



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

March 10, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Bldg., Roxas Blvd.
Barangay 668, Ermita, Manila

ATTENTION : The OIC-Assistant Regional Director for Technical Services
The OIC-Chief, Surveys and Mapping Division

FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **LETTER OF MS. NILDA N. TOLENTINO DATED
FEBRUARY 23, 2023**

This pertains to the letter of Ms. Nilda Tolentino dated February 23, 2023 requesting for a certified copy of narrative technical description for Lot 5-G, Psd-04-026896 at Barangay Tanglaw, Puerto Princesa City.

Requested documents are classified under Limited Circulation (LC) per DAO No. 97-24 access thereof needs approval of the higher authority hence it is forwarded for consideration.


FELIZARDO B. CAYATOC

Reference No: 2023-1750
TSD/RPS/SMU

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Chia
Date: 16 MAR 2023 CN 2023-707

Request for certified copy
of Technical Descriptions of
lot 5-G, Psd-04-026896
covering ~~the~~ portion of lot 5
(LRC) Psd-184 or Surveyor
for Spouses Leonardo Tolentino
and Nelda Tolentino, located
at Brgy. Tanglar, Poblacion
Puerto Princesa City.

Reason:

For information, record and considerat

status aided with sketch map in compliance to
Further, this Office evaluated the find

(LRC) Psd-184 or Surveyor
for Spouses Leonardo Tolentino
and Nelda Tolentino, located
at Brgy. Tanglar, Poblacion
Puerto Princesa City.

Reason:

For information, record and considerat

status aided with sketch map in compliance to
Further, this Office evaluated the find

February 23, 2023

The Assistant Regional Director for Technical Services
1515 DENR By The Bay Building
Roxas Boulevard, Barangay 668
Ermita Metro Manila

DENR PENRL
PALAWAN RECORDS
RECEIVED

BY: [Signature]
DATE: 02-28-2023 23-A50

Thru: The Chief, Surveys and Mapping Division
The PENRO, Brgy. Santa Monica, Puerto
Princesa City

Re: Request for Certified Copy of Technical Description of Lot 5-G, Psd-04-026896 covering portion of Lot 5 (LRC) Psd-184627 as surveyed for Spouses Leonardo Tolentino and Nilda Tolentino, located at Barangay Pobalcion, Puerto Princesa City

Dear Sir/Madam,

The undersigned is the surviving heir of Deceased, LEONARDO R. TOLENTINO, the registered owner of parcel of land, identified as LOT NO. 5, (LRC) PSD-184627, with an area of 4,125 Square Meters, more or less, situated in the Poblacion now Barangay Tanglaw, Puerto Princesa City, still covered and embraced by Transfer Certificate of Title No. 2636, issued by the Registry of Deeds for the City of Puerto Princesa under Approved Subdivision Survey Plan No. PSD-04-026896;

That however, upon requesting for the splitting of the aforementioned Transfer Certificate of Title No. 2636 under Approved Subdivision Survey Plan No. PSD-04-026896, the undersigned found out and discovered upon verification of the Registry of Deeds for the City of Puerto Princesa, that there is a discrepancy in the copy of technical description of LOT 5-G, PSD-04-026896 and it was entered as THENCE N. 95 deg. 21' E., 16.72 m. to point of beginning instead of THENCE N. 05 deg. 21' E., 16.72 m. to point of beginning, as per its Approved Subdivision Survey Plan;

That the undersigned would like to request for Certified Copy of Technical Description of LOT 5-G Psd-04-026896 covering portion of Lot 5 (LRC) Psd-184627 as surveyed for Spouses Leonardo Tolentino and Nilda Tolentino, located at Barangay Pobalcion, Puerto Princesa City, with true and correct technical description of THENCE N. 05 deg. 21' E., 16.72 m. to point of beginning.

Hoping for your favorable action on this matter.

Very truly yours,

Nilda N. Tolentino
NILDA N. TOLENTINO

Undersigned surviving heir
OSCA ID No. 23478

SUBSCRIBED AND SWORN BEFORE
ME THIS FEB 23 2023
CITY OF PUERTO PRINCESA

DOC. NO. 134
PAGE NO. 28
BOOK NO. 20
COPIES OF 1013



ATTY. JOSEPH ALLEN P. QUIÑON
NOTARY PUBLIC
COMMISSIONED UNTIL DECEMBER 31, 2023
ROLL NO. 47519/TIN NO. 223-829-182
ICP NO. 001817/PTA NO. 2942859
MCLE NO. VI-0027765

09270383859

TECHNICAL DESCRIPTIONS

Lot 5-G
Psd-04-026896

A parcel of land (Lot 5-G of the subdivision plan Psa-04-026896, being a portion of Lot 5, (LRC)Psd-184627, L.R.C. Record No.), situated in the Poblacion, City of Puerto Princesa, Island of Palawan. Bounded on the NW., along line 1-2, by Lot 5-A; on the NE., along line 2-3, by Lot 5-H, both of the subdivision plan; on the SE., along line 3-4, by Lot 4, (LRC)Psd-184627; and on the W., along line 4-1, by Lot 5-F of the subdivision plan.

