ROGEL
Spl. Inv. /DPLI



Republic of the Philippines
Province of Palawan
Municipality of Quezon
BARANGAY TAGUSAO
-oOo-



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **MRS. MAE JOY BANDIOLA PICCIO**, of legal age, single/**married**/widow/widower, Filipino citizen, residing at **2616 DOMINGA ST. MALATE MANILA**.

CERTIFIED FURTHER, that the above-named person is the legal owner of Certain parcel of land an area of **9 HECTARES**, situated at **SITIO BATANG**, Barangay Tagusao, Quezon, Palawan.

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

Issued this **10TH** day of **AUGUST, 2022** at the Office of the Punong Barangay, Tagusao, Quezon, Palawan, Philippines.


HON. EDWIN B. TALAGTAG
Punong Barangay

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: 0935-450-9468
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. 173, Sgs-04-002030** located in Barangay Tagusao, 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 OIC / CENRO Renato S. Gonzaga for whatever legal purpose it may serve.

17th day of February 2023 at Justice Hall, Tuhtub, Brookes Point, Palawan.


ELAMAE SHEENA C. ESGUERRA
OIC / Court Legal Researcher II

Verified By:


RHEA A. MEDINA
Clerk III

Cert Fee. P 15 / P35 / P 10
OR Nos. 8970214 D / 8970169 D / 2415238
Dated: February 17, 2023



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 9, 2023

**DENR PENRL
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 15-10-2023 ON 23-4499

I am submitting the investigation report conducted on the application for Survey Authority of Mae Joy B. Piccio over Lot No. 173, Sgs-04-002030 containing a total area of 25.0491 hectares located in Bgy. Tagusao, 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-O of Land Classification Map No. 3354 certified on January 14, 1986.
- b. Other findings:
 1. Per records of this Office, survey claimant of Lot No. 173, Sgs-04-002030 located in Bgy. Tagusao, Quezon, Palawan is not indicated;
 2. That per ocular inspection/investigation, portion of the subject lot with an approximate area of 9.3394 hectares was originally claimed and occupied by certain Freddy A. Gaan, Sr. who introduced considerable improvements thereon;
 3. That Mr. Freddie Gaan, Sr. executed Waiver of Rights over a portion of the same lot in favor of Mae Joy B. Piccio, Krizzia J. Uy and Karen J. Uy duly notarized before Atty. Ryan T. Pacabis dated August 03, 2020;
 4. That the area is planted with coconut trees and fruit-bearing trees;
 5. That the applicant intends for equal subdivision of the land waived among the three of them, and



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Contact No.: 0917-160-4920
Email: cenroquezon@denr.gov.ph

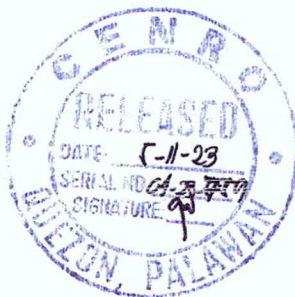
6. The whole area is free from claims and conflict, as vouched-safe by a certification issued by *Punong Barangay* Edwin B. Talagtag on August 10, 2022.

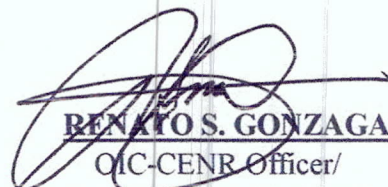
Hence, this Office recommends approval of the application for Survey Authority on the subject land to subdivide and determine the exact metes and bounds of the area claimed by the applicant.

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. Barangay Certification;
5. Affidavit of two (2) disinterested person;
6. Government issued ID;
7. Waiver of Rights;
8. V-37;
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
for



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.: 0997-9823-016
Email: cenroquezon@denr.gov.ph

MEMORANDUM

ANNEX "D"

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

FROM : Baltazar A. Rogel - Cartographer I/DPLI

SUBJECT : **INVESTIGATION REPORT**

DATE : February 6, 2023

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 Lot No. 173, SGS-04-002030 located at Barangay Tagusao, Quezon, Palawan containing an area of 25.0491 hectares.

