



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

November 23, 2023

**MEMORANDUM**

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

*Attention* : *The Chief, Legal Division*

**FROM** : The Provincial Environment and  
Natural Resources Officer

**SUBJECT** : **LETTER DATED SEPTEMBER 27, 2023 OF THE  
CHAIRPERSON OF CANDIS III MARKETING  
COOPERATIVE REQUESTING FOR THE  
CANCELLATION OF TCT NO. 074-2014000724 ISSUED IN  
THE NAME OF PREMIERE HORIZON ALLIANCE  
CORPORATION REGARDING A PARCEL OF LAND  
COVERED BY THEIR CBFMA NO. RIV-PAL-CBGMA-  
2005-40 LOCATED IN BGY. BACUNGAN, PUERTO  
PRINCESA CITY**

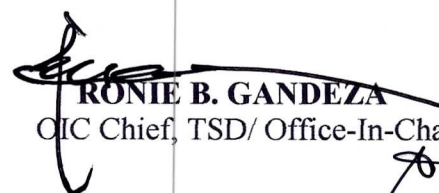
Forwarded is the memorandum of CENRO Puerto Princesa dated November 16, 2023 attached the letter of September 27, 2023 from Mr. Ronilo A. Camacho, Chairperson of the Candis III Marketing Cooperative informing the overlapping of TCT No 074-2014000724 issued in favor of Premiere Horizon Alliance Corporation with their CBFM No. RIV-PAL CBFMA 2005-40. Thus, requesting cancellation of TCT No. 074-2014000724.


Per record, the matter was forwarded to that Office level per CENRO memorandum of March 25, 2019 along with the CSW report and is covered by this Office memorandum dated March 27, 2019.

This Office concurs the request of the CENRO Puerto Princesa as to the status of the subject matter leading to information of all concerned.

For record and consideration.

For the PENRO:

  
**RONIE B. GANDEZA**  
OIC Chief, TSD/ Office-In-Charge

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By:   
Date: 28 NOV 2023 GN 23-3326

Copy furnished:  
CENRO PPC



Department of Environment and Natural Resources  
Region IV - MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

South National Highway, Bgy. Sta. Monica, Puerto Princesa City

Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)

Tel Fax No.: 717-0702

November 16, 2023

**MEMORANDUM**


FOR : The Regional Executive Director  
DENR-MIMAROPA Region  
1515 L&S Building, Roxas Blvd.  
Ermita, Manila

THRU : The Provincial Environment and  
Natural Resources Officer

FROM : The Community Environment and  
Natural Resources Officer

SUBJECT : **LETTER DATED SEPTEMBER 27, 2023 OF THE CHAIRPERSON  
OF CANDIS III MARKETING COOPERATIVE REQUESTING  
FOR THE CANCELLATION OF TCT NO. 074-2014000724  
ISSUED IN THE NAME OF PREMIERE HORIZON ALLIANCE  
CORPORATION REGARDING A PARCEL OF LAND  
COVERED BY THEIR CBFMA NO. RIV-PAL-CBFMA-2005-40  
LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY**

DENR PENRO  
PALAWAN RECORDS  
RECEIVED

BY:   
DATE: 11/17/2023 CN 23-11044

Respectfully forwarding herewith the above-mentioned letter request of one Ronilo Alvarado Camacho, Chairperson of Candis III Marketing Cooperative, pertaining to a parcel of land covered by Transfer Certificate of Title (TCT) No. 074-2014000724 issued in the name of Premiere Horizon Alliance Corporation, which appearing to have overlapped with their CBFM area.

Records verification disclosed that the matter was already brought to the attention of that office per CENRO Memorandum dated March 25, 2019 together with the report in a Completed Staff Work (CSW) format and all pertinent enclosures relative to the subject matter.

✓ Likewise, the same was indorsed to your office by the PENRO per Memorandum dated March 27, 2019.

In this regard, may we know the status of the said matter for information of all concerned parties.

Attached herewith are copies of the aforementioned Memoranda dated March 25 & 29, 2019 together with the said CSW for your ready reference.

For your record, evaluation and consideration.

DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
RELEASED

NO:

DATE:

BY:

  
ALEXANDER E. MANCIO

Copy furnished:

Mr. Ronilo Alvarado Camacho

Chairman, CANDIS III Marketing Cooperative

Cell No. 09201610910



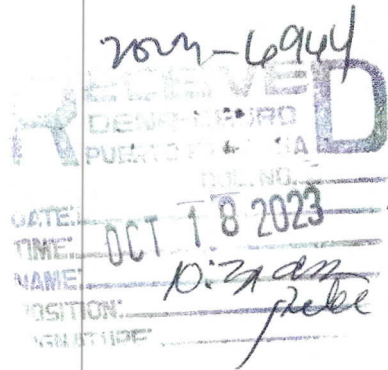
27 September 2023

**ALEXANDER E. MANCIO**

OIC CENRO

Pto. Princesa City, Palawan

Brgy. Sta. Monica, Pto. Princesa City, Palawan



Greetings!

