



# SANTA MONICA

PUERTO PRINCESA, PALAWAN

2km to Palawan State University & Bakers Hill

371.24 sqm (0.0371 ha )



Eva Biggs - **SNV Advertising Manager**  
Jethro Palayon - **Attorney**  
Elicia Doerr - **Property Owner**

PREPARED BY  
**SNV**  
ADVERTISING

# Santa Monica

Santa Monica is one of the barangays in Puerto Princesa City. There are many nearby attractions such as Baker's Hill, Palawan Butterfly Ecological Garden and Tribal Village, Rancho Santa Monica and the Puerto Princesa City Baywalk Park. Santa Monica is in a prime location as it has easy access to public transport, short ride to the International & Domestic Airport and walking distance to your local shops, offices, churches, schools and Universities.

The Sta. Monica property is also 4.5km to Robinsons Place and 6.5km to SM City Puerto Princesa.

## Hotels & Restaurants near and in Sta. Monica

*Casa Dandelion Apartment*  
*JAMP Pension House*  
*Aloha Bed and Breakfast*  
*Puerto Apartments*  
*Bulwagang Princesa Tourist Inn & Restaurant*  
*Prima Residences*  
*Happy Time Palawan*  
*Royal Oberoi*  
*Blanco Apartelle*  
*Annabelle's Pension*

*Leslies*  
*Pool Bar*  
*Century Bar and Grill Restaurant*  
*Puerto Vista Restaurant and Pension*  
*Coco Palawan Garded Cafe*  
*Poloyd's Place*  
*KhazzKent Snack Corner*  
*Baker's Kitchen*  
*Ling Nam Palawan*  
*Celestial's Restaurant & Café*  
*LC's Gourmet Restaurant*  
*Fat Tony's Restaurant*  
*Ka Inato Main Branch*



## Tourist Attractions in Palawan

*Puerto Princesa Subterranean River*  
*Cleopatra Needle*  
*Tubbataha Reef*  
*Sunken Japanese Wrecks*  
*Palawan Special Battalion WW2 Memorial Museum*  
*Kayangan Lake*  
*Honda Bay*  
*Nacpan - Calitang Twin Beaches*  
*Tabon Caves*  
*Palawan Crocodile Farm*  
*Immaculate Conception Cathedral*  
*Bakers Hill*  
*Palawan Heritage Center*



# Santa Monica, Puerto Princesa

Property is on Federico Sabanes Rd



## Details of Property

**Location:**

Santa Monica, Puerto Princesa  
Lot #: 3432

**Status:**

Titled

**Total Size:**

371.24 sqm

**Price:**

P6800/sqm

P2,524,432





# Santa Monica, Puerto Princesa

2km ride to Puerto Princesa City Baywalk Park



Palawan State University



Bakers Hill



Palawan Wildlife Rescue & Conservation Center



Concepts for 371.24 sqm Property - 3 Level Accommodation/ Private Home Living/ Student Accommodation





## *Local Tourist Attractions*



Photo: El Nido



### **Puerto Princesa International Airport**

The airport is the main gateway to the Puerto Princesa Underground River, a UNESCO World Heritage Site and one of the New 7 Wonders of Nature. Puerto Princesa International Airport is the seventh-busiest airport in the Philippines by passenger traffic. In 2001, passenger traffic was 183,412 and in 2016 it has increased to 1,644,003. These results show the popularity of Palawan as it is now World's Best Island 3 years in a row. The Santa Monica property is also a short 6.5km ride from this busy airport.



### **Bakers Hill & Mitra's Ranch**

Baker's Hill is one of the tourist attraction in Puerto Princesa, Palawan. Baker's Hill is literally on top of a hill where a number of bakers work together to offer deliciously baked goodies for tourists and visitors. 10 minutes away from Baker's Hill is Mitra's Ranch. The private ranch owned by the late house speaker Ramon Mitra and son, Baham Mitra is open to the public (except the main house) from 6am-6pm. It overlooks some of the most beautiful vistas of Puerto Princesa City and Honda Bay Islands.



