



Document Number:	P-2023-108844	Date Endocded: 02-May-2023
Sender:	FELIZARDO B. CAYATOC	
Address:	PUERTO PRINCESA, PALAWAN	
Subject:	Memo dtd April 18, 2023 - re: TRANSMITTAL OF THE REPORT (cn 23-1104)	
Addressee:	The Assistant Regional Director for Technical Services	
Attachment(s):	Memorandum; upload/20230501_235303_records-nina	
Urgent:	No; received by records-nina	
Date Received:	27-Apr-2023	

ROUTING AND ACTION INFORMATION				
FROM	DATE RECEIVED	FOR/TO	DATE RELEASED	ACCEPTANCE REMARKS/ACTION REQUIRED/TAKEN REMARKS/STATUS
RECORDS	2023-04-27	SMD	2023-05-02	Date: 2023-05-02 Status: OUT From: records-nina Message: Memorandum forwarded for your information and appropriate action



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
APR 27 2023
☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. 102844
TIME: _____ GMP

April 18, 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 Taytay, Palawan with the investigation report categorical recommendation on the application for Survey Authority of the subject Lot No. 2, Sgs-04-000999-D, identical to Lot 11182, Cad 1037-D, situated at Brgy. Villa Libertad, El Nido, Palawan.

After evaluation, this office found out the following:

- a. That Lot 2 falls within Alienable and Disposable Land per Land Classification Map No. 1187, Project No. 5-A and Block IX.
- b. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Taytay.
- c. That the subject lot consist of six (6) corners covering an area of 10, 000 sq. meters.
- d. 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.

Reference No. 2023-2635
RPSFiles/Memo/RO/Lot2
AAP

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: Khea
Date: 20 APR 2023 CN 2023-1104



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

March 16, 2023

MEMORANDUM

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

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City

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

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY MAXIMA D. MISAJON OF LOT 2, SGS-04-
000999-D IDENTICAL TO LOT 11182, CAD 1037-D
SITUATED AT BRGY. VILLA LIBERTAD, EL NIDO,
PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 12-23-2023 ON 23-2635

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 
DATE: MAR 16 2023 ON 1047

Respectfully forwarding is the memorandum dated February 27, 2023 of Special Investigator I Jones Manoel Y. Lafuente recommending the issuance of Survey Authority for the above-mentioned lot.

This Office has no objection to his recommendation. Hence, it is recommended for issuance of clearance.

Attach here with are the complete requirements submitted by the representative of the applicant for perusal.

Thank you.


CONRADO M. CORPUZ



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

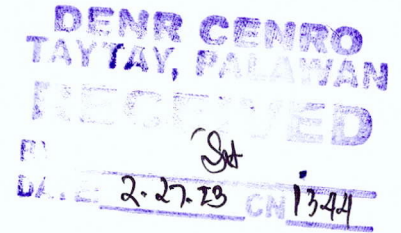
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Special Investigator I

SUBJECT : INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED MAXIMA D. MISAJON OF LOT NO. 2, SGS-04-
000999-D IDENTICAL TO LOT 11182, CAD 1037-D
SITUATED AT BRGY. VILLA LIBERTAD, EL NIDO,
PALAWAN

DATE : February 27, 2023



Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application of Maxima D. Misajon for Survey Authority.

SUBJECT LOT

The subject lot of this investigation is **Lot No. 2, Sgs-04-000999-D identical to Lot 11182, Cad 1037-D**, located in **Barangay Villa Libertad, El Nido, Palawan**, with an area of **Ten Thousand (10,000) square meters**.

CLAIMANT

The claimant of the subject lot is listed to **Maxima D. Misajon** during the Segregation and Subdivision of Cadastral Survey dated March 2, 1994 which was approved on August 16, 2005.

PROCEEDING/ACTIVITIES UNDERTAKEN

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

1. That on February 1, 2023, the undersigned had made coordination with Maxima D. Misajon on the date of investigation and advising her to include the two witnesses in the conduct of investigation that could justify their occupation and claims including the predecessor-in-interest.
2. That on February 8, 2023, the undersigned together with the applicant had made coordination with the Punong Barangay of Villa Libertad.
3. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant, and documented the existing improvements introduced therein.


