



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



May 12, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : DMO IV/OIC Chief, TSD
In-Charge, Office of the PENRO

SUBJECT : **TRANSMITTAL OF THE REPORT**

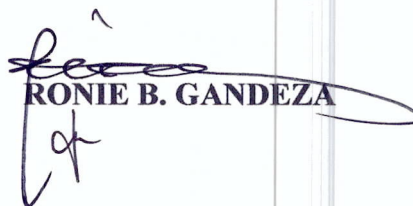
Forwarded is the memorandum of CENRO Brookes Point, Palawan with the investigation report categorical recommendation on the application for Survey Authority of the parcel of land, situated at Brgy. Abo-abo, Sofronio, Española, Palawan applied by Robin Saban.


After evaluation, this office found out the following:

- a. That the parcel of land, falls within Alienable and Disposable Land per LC Map No. 2653, Project No. 10-K, Block X, duly certified by the Bureau of Forestry on June 23, 1972.
- b. That subject lot was plotted and evaluated based on the coordinates at 9.18376 N latitude, 118.07551 longitude reflected in CENRO map projection.
- c. That the parcel of land has an approximate area of 64, 800 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: 2023-4315
Surveys Docs
AAP


RONIE B. GANDEZA

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By: 
Date: 15 MAY 2023 CN 23-346



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 the parcel of land lying 9.18376 N, 118.07551 situated in Brgy. Abo-abo, Sofronio Española, Palawan, is within **Alienable and Disposable Land** per LC Map No. 2653, Project No. 10-K, Block X, duly certified by the Bureau of Forestry on June 23, 1972.

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

Issued on 12th day of May 2023 for confirmatory verification of the Regional office.

For the PENRO:


RONIE B. GANDEZA
DMO IV/OIC Chief, TSD
In-Charge, Office of the PENRO

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 15 MAY 2023 CN 23-1346



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

Plans copy

May 8, 2023

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO ISSUE SURVEY
AUTHORITY FILED BY ROBIN SABAN FOR A PARCEL
OF UNSURVEYED LAND LOCATED AT BGY. ABO-ABO,
SOFRONIO ESPAÑOLA, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 05/08/2023 CN 23-4315

Respectfully submitted herewith is the request for issuance of survey authority submitted by **ROBIN SABAN** for an unsurveyed parcel of land and confirmation of its Land Classification Status.

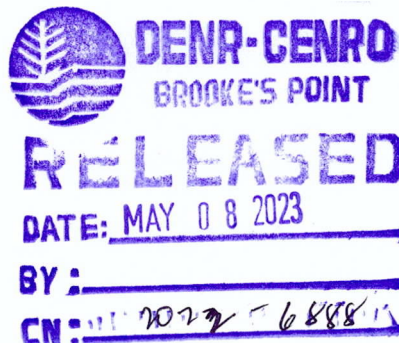
Submitted are the pertinent documents enumerated below, to wit:

1. Letter request dated November 18, 2022;
2. Copy of updated Tax Declaration;
3. Barangay Certification;
4. Photocopy of valid ID;
5. Sworn Affidavit of Two (2) disinterested persons residing at the same barangay;
6. Land Classification Certification (Annex H);
7. Annex D and E: Investigation report with categorical recommendation and geotagged pictures and Transmittal of Report.

It is requested that the same be evaluated and transmitted to the Regional Office for confirmation of Land Classification Status and issuance of clearance to issue Survey Authority pursuant to the provisions of DMC 2019-10 and LMB Technical Bulletin No. 2020-01.

For his information, record and forward action.

Doc Ref No. 2022-6888/RPS



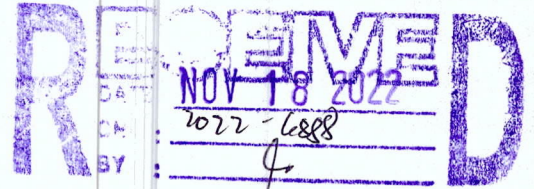
[Signature]
LEONARD T. CALUYA

LETTER REQUEST FOR ISSUANCE OF SURVEY AUTHORITY/ORDER

Date: November 18, 2022

The Community Environment and
Natural Resources Officer
Brooke's Point, Palawan

OFFICE OF THE CENRO
BROOKE'S POINT, PALAWAN



Sir:

The undersigned respectfully request in your good office to issue survey authority to subdivide/ segregate our occupations and improvements over which we have interests on:

Lot No: parcel of agricultural land

Identical Lot No: none

Portion of Lot No: none

Area: 6.4 hectares

Location: Tagdao, Brgy. Abe-Abe, Sofronio Española

Please find attached requirements based on checklist provided. Thank you very much for your immediate action on this request.