### **Palawan Butterfly Eco Garden & Tribal Village**

One half of this is a lovely garden where you can see different species of fluttering butterflies. The other half is set up for interaction with members of the Palaw'an tribe, who sell crafts and play instruments and conduct demonstrations. There are also some interesting insect displays, and a few sad cages with rescued Palawan bearcats and other animals. It's popular with tour groups. The Sta. Monica property is only 1km away from this popular tourist attraction.



### **Honda Bay**

Honda Bay frames the coastline of the Puerto Princesa and is a bay peppered with islands easy to reach by boat from the Honda Bay Jetty. It is only a 10km drive from Santa Monica.

Some of the islands that comprise Honda Bay are:

Pandan Island / Pambato Reef / Snake Island / Starfish Island / Luli Island

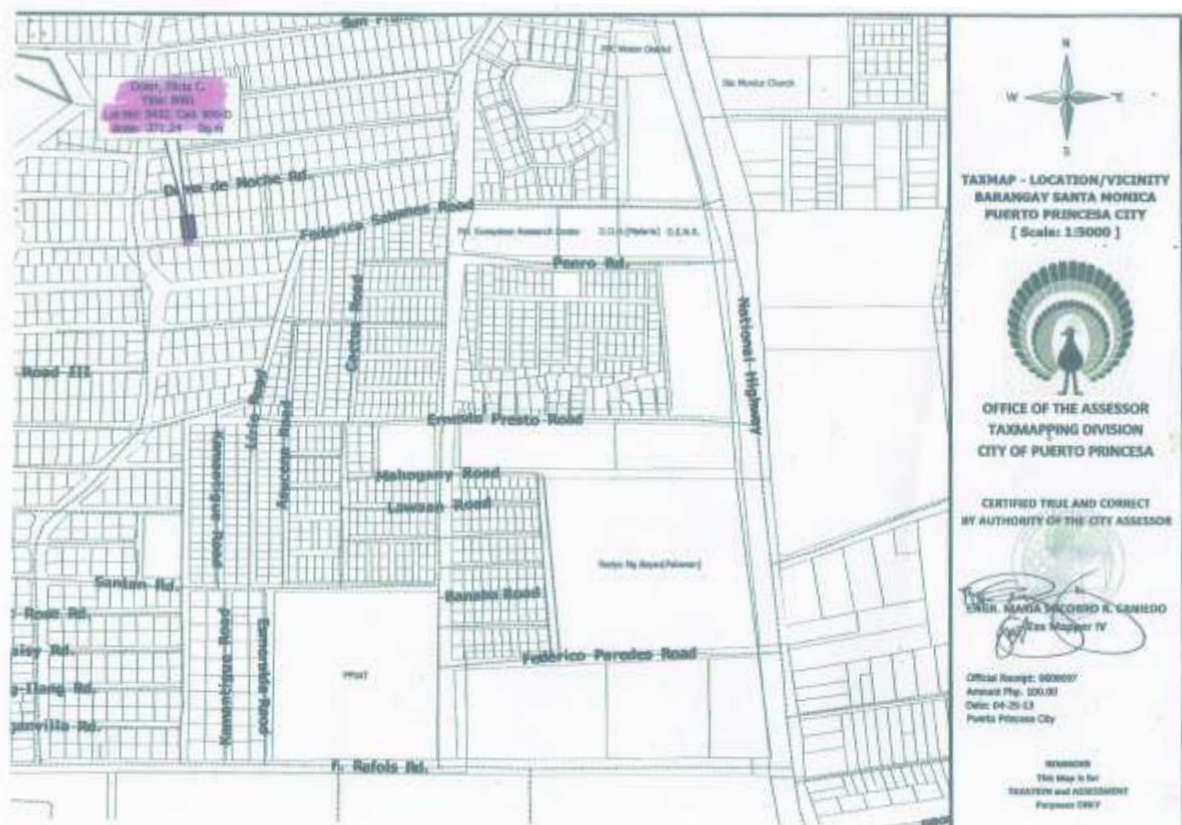
## Copy of Original Documents

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*Copy of Santa Monica property documents for your compliance check*