FINDINGS/RECOMMENDATION

After the conduct of investigation, the undersigned found the following:

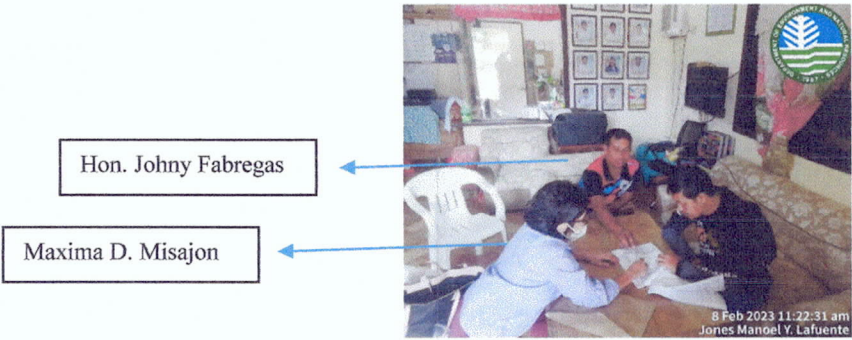
1. The subject lot was originally surveyed under Bacuit Public Land Subdivision Pls-31 approved on November 10, 1955, and identified as Lot 910, Pls-31 covering an area of Sixty-three Thousand Seven Hundred Seventy (63,770) square meters situated in Brgy. Villa Libertad, El Nido, Palawan. In addition, on April 19, 1955, Santiago Pacaña applied for Homestead Application under HA-2-296 covering an area of Sixty-three Thousand Seven Hundred Seventy (63,770) square meters;
2. That during the Cadastral Survey, Lot 910, Pls-31 was not specifically reflected on El Nido Cadastre. Thus, it was part/portion of a big lot particularly Lot 4910, Cad 1037-D. Lot 4910, Cad 1037-D was listed as PLS-31 (Portion) containing an area of Eight Hundred Eighty-seven Two Hundred Twenty-five (887,225) square meters;
3. The subject lot was surveyed by Engr. Romeo d.R. Manojó in accordance with Survey Authority No. 86-2004 dated February 20, 2004. It was then approved on August 16, 2005, under Sgs-04-000999-D resulting in five (5) lots. Among the resulted lots is Lot 2 of the said subdivision plan and it was listed to Maxima D. Misajon;
4. The occupation and cultivation of Santiago Pacaña being the survey claimant of 910, Pls-31 as far I have been able to ascertain since 1955 is **continuous, peaceful, exclusive, and unmolested**.
5. The subject lot was acquired by Maxima D. Misajon from her predecessor-in-interest Heirs of Santiago Pacaña by virtue of Extrajudicial Settlement of Estate of the Late Santiago Pacaña with Simultaneous Waiver and Relinquishment of Rights dated October 22, 2022 duly notarized by Atty. Ronelo C. Calugas under Doc. No. 19; Page No. 5; Book No. 29; Series of 2022;
6. The certification issued dated May 16, 2022 by the Punong Barangay of Villa Libertad signed by Hon. Johny M. Fabregas affirms that Maxima Dasalla Misajon, personally appeared to secure a barangay certification towards her parcel of land. The same had been verified during the actual investigation that Maxima Dasalla Misajon is the lawful claimant/occupant of a parcel of land with Lot No. 2, Sgs-04-000999-D containing an area of 10,000 square meters;
7. The subject lot was generally level in slope, improvements found thereon are **banana, coconut, mango, perimeter fence and 3 residential houses**. It was bounded by the following: on North, by Flora Lim; on South, by lot claimed by Edgar Pacaña; on West, by Alejo Lodriquito; and on East, by barangay road;
8. The purpose of the request is to subdivided the subject lot into nine (9) resultant lots including the existing barangay road;
9. That based on records, Lot No. 2, Sgs-04-000999-D identical to Lot 11182, Cad 1037-D **falls within Agricultural Land (Alienable & Disposable)** as per Land Classification No. 1187, Block IX, and Project 5-A certified on September 7, 1935. Sixty-three Thousand Seven Hundred Seventy (63,770) square meters; listed to Maxima Misajon with Tie Line: N 59-49 E, 3,764.76 m from BLLM # 1, Cad 1037-D of El Nido Cadastre;
10. The subject lot is **outside military reservation but within El Nido-Taytay Managed Resource Protected Area (ENTMRPA)** per Presidential Proclamation No. 32, dated October 8, 1998;
11. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated June 13, 2022 (copy attached); and
12. Based on the certification dated June 16, 2022 issued by the Land Registration Authority (LRA), **the said lot does not appear to overlap with any previously plotted, decreed and/or titled properties** (copy attached).