Very respectfully yours,

Robin Saxon
Robin Saxon (rep)

(Printed name over signature)

Contact No: 10171633004

CHECKLIST OF REQUIREMENTS IN REQUESTING SURVEY ORDER/AUTHORITY DMC 2019-10 dated December 11, 2019 and LMB Technical bulletin 2020-01

For APPLICANTS:

- Latest/Updated Tax Declaration duly certified by municipal assessor (if applicable)
- LRA Clearance (for lots under PLS 96 and 12)
- RTC court clearance (request letter available at CENRO)
- Notarized Barangay Certification (on applicants actual residence and possession of lot)
- Any government-issued identification card (Valid ID: Barangay, Voters, TIN)
- Sworn Affidavit of Two (2) disinterested persons (separate filing of 2 residents of barangay where the land is located)
- Waiver of Land Rights (if applicable)
- Approved Survey Plan (if applicable)
- Special Power of Attorney (for representatives)

For DENR:

- Annex B: Land Classification Certification for affirmation/confirmation of SMD/ARDTs
- Technical Description/ V-37/ Sketch Map
- Annex D: investigation report with geotagged photos
- Annex E: Memo Transmittal of CENRO to PENRO with categorical findings and recommendations

Checked and verified complete by:

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-22-002-1175**Property Identification No.: **066-22-002-05-021**Owner: **ROBIN A. SABAN**

TIN: _____

Address: **PRINCESS URDUJA, NARRA, PALAWAN**

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: **IPILAN** **ABO - ABO** **SOFRONIO ESPAÑOLA, PALAWAN**
 (Number and Street) (Barangay/District) (Municipality & Province)

OCT/TCT/CLOA No. _____ Survey No. _____

CCT: _____ Lot No. _____

Date: _____ Block No. _____

Boundaries: North: **NE- NATIONAL HIGHWAY**South: **SW- SEC. 01**East: **SE- ALN 001**West: **NW- SEC. 01****KIND OF PROPERTY ASSESSED:****LAND****MACHINERY****BUILDING**

Brief Description: _____

No. of Storeys: _____

Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RUBBE4-ML)	6.4800 ha.	70,000 Php	344,736.00	AGRICULTURAL (Rubber Land)	16 % Php	55,160.00	TAXABLE
Total	64,800.00 sq.m	Php	344,736.00		Php	55,160.00	

Total Assessed Value **FIFTY-FIVE THOUSAND ONE HUNDRED SIXTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: **2022**
YEAR

Approved by: _____

EUVICA M. COLBE, REA**08/12/2021****PROVINCIAL ASSESSOR**

Date

This declaration cancels TD No. **18-22-002-0002 (Part)** Previous A.V. Php. **39,211,500.00**Previous PIN: **066-22-002-01-003**Previous Owner: **REPUBLIC OF THE PHILIPPINES**Previous Area: **1024 ha.****Memoranda:**

DECLARED THIS PORTION AS TAXABLE PER CENRO CERTIFICATION (ALIENABLE AND DISPOSABLE) ISSUED ON FEBRUARY 23, 2021, BARANGAY CERTIFICATION ISSUED ON 08/10/2021 AND PER SUBMITTED FAAS. SWORN STATEMENT FILED. SUBJECT TO TEN (10) YEARS BACK TAXES BASED ON THE ASSESSED VALUE SHOWN BELOW. NO PENALTY IF PAID ON OR BEFORE THE END OF THE QUARTER FOLLOWING THE DATE OF NOTICE OF ASSESSMENT WAS RECEIVED BY THE OWNER OF HIS/HER REPRESENTATIVE.

Assessed Value subject to tax:

Year Covered	Assessed Value
2012-2013	15,760.00
2014-2018	15,760.00
2019-2021	55,160.00

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.

SWORN STATEMENT No.: **066-22-1413**
 SWORN STATEMENT Date: **08-10-2021**



Republic of the Philippines
Province of Palawan
Municipality of Sofronio Española

BARANGAY ABO-ABO

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that **Ben Omar Emock Saban and Mark Vernon Emock Saban** is an actual occupant of the portion of land approximate area of 3.245 each hectares more or less found/verified to be within the Alienable and Disposable Land per LC Map No. 10-K, duly certified by the Bureau of Forestry on June 23, 1972 with coordinates at 9.18376N.118.07551 E. Located at Sitio Tagdao-Barangay Abo-Abo Sofronio Española, Palawan.

This certification is being issued upon request of the above mentioned for whatever legal purpose/s it may serve him/ her best.

Issued this 3rd day of August 2022 at Abo-Abo Sofronio Española, Palawan.


MYRNA U. MARQUEZ

Punong Barangay

SUBSCRIBED AND SWORN TO BEFORE ME THIS
05 AUG 2022 AT NARRA, PALAWAN.