- 1. Tax Mapping and Sketch Plan*
- 2. Assessors Property Identification Map*
- 3. Tax Clearance Certificate*
- 4. Tax Declaration of Real Property ( 134-02-033-12-051 )*
- 5. Transfer Certificate of Title*
- 6. Sta. Monica Certified True Copy ( 4 pages )*
- 7. Authority to Advertise*

**COPY**



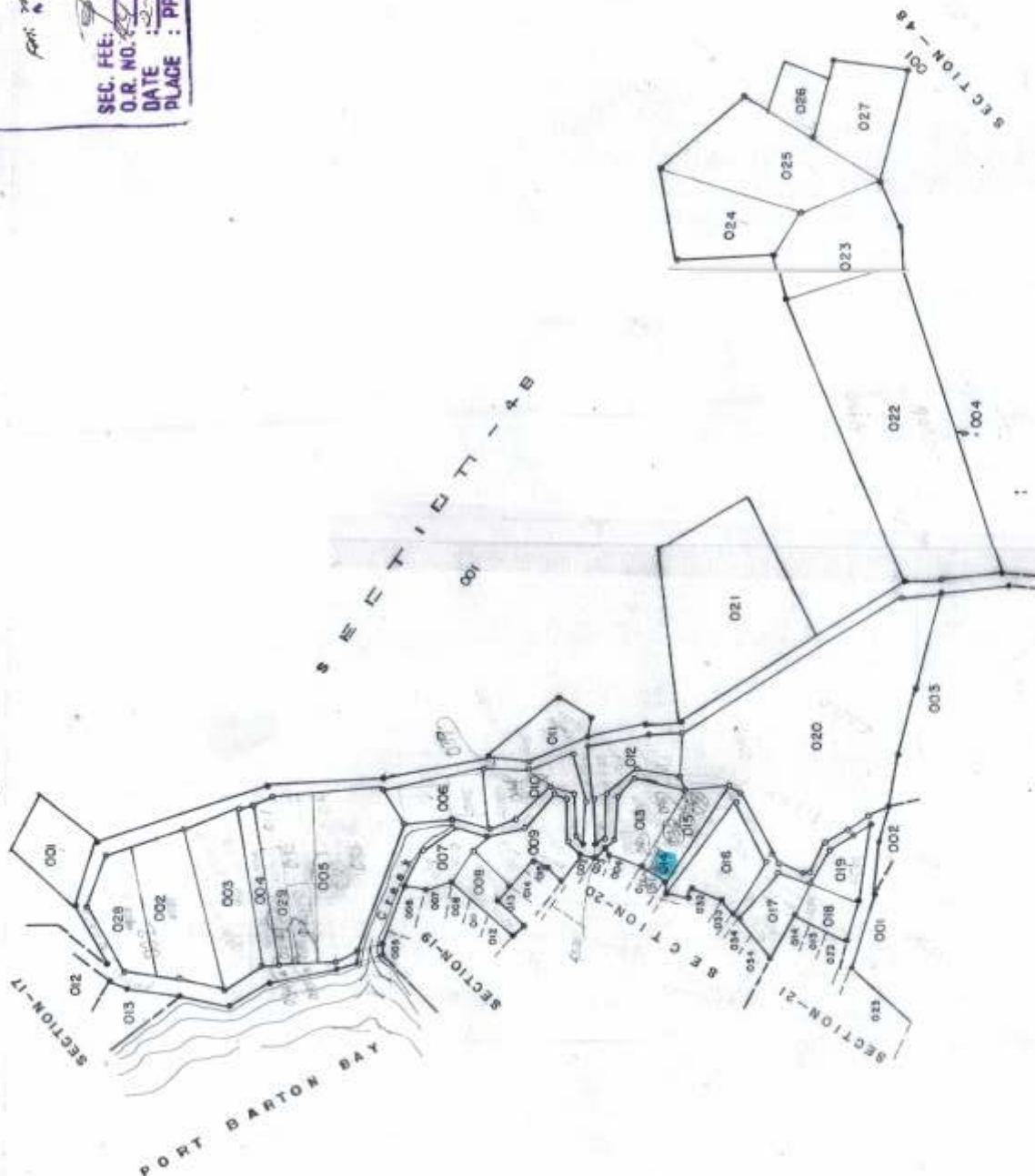


COPY

CERTIFIED XEROX COPY FROM OFFICE FILE

for: *Monteagudo*  
M. C. CONDRIQUEZ  
Municipal Assessor

SEC. FEE: 100  
O.R. NO. 100  
DATE: 2-17-17  
PLACE: PPCITY



Republic of the PHILIPPINES	
ASSESSOR'S PROPERTY IDENTIFICATION MAP	
Scale 1:4000	
066 PALAWAN Province	21 SAN VICENTE Municipality
008 PORT BARTON Barangay	18 / 48 Section
Prepared by: <i>[Signature]</i>	
Checked & Verified by: <i>[Signature]</i>	
ALFRED MONTANTE CONTRACTUAL DRAFTSMAN	
Checked by: <i>[Signature]</i>	
EDVICA M. COLBE Municipal Assessor	
Approved by: <i>[Signature]</i>	
MARIO A. CREAG Provincial Assessor	



**COPY**



Republic of the Philippines  
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY TREASURER

**REAL PROPERTY TAX CLEARANCE**

Certification No. 201709092

**TO WHOM IT MAY CONCERN :**

**This is to certify** that the Real Property Tax Register of this office shows the following information for BASIC and SPECIAL EDUCATION FUND tax payment as viz:

**DECLARED OWNER :** DOERR, ELICIA C.

**ADDRESS :** FOREST GATE SUBD., BGY. SAN MANUEL, PUERTO PRINCESA CITY

TD NO.	LOCATION	KIND	LOT NO.	ASSESSED VALUE	AMOUNT PAID	O.R. NO.	O.R. DATE	PERIOD COVERED
033-30837	STA. MONICA	land	3432	22,270.00	534.48	1014396	01/11/2017	FULL 2018

This is to certify further that said Mr./Ms./Mrs./Company DOERR, ELICIA C. has no pending tax obligation on the above mentioned property/ies due to this City as of this date.