We are writing to formally request the cancellation of Transfer Certificate of Title No. 074-2014000724 under the name of **PREMIERE HORIZON ALLIANCE CORPORATION**, with office address at Unit 1705, 17<sup>th</sup> Floor, East Tower, Philippine Stock Exchange Center, Ortigas Center, Pasig City, and email address at investors@premierehorizon.com, for the parcel of land with an approximate and aggregate area of **FOUR MILLION NINE HUNDRED NINETY-NINE THOUSAND, FOUR HUNDRED FOURTEEN (4,999,414)** square meters.

The parcel of land covered by TCT No. 074-2014000724 is classified as Timberland. More than that, the entire area is classified as corezone and as such, should not have been titled.

Further, said parcel of land overlaps with the parcel of land with an approximate and aggregate area of 463 has., covered by the CBFMA No. RIV-PAL-CBFMA-2005-40 awarded to us, the **CANDIS III MARKETING COOPERATIVE**, a cooperative duly registered under Philippine Law and with the Cooperative Development Authority.

Attached herein is a copy of TCT No. 074-2014000724<sup>1</sup> and the Community-Based Forest Management Agreement (CBFMA) No. RIV-PAL-CBFMA-2005-40<sup>2</sup>, as well as a sketch map<sup>3</sup> showing that the entire area covered by the TCT is classified as corezone and a sketch map<sup>4</sup> showing the overlap of the two (2) properties.

In line with this, we are also formally requesting for a technical conference regarding this matter at your earliest convenience.

We thank you in advance for your favorable response in this matter.

Respectfully,



**RONILO ALVARADO CAMACHO**

Chairman

CANDIS III Marketing Cooperative

# 0920610910

<sup>1</sup> ANNEX "A".

<sup>2</sup> ANNEX "B".

<sup>3</sup> ANNEX "C".

<sup>4</sup> ANNEX "D".

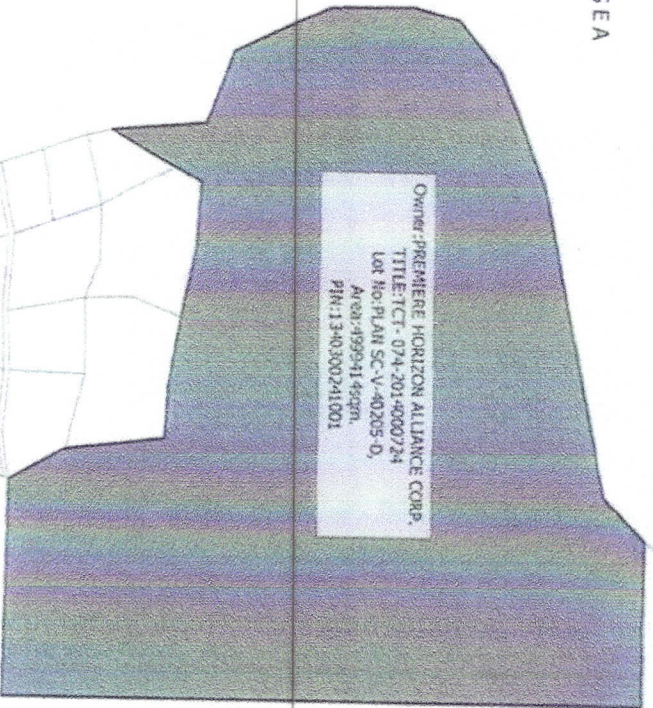


NOTE: Road Networks depicted on the map is not a basis for road claims, it is only shown as guide for Taxation Purposes and not an actual survey.

WEST PHILIPPINES SEA

Owner: PREMIERE HORIZON ALLIANCE CORP.  
TITLE: TCT - 074-201-0000724  
Lot No: PLAN SC-V-40205-D,  
Area: 499941.95sqm,  
PIN: 1340300241001

TIMBERLAND



Owner: PH AGRI-FOREST CORPORATION  
TITLE: TCT - 074-2015001603  
Lot No: 11934, CAD 800-D  
Area: 41609.69sqm,  
PIN: 1340300224005

Owner: LA PRIMA HOTEL IMPERIALE INC.  
TITLE: TCT - 074-2015001505  
Lot No: 11935, CAD 800-D  
Area: 36391.9sqm,  
PIN: 1340300224008

Owner: DIGI-WAVE SOLUTIONS, INC.  
TITLE: TCT - 074-2017002344  
Lot No: 11936, CAD 800-D  
Area: 49932.9sqm,  
PIN: 1340300224014

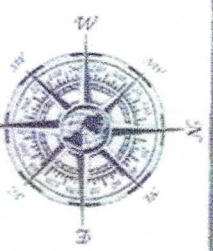
SO. CANDIZ - III

Owner:  
TITLE:  
Lot No: 11932, CAD 800-D  
Area: 05sqm,  
PIN: 1340300224015

SO. TAGMINATAY



NOTE: PIN 1340300241001 IS CONFLICT WITH  
INFANTE, MARGARITA D.



TAXMAP LOCATION  
BARANGAY BACUNGAN  
PUERTO PRINCESA CITY  
SCALE: 1:32000



OFFICE OF THE ASSESSOR  
TAXMAPPING DIVISION  
CITY OF PUERTO PRINCESA  
CERTIFIED TRUE & CORRECT

*[Signature]*  
ENGR. JOVEN C.V. BALYUT  
CITY ASSESSOR

Prepared by:

RYAN V. MACULA  
Maples Aide II (C29)

Official Receipt No: 147035  
Amount Paid: 49200  
Date: 10/5/2024 (Monday)  
Time: 10:09:31 AM  
Puerto Princesa City

FOR VERIFICATION PURPOSES  
3/1  
REMINDER  
This Map is for TAXATION and ASSESSMENT  
Purposes ONLY



REPUBLIC OF THE PHILIPPINES)  
CITY OF PUERTO PRINCESA ) S.S.