Beginning at a point marked "1" on plan, being S. 83 deg. 57' W., 1853.25 m. from B.L.B.M. 1, Bo. Canigaran, Pto. Princesa City;

thence S. 84 deg. 21' E., 16.95 m. to point "2"

thence S. 05 deg. 22' W., 16.67 m. to point "3"

thence N. 84 deg. 30' W., 16.95 m. to point "4"

thence N. 95 deg. 21' E., 16.72 m. to the point of

beginning, containing an area of TWO HUNDRED EIGHTY THREE (283)

SQUARE METERS. All points referred to are indicated on the plan and

are marked on the ground by P.C. Cyl. Conc. Mons. Bearings true, date

of the original survey, October 12, 1935 and that of the subdivision

survey, October 24, 1937. Date approved, Dec. 4, 1987.

VERIFIED & FOUND CORRECT:
Quezon City, Dec. 4, 1987
For the Regional Director:

ELEUTERIO R. BAZ
Chief, Survey Division
By:

AMANCIA C. TALIMCAYA
Chief, Orig. & Other
Surveys Section

AGUSTIN P. TIMEANCAYA
Geodetic Engineer

V/fee - 713.00
O.R. # 8942360
12-17-87

Checked by:

Verified by:

REGISTRY OF DEEDS FOR 1911

18-103

6625
IF COOPERATIVE BANK OF PHILIPPINES, INC. COVERING THE LAND
DESCRIBED IN THIS TITLE AND TCT/DET NO. 2676
TO GUARANTEE A PRINCIPAL OBLIGATION OF
SUBJECT TO THE TERM AND CONDITION
SET FORTH IN THE DOCUMENT EXECUTED AND
ACKNOWLEDGED BEFORE NOTARY PUBLIC FOR AND IN THE
CITY OF PHILIPPINES ATTY. JESUS L. RAMOS
DOC. NO. 366 PAGE NO. 78 BOOK NO. V
SERIES OF 18 78
DATE OF INSTRUMENT 11/11/78
DATE OF REGISTRATION 11/11/78

D. JANNEY R.

ENTRY NO. 7157 FILE NO. 11/11/78
MORTGAGE INSTRUMENT HEREON UNDER P. S. NO. 11/11/78
FILE NO. 11/11/78 DOC. NO. 366 PAGE NO. 78
AT Y. MA. RACHEL RE FABROS-DELEG
DEPUTY REGISTER OF DEEDS
CITY OF PHILIPPINES

Additional Memorandum of Encumbrances continued on page number 3
of the New PHILADIP form with serial number 2018020009109/05/1066



20210301202

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2023000164

Date: January 27, 2023 10:10:24AM



CANCELLATION OF LIABILITIES UNDER SEC. 4 RULE 74 OF THE RULES OF COURT : BY VIRTUE OF A VERIFIED PETITION EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N. TOLENTINO AND JANREY N. TOLENTINO, THE LIABILITIES APPEARING ON THIS TITLE ARE HEREBY CANCELLED, IN ACCORDANCE WITH DOC. NO. 191; PAGE NO. 40; BOOK NO. 244; SERIES OF 2023; OF NOTARY PUBLIC OF PUERTO PRINCESA CITY; ATTY. JOSEPH ALLEN P. QUIÑON; DATED JANUARY 23, 2023.