This certification is issued upon the request of DOERR, ELICIA C. for whatever legal purpose it may serve him/her best.

Given this **6TH day of NOVEMBER, 2017** in the CITY OF PUERTO PRINCESA.

**MARIA CORAZON A. ABAYARI**  
CITY TREASURER

By Authority of the City Treasurer:

**Not Valid w/o official dry seal**

Certification Fee : **100.00**

Paid Under O.R. No. : **1100683**

Dated : **06-Nov-2017**

**JOEL M. SOLINA**  
LTOR IV

**COPY**

Republic of the Philippines  
CITY OF PUERTO PRINCESA  
OFFICE OF THE CITY ASSESSOR

**TAX DECLARATION OF REAL PROPERTY**

TD No. : **033-30837** Property Identification No. : **134-02-033-12-051**

Owner: **DOERR, ELICIA C.** TIN: \_\_\_\_\_

Address: **FOREST GATE SUBD., BGY. SAN MANUEL, PUERTO PRINCESA CITY** Telephone No. : \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_ TIN: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No. : \_\_\_\_\_

Location of Property: \_\_\_\_\_ **STA. MONICA** **PUERTO PRINCESA CITY**  
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : **KOT-8081** Survey No. : **CAD-800-D**

CCT : \_\_\_\_\_ Lot No. : **3432**

Date : \_\_\_\_\_ Blk. No. : \_\_\_\_\_

Boundaries: North: **004 (OT 3434)**

East: **050 (LOT 3433)**

South: **ROAD**

West: **052 (LOT 3429)**

## KIND OF PROPERTY ASSESSED :

☒ LAND☐ MACHINERY Brief Description : \_\_\_\_\_☐ BUILDING

No. of Storeys : \_\_\_\_\_

☐ OTHERS

Brief Description : \_\_\_\_\_

Brief Description : \_\_\_\_\_

Classification	Area	Area Type	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	371.24	SQM	111,372.00	RESIDENTIAL	20%	22,274.40
<b>TOTAL:</b>	<b>371.24</b>	<b>SQM</b>	<b>111,372.00</b>			<b>22,274.40</b>