2

In view of the above-mentioned circumstances, **the undersigned recommends the issuance of survey authority subdividing Lot No. 2, Sgs-04-000999-D identical to Lot 11182, Cad 1037-D into nine (9) resultant lots** in favor of Maxima D. Misajon, Et. Al. of herein listed claimant and existing boundary road. Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated February 8, 2023.


JONES MANOEL Y. LAFUENTE

Geo-tagged photos showing the conducted investigation/inspection on the area subject for issuance of Survey Authority at Barangay Villa Libertad, El Nido,



Coordination made to the Office of the Punong Barangay thru Hon. Johny Fabregas



Jerlyn Martinez (wife of Angelito Martinez (witness))



Roldan B. Villarosa (witness)

IMPROVEMENTS FOUND ON THE SUBJECT LOT



I hereby certify that the above photos were true and taken during the conduct of ground investigation for Survey Authority on February 8, 2023 in Barangay Villa Libertad, El Nido, Palawan.

JONES MANOEL Y. LAFUENTE
Special Investigator

The Parties/Heirs hereby affirm that they have executed the foregoing Instrument out of their own voluntary free will without force, intimidation or violence upon their person; that they have received their just and proper share and have no claim or demand against each other;


This Extrajudicial Settlement of Estate however, is subject to contingent liabilities to creditors, heirs and other persons who might have been deprived of their lawful share and participation in the said estate from the settlement and distribution thereof for a period of two years in accordance with the provisions of Rule 74, Section 4 of the Revised Rules of Court of the Philippines;

Further, by these Presents, I, **OSCAR PACAÑA**, for and in consideration of my gratitude for the assistance extended to me and having been reimbursed of reasonable and sufficient amount for the cost of improving a portion of my above-acquired parcel of land, by these Presents, I hereby **WAIVE, CEDE, CONVEY, and TRANSFER** in a manner absolute and irrevocable all my rights, interest, and ownership over a portion of my above-acquired parcel of land equivalent to an area of **TEN THOUSAND (10,000) SQUARE METERS** in favor of **MAXIMA D. MISAJON**, of legal age, Filipino, widow and a resident of Brgy. Villa Libertad, El Nido, Palawan;

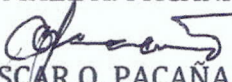
I, **OSCAR PACAÑA**, the GRANTEE/TRANSFEROR hereby warrant that I have a valid right and ownership to dispose my above-acquired parcel of land herein **WAIVED, RELINQUISHED** and **TRANSFERRED** and that I will defend the rights of the above-named GRANTEE/TRANSFeree against any and all claims of third person/s whomsoever;

IN WITNESS WHEREOF, the children/successors herein have affixed their signatures this 22nd day of October 2022 at El Nido, Palawan, Philippines.

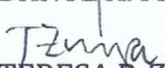
Children/Successors:

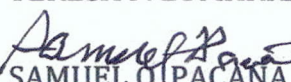

GABINA A. PACAÑA



ISMAEL A. PACAÑA



OSCAR O. PACAÑA
Grantor

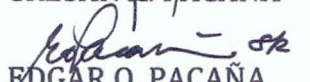

DANTE A. PACAÑA


TERESA P. ZUMARRAGA

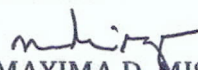

SAMUEL O. PACAÑA


DHALIA P. ZUMARRAGA

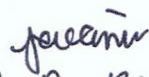

CRESANA A. PACAÑA


EDGAR O. PACAÑA

Grantee:


MAXIMA D. MISAJON

Signed in the Presence of:


LILIA D. PACAÑA

ACKNOWLEDGEMENT

Republic of the Philippines)
Province of Palawan)s.s
Municipality of El Nido)
X-----X

BEFORE ME, a Notary Public for El Nido and in the Province of Palawan, this 22nd day of October 2022 at El Nido, Palawan, personally appeared the following persons who exhibited to me their competent evidence of identities, to wit:

GABINA A. PACAÑA with OSCA ID No. 3941, issued on Dec. 9, 2017
DANTE A. PACAÑA WITH DRIVER'S LIC. NO. D11-10-002915, VALID UNTIL OCT. 24, 2031
DHALIA P. ZUMARRAGA
ISMAEL A. PACAÑA
TERESA P. ZUMARRAGA
CRESAN A. PACAÑA with Driver's Lic. No. D10-14-000727, valid until Feb. 22, 2032
OSCAR O. PACAÑA
SAMUEL O. PACAÑA with OSCA ID No. 0185, issued on Oct. 25, 2013
EDGAR O. PACAÑA
MAXIMA D. MISAJON with OSCA ID No. 0794, issued on Oct. 10, 2022

all known to me and to me known to be the same persons who executed the foregoing "Extrajudicial Settlement of Estate of the late SANTIAGO PACAÑA with SIMULTANEOUS WAIVER AND RELINQUISHMENT OF RIGHTS", consisting of three (3) pages including this page, signed by them and their instrumental witnesses on each and every page thereof, which they acknowledge before me to be their own, free, and voluntary act and deed.

WITNESS MY HAND AND SEAL on the place and date first above-written.

Doc. No. 19;
Page No. 5;
Book No. 29;
Series of 2022.



ATTY. RONELO C. CALUGAS
Notary Public
FOR THE PROVINCE OF PALAWAN
COMM. REG. NO.: NPL #2019-07
Valid Until December 31, 2022
ROLL No. 65659
PTR No. 2333610, 11/05/20
IBP No. 131992, 11/05/20
MCLE Comp. No. VI-0010273



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that plan **Sgs-04-000999-D, Lot 2 = Lot 11182, Cad. 1037-D, El Nido Cadastre**, being a portion of Lot 4910, Cad. 1037-D, El Nido Cadastre, situated in the Barangay of **Villa Libertad**, Municipality of **El Nido**, Province of **Palawan**, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

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

This certification is issued upon request of Engr. Nestor Veneracion, with postal address at Cuento St., San Francisco, San Antonio, Nueva Ecija, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 16th day of June 2022.

Verified by:


CRISOSTOMO ISABELTO B. ALLAUIGAN

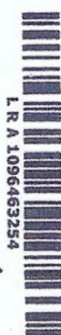
FOR THE ADMINISTRATOR


ARNEL A. RAYOS

Engineer II

Plan Examination Section

EPEB No.: E-CCV-2022-019988
Fees Paid: PHP 190.97
OR No: 1027268280
Date: May 18, 2022





Republic of the Philippines
Province of Palawan
Municipality of El Nido
Barangay Villa Libertad

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **MAXIMA DASALLA MISAJON**, of legal age, single/married/widow, Filipino citizen, a resident of Purok Batbat, Barangay Villa Libertad, El Nido, Palawan. He/She is claimant/occupant a parcel of land with **LOT NO. 2 SGS-04-000-999-D** containing an area of **TEN THOUSAND (10,000) square meters** located at Purok Batbat, Barangay Villa Libertad, El Nido, Palawan with an improvements of the following:

5 pcs. Mango trees bearing	1 pc. Avocado tree
10 pcs. Mango trees non bearing	2 pcs. Pomelo trees bearing
4 pcs. Coconut trees	

It is based on the documents submitted, inspection and recommendation of **HON. ADELITA V. ARZAGA** Barangay Kagawad Chairman Committee on Legal Matters.

I CERTIFY FINALLY that the subject person has no derogatory record in our file and law abiding citizen in this community.

Issued on this **16th** day of **MAY 2022** for whatever legal purposes it may serve her/him best.