**RESOLUTION**

**KNOW ALL MEN BY THESE PRESENTS:**

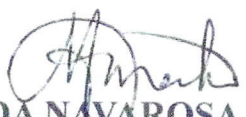
I, NYDA NAVAROSA CAMACHO, Filipino, of legal age, and with address at Brgy. Bacungan, Puerto Princesa, after being duly sworn to in accordance with law, hereby depose and state that:

1. I am the duly elected Secretary of CANDIS III Marketing Cooperative ("Cooperative") with address at Brgy. Bacungan, Puerto Princesa.
2. On 20 June 2023, the BOARD and MEMBER-BENEFICIARIES of the Cooperative approved the following Resolution:

**"RESOLVED, AS IT IS HEREBY RESOLVED,** that the Board and all stakeholders/members/beneficiaries of CANDIS III MARKETING COOPERATIVE ("Cooperative") hereby authorize its Chairman, RONILO ALVARADO CAMACHO, to file civil/criminal/administrative complaints relating to any overlap, cancellation of title needed, attend any and all hearings before the Department of Environment and Natural Resources and other government agencies, and/or sign all documents relating to any settlement or award that may be agreed upon with third parties connected to the parcel of land with an approximate and aggregate area of 463 has., covered by CBFMA No. RIV-PAL-CBFMA-2005-40 awarded to the Cooperative.

**RESOLVED FINALLY,** that this resolution shall be valid and binding on the Cooperative unless otherwise revoked in writing and proper notification is made thereof to the persons or entities for whom the resolution is relevant."

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2023, in Puerto Princesa, Palawan, Philippines.

  
**NYDA NAVAROSA CAMACHO**  
Secretary

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
**Land Registration Authority**  
QUEZON CITY

Registry of Deeds for Puerto Princesa City

**Transfer Certificate of Title**  
**No. 074-2014000724**

IT IS HEREBY CERTIFIED that certain land situated in , more particularly bounded and described as follows:

40205-D BEGINNING AT A POINT MARKED "1" OF PLAN SC-V-40205-D, BEING N. 38-37'W., 23101.28 M. FROM B.L.L.M. NO. 1, MUNICIPALITY OF PUERTO PRINCESA, PROVINCE OF PALAWAN; THENCE; N. 7-32'W., 383.89 M. TO POINT 2; N. 84-13'W., 198.35 M. TO POINT 3; N. 80-48'W., 271.36 M. TO (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

**Owner:** PREMIERE HORIZON ALLIANCE CORPORATION, A DOMESTIC CORPORATION,

**Address:** 26TH FLOOR, THE ORIENT SQUARE BUILDING, F. ORTIGAS ROAD, PASIG CITY, METRO MANILA NATIONAL CAPITAL

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

**Patent Type:** Sales Patent

**Patent Date:** 04/21/1964

**Under Act No.:** 496

**Volume No.:** 21

**Original Owner:** ANTONIO T. ONG

**Original RD:** PROVINCE OF PALAWAN

**OCT Date:** 06/28/1964 10:15AM

**OCT No.:** OCT-4622

**Page No.:** 40

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 4622 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 22nd day of MAY 2014 at 10:13am.

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

It is hereby certified that this is a true electronic copy of TCT 2014000724 on file in Registry of Deeds of Puerto Princesa City, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: ALFIE USTARES

Ref. : 2019007968 OR No. : 1019779105  
Date : 12/09/2019 OR Date : Dec 6 2019  
Time : 09:07:37 AM Amt Paid : 393.94



Judicial Form No. 140

TCT No.: 074-2014000724

Page No.: 2

**OWNER INFORMATION** (Continued from page 1)

Address: REGION

**TECHNICAL DESCRIPTION** (Continued from page 1)

POINT 4; N. 81-08'W., 262.36 M. TO POINT 5; N. 83-59'W., 259.49 M. TO POINT 6; S. 28-57'W., 176.24 M. TO POINT 7; S. 30-47'W., 279.82 M. TO POINT 8; N. 8-00'W., 335.22 M. TO POINT 9; N. 8-45'W., 65.76 M. TO POINT 10; N. 72-42'W., 319.45 M. TO POINT 11; N. 26-34'W., 404.49 M. TO POINT 12; N. 00-52'W., 330.04 M. TO POINT 13; N. 18-58'E., 167.19 M. TO POINT 14; N. 47-25'E., 251.25 M. TO POINT 15; N. 68-12'E., 269.26 M. TO POINT 16; N. 65-33'E., 241.66 M. TO POINT 17; N. 78-30'E., 1204.16 M. TO POINT 18; N. 52-36'E., 214.01 M. TO POINT 19; S. 89-22'E., 782.44 M. TO POINT 20; S. 1-47'E., 2328.16 M. TO POINT 21; S. 88-52'W., 1006.84 M. TO POINT 22; N. 28-45'W., 244.52 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF FOUR MILLION NINE HUNDRED NINETY-NINE THOUSAND FOUR HUNDRED FOURTEEN (4,999,414) SQUARE METERS. ALL POINTS ARE MARKED ON THE GROUND BY CYL. CONC. MONS. BOUNDED ON THE SW., ALONG LINE 1-2-3-4-5-6-7-8 BY TIMBERLAND; ON THE W. AND NW., ALONG LINES 8-9-10-11-12-13-14-15-16-17-18-19 BY CHINA SEA, ON THE N. ALONG LINE 19-20 BY TIMBERLAND; ON THE EAST ALONG LINE 20-21 BY TIMBERLAND AND ON THE S. AND SW., ALONG LINES 21-22-1 BY TIMBERLAND; BEARINGS TRUE. THIS PLAN SURVEYED IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER, BY T.I. VICTORINO, PRIVATE LAND SURVEYOR, ON JULY 30, 1961 AND APPROVED ON OCTOBER 27, 1962.