Total Market Value : **P 111,372.00** Total Assessed Value : **P 22,270.00**Total Assessed Value **TWENTY TWO THOUSAND TWO HUNDRED SEVENTY AND 00/100**Taxable ☒ Exempt ☐Effectivity of Assessment : **2012**

Appraised By:

Recommended By:

Approved By:

**(SGD.) JANET M. CUYNO**

LAOO I

**(SGD.) ENGR. JOVEN C.V. BALUYUT**

ASST. CITY ASSESSOR

Date

This declaration cancels TD No. : **033-28150**Previous A.V. Php : **11140.00**

Previous Owner : \_\_\_\_\_

**DOERR, ELICIA C.**

**CERTIFIED TRUE AND CORRECT**  
By Authority of the City Assessor

*Shela*  
**ELLEN C. MAYLON**  
LAOO II

Paid Under OR # : 1108024  
Date Issued : November 06, 2017  
Amount Paid : P 100.00

MEMORANDA: REASSESSED PURSUANT TO CITY ORDINANCE NO. 501.

**CERTIFIED**  
**TRUE COPY**

OFFICE OF THE CITY ASSESSOR  
CITY OF PUERTO PRINCESA  
November 06, 2017

Requested by: **MA. WILMA C. KIAMCO**Purpose : **whatever legal purposes it may serve him/her**

**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 Panlungsod under Ordinance No. 501 dated 2011-11-02. It does not and cannot by itself alone confer any ownership or legal title to the property.



COPY

FORMULARYONG PANGHUKUMAN BLG. 167-D  
(Binago Nobyembre, 1989)

Akiat Blg. 80  
Pahina Blg. 81

SN Blg. 069497

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG Puerto Princesa

**Katibayan ng Orihinal na Titulo**

Blg. 8081

Pinagkasunduan ayon sa Seksyon 103 ng Atas ng Pangulo Blg. 1529, alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Pto. Prin. City noong ika-4th ng August sa taong labinsiyam na raan at 2010 at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. ....

PATENTE NG SAMU-SARING PAGBIBILI BLG. 045316-10-282

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata IX ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang mga karagdagang Batas dito, Batas Republika Blg. 730 na sinulungan ng Atas ng Pangulo Blg. 2004, ~~may~~ mamahala sa pagbibili ng mga bahagi ng ari-ariang bayan, na ipinaghili kay ELICIA C. DEERR Sta. Monica, Lungsod ng Puerto Princesa Baryo ng Palawan Bayan ng Palawan Lalawigan ng Palawan 371.24 metro kuwadrado ayon sa opisyal na plat na may kabuuang sukas na 371.24 metro kuwadrado ayon sa opisyal na plat na partikular na inilalarawan sa likod nito:

SAPAGKAT, ang bumili ay aktwal na umuokupa sa lupa at nagsagawa ng mga mehora dito, at ganap nakabayad sa halaga ng bilihan niyon:

NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, NA sa bisa ng kapangyarihan ng Konstitusyon ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito, at ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan nito kay ELICIA C. DEERR, Filipino, may ang lawak na lupaing dito'y inilalarawan: ayon sa gulong, kasal kay Frank Deerr at nakatifa sa ELICIA C. DEERR

NA HAWAKAN AT ARIIN ang nabanggit na lupa at lupa at kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito kay ELICIA C. DEERR at sa kanyang tagapagmana o mga tagapagmana, o pinaglipatan na sasailalim sa mga tadhana ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog, na itinakda na ang lupaing ito sa pamamagitan nito, kalakip ang lahat ng karapatan at pribilehiyo na nauukol dito ay hindi magkakaroon ng pataw na sagutin, mapapasaila o ililipat maliban sa mga tao, mga korporasyon, mga samahan, o mga bakasan na maaaring magtamo ng lupaing bayan alinsunod sa Batas Komonwelt Blg. 141, ayon sa pagkakasusog, at sasailalim sa pangwakas sa lahat ng mga kondisyon, mga paggamit ng bayan at ng ibang tao na kinilala at itinakda ng batas, lalo na iyong mga binabanggit sa Seksyon 109, 110, 111, 112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihan ng Republika ng Pilipinas, AKO, SI BENIGNO S. AQUINO III Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa PUERTO PRINCESA CITY ngayong ika-04 ng AUG 04 2010 sa taon ng Ating Panginoon, labinsiyam na raan at 2010

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

JUAN C. DELA CRUZ  
DIC-DEERO

Nakatala sa Talpat ng Kasulatan ng Puerto Princesa Lalawigan/Lungsod ng Puerto Princesa alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika-04 ng September labinsiyam na raan at 2010 sa 9:55 a.m.