HON. JOHNY M. FABREGAS
Punong Barangay

PAID UNDER:

O.R.No. 1119922

Issued on: MAY 16, 2022

At Villa Libertad

Amount: 100.00;

SUBSCRIBED AND SWORN TO BEFORE ME This
JUN 07 2022 AT EL NIDO, PALAWAN

DOC. NO. 40
PAGE NO. 9
BOOK NO. 28
SERIES OF 2022



ATTY. RONELO C. CALUGAS
NOTARY PUBLIC
UNTIL DEC. 31, 2022
ROLL OF ATTORNEY'S NO. 65859
NO. 2333610.12/01/20, PALAWAN
BP NO. 131992.11/05/20, PALAWAN
ACLE COMPLIANCE NO VI-0010273.4/14/2



Republic of the Philippines
Province of Palawan
Municipality of El Nido
Barangay Villa Libertad

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN;

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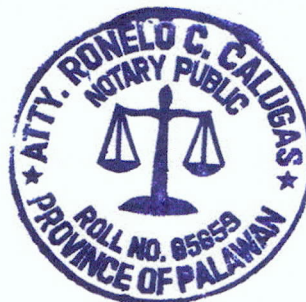
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HON. JOHNNY M. FABREGAS
Punong Barangay

PAID UNDER;
O.R.No. 1119922
Issued on: MAY 16, 2022
At Villa Libertad
Amount: 100.00;

SUBSCRIBED AND SWORN TO BEFORE ME
JUN 07 2022 AT EL NIDO, PALAWAN

OCC. NO. 46
PAGE NO. 9
BOOK NO. 28
SERIES OF 202 2



ATTY. RONELO C. CALUGAS
NOTARY PUBLIC
UNTIL DEC. 31, 2022
ROLL OF ATTORNEY'S NO. 85859
TR NO. 2383610.12/01/20, PALAWAN
BP NO. 131992.11/05/20, PALAWAN
AFL COMPLIANCE NO VI-0010273.4/14/20



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
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When plotted on our Municipal Index Sheet thru its tie line, subject lot does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

This certification is issued upon request of Engr. Nestor Veneracion, with postal address at Cuento St., San Francisco, San Antonio, Nueva Ecija, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 16th day of June 2022.

Verified by:


CRISOSTOMO ISABELTO B. ALLAUIGAN

FOR THE ADMINISTRATOR


ARNEL A. RAYOS

Engineer II

Plan Examination Section

EPEB No.: E-CCV-2022-019988
Fees Paid: PHP 190.97
OR No: 1027268280
Date: May 18, 2022



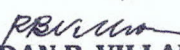
Republic of the Philippines)
Province of Palawan)s.s.
Municipality of El Nido)
X-----X

JOINT-AFFIDAVIT OF TWO DISINTERESTED PERSONS

We, **ROLDAN B. VILLAROSA** and **ANGELITO D. MARTINEZ**, both of legal age, Filipinos, married and residents of Sitio Batbat, Brgy. Villa Libertad, El Nido, Palawan, after having been duly sworn to in accordance with law, depose and state:

1. That we know Maxima D. Misajon personally because we are close friends and neighbors at Sitio Batbat, Brgy. Villa Libertad, El Nido, Palawan;
2. That we likewise know the fact that Maxima D. Misajon is the lawful owner, claimant, actual possessor and occupant of a parcel of land embraced and covered by Tax Declaration No. 18-13-017-1013 with Property Identification No. 066-13-017-16-059, designated as Lot No. 2, Sgs-04-000999-D (also known as Lot No. 11182, Cad 1037-D), containing an area of Ten Thousand (10,00) Square Meters, more or less, located at Sitio Batbat, Brgy. Villa Libertad, El Nido, Palawan;
3. That we respectively own and possess a parcel of land adjacent to the above-described parcel of land owned, claimed and possessed by Maxima D. Misajon;
4. That we are not related to Maxima D. Misajon either by consanguinity or affinity; and
5. That this Affidavit is being executed to attest to the truth of the foregoing facts and for whatever legal purpose it may serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of November 2022, at El Nido, Palawan, Philippines.

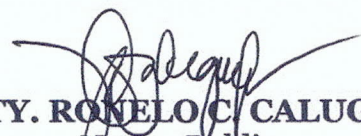

ROLDAN B. VILLAROSA
Affiant


ANGELITO D. MARTINEZ
Affiant

SUBSCRIBED AND SWORN TO before me this 12th day of November 2022, at El Nido, Palawan, Philippines.