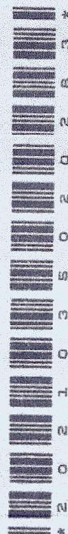
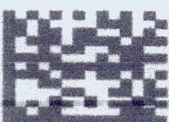

Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds III 

Entry No.: 2023000165

Date: January 27, 2023 10:16:15AM

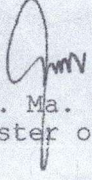
REQUEST : EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N. TOLENTINO AND JANREY N. TOLENTINO, PETITIONING FOR THE ISSUANCE OF SEPARATE TITLE FOR LOT 5-A (622 SQMS) AND LOT 5-D (ROAD LOT/239 SQMS), LOT 5-E (567 SQMS), LOT 5-F (283 SQMS), LOT 5-H (283 SQMS) AND LOT 5-I (1,092 SQMS), ALL OF PSD-04-026896, IN THEIR FAVOR, IN ACCORDANCE WITH DOC. NO. 190; PAGE NO. 39; BOOK NO. 244; SERIES OF 2023; OF NOTARY PUBLIC OF PUERTO PRINCESA CITY; ATTY. JOSEPH ALLEN P. QUIÑON; DATED JANUARY 23, 2023. THIS TITLE IS PARTIALLY CANCELLED AND ISSUING IN LIEU HEREOF. TCT NUMBER(S) From 20230000461 TO 20230000466


Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds III 



2018020009106

AFFIDAVIT : EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N. TOLENTINO AND JANREY N. TOLENTINO, ATTESTING THAT THE 408 SQM LOT SOLD TO THE CITY GOVERNMENT OF PUERTO PRINCESA UNDER ENTRY NO. 10051 IS NOW IDENTIFIED AS LOT 5-D WITH AN AREA OF 239 SQMS AND THE A PORTION OF LOT 5-E WITH AN AREA OF 169 SQMS, BOTH OF PSD-04-026896, IN ACCORDANCE WITH DOC NO. 260, PAGE NO. 53, BOOK NO. XXXV, SERIES OF 2018, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. ALEXANDER A. RIVERA, DATED MAY 28, 2018.


Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds

Entry No.: 2018001641

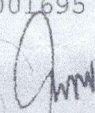
Date: June 13, 2018 04:25:22PM

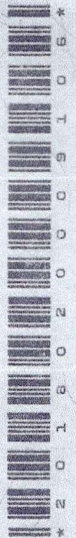
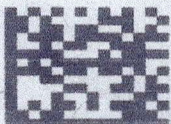
SUBDIVISION : SUBDIVISION PLAN:

THE LAND COVERED BY THIS TITLE HAS BEEN SUBDIVIDED INTO NINE (9) LOTS, TO WIT: LOT 5-A (622 SQMS); LOT 5-B (378 SQMS); LOT 5-C (378 SQMS); LOT 5-D (239 SQMS/EXISTING ROAD); LOT 5-E (567 SQMS); LOT 5-F (283 SQMS); LOT 5-G (283 SQMS); LOT 5-H (283 SQMS) AND LOT 5-I (1,092 SQMS), IN ACCORDANCE WITH SUBDIVISION PLAN NUMBER PSD-04-026896, DULY APPROVED BY DENR ON DECEMBER 04, 1987.

WRITTEN REQUEST/PETITION:

EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N. TOLENTINO AND JANREY N. TOLENTINO, PETITIONING FOR THE ISSUANCE OF SEPARATE TITLE FOR LOT 5-B (378 SQMS) AND LOT 5-C (378 SQMS), BOTH PSD-04-026896, IN FAVOR OF KINGDOM HALLS FOR JEHOVAH'S WITNESSES IN THE PHILIPPINES, INC. REP. BY GARNELL MAGAWAY, IN ACCORDANCE WITH DOC. NO. 261, PAGE NO. 54, BOOK NO. XXXV, SERIES OF 2018, OF NOTARY PUBLIC FOR PUERTO PRINCESA CITY, ATTY. ALEXANDER A. RIVERA, DATED MAY 28, 2018. THIS TITLE IS PARTIALLY CANCELLED AND ISSUING IN LIEU HEREOF. TCT NUMBER(S) From 2018001695 TO 2018001696


Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds



TCT No.: 074-2635

Page No.: 2

2018020009105

TAX TYPE: CGT/DST

TAXES PAID: PHP 900,000/225,000

SECRETARY'S CERTIFICATE:

EXECUTED BY MARK JETHRO J. BUMATAY, CORPORATE SECRETARY OF THE KINGDOM HALLS FOR JEHOVAH'S WITNESSES, CERTIFYING THAT ANY OF THE FOLLOWING BOARD OF DIRECTORS OF THE KINGDOM HALLS FOR JEHOVAH'S WITNESSES IN THE PHILIPPINES, INC., NAMELY: FEBE ARROYO, JOEL HERNANZ AND GARNELL MAGAWAY. IS AUTHORIZED AMONG OTHERS, TO NEGOTIATE IN ORDER TO BUY PARCEL OF LAND FOR USE AS THE KINGDOM HALL OF JEHOVAH'S WITNESSES; AND TO SIGN THE DEED OF SALE, AND TO DO ANY AND ALL ACTS NECESSARY, AND TO SIGN, EXECUTE AND DELIVER ANY OTHER AGREEMENT OR WRITING AS MAY BE REQUIRED, IN ACCORDANCE WITH DOC. NO. 198, PAGE NO. 41, BOOK NO. X, SERIES OF 2017, OF NOTARY PUBLIC OF QUEZON CITY, GLADDYS GERIAL ATIENZA, DATED FEBRUARY 07, 2017.