ATTY. RICHALEX G. JAGMIS
NOTARY PUBLIC

Until December 31, 2023

NPL No. 2022-009

IBP No. 002045/12-01-2021/PALAWAN

PTR No. 0735993/11-23-2021/PALAWAN

MCLE No. VII-0005422/10-26-2021

Bar Roll No. 48819



Republic of the Philippines
Office for Senior Citizens Affairs (OSCA)
Puerto Princesa City, Palawan - Region IV-B

Name: ROBIN ALIT SABAN

Address: Bgy. San Manuel

Pto. Prin. City

Apr. 21, 1949-67
Date of Birth/Age

M
Sex

Mar. 28, 2016
Date Issued

[Signature]
Signature/Thumbprint

Control No: 35092

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

Benefits and Privileges under Republic Act No. 9994

- Free medical/dental diagnostic & laboratory service in all government facilities
- 20% discount for medicines
- 20% discount in hotels, restaurants, recreation centers
- 20% discount in theaters, cinema houses & concert halls
- 20% discount on medical & dental services, diagnostic & laboratory fees in private facilities
- 20% discount in fare for domestic air, sea travel and public land transportation
- 5% discount in basic necessities & prime commodities
- 12% VAT-exemption on the purchase of goods & services which are entitled to the 20% discount
- 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter bases are under the name of the senior citizens.

Persons and Corporations violating RA 9994 shall be penalized.
Only for the exclusive use of Senior Citizens: abuse of privileges is punishable by law.

[Signature]
LEONARDO C. RODRIGUEZ
OSCA HEAD

[Signature]
HON. LUIS M. MARCAIDA III
MAYOR

Republic of the Philippines
COMMISSION ON ELECTIONS
 SILING, CAVITE
 VIN: 2118-0387B-C2582MES10000

SABAN
MARK VERNON
EMOCK

Date of Birth : March 25, 1982
 Civil Status : Single
 Citizenship : Filipino
 Address :
 119 DAHILIG ALUP CAMPUS, PUTING KAHAY

Precinct No. : 0387B

Signature of Voter
 SIXTO S. BRILLANTES, JR.
 Chairman

Republic of the Philippines
PROFESSIONAL REGULATION COMMISSION
 Manila

PROFESSIONAL IDENTIFICATION CARD

LAST NAME : **SABAN**
 FIRST NAME : **MARK VERNON**
 MIDDLE INITIAL/NAME : **EMOCK**
 REGISTRATION NO. : **0492394**
 REGISTRATION DATE : **07/17/2008**
 VALID UNTIL : **03/25/2020**

NURSE

03/25/1982

✓

✓

✓

COMMISSION ON ELECTIONS
REPUBLIC OF THE PHILIPPINES

VOTER'S ID

Professional Regulation Commission
 P. Paredes St., Sampaloc, Manila 1008, Philippines
 www.prc.gov.ph (632) 7362248 / 3102009

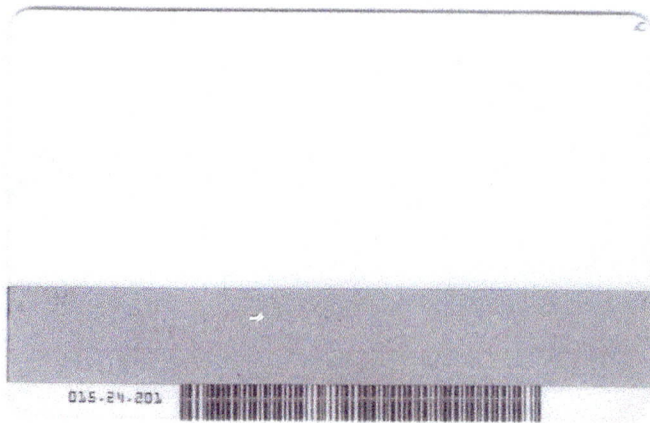
17-015783



CERTIFICATION

This is to certify that the person whose name, photograph, and signature appear herein is a duly registered professional, legally authorized to practice his/her profession with all the rights and privileges appurtenant thereto.


This is to certify further that he/she is a professional in good standing and that his/her certificate of registration/professional license has not been suspended, revoked, or withdrawn.

Signature of Professional
 TEOTILO S. PILANDO, JR.
 CHAIRMAN




 **REPUBLIC OF THE PHILIPPINES**
Unified Multi-Purpose ID 

CRN: 0111-9370726-4




SABAN
BEN OMAR

EMOCK
SEX: M DATE OF BIRTH: 1980/02/10
ADDRESS:
LOT 15 BLK 10 MORNINGVIEW
SUBD. PUTING KAHAY SILANG
CAVITE PHL 4118






 Republic of the Philippines
COMMISSION ON ELECTIONS
SILANG CAVITE


VIN: 2118-0367B-B1080BES10000

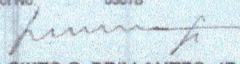
SABAN
BEN OMAR
EMOCK



Date of Birth: February 10, 1980
Civil Status: Married
Citizenship: Filipino
Address:
118 DAHLIG AUP CAMPUS, PUTING KAHAY