Doc. No. 54;
Page No. 17;
Book No. 29;
Series of 2022.




ATTY. RONEO C. CALUGAS
Notary Public
FOR THE PROVINCE OF PALAWAN
COMM. REG. NO.: NPL #2019-07
Valid Until December 31, 2022
ROLL No. 65659
PTR No. 1035793, 12/21/18
IBP No. 55206, 11/19/18
MCLE Exempt per Governing Board Order No. 1, S. of 2008

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2019 25871180	
YEAR 20 22	PLACE OF ISSUE (City /Mun./ Prov.) LGU-EL NIDO, PALAWAN	DATE ISSUED 01, 03, 22	TAXPAYER'S COPY	
NAME (SURNAME) Villarosa	(FIRST) Roldan	(MIDDLE) B	TIN (if Any):	
ADDRESS Villa Libertad, El Nido, Palawan	CITIZENSHIP Fil.	ICR NO. (If an Alien)	SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE	HEIGHT
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow/ Widower/ Legally Separated <input type="checkbox"/> Divorced	PLACE OF BIRTH El Nido, Palawan	DATE OF BIRTH 05-24-1977	WEIGHT	
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT	COMMUNITY TAX DUE	
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00)			P 5.00	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)		P		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)			70.00	
3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE Maximo S. Ardon	TOTAL	P 75.00	
		INTEREST		
		TOTAL AMOUNT PAID	P 75.00	
DOP: 05.06.2019		(In words): Seventy-five pesos only		
MUNICIPAL / CITY TREASURER				

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2021 10592535	
YEAR 20 22	PLACE OF ISSUE (City /Mun./ Prov.) LGU-EL NIDO, PALAWAN	DATE ISSUED 11, 11, 22	TAXPAYER'S COPY	
NAME (SURNAME) Martinez	(FIRST) Angelito	(MIDDLE) D	TIN (if Any):	
ADDRESS Villa Libertad, El Nido, Palawan	CITIZENSHIP Fil.	ICR NO. (If an Alien)	SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE	HEIGHT
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow/ Widower/ Legally Separated <input type="checkbox"/> Divorced	PLACE OF BIRTH El Nido, Palawan	DATE OF BIRTH 05-23-1977	WEIGHT	
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT	COMMUNITY TAX DUE	
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00)			P 5.00	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P 1,000.00)		P		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P 1,000)			45.00	
3. INCOME FROM REAL PROPERTY (P1.00 for every P 1,000)				
Right Thumb Print	TAXPAYER'S SIGNATURE Maximo S. Ardon	TOTAL	P 50.00	
		INTEREST	11.00	
		TOTAL AMOUNT PAID	P 61.00	
DOP: 05.14.2021		(In words): Sixty-one pesos only		
MUNICIPAL / CITY TREASURER				


Republic of the Philippines
Social Security System


MAXIMA DASALLA MISAON

33-6270881-4
JUNE 25, 1982

Concepcion S. De La Paz
CONCEPCION S. DE LA PAZ
SSS MEMBER

PROUD TO BE A FILIPINO





Republic of the Philippines
Social Security System



MAXIMA DASALLA MISAJON

33-6270881-4
JUNE 25, 1962

Corazon S. De La Paz
CORAZON S. DE LA PAZ
SSS PRESIDENT



PROUD TO BE A FILIPINO



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

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

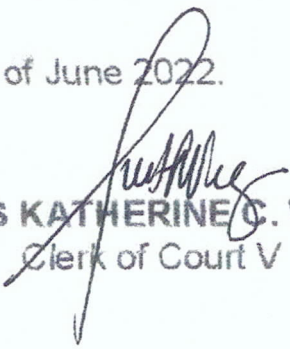
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Maxima D. Misajon covering Lot No. 2, Sgs-04-000999 located at Barangay Villa Libertad, El Nido, Palawan.

This Certification is being issued upon the request of Alan L. Valle for the patent application.