ATTY. MA. RACHEL FE FABROS-DILLO  
Tagatala ng mga Kasulatan at Ari-arian

\*Bgy. Sta. Monica, Lungsod  
ng Puerto Princesa

(Tirahan ng May-ari)



LAND REGISTRATION AUTHORITY CCV FORM  
UNTERKUNFTSNUMMER UND GEBIETSNUMMER

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ANI-ARIAN SA  
LUNGSOD/LALAWIGAN ng *Puerto Princesa*

## Kartibanyan na Ordinal na Titulo

File 505

KADAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
BENIGNO B. G.

PATENTE NO TAMU-SARING PASIRUNG I NIS 045316-10-282

Sta. Monica, Lungsod ng Palawan

discussed in Part I, Komarov [13], gives a classification of singularities of period 2 as follows:

**BENIGNO S. AQUINO III**

by Filipinas in partnership with a growing private and non-government sector of the country. (p. 10)

Attest: BUERTO PRINCESA CITY \_\_\_\_\_  
 Date: May 04 2010

SABISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

JUAN C. DELA CRUZ  
DIEZ VENDO

Nakatsu to Japan or London by  
Ludwig, Ludwig by Puerto Princesa

abandoned in southern and northern Italy and the  
 of Fiume, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2

September 2010 16

\*Bay. Sta. Monica, Longwood

ATTY. WA. JACQUEL F. FAYHOL-DELO  
*Exhibits on the Evidence of the victim*



It is hereby certified that this is a true electronic copy of the document on file in **Registry of Deeds of Puerto Princesa City**, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at **Registry of Deeds of Puerto Princesa City**. Requested By: **MA. VILMA C. KIAMCO**

Ref. No. : 2017006585 OR No. : 1013653672  
Date : 11/08/2017 OR Date : Nov-8-2017  
Time : 01:45:56 PM Amt. : 273.35



LAND REGISTRATION AUTHORITY CCV FORM  
UNOFFICIAL COPY IF NOT OF BLUE COLOR

COPY

(PAGLALARAWANG TEKNIKAL)

LOT NO. 3432, CAD-800-D

Beginning at a point marked "I" of Lot No. 3432, Cad-800-D, being N 34-15 W,  
6295.66 M. From B.L.L.M. No. 1, Cad-800-D, Puerto Princesa Cadastre, thence

N 84-06 E, 14.00 m. to point 2,

S 04-12 E, 26.73 m. to point 3,

S 85-50 W, 14.00 m. to point 4,

N 04-12 W, 26.31 m. to point 1;

Point of beginning

Containing an area of **THREE HUNDRED SEVENTY ONE POINT TWENTY  
FOUR (371.24) SQUARE METERS**

All corners are marked on the ground by P.S. Cyl. Conc. Mons. 15 x 60 Cms

Bounded on the N., along line 1-2 by Lot 3431; on the E., along line 2-3 by Lot  
3433, all of Cad-800-D; on the S., along line 3-4 by Road (10.00 M. Wide); on the W.,  
along line 4-1 by Lot 3429, Cad-800-D.

Bearings grid

This lot was surveyed by Geodetic Engineer Agustin P. Timbucaya on July 1 to  
25 to October 1 to 15, 1984 and was approved on November 23, 1984 in accordance with  
law and existing regulations promulgated thereunder

NOTE: This lot is covered by M.S.A. No. 045316-1998

CERTIFIED CORRECT

PER S. VELASCO  
Engineer

exp: 07-14-10  
Checked by

Y-10-10

(Kasagutan sa Pangalawang Pabalana) Pabalana  
Tanggapala ng mga Kasagutan sa Ar-arayan



It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Puerto Princesa City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Puerto Princesa City. Requested By: MA. VILMA C. KIAMCO