It is hereby certified that this is a true electronic copy of TCT 2014000724 on file in Registry of Deeds of Puerto Princesa City, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: ALFIE USTARES

Ref. : 2019007968 OR No. : 1019779105  
Date : 12/09/2019 OR Date : Dec 6 2019  
Time : 09:07:37 AM Amt Paid : 393.94



Republic of the Philippines  
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Sta. Monica, Puerto Princesa City

**COMMUNITY-BASED FOREST MANAGEMENT AGREEMENT (CBFMA)**  
**NO. RIV-PAL-CBFMA-2005-40**

OF

**CANDIS III MULTI-PURPOSE COOPERATIVE**

So. Candis III, Barangay Bacungan,  
Puerto Princesa City, Palawan

This AGREEMENT, made and entered into by and between the Provincial Environment and Natural Resources Office (PENRO) – Palawan, for and behalf of the Republic of the Philippines, hereinafter referred to as **DENR**, and **CANDIS III MULTI-PURPOSE COOPERATIVE**, with postal address at So. Candis III, Bgy. Bacungan, Puerto Princesa City, Palawan hereinafter referred to as the **CBFMA Holder**.

**WITNESSETH:**

**WHEREAS**, the **DENR** has the authority and jurisdiction over the forest lands to be included in the **CBFMA**.

**WHEREAS**, the **CBFMA Holder** has resolved to enter into a **Community-Based Forest Management Agreement (CBFMA)** over the area in the aforementioned area pursuant to the provision of **DENR Administrative Order No. 96-29** as amended by **DENR Administrative Order No. 2004-29** dated August 25, 2004.

**WHEREAS**, the concerned **LGUs** having joint responsibility with **DENR** over **Community-Based Forest Management** in accordance with the **Local Government Code**, endorse this **CBFMA**.

*Joseph S. Garcia*

*ST/ Gm*

*Uflaw*

*7/1/05*

*JP*



WHEREAS, implementation of the agreement shall include the following components:

- a. forest rehabilitation/reforestation, including agro-forestry;
- b. forest protection and conservation;
- c. development of alternative livelihood opportunities not necessarily dependent on forest products such as eco-tourism, livestock production, etc.;
- d. forest products utilization; and
- e. other activities that may be identified in the future consistent with the Community Resources Management Framework (CRMF) of the area including that of the Terms and Conditions cited in the PCSD Clearance.

WHEREAS, the DENR and the CBFMA Holder agreed to enter into Community-Based Forest Management Agreement:

NOW THEREFORE, for and in consideration of the foregoing premises, the DENR agrees to devolve to the CBFMA Holder the responsibility for managing Four Hundred Ten (410) hectares of forest land located at Sitio Candis III, Bgy. Bacungan, Puerto Princesa City, Palawan, Region 4-MIMAROPA, Philippines, hereinafter referred to as the CBFMA AREA, the description and boundaries of which are shown in the attached map which forms part of this AGREEMENT.

#### OBLIGATIONS OF PARTIES

1.0 The DENR Shall:

- 1.1 Protect and ensure exclusive occupation and the use of the forest land cover by this CBFMA and the forest products therein to the CBFMA Holder, subject to prevailing laws, rules and regulations and prior rights:

*Signature*

*7 Gri*

*W. H. H.*

*W. H. H.*

*Signature*



1.2 Provide assistance to the CBFMA Holder as part of the DENR's normal operations, more particularly in the preparation, updating and implementation of the Community Resources Management Framework (CRMF), Resource Use Plans (RUPs) and Annual Work Plans (AWPs);

1.3 Deputized qualified members of the CBFMA Holder as Environment and Natural Resources Officers (ENROs) upon request of the CBFMA Holder pursuant to DAO No. 41, Series of 1991, DAO No. 98-09, DAO No. 98-59, both Series of 1998 and other pertinent regulations.