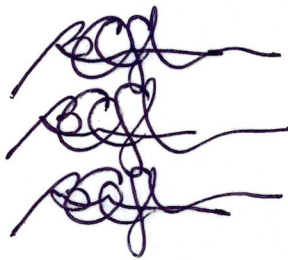
Precinct No: 0367B




Signature of Voter


SIXTO S. BRILLANTES, JR.
Chairman



A F F I D A V I T

That I, Rolan Gamoyao, of legal age, married Filipino and a resident of Barangay Isumbo, Sefronio Espanola, Palawan, after having been duly sworn to law, do hereby depose and say;

That I am old resident of above-mentioned locality and very familiar with Lot No. parcel of A and D ^{land} located at Tagdao, Abo-Abo, Sef. Espanola, Palawan, containing an area of 64,800 sqms;

That above-noted lot is peacefully, exclusively and continuously occupied, possessed and developed by Ben Omar & Mark Vernon Saban since 1994 to date and have made considerable improvements consisting of rubber trees, bananas, coconuts and other trees of economic value.

That I am executing this affidavit to testify and support the lawful claim and occupation of said Ben Omar & Mark Vernon Saban over the subject lot and it is free from claims and conflicts;

That I fully understand all the contents hereof after it was read and explained to the dialect known to me and it is my voluntary act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 18th day of November 2022 at Brookes Point, Palawan.

Rolan Gamoyao
(Affiant)

SUBSCRIBED AND SWORN to before me on the date and place above-written. Affiant exhibited to me his ~~xxx~~ Brgy. ID No. 1129 issued at Isumbo, Sefronio Esp. Palawan on n/a.

MEY D. BAMPON
Land Management Inspector



A F F I D A V I T

That I, Daniel Anton Jr., of legal age, married,
Filipino and a resident of Barangay Abo-Abo, Sofronio Espanola,
Palawan, after having been duly sworn to law, do hereby depose and
say;

That I am old resident of above-mentioned locality and very
familiar with Lot No. Parcel of A and D, located at sitio Tagdao,
Brgy. Abo2, Sof. Esp. Palawan, containing an area of 64,800 sqms;

That above-noted lot is peacefully, exclusively and continuously
occupied, possessed and developed by Ben Omar & Mark Vernon Saban
1994 to date and have made considerable improvements consisting
of rubber trees, bananas, coconuts and other trees of economic value

That I am executing this affidavit to testify and support the
lawful claim and occupation of said Ben Omar & Mark Vernon Saban
over the subject lot and it is free from claims and conflicts;

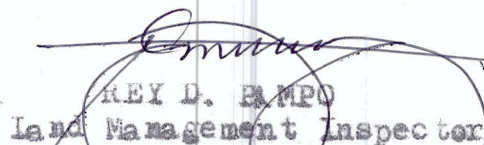
That I fully understand all the contents hereof after it was
read and explained to the dialect known to me and it is my voluntary
act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 18th
day of November 2022 at Brookes Point, Palawan.



DANIEL ANTON JR.
(Affiant)

SUBSCRIBED AND SWORN to before me on the date and place above-
written. Affiant exhibited to me his photo. 192's 2022
issued at Ipilon, NARRA, PALAWAN on MAY 5, 2020.



REY D. RAMPO
Land Management Inspector





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

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

TO WHOM IT MAY CONCERN:

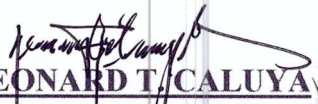
THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay **Abo-abo**, Municipality of **Sofronio Española**, Province of **Palawan** containing an area of **64,800 Square Meters**, with coordinates at 9.18376 N. 118.07551 as surveyed for by **Robin A. Saban** was verified to be within **Alienable and Disposable Land** per **LC Map No. 2653, Project No. 10-K, Block X**, duly certified by the **Bureau of Forestry** on **June 23, 1972**.

Issued this **13th** day of **February 2023** at CENRO Brooke's Point, Palawan.

Checked by:


MARLOU O. SORETES
Forester / GIS Focal Person

Approved by:


LEONARD T. CALUYA
CENRO



MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : January 9, 2023

I am submitting the investigation report conducted on the application for Survey Authority with the subject of unsurveyed public land containing an area of 64,800 square meters located at Bgy. Abo-Abo, Sofronio Española, Palawan.

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

1. That the subject lot is within Alienable and Disposable Zone under Land Classification Map No. 2653, Project 10-K, duly certified by then Bureau of Forestry on June 23, 1972;
2. That the subject lot is free from claims and conflict;
3. That it is respectfully recommended that the request for issuance of Survey Authority be forwarded to the Regional Office for clearance to issue Survey Authority be given to subdivide the subject lot and confirmation of Land Classification Status pursuant to the provisions of DMC 2019-10.

Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs and sketch submitted with the report.


LEONARD T. CALUYA

Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brookes Point, Palawan

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Land Management Inspector

SUBJECT : INVESTIGATION REPORT ON SURVEY AUTHORITY
REQUEST OF ROBIN A. SABAN REPRESENTING
BEN OMAR SABAN AND MARK VERNON SABAN

DATE : January 6, 2023

I am submitting this report in compliance with the instruction to conduct investigation for Survey Authority covered by Dec. Ref. No. 2022-6888.

SUBJECT LOT

The subject lot is a portion of Alienable and Disposable agricultural land situated at sitio Tagdao, Barangay Abo-Abo, Sefrenio Espanolan Palawan, containing an area of 64,800 square meters.

CLAIMANTS

Claimants are Ben Omar E. Saban and Mark Vernon E. Saban who are of legal age represented by their father Robin A. Saban, married, Filipino and a resident of Brgy. Princess Urduja, Narra, Palawan.

PROCEEDINGS AND ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I conducted the investigation and the following were undertaken.

1. That during the course of my ocular investigation on the premises, it was found out and ascertained that above-noted parcel of agricultural land is exclusively, peacefully and continuously occupied and developed by the above-named claimants who introduced valuable improvements consisting of rubber trees (300 more or less) ageing 4-6 yrs old, several hills of bananas, coconuts and other trees of economic value.

2. That the undersigned also conducted Geotagging activities thereof and the two witnesses affirmed and confirmed that indeed above-named claimants are the lawful owner and occupants thereof.

FINDINGS AND RECOMMENDATIONS

After the conduct of the investigation, I found out and verified the following.

1. That above-noted parcel of land is covered by Tax Dec. No. 18-22-002-1175 with PIN 066-22-002-021 declared in the name of Robin Saban.
2. That tax declarant Robin A. Saban quitted his claim over the subject area in favor of his two sons dated November 18, 2022.
3. That above-noted parcel of land is free from claims and conflicts as supported by a brgy. certification hereto attached.
4. That above-noted parcel of land is within the A AND D zone under Project No. 10-K. LC. Map No. 2653, duly certified by then Bureau of Forest Development on June 23, 1972 with coordinates 9.18376 N 118 07551 E (pls. see attached previous A and D certification)

5. That the afore-mentioned parcel of agricultural land is not covered by any pending land registration proceedings in the court as supported by a letter of the Chief, Original Registration Division of Land Registration Authority on July 13, 2021.

6. That above-mentioned parcel of land was originally occupied and developed by sps. Tomas and Jesusa Escubin since 1970 who waived and conveyed their possessory rights in favor of of above-named claimants on 1994 and the said conveyance was affirmed and confirmed by their son Nilo Escubin in his affidavit dated November 18, 2022.

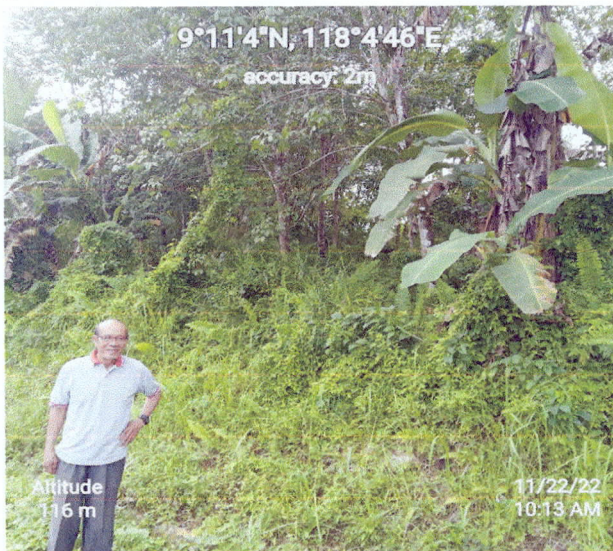
7. That above-noted subject area is outside civil or military reservation.

That it is respectfully recommended that the Survey Authority as requested by Robin A. Saban be forwarded to the Regional Office and further recommending the confirmation of land classification status and approval of the said Survey Authority. Attached are Geo-tagged photos taken on the site.


REY D. RAMPO

Geotagged photos taken on the land applied for Survey
Authority by Robin A. Saban at Brgy. Abo-Abo (sitio Tagdao),
Sofronio Espanola, Palawan.