CLAIMANT

That the claimant and original owner is **FREDDY A. GAAN SR.**, however, his name was not reflected in the list of Survey Claimants for unknown reason.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

1. The undersigned conducted perimeter survey to determine the area being occupied by the requesting party.
2. That geo-tagged photos were taken during the said activity.
3. That records verification had been made respectively.

FINDINGS/RECOMMENDATION

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

1. That PORTION of the area occupied and developed is within **AGRICULTURAL LAND (A&D)** as per Project No. 13-O of Land Classification Map No. 3354 dated January 14, 1986.
2. That the area occupied is suitable for agricultural purposes and planted coconut trees and assorted fruit trees.
3. That the area is free from any land claims and conflicts.
4. That the requesting party acquired the land thru Waiver of Rights from Freddy A. Gaan Sr. and executed before Atty. Ryan T. Pacabis dated August 3, 2020.
5. That the applicant intends to avail the services of a licensed Geodetic Engineer to *Subdivide* the area of 9.3394 hectares into three (3) lots with equal area.

It is then recommended that approval of Clearance to issue Survey Authority be forwarded to the Regional Office for confirmation and approval.


BALTAZAR A. ROGEL
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 area requested for Survey Authority by Mae Joy B. Piccio which is within Lot No. 173, Sgs-04-002030 located at Bgy. Tagusao, Quezon, Palawan



[Handwritten signature]



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"

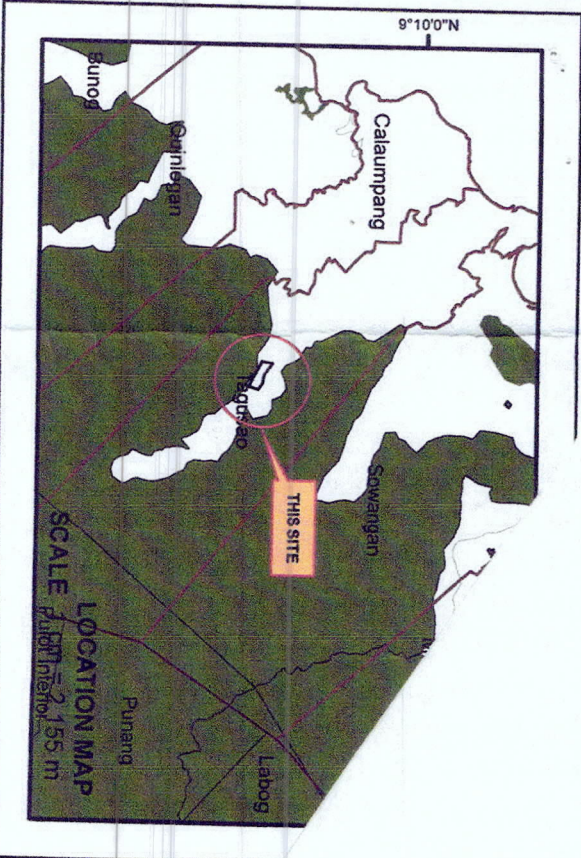
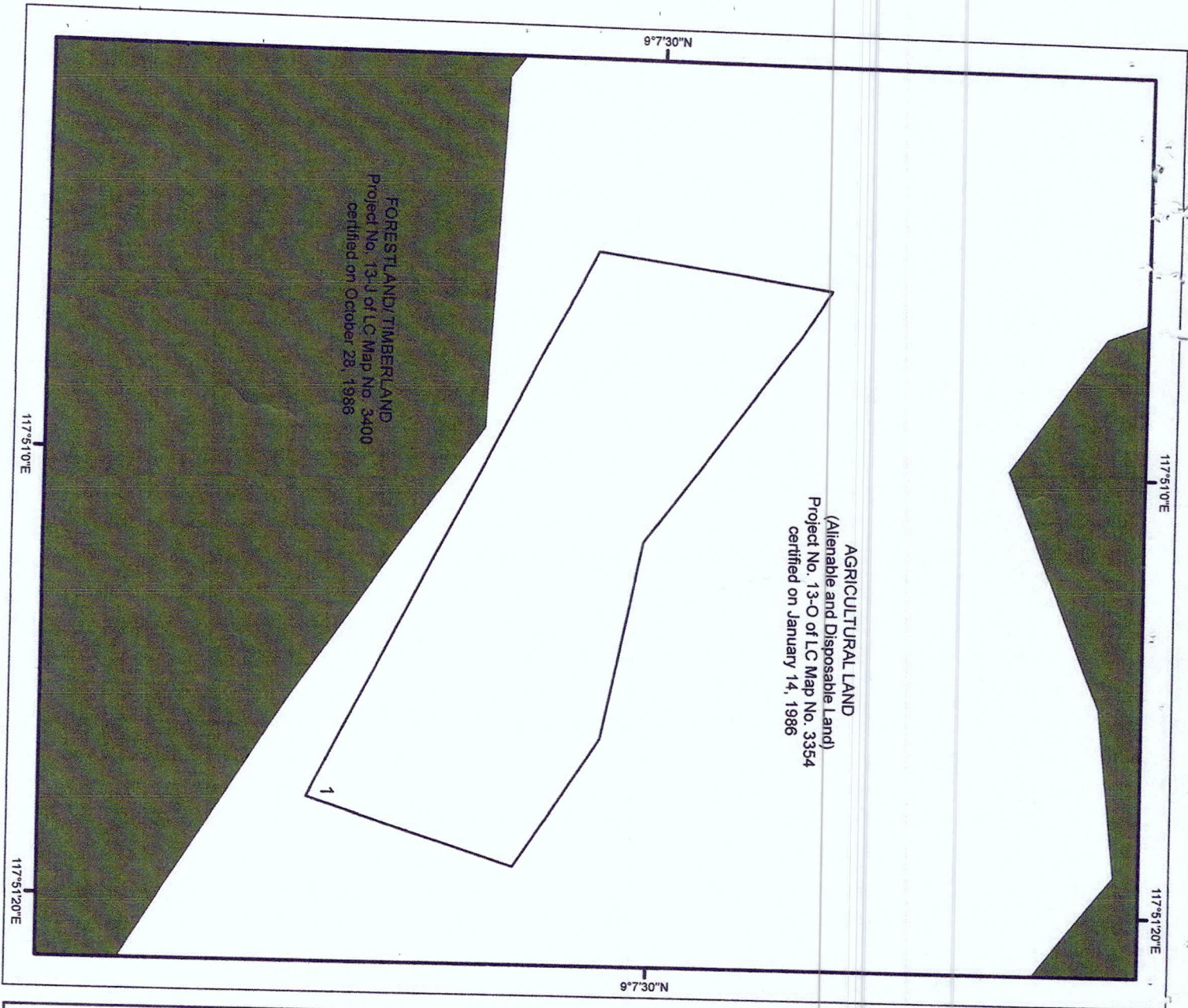
CERTIFICATION