**2.0 The CBFMA Holder Shall:**

2.1 Immediately assume responsibility for the protection of the entire forest lands within the CBFMA Area against illegal logging/cutting and other unauthorized extraction of forest products, slash and burn agriculture (kaingin), forest and grassland fires, and other forms of forest destruction; and assist DENR in the prosecution of violators of forestry and environmental laws;

2.2 Follow all duly-promulgated laws, rules and regulations pertinent to forestry and other environmental laws;

2.3 Prepare and implement CRMF, RUP and Annual Work Plans with assistance from DENR and LGU and other agencies;

2.4 Formulate and implement benefit sharing schemes among its members; and

2.5 Pay the require forest charges and other fees.

**3.0 OTHER CONDITIONS:**

The DENR shall give first priority to the CBFMA Holder in obtaining privilege to extract, utilize and dispose any forestry and mineral resource and non-timber forest product found within the CBFMA Area, subject to existing laws, rules and regulations.

*Handwritten signature/initials on the left margin.*

*Handwritten signature/initials at the bottom left.*

*Handwritten signature/initials at the bottom center.*

*Handwritten signature/initials at the bottom right.*

*Handwritten signature/initials at the bottom right.*



#### 4.0 DURATION OF CBFMA

This Agreement shall have a term of twenty five (25) years counted from the date this Instrument is notarized and be eligible for renewal thereafter for an additional twenty five (25) years subject to compliance by the CBFMA Holder with the terms of this Agreement and other pertinent laws, rules and regulations.

#### 5.0 RESOLUTION OF DISPUTES

Any disputes among the parties here to arising from or related to the provisions of this Agreement shall be settled by arbitration, with each party represented by one (1) arbitrator and a third arbitrator named by the two (2) parties. If it is not possible to settle disputes through arbitration, the disputes shall be submitted for the decision to the appropriate court of law having jurisdiction on the matter.

#### 6.0 TERMINATION AND AMENDMENT OF CBFMA

The CBFMA may be terminated based on the non-performance of the PO, violation of any provision herein stated by any of the parties. Further, this Agreement may be amended and supplemented with conformity of both parties.

#### 7.0 FORCE MAJEURE

If any event of FORCE MAJEURE and other cause such as earthquakes, typhoons, storms, flood, epidemic and other similar phenomenon affecting the performance of the People's Organization, the PO shall give notice to DENR within thirty (30) days after the occurrence, including a statement describing the force majeure and its effect upon the POs ability to perform under the conditions of the CBFMA. The parties shall meet regarding action to be taken within five (5) days after such notice.

#### 8.0 PENALTY CLAUSE

In the event of default in any of the above undertaking by the PO nothing herein shall preclude the DENR from resorting to such judicial remedies, civil or criminal, to which it may be entitled under existing laws.

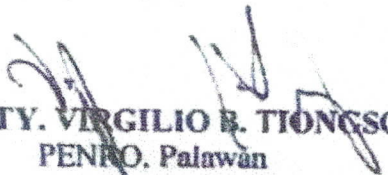
*Agueda*

*[Handwritten signatures and initials at the bottom of the page]*




NOW THEREFORE, the parties hereto signified their Agreement to the foregoing provision by affecting their signature hereunder this 20 day of November, 2005 in \_\_\_\_\_ Republic of the Philippines.


FOR DENR:


  
ATTY. VIRGILIO B. TIONGSON  
PENRO, Palawan


FOR THE CBFMA HOLDER:

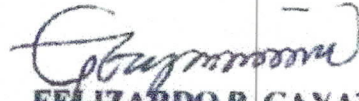
  
JOEL GERMINA  
CBFM-PO Chairman

WITNESSES

  
ROGELIO D. PAGLINAWAN  
CENRO  
Puerto Princesa City, Palawan

  
EMELINA B. COJAMCO  
SFMS/Chief FMS (S)  
DENR-PENRO Palawan

  
VERONICA G. FLORES  
Chief, CBFM  
CENRO, Puerto Princesa City

  
FELIZARDO B. CAYATOC  
CDO/II/CBFM Prov'l. Coordinator  
DENR-PENRO Palawan



## ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF PALAWAN ) S.S.  
PUERTO PRINCESA CITY )

BEFORE ME, A Notary Public for and in the Municipality of PUERTO PRINCESA CITY, Philippines, on the \_\_\_\_\_ day of OCT 04 2011, 2005 personally appeared the following with their respective certification opposite their names:

<u>NAME</u>	<u>COMM. TAX</u>	<u>DATE/PLACE ISSUED</u>
Atty. Virgilio B. Tiongson	<u>12745063</u>	<u>January 3, 2005 / Palawan</u>
Joel Germina	<u>17132005</u>	<u>Feb. 5, 2005 / Palawan</u>

Known to me to be the same persons who executed the foregoing instrument, and who acknowledged to me that the same is their free and voluntary act and deed, as well as the free and voluntary act and deed of the entities represented herein.

This instrument, which is the **COMMUNITY-BASED FOREST MANAGEMENT AGREEMENT (CBFMA)**, consists of six (6) pages including this page where the Acknowledgement is written, and is signed by the parties and their instrument on each page thereof.