At Puerto Princesa City, this 13th day of June 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301512/9302720/3127671
Dated: June 13, 2022

zm



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

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

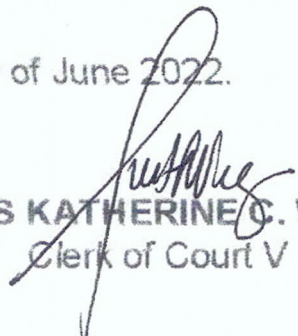
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Maxima D. Misajon covering Lot No. 2, Sgs-04-000999 located at Barangay Villa Libertad, El Nido, Palawan.

This Certification is being issued upon the request of Alan L. Valle for the patent application.

At Puerto Princesa City, this 13th day of June 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301512/9302720/3127671
Dated: June 13, 2022

zrn

TAX DECLARATION OF REAL PROPERTY

TD No. **18-13-017-1013**Property Identification No. **066-13-017-16-059**Owner: **MAXIMA D. MISAJON**

TIN: _____

Address: **VILLA LIBERTAD, EL NIDO, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

BATBAT**VILLA LIBERTAD****EL NIDO, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **SGS-04-000999-D**

CCT: _____

Lot No. **LOT 2**

Date: _____

Blk. No. _____

Boundaries: _____

North: **ALN 061, 062**South: **ALN 060**East: **ALN 056**West: **ALN 027****KIND OF PROPERTY ASSESSED:**☒ **LAND**☐ **MACHINERY**☐ **BUILDING**

Brief Description: _____

No. of Storeys: _____

☐ **Others:**

Specify: _____

Brief Description: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxa
AGRICULTURAL (RICUP2-ML)	1.0000 ha.	70,000	Php 72,100.00	AGRICULTURAL (Upland R/L)	16 %	Php 11,540.00	TAXA
AGRICULTURAL			Php 6,952.50	AGRICULTURAL (Plants/Trees)	16 %	Php 1,110.00	TAXA
Total	10,000.00 sq.m.		Php 79,052.50			Php 12,650.00	

Total Assessed Value **TWELVE THOUSAND SIX HUNDRED FIFTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: _____

2019

Year

Approved by: By Authority of the Provincial Assessor:

[Signature]
MA. CRESENCIA A. FERNANDEZ, REA
MUNICIPAL ASSESSOR

08/09/2018

Date

This declaration cancels TD No. **13-017-0814**Previous A.V. Php **7,330.00**Previous PIN **066-13-017-16-059**Previous Owner: **MAXIMA D. MISAJON**Previous Area: **10000 sq.m.**

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R. A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.**CERTIFIED PHOTOCOPY FROM AUTHENTICATED COPY ON FILE:****GERALDINE T. TAN****LAOO-1/ ACTING MUNICIPAL ASSESSOR****CERTIFIED XEROX COPY FROM OFFICE FILE****RODOLFO R. PALANCA****ASST. PROVINCIAL ASSESSOR - ADMINISTRATION**

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

AMOUNT PAID: ₱ 60.00**O.R. NO.****: 9942789 D****SWORN STATEMENT**
SWORN STATEMENT**DATE ISSUED: 9/21/20****AT: EL NIDO, PALAWAN**



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan
by the National Highway, Poblacion, Taytay, Palawan 5312
email add: cenrotaytay@denr.gov.ph


CERTIFICATION

TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY that based on available records in our Office, the tract of land in Barangay Villa Libertad, Municipality of El Nido, Province of Palawan, containing an area of Ten Thousand (10,000) square meters identified as Lot 2, Sgs-04-000999-D identical to Lot 11182, Cad 1037-D as applied by MAXIMA D. MISAJON was verified to be within **Agricultural Land (Alienable and Disposable)** as per Block IX, Project No. 5-A, LC Map No. 1187 certified on September 7, 1935.

Issued this April 17, 2023 at CENR Office.