This is to certify that Lot/ Survey No. **173, SGS-04002030** is within Alienable and Disposable Land per Land Classification Map No. 3354, Project No. 13-O certified on January 14, 1986.

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

Issued on 20th day of February, 2023.


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




**MAP
SHOWING
THE RELATIVE LOCATION OF
LOT NO. 173, SGS-04-002030
LOCATED AT BGY. TAGUSAO, QUEZON, PALAWAN**



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

SCALE : 1 cm = 80 m

0 1,050 2,100 4,200 6,300 8,400
Meters

Coordinate System: PRS 92
Projection: Transverse Mercator
Datum: Luzon 1911

**NOTE: SUBJECT FOR FINAL EVALUATION
OF REGIONAL OFFICE AS PER MEMORANDUM
FROM THE SECRETARY DATED JUNE 15, 2021**

FOR REFERENCE ONLY

Digitized:
KEITH R. CASTILLO
FOREST TECHNICIAN I

WAIVER OF RIGHTS OVER A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This WAIVER OF RIGHTS OF A PARCEL OF LAND was made and entered into by and between:

FREDDY A. GAAN Sr. Filipino, of legal age, married to VERGIE G. GAAN and with residence and postal address at Barangay Tagusao, Quezon, Palawan and herein referred to as **WAIVOR**;

And

MAE JOY B. PICCIO, Filipino, of legal age, married and with residence and postal address at 1123 Dian cor. Zobel Roxas, Paleman, Makati; **KRIZZIA J. UY**, Filipino, of legal age, married and with residence and postal address at RMT Purok 4, Cuyab, City of San Pedro, Laguna; and **KAREN J. UY**, Filipino, of legal age, married and with residence and postal address at RMT Purok 4, Cuyab, City of San Pedro, Laguna and hereinafter referred to as **WAIVEES**;

WITNESSETH that:

WHEREAS, the WAIVOR is the owner, possessor and actual occupant of a parcel of land which is more particularly described as follows:

A parcel of land containing an area of NINETY THREE THOUSAND THREE HUNDRED NINETY FOUR (93,394) SQUARE METERS, situated at Barangay Tagusao, Quezon, Palawan covered by Tax Declaration of Real Property No. 19-014-0632 and Property Identification No. 066-19-014-15-002 and is more specifically describes as follows:

North -	ALN 001
South -	ALN 001
East -	ALN 001
West -	ALN 001

That the WAIVOR have lost interest in the above described parcel of land and that for and in consideration of the sum of **SIX HUNDRED FORTY THOUSAND PESOS (Php 640,000.00)**, Philippine Currency, which do hereby admit by the WAIVOR to have receive the same to his full and entire satisfaction from the WAIVEES, the WAIVOR do hereby **WAIVE, SELL, TRANSFER** and **CONVEY**, absolutely and irrevocably, **ALL HIS RIGHTS, INTERESTS AND OWNERSHIP** over the above described parcel of land including all the improvements found or situated thereon, in favor of the WAIVEES whose personal circumstances are mentioned above and in accordance with the following shares, to wit:

a) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **MAE JOY B. PICCIO**;

b) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **KRIZZIA J. UY**; and

c) The **THIRTY ONE THOUSAND ONE HUNDRED THIRTY ONE (31,131.3) SQUARE METERS** will be sold in favor of **KAREN J. UY**;

The WAIVOR by virtue of this presents hereby warrant that the above-described parcel of land and improvements found thereon are free from all liens and encumbrances of whatever nature. The WAIVOR further warrant valid and peaceful possessions and other rights in favor of the WAIVEES over the above described parcel of land and will depend the same against any and all claims of third persons, whosoever.

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan
Contact No. 0995 622 622

Contact No.: 0997-982-3016

Email: cenroquezon@denr.gov.ph

Application No. 0453

Applicant

Survey No. (1713) S9S-04-002030

Lot No. 173 Identical to

Lot No. 22051, Cad 798-D

Area: 200.491 sq. m.