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

Doc. No. 14  
Page No. 02  
Book No. 723  
Series of 2011

**ATTY. EDGAR O. POLAY**  
**NOTARY PUBLIC WITH DEC. 31 '20**  
**PUERTO PRINCESA**  
**PTR NO. 0377627 JAN 5 2011**  
**RP NO 818275 DEC. 14. 2010**  
**ROLL NO 31451**





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

March 27, 2019

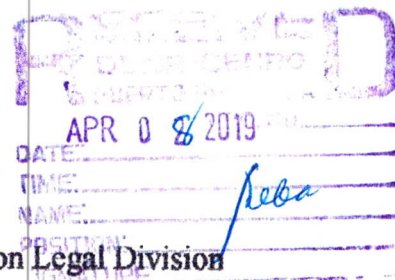
**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR-R4, MIMAROPA, 1515 L&S Building  
Roxas, Blvd., Ermita, Manila

**ATTENTION:** The Chief, Licenses, Patents and Deeds Division  
The Chief, Legal Division

**FROM :** The OIC Provincial Environment and  
Natural Resources Officer

**SUBJECT:** **COMPLETED STAFF WORK (CSW) RE: OCT NO. P-4622 OF ANTONIO T. ONG TRANSFERRED AND ISSUED TCT 074-2014000724 IN THE NAME OF PREMIERE HORIZON ALLIANCE CORPORATION COVERING LOT PLAN SC-V-40205-D LOCATED IN BARANGAY BACUNGAN, PUERTO PRINCESA CITY**




Forwarded is the memorandum-report dated March 25, 2019 from CENRO Puerto Princesa City in the tenet, Completed Staff Work (CSW) with pertinent enclosures relative to the above-subject.

This Office evaluated the report and hereby submits the following recommendations:

1. Issuance of Order declaring Plan SC-V-40205-D and Sales Patent No. 1114 of Antonio T. Ong as fake or counterfeit documents considering that the same are not back-up by official and legal record.
2. Initiate the filing of Petition for Cancellation of Plan SC-V-40205-D and OCT No. P-4622 of Antonio T. Ong and TCT 074-2014000724 of Premiere Horizon Alliance Corporation as its derivative title.
3. Filing appropriate case in court against Amador Figueroa and the Corporate Officers and Management of Premiere Horizon Alliance Corporation for illegal road construction and Rosebel Sabalo, Winifreda Large and Emma Sta. Maria for violation of environmental laws.

For evaluation and consideration.

For the OIC-PENRO:

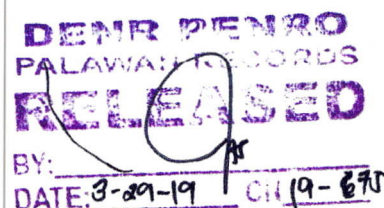
  
**JOHNNY P. LILANG**  
Chief, Technical Services Division  
Office-In-Charge

Copy Furnished:

✓ CENRO-Puerto Princesa City

Doc. Ref. No. 2019-2298  
TDS / \*jcv

Barangay Sta. Monica, Puerto Princesa City, Palawan  
Telfax No. (048) 433-5638  
Email Address: [denrpalawan@yahoo.com](mailto:denrpalawan@yahoo.com)







Republic of the Philippines  
Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

March 25, 2019

**MEMORANDUM:**

FOR : The Regional Executive Director  
THRU : The Provincial Environment and Natural Resources Officer  
FROM : The Community Environment and Natural Resources Officer

**DENR PENRO  
PALAWAN RECEIVED**

PY: *Jim c/o: Lora*  
DATE: 3.24.19 ON 19-22-18

SUBJECT : **COMPLETED STAFF WORK (CSW) RE: OCT NOS. P-4622 OF ANTONIO T. ONG TRANSFERRED AND ISSUED WITH TCT 074-2014000724 IN THE NAME OF PREMIERE HORIZON ALLIANCE CORPORATION COVERING LOT PLAN SC-V-40205-D LOCATED IN BGY. BACUNGAN, PUERTO PRINCESA CITY**

Respectfully submitted is the Completed Staff Work (CSW) covering the above-mentioned subject in compliance to that office instruction and be informed of the following:

1. That on October 27, 1962, allegedly Plan SC-V-40205-D as surveyed for Pe Changco & Company represented by Antonio T. Ong with an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City was approved by then Director of Lands, Nicanor G. Jorge (see p1).
2. That on June 28, 1964, allegedly Original Certificate of Title (OCT) No. P-4622 with Sales Patent No. 1114 was registered in the name of Antonio T. Ong covering a parcel of land described as Lot Plan SC-V-40205-D with an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City (see p2).
3. That accordingly, Premiere Horizon Alliance Corporation purchased the subject property in the year 2011 in a foreclosure sale conducted by the Provincial Sheriff of Palawan (see p114).



4. Subsequently, on May 22, 2014, the subject property was transferred and issued with Transfer Certificate of Title (TCT) No. 074-2014000724 in the name of Premiere Horizon Alliance Corporation, a domestic corporation with business address at 26<sup>th</sup> Floor, the Orient Square Building, F. Ortigas Road, Pasig City, Metro Manila National Capital (see p108).