Ref. No. : 2017006588 OR No. : 1013653672  
Date : 11/08/2017 OR Date : Nov 8 2017  
Time : 01:45:59 PM Amt. : 273.35

Folio: \_\_\_\_\_ -B-

TALAAN NG MGA HADLANG

OCT 1081 3/4

Pagpapakita ng Biling \_\_\_\_\_

Entry No. 10154: SPECIAL POWER OF ATTORNEY: Executed by Elicia Coerr, appointing and constituting Marisa S. Mendoza as her true and lawful Attorney-in-fact to claim and received the Owner's Duplicate Copy of this title. Acknowledged before Atty. Luis E. Estiller, Notary Public PFCity per Doc. No. 375, Page No. 74, Book No. 49, Series of 2010.

Date of Instrument : Sept. 01, 2010

Date of Inscription : Sept. 01, 2010 at 01:50 a.m.

ATTY. MA. RACHEL FE FABROS-DILIG  
City Register of Deeds

CERTIFICATION

This is to certify that this title has been issued to the one who:  
Name: MARISA S. MENDOZA with ID No. 19552292  
Issued on: SEP. 16, 2010 at 01:50:00 PM in Book No. 49, Series 1941553-5

City of Puerto Princesa: SEP. 01, 2010

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

NOTHING FOLLOWS

All subsequent transactions shall be subject to the provisions of the LRA Act.

CP 11-08-17

(Kasiglang sa pahina \_\_\_\_\_ -C-

Pagpapakita ng mga Kataluhan at Arsan



It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Puerto Princesa City, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Puerto Princesa City. Requested By: MA. VILMA C. KIAMCO

Ref. No. : 2017006585 OR No. : 1013653672  
Date : 11/08/2017 OR Date : Nov 6 2017  
Time : 01:45:59 PM Amt. : 273.35



LAND REGISTRATION AUTHORITY CCV FORM  
UNOFFICIAL COPY IS NOT OF BLUE COLOR

COPY

Pagina \_\_\_\_\_ -C

(Karagang mula sa pahina \_\_\_\_\_ -B)

OCT 2017 3:44

(Karagang sa Karagangang Pagina \_\_\_\_\_ Pagina \_\_\_\_\_)  
Tugata sa mga Katawagan at Atin-ulan

REGISTRATION



LR 10092712

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**COPY**

## Authority to Advertise

16<sup>th</sup> November 2017

I, Elicia Doerr, of legal age, Filipino, and a resident of 12 Forest Gate Subdivision, San Manuel, Puerto Princesa City, give Eva Biggs, Manager of Sanava Advertising (SNV Advertising), the authority to advertise my property.

### Property Details

Barangay: Santa Monica

MUN/City: Puerto Princesa

Province: Palawan

Island: Palawan

Area: 371.24 square metres

Lot: 3432

### Advertising Agent

Sanava Advertising (SNV Advertising)

Australian Business Number: 92243099263

Eva Biggs

[eva@snvadvertising.com](mailto:eva@snvadvertising.com)

+61 418744134



Ms Elicia Doerr

Signed Thursday 16<sup>th</sup> November 2017



## Contact Details

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### **Eva Biggs**

SNV Advertising Manager  
Representing Elicia Doerr  
+61 418744134  
eva@snvadvertising.com  
www.snvadvertising.com

### **Jethro M Palayon**

#### **Property Attorney**

0917-848-2900 | 0998-551-2532  
Palayon\_jethro@yahoo.com

### **Elicia Doerr**

Property Owner

## About Us

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***Sell your property privately without a real estate agent.***

At SNV Advertising, we advertise our client's property to investors locally and internationally. We have a team of professional sales and marketing team based in Brisbane, Australia, that works closely with the owner to create a specific marketing plan to best market their property.

Our clients span from Philippines, New Zealand and Australia. We only advertise properties that we consider great investment, prime position, and great potential for future commercial development. We understand the clients needs and the importance of doing business diligently.

As part of business policy and in alliance with the laws of advertising, we ensure every property we advertise is compliant with full checks conducted.

*We pride ourselves of doing honest, fair and professional business, in the interest of both the owner and investor.*