Projected by:


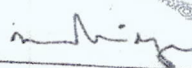

TIMOTEO B. MAGNAYE JR.
Forest Technician I

Checked and Verified by:


DAVID F. DALINO
LMO III/Chief, RPS

Attested by:


CONRADO M. CORPUZ
CENRO

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 10970655	
YEAR 20 22	PLACE OF ISSUE (City /Mun./ Prov.) LGU- El Nido, Palawan	DATE ISSUED 08, 09, 22		
NAME (SURNAME) Misajon	(FIRST) Maxima	(MIDDLE) D	TAXPAYER'S COPY	
ADDRESS Villa Libertad, El Nido, Palawan			TIN (If Any):	
CITIZENSHIP Fil.	ICR NO. (If an Alien)	PLACE OF BIRTH El Nido, Palawan	SEX: <input type="checkbox"/> MALE <input checked="" type="checkbox"/> FEMALE	
CIVIL STATUS <input checked="" type="checkbox"/> Single <input type="checkbox"/> Married	<input type="checkbox"/> Widow/ Widower/ Legally Separated <input type="checkbox"/> Divorced	DATE OF BIRTH 06-25-1962	HEIGHT	WEIGHT
PROFESSION / OCCUPATION / BUSINESS			TAXABLE AMOUNT	COMMUNITY TAX DUE
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)				P 5.00
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)			P	
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)				70.00
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)				
Right Thumb Print 	TAXPAYER'S SIGNATURE 		TOTAL	P 75.00
	MAXIMO S. ARDONA MUNICIPAL / CITY TREASURER		INTEREST	12.00
			TOTAL AMOUNT PAID	P 87.00
			(In words) Eighty-seven pesos only	

EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE SANTIAGO PACAÑA
with SIMULTANEOUS WAIVER AND RELINQUISHMENT OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

This EXTRAJUDICIAL SETTLEMENT OF ESTATE OF THE LATE SANTIAGO PACAÑA with SIMULTANEOUS WAIVER AND RELINQUISHMENT OF RIGHTS, made and entered into at El Nido, Palawan, by and among his children and successors, namely:

1. **CESAR PACAÑA** (deceased), represented by his spouse and children, namely;
 - a. **GABINA A. PACAÑA** (widow);
 - b. **DANTE A. PACAÑA** (married);
 - c. **DHALIA P. ZUMARRAGA** (married);
 - d. **ISMAEL A. PACAÑA** (single);
 - e. **TERESA P. ZUMARRAGA** (married); and
 - f. **CRESAN A. PACAÑA** (single);
2. **OSCAR O. PACAÑA** (married);
3. **SAMUEL O. PACAÑA** (married); and
4. **EDGAR O. PACAÑA** (widower)
- ALL of legal age, Filipinos and residents of Brgy. Villa Libertad, El Nido, Palawan

WITNESSETH: THAT

The above-named individuals are the legitimate children and successors of the late SANTIAGO PACAÑA, who died intestate on October 13, 1970, at Brgy. Masagana, El Nido, Palawan. *(Attached is a copy of his Death Certificate marked as Annex "A")*. He died without leaving any Last Will and Testament and no known debts to any third person whomsoever. Upon his death, the said SANTIAGO PACAÑA was the lawful claimant, actual possessor and occupant of that certain parcel of land hereunder described as follows:

"A PARCEL OF LAND known and identified as **Lot No. 910, Pls-31**, containing a total area of **Sixty Thousand (60,000) Square Meters**, more or less, located at **Sitio Batbat, Brgy. Villa Libertad, El Nido, Palawan.**"

Pursuant to Rule 74, Section 1 of the Revised Rules of Court of the Philippines, the above-named heirs hereby adjudicate unto themselves the above-described property in a manner herein set forth;

NOW THEREFORE, for and in consideration of the foregoing premises, and invoking the provisions of Section 1, Rule 74 of the Revised Rules of Court of the Philippines, the above-named children and successors of the late SANTIAGO PACAÑA, do by these Presents, agree to **DIVIDE, PARTITION and ADJUDICATE** the above-described estate among themselves as follows:

1. **CESAR PACAÑA** - Fifteen Thousand (15,000) Square Meters as his inheritance;
2. **OSCAR O. PACAÑA** - Fifteen Thousand (15,000) Square Meters as his inheritance;
3. **SAMUEL O. PACAÑA** - Fifteen Thousand (15,000) Square Meters as his inheritance; and
4. **EDGAR O. PACAÑA** - Fifteen Thousand (15,000) Square Meters as his inheritance;