However, records verification disclosed the following:

1. That on October 15, 1999, in a memorandum (see p6) of Ms. Lourdes L. Del Rio, Assistant Chief of the Records Management Division, Land Management Bureau to the Chief of the Legal Division, with the information that according to the verification of the records, the parcels of land situated in Bgy. Bacungan, Puerto Princesa City identified/described in Plan SC-V-10199, SC-V-10201 and SC-V-10205-D, are not recorded in their plan index cards. It is likewise informed that as of the said date, **the names of PEDRO ABRINA and ANTONIO ONG do not appear to have been recorded in their General Index Cards.**

It is further informed that the **alleged SALES PATENT NO. 1114 does not appear to have been recorded in their Sales Patent Book.**

2. In an undated letter (see p109) of Engr. Victor B. Balde, Chief of the Records & Knowledge Management Division, Land Management Bureau to Mr. Stephen Cascolan of Premiere Horizon Alliance Corporation, copy furnished this office and received on September 11, 2017, Mr. Cascolan was informed that **ANTONIO T. ONG has no record of any kind of public land application covering a parcel of land situated in Barangay Bacungan, Puerto Princesa City.**

It is evident that there is nothing to revert and even to be cancelled because there is **nothing** issued by this office (DENR/LMB). It is enough that the patent/titles be declared **fake**, afterwhich it need to be:

- a. Annotated in files of the Registry of Deeds (ROD) to halt progress action; and
- b. Invalidate the **Registration** and **Cancel** the Original Certificate of Title (OCT) and its derivatives by the Registry of Deeds (ROD) upon Court Order.

In addition, cancellation of Lot Plan SC-V-40205-D with an area of 4,999,414 square meters is likewise recommended.

Be informed further that the aforementioned Corporation thru its Liaison Officer, Mr. Amador Figueroa, has facilitated the opening of a new road per investigation report (see p162) dated February 14, 2018 of the Multi-Sectoral Task Force created per PENRO Special Order No. 2018-007, wherein the said road was constructed from an existing barangay road **going to the alleged property of Premiere Horizon Alliance**




**Corporation** located at So. Maranat, Bgy. Bacungan, Puerto Princesa City. Said road construction has a total length of 6.1 km. with an average width of Five (5) meters constructed using heavy equipments and damaged **One Hundred Sixty Two (162) naturally grown trees with an equivalent volume of 33.21 cubic meters**. Out of the 6.1 km. road constructed, only 0.80 km. or 800 meters falls within Alienable and Disposable land while the 5.3 kms. falls within Timberland as per Project No. 1-Z-A, Block A of Land Classification Map No. 3620 certified on August 31, 2004. Likewise, portion of the said road traversed the CBFM area of Candes Multi-purpose Cooperative as the People's Organization. Hence, filing of appropriate case in court is also recommended.

Moreover, as a result of verification made by this office, on September 19, 2017, and a corresponding Certification (see p139) was issued that the tract of land identified as Lot Plan SC-V-40205-D containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City has been verified that based on the tie line of the said area being N. 38-37°W., 23101 M. from B.L.L.M. No. 1, Municipality of Puerto Princesa to corner 1, a portion of the subject lot containing an area of **more or less 360,000 square meters is within FORESTLAND and the rest falls within CHINA SEA** as per approved Land Classification Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004.

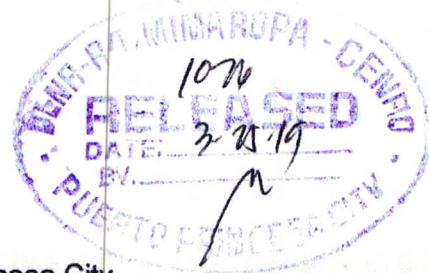
WHEREFORE, premises considered, the subject patent registered as Original Certificate of Title (OCT) No. P-4622 in the name of Antonio T. Ong has **no legal basis of issuance, hence it is fake and deserved invalidation of its registration and cancellation by the Court.**

For your reference, record, and evaluation.

  
**FELIZARDO B. CAYATOC**

Copy furnished:

1. The City Registry of Deeds  
Bgy. Sta. Monica, Puerto Princesa City
2. Engr. Joven C.V. Baluyot  
City Assessor  
New City Hall Building, Bgy. Sta. Monica, PPC
3. The City Planning & Devt. Coordinator  
New City Hall Building, Bgy. Sta. Monica, Puerto Princesa City







## COMPLETED STAFF WORK

### 1. FACTS/ BACKGROUND

On October 27, 1962, allegedly Plan SC-V-40205-Das surveyed for Pe Changco & Company represented by Antonio T. Ong with an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City was approved by then Director of Lands, Nicanor G. Jorge (see p1).

On June 28, 1964, allegedly Original Certificate of Title (OCT) No. P-4622 with Sales Patent No. 1114 was registered in the name of Antonio T. Ong covering a parcel of land described as Lot Plan SC-V-40205-D with an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City (see p2).

Accordingly, Premiere Horizon Alliance Corporation purchased the subject property in the year 2011 in a foreclosure sale conducted by the Provincial Sheriff of Palawan (see p114).

Subsequently, on May 22, 2014, the subject property was transferred and issued with Transfer Certificate of Title (TCT) No. 074-2014000724 in the name of Premiere Horizon Alliance Corporation, a domestic corporation with business address at 26<sup>th</sup> Floor, the Orient Square Building, F. Ortigas Road, Pasig City, Metro Manila National Capital (see p108).