RET D. RAMPO



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, BEN OMAR E. SABAN and MARK VERNON E. SABAN, both of legal age, both married, Filipino and with address at Brgy. Puting Kahoy, Silang, Cavite, have NAMED, CONSTITUTED and APPOINTED, and by virtue of these presents, do hereby NAME, CONSTITUTE and APPOINT our father ROBIN A. SABAN, of legal age, married, Filipino and with the same address at Sitio Tagdao, Barangay Abo-abo, Sofroño Espanola, Palawan, for us and in our names, place and stead, to do and perform the following special powers, to wit:

1. To process, follow-up and receive the Land Title Application in our name with our property located at Sitio Tagdao, Barangay Abo-abo, Sofroño Espanola, Palawan;
2. To file, process, request and receive any documents needed with any government agency for the Land Title Application in the above mentioned property;
3. To sign, execute deliver and receive documents needed for the abovementioned purposes.

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

IN WITNESS WHEREOF, I have hereunto set forth my hand this November 23, 2022 at Silang, Cavite.


BEN OMAR E. SABAN
PRINCIPAL


MARK VERNON E. SABAN
PRINCIPAL

SIGNED IN THE PRESENCE:

&

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF CAVITE SS.
MUNICIPALITY OF SILANG)

BEFORE ME, a Notary Public for and in the Province of Cavite personally appeared.

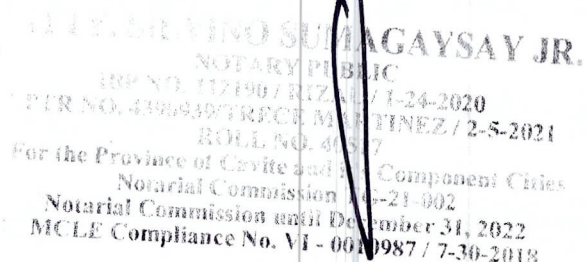
BEN OMAR E. SABAN
MARK VERNON E. SABAN


PRC License No. 0492394 valid until 3-25-2024

known to me and to me known to be the same person who executed the foregoing instrument and acknowledged to me that the same is his own free voluntary act and deed.

WITNESS MY HAND AND SEAL.

Doc. No. 478
Page No. 96
Book No. 171
Series of 2022


ATTY. DR. VITO S. MAGAYSAY JR.
NOTARY PUBLIC
RP NO. 112196 / RIZAL / 1-24-2020
PTR NO. 4386930 / TRECE MARTINEZ / 2-5-2021
ROLL NO. 4057
For the Province of Cavite and its Component Cities
Notarial Commission 16-21-002
Notarial Commission until December 31, 2022
MCLE Compliance No. VI - 001987 / 7-30-2018

Republic of the Philippines)
Province of Palawan : s.s.
Municipality of Brookes Point)

A F F I D A V I T

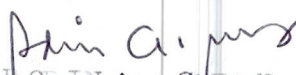
THAT I, ROBIN A. SABAN, of legal age, married, Filipino and a resident of Barangay Princess Urduja, Narra, Palawan, after having been duly sworn to law, do hereby depose and say;

That I am the identical person who is the registered Tax Declarant of a parcel of agricultural land covered by Tax Declaration No. 13-22-002-1175 with PIN 066-22-002-05-021 situated at sitio Tagdao, Barangay Abo-Abo, Sofronio Espanola, Palawan with an area of 64,300 square meters and the same was planted with rubber trees ageing 4-6 yr. old, coconuts, bananas and other trees of economic value and the subject area is within the A and D zone as supported by A and D certification dated February 23, 2021, a copy of which is hereto attached and made an integral part hereof;

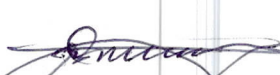
That because of love and affection to my two sons Ben Omar and Mark Vernon, all surnamed SABAN, I hereby quit my claim thereof and waiving, conveying and alienating whatever rights and interests I might have had acquired over the subject area in their favor;

That I am executing this affidavit of QUIT CLAIM to support their ownership thereto and protecting their claim all against any unlawful claim of any person whatsoever.

IN WITNESS WHEREOF, I hereunto set my hand this 18th day of Nov. 2022 at Brookes Point, Palawan.


ROBIN A. SABAN
Affiant

SUBSCRIBED AND SWORN to before me on the date and place above-written. Affiant exhibited to me his Senior Citizen ID No. 35092 issued on March 28, 2016 at Puerto Princesa City, Palawan.


REY D. PAMPO
Land Management Inspector

Republic of the Philippines)
Province of Palawan : s.s.
Municipality of Brookes Point)

A F F I D A V I T

THAT I, NILO M. ESCUBIN, of legal age, married Filipino and a resident of Calatigas, Narra, Palawan, after having been duly sworn to law, do hereby depose and say;

That I am one of the surviving legitimate son of the late Tomas P. Escubin who died intestate at Calatigas, Narra, Palawan on 2002;

That during the lifetime of my father, he was able to occupy, develop, cultivate and improve a parcel of agricultural land situated at sitio Tagdao, Brgy. Abo-Abo, Sofronio Española (formerly part of Brookes point), containing an area of 8 hectares more or less and introduced valuable improvements consisting of bananas, coconuts, various fruit trees and citrus;

That I know for a fact that sometime on January 30, 1994, my father Tomas P. Escubin with consent of my mother Jesusa M. Escubin had waived, transferred and alienated his rights, interests and his improvements in favor of BEN OMAR E. SABAN AND TO MARK VERNON SABAN, in consideration of the sum of THIRTY THOUSAND (P 30,000.00) PESOS and the said amount was actually received by my parents and a copy of said document is hereto attached;

That said transferees are now in peaceful, exclusive and continuous occupation and possession and they may now perfect their ownership thereof and I enterpose no objection of the same;

That I am executing this affidavit out of my own free will and volition without any force or intimidation from anybody whomsoever and it is my voluntary act and deed.