Location Tagnasat, Queron, Fekoubon

Surveyed for unknown claimant

Surveyed by G.E. Jesus C. Perilla

Date Surveyed Nov 30 - Dec 22, 2005

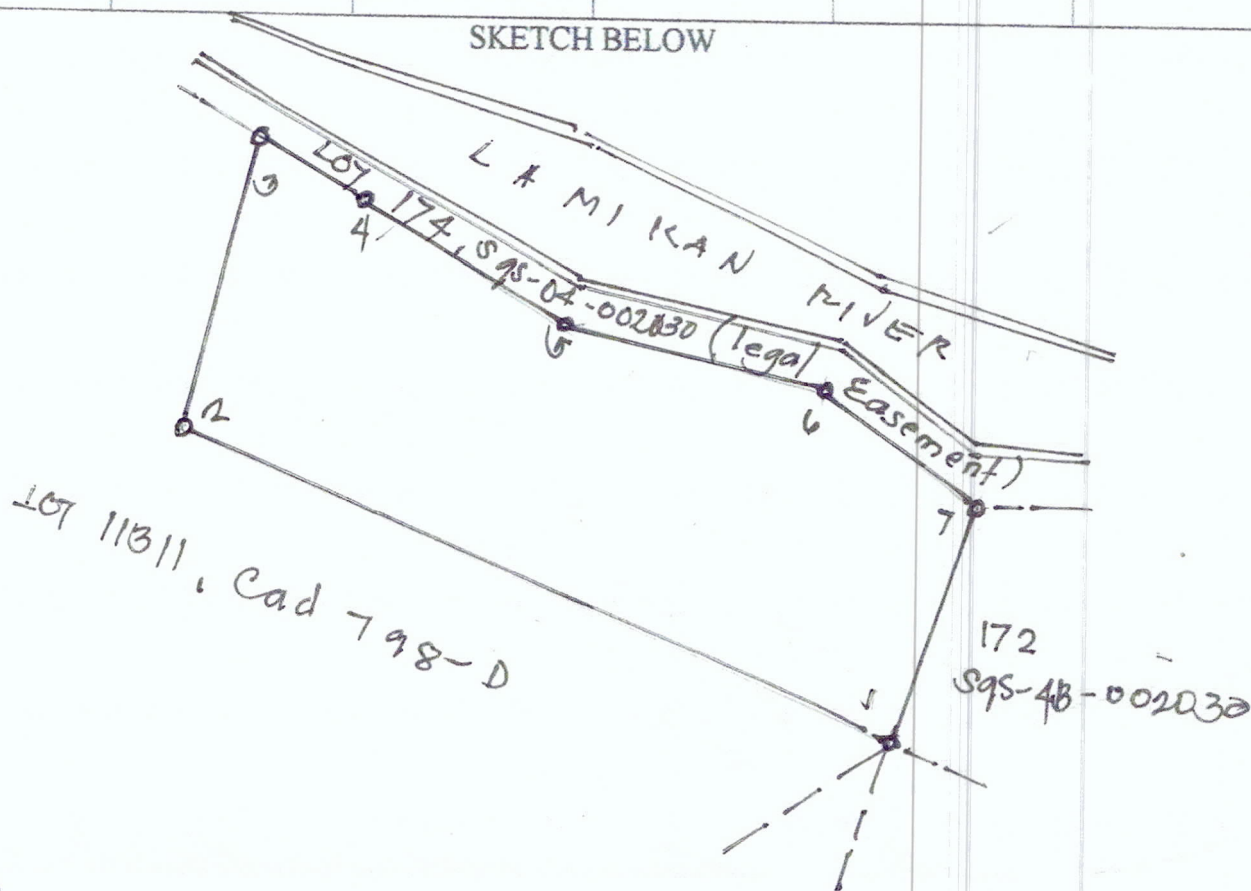
Date Approved July 17, 2006

TECHNICAL DESCRIPTION

TIE LINE 5' 49-15W 20076.79 m. FROM B.L.L.M. #1, Cad 798-D
QUEROL, Cadastre

[illegible]

SKETCH BELOW



note:

ADD
Project no. 13-0
LC num 3354

x Mae Jay B. Piccio

Signature

Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
PROFESSIONAL IDENTIFICATION CARD



LAST NAME	▶ PICCIO
FIRST NAME	▶ MAE JOY
MIDDLE NAME	▶ BANDIOLA
REGISTRATION NO.	▶ 0385423
REGISTRATION DATE	▶ 01/19/2006
VALID UNTIL	▶ 01/23/2022

NURSE



Signature

Signature

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



PICCIO, MAE JOY BANDIOLA							
Sex	F	Date of Birth	1980/01/23	Weight (kg)	54	Height (m)	1.56
Address 2616 DOMINGA ST MALATE MANILA							
License No.	N26-15-006479		Expiration Date	2023/01/23		Agency Code N24	
Blood Type	A+		Eye Color	BROWN			
Restrictions	1,2		Conditions	NONE			

Signature of Licensee
Signature of Licensee

Signature
EDGAR C. CARABANQUE
Assistant Secretary

IN WITNESS WHEREOF, We have hereunto affixed our signatures this day of AUG 03 2020 in the Municipality of Quezon, Province of Palawan.

Freddy A. Gaan Sr.
FREDDY A. GAAN Sr.
WAIVOR

With My Marital Consent:

Vergie G. Gaan
VERGIE G. GAAN
WIFE

MAE JOY B. PICCIO
WITNESS

KRIZZIA J. UY
WITNESS

KAREN J. UY
WITNESS

JAIME E. ALCANTARA
Witness

SIGNED IN THE PRESENCE OF:
M. Alcantara
MELYNDA D. ALCANTARA
Witness

NOEL B. JUANILLO
Witness

ACKNOWLEDGMENT

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

BEFORE ME, in the Municipality of Quezon, Province of Palawan, personally appeared:

NAME	ID No.:	ISSUED BY/AT
FREDDY A. GAAN Sr.	00580	BGY. TAGUSAO/QUEZON, PAL.
VERGIE G. GAAN	00581	BGY. TAGUSAO/QUEZON, PAL.
MAE JOY B. PICCIO	0385423	PRC/01-23-2022
KRIZZIA J. UY	P0631108	DFA/02-11-2029
KAREN J. UY	EC6275796	DFA/12-20-2022

Exhibiting to me proof of their identity details of which was written under their names and signatures, known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that they executed the same freely and voluntarily.

This instrument, pertaining to Waiver of Rights over a Parcel of Land, consisting of two (2) pages, including the page on which this acknowledgment is written, has been signed on the left margin of each and every page thereof by the parties and their witnesses.

WITNESS MY HAND and NOTARIAL SEAL this day of AUG 03 2020 in the Municipality of Quezon, Province of Palawan.

Doc No.: 384 : Page No.: 39 :
Book No.: XVIII : Series of 2020 .

ATTY. RYAN T. PACARIS
NOTARY PUBLIC
UNTIL December 31, 2024
Roll No. 63050
DP No. 102219 / Dec. 30, 2019
PTR No. 1570208 / 11-10-2020

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

National Highway, Bgy. Alfonso XIII, Quezon, Palawan

Contact No.: 0997-982-3016

Email: cenroquezon@denr.gov.ph

REPUBLIC OF THE PHILIPPINES)
 PROVINCE OF PALAWAN :S.S.
 MUNICIPALITY OF Imoron)

AFFIDAVIT IN SUPPORT OF APPLICATION FOR SURVEY AUTHORITY

I, ALONA J. ADIAL single/married to Ede Larde Adial
Filipino, of legal age, and resident of the municipality of QUEZON, Province of
Palawan, after having been duly sworn to in accordance with law, depose and say:

1. That I personally know MAE JOY B. PICCIO Et al. who has filed a Survey Application Application No. 0453 - _____ for a tract of land located at Municipality of QUEZON, Province of Palawan;
2. That I am an actual resident of the Municipality of QUEZON and I know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his predecessor-in-interest since 2020 or prior thereto and it is free from claims and conflicts;
4. That I am not related to the applicant either by consanguinity or affinity and I am not personally interested in the land applied for in the granting of the patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural-born citizen of the Philippines and is not the owner of more than Twelve (12) hectares of land in the Philippines.

IN WITNESS WHEREOF, I have hereunto set our hands and signed this affidavit this 4th day of November 2022 in the Municipality of Quezon, Province of Palawan.

~~ALONX V. ADIAL~~

Affiant

CTC NO. 2194 57

Issued on: Nov 4

Issued at : Thiruvananthapuram

SUBSCRIBED AND SWORN to before me on the date and place stated above.

~~RECEIVED~~ A. ROGEL
Spl. Inv. /DPLI



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: Maec Jon D. Piccio
Lot No.: 177, 545-04-002090

Area: 25.0091 hectares
Location: Tagniao, 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	Barangay Certification		✓
5	Sworn Affidavit of two (2) disinterested person	ps. refer to findings below	
6	Any government-issued ID	PPC issued	✓
7	Others: (proof of ownership i.e. waiver of rights, etc.)	w/ Waiver of Rights	✓
Requirements (DENR)			
8	Technical Description/V-37/reference plan	Technical Description	✓
9	CENRO LC Map Projection		✓
10	CENRO LC Certification "Annex B"		✓
11	Investigation Report w/ geotagged photos and categorical findings and recommendation that the land is A&D		plc
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: James D. Mora
Date/Contact No.: 4-24-27/64107-499-0950

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)

Findings:

- ① ps. reflect in the report the lot status of the subject lot based on records of this office
- ② ps. review Affidavit of Citahel Junio vs. Maec Jon D. Piccio