A **proposed subdivision plan** (see p116) of Lot Plan SC-V-40205-D (portion of Lot 11838, Cad. 800-D, Module 6, Case 41, Puerto Princesa Cadastre) as described in TCT No. 074-2014000724 was prepared by Engr. Dennis J. Ebalang and the survey was conducted from September 1-30, 2016 for Premiere Horizon Alliance Corporation showing the following proposed resultant lots, to wit:

Lot No.	Area(sq. m.)
Lot 1, Psd-E20175248	615,314
Lot 2, Psd-E20175248	486,768
Lot 3, Psd-E20175248	472,481
Lot 4, Psd-E20175248	763,539
Lot 5, Psd-E20175248	282,131
Lot 6, Psd-E20175248	1,677,458
Lot 7, Psd-E20175248	680,151
Lot 8, Psd-E20175248	21,572
<b>TOTAL</b>	<b>4,999,414</b>





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

However, as a result of verification made by this office, on September 19, 2017, a corresponding Certification (see p139) was issued that the tract of land identified as Lot Plan SC-V-40205-D containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City has been verified that based on the tie line of the said area being N. 38-37'W., 23101 M. from B.L.L.M. No. 1, Municipality of Puerto Princesa to corner 1, a portion of the subject lot containing an area of **more or less 360,000 square meters is within FORESTLAND and the rest falls within CHINA SEA** as per approved Land Classification Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004.

In addition, records of this office disclosed the following:

1. On October 15, 1999, in a memorandum (see p6) of Ms. Lourdes L. Del Rio, Assistant Chief of the Records Management Division, Land Management Bureau to the Chief of the Legal Division, with the information that according to the verification of the records, the parcels of land situated in Bgy. Bacungan, Puerto Princesa City identified/described in Plan SC-V-10199, SC-V-10201 and SC-V-10205-D, are not recorded in their plan index cards. It is likewise informed that as of the said date, **the names of PEDRO ABRINA and ANTONIO ONG do not appear to have been recorded in their General Index Cards.**

It is further informed that the **alleged SALES PATENT NO. 1114 does not appear to have been recorded in their Sales Patent Book.**

2. In an undated letter (see p109) of Engr. Victor B. Balde, Chief of the Records & Knowledge Management Division, Land Management Bureau to Mr. Stephen Cascolan of Premiere Horizon Alliance Corporation, copy furnished this office and received on September 11, 2017, Mr. Cascolan was informed that **ANTONIO T. ONG has no record of any kind of public land application covering a parcel of land situated in Barangay Bacungan, Puerto Princesa City.**

Furthermore, the following informations were also gathered:

That on October 14, 2015, Rosebel S. Sabalo et. al sent a letter (see p113) to the Honorable Secretary of the DENR, the Regional Executive Director and the CENRO of Puerto Princesa City, regarding their request for the filing of reversion/nullification case over the alleged titled property of Premiere Horizon Alliance Corporation as it is spurious and the same is classified as timberland.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

---

Per verification, it appears that the claim of Rosebel Zabalo, et. al. had encroached a portion of the subject OCT No. P-4622 of Premiere Horizon Alliance Corporation as can be seen in the attached Projection Map (see p179) wherein the said encroachment is can be easily identified through color legend.

In an investigation and administrative hearing report dated May 24, 2010 (see p81) rendered by Hearing Officer Conrado M. Corpuz, accordingly, about Fifty (50) hectares of land located in Bgy. Bacungan, Puerto Princesa City was covered by Agricultural Lease Application Unnumbered (see p3) of the late Romeo Flores filed on April 12, 1985. Based on his application, Mr. Flores has already introduced/planted different fruit trees, coconut, bamboo, and others in the subject area. He was then required on August 7, 1985 per letter (see p4) of Land Investigator Mabini F. Fabro of the Bureau of Lands to submit project study and to secure a certification from the City Planning Development Staff. Please see attached sketch map (see p82) showing the coverage of the said application.

Likewise, as mentioned in the aforementioned report, portion of the area claimed by the late Mr. Flores was already occupied, developed and built structures/cottages by certain Rosebel Sabalo et. al. allegedly with permission and authority from the caretaker, Rizza Salazar and with Waiver of Rights executed by Mrs. Winefreda Large. The other side was also occupied and claimed by Mrs. Winefreda Large while on the other portion was also claimed by Mrs. Emma Sta. Maria. **Hence, in view of the findings and result of investigation, on June 21, 2010, this office issued letters to Mrs. Winefreda Large, Mrs. Rosebel Sabalo, and Mrs. Emma Sta. Maria, instructing all of them to immediately vacate the area within Fifteen (15) days upon receipt of the said letters, stop the clearing/underbrushing and refrain from further introducing development otherwise the office will be constraint to file appropriate charges in court against them for violation of Section 78 of PD 705 as further amended by PD 1559 and other applicable laws on the matter.**





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Also, portion of the said lot has been the subject of the **Decision** dated May 26, 2016 (see p114) issued by Hon. Judge Ma. Rowena P. Socrates of the Municipal Trial Court of Puerto Princesa City covering below entitled case:

Janeth Sacedor  
Nancy O. Firmalo  
Jolito N. Sabalo  
**Rosbel Sabalo**  
Jessica Tres Reyes  
Nelia V. Siggaoat  
Manuel M. Siggaoat  
Mark Juanino Siggaoat  
Carmelo Villa, Laura Villa  
Rogelio Sevilla  
Alpio Sevilla  
Purísima Laconico  
Ramon Laconico and  
Elizabeth Morcozo  
Nelia V. Siggaoat