IN WITNESS WHEREOF, I hereunto set my signature this 18th day of November 2022 at Brookes Point, Palawan.

NILO M. ESCUBIN
AFFIANT

SIGNED IN THE PRESENCE OF:

1. Budler 2. P.

SUBSCRIBED AND SWORN to before me on the date and place above-written. Affiant exhibited to me his Senior Citizen ID. No. 2015-63371, issued on April 7, 2021 at Narra, Palawan.

KEY D. PAMPO
Land Management Inspector

Abo-Abo, Brooke's Point Palawan

Enero 30, 1994

Kasunduan sa pagpabili
ng Tanim sa lupa

Ako po si Tomas P. Escubin nasa hustong gulang may asawa nakatira sa Maranan, Narra Palawan.

Ako po ay mayroong lupa na nasasakupan ng Sitio Fagdao, Abo-Abo, Brooke's Point Palawan na may sukat humigit o kumulang sa walong hektarya (8 ha.).


Ang karapatan ko sa nasabing lupa ay ililipa ko kay Linoong Ben Omar E. Saban at Mark Vernon E. Saban. Ang lupang ito ay may mga tanim na mrog, saging, mangga at Calamansi. Ang boundaries sa East Mary Enock Saban, West Reynaldo de la Torre, North National Road to Iwzon Palawan. South Creek.

Ang mga tanim ko sa nasabing lupa ay pinababayaran ko kay Linoong Ben Omar E. Saban at Mark Vernon E. Saban sa halagang trenta'y singko mil pesos (P35,000.00). Ito po ay alam ng asawa ko at mga anakitong Enero 30, 1994 ang aming bayaran.

Witnesses:

1. Patrin g aruata

2. Matabada


Tomas P. Escubin
Nagpabili ng lupa na
may tanim sa Sitio Fagdao,
Abo-Abo, Brooke's Point Palawan

Doris E. Martinez
Barangay Captain

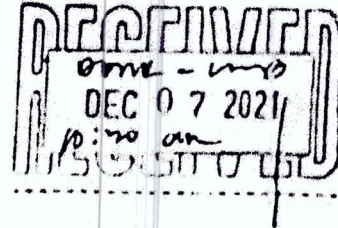
Jesusa M. Escubin
Jesusa M. Escubin
Asawa



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANG-
WAAN SA PATALAAN NG LUPA
(I)
REGISTRATION AUTHORITY
East Avenue, cor. NIA Road
Quezon City

July 13, 2021

ATTY. EMELYNE V. TALABIS, CESE
Acting Director
Land Management Bureau
880 Estuar Building, Quezon Ave.
Barangay Paligsahan, Quezon City



Dear Director Talabis,

This is in connection with your letter dated April 14, 2021 in relation to your previous letter dated July 20, 2020 both addressed to HON. RENATO D. BERMEJO, Administrator, this Authority, which was the subject of his 1st Indorsement dated June 23, 2021 to the undersigned, requesting information as to which of the survey projects in CENRO Brooke's Point, Palawan as enumerated in your letter dated July 20, 2020, were covered by Cadastral Court Proceedings and the current status of said cadastral proceedings, please be informed of the following, to wit:

Survey Project	Location	Status
1. PLS-12	Brooke's Point Public Land Subdivision	No Cadastral Record
2. PLS-13	Brooke's Point Public Land Subdivision	No Cadastral Record
3. PLS-96	Brooke's Point Public Land Subdivision	B.L. Case 2 is covered by Cad. Case No. N-4. LRC Cad. Record No. N-145 B.L. Case 3 is covered by Cad. Case No. N-3. LRC Cad. Record No. N-134
4. PLS-618-D	Iraray, Brooke's Point, Palawan	No Cadastral Record
5. PLS-752	Punang/Labog, Brooke's Point, Palawan	No Cadastral Record
6. PLS-1072	Brooke's Point, Palawan	No Cadastral Record
7. PLS-816-D	Bataraza, Palawan	No Cadastral Record
8. PLS-1100	Batanga, Palawan	No Cadastral Record
9. PLS-1101	Bataraza, Palawan	No Cadastral Record
10. PLS-471-D	Batanga Public Land Subdivision	No Cadastral Record
11. PLS-562-D	Batanga Public Land Subdivision	No Cadastral Record
12. CAD-295-D	Bataraza Cadastre	No Cadastral Record
13. CAD-796-D	Brooke's Point Cadastre (now including Soltrona Espanol)	No Cadastral Record

In case a Certification of Status of a parcel of land covered by these Survey Projects with No Cadastral Record is needed, this Authority must be furnished with certified technical description and copy of Cadastral Map and a certification fee is to be paid before said certification is issued.