SALE

EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N. TOLENTINO AND JANREY N. TOLENTINO, IN FAVOR OF KINGDOM HALLS FOR JEHOVAH'S WITNESSES IN THE PHILIPPINES, INC., REP. HEREIN BY GARNELL MAGAWAY, OF LOT 5-B WITH AN AREA OF 378 SOMS AND LOT 5-C, WITH AN AREA OF 378 SOMS, BOTH OF PSD -04-026896, FOR THE SUM OF FIFTEEN MILLION PESOS (PHP 15,000,000.00), IN ACCORDANCE WITH DOC. NO. 463, PAGE NO. 95, BOOK NO. XVIII, SERIES OF 2017, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. NANNETTE D. MATA-TIMBREZA, DATED JULY 28, 2017.

Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds

Entry No.: 2018001640

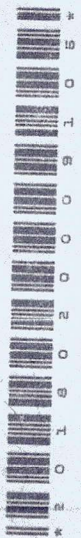
Date: June 13, 2018 04:20:02PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED LEONARDO R. TOLENTINO, AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: JULY 28, 2017.

Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds

Entry No.: 2018001640

Date: June 13, 2018 04:20:02PM



TCT No.: 074-2636

Page No.: 1

2018020009104

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2018001640

Date: June 13, 2018 04:20:02PM

EXTRA-JUDICIAL SETTLEMENT : BIR - CERTIFICATE AUTHORIZING
REGISTRATION

ECAR NO.: C-2017-036-011421-M

SERIAL NO.: ECR201600457511

DATE ISSUED: 08/14/2017

REVENUE DISTRICT NO.: 036

AUTHORIZED REVENUE OFFICIAL: GERALD MART C. GATINGA/VICENTE P.
GAMAD JR.,

TAX TYPE: ESTATE


TAXES PAID: PHP 1,037,244.32

AFFIDAVIT OF PUBLICATION:

EXECUTED BY GERALDFORD P. TICKE, ASSIST. GEN MANAGER-MANAGING
EDITOR OF THE PALAWAN TIMES, PUBLISHED BY THE LUNTIAN
PUBLISHING, INC., ATTESTING THAT THE EXTRAJUDICIAL SETTLEMENT OF
ESTATE WITH SIMULTANEOUS DEED OF ABSOLUTE SALE OF PORTIONS OF A
PARCEL OF LAND, ESTATE OF LEONARDO R. TOLENTINO, HAS BEEN
PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS, IN ACCORDANCE WITH DOC.
NO. 467, PAGE NO. 95, BOOK NO. CCI, SERIES OF 2017, OF NOTARY
PUBLIC OF PUERTO PRINCESA CITY, ATTY. ROLAND E. PAY, DATED AUGUST
29, 2017.

EXTRA-JUDICIAL SETTLEMENT OF ESTATE

EXECUTED BY NILDA N. TOLENTINO, JOYCE ANN TOLENTINO-HERNANDO, MYRA
JEREMIAH LEONIL TOLENTINO-YBANEZ, MARIA JENNEFER LUCIA N.
TOLENTINO AND JANREY N. TOLENTINO, HEIRS OF LEONARDO R. TOLENTINO,
IN ACCORDANCE WITH DOC. NO. 463, PAGE NO. 95, BOOK NO. XVIII,
SERIES OF 2017, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY.
NANNETTE D. MATA-TIMBREZA, DATED JULY 28, 2017.


Atty. Ma. Rachel Fe Fabros-Dilig
Register of Deeds

Entry No.: 2018001640

Date: June 13, 2018 04:20:02PM

SALE : BIR - CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO.: C-2017-036-011422-M

SERIAL NO.: ECR201600457512

DATE ISSUED: 08/14/2017

REVENUE DISTRICT NO.: 036

AUTHORIZED REVENUE OFFICIAL: GERALD MART C. GATINGA