For her honor's information and guidance. Thank you.

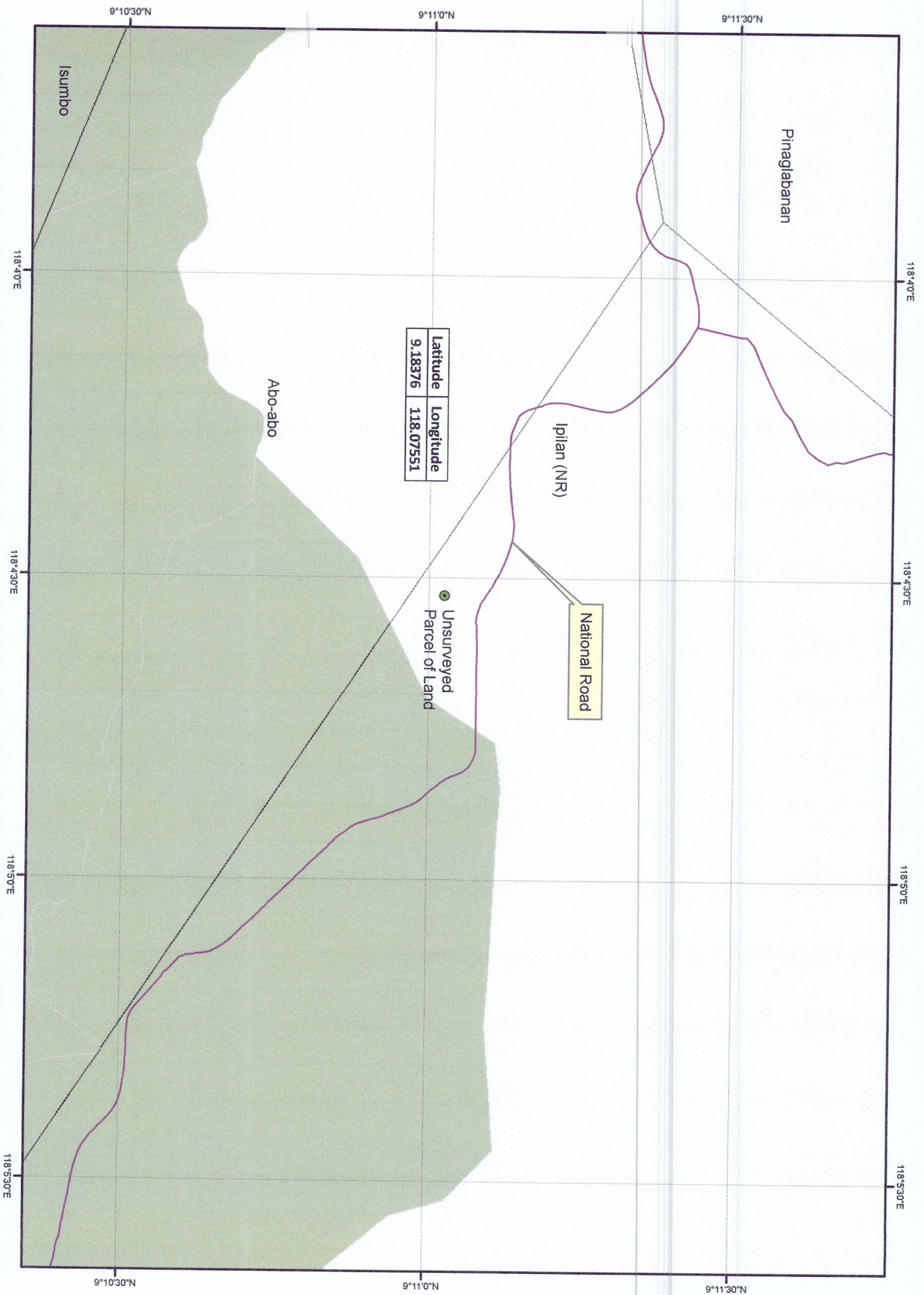
Very respectfully yours,
FOR THE ADMINISTRATOR:

ENGR. ANTE V. GAMIAO

Original Registration Division

Copy furnished:

Hon. Renato D. Bermejo
Administrator, This Authority



Pinaglabanan

Isumbo

Abo-abo

Ipilan (NR)

National Road

Unsurveyed
Parcel of Land

Latitude	Longitude
9.18376	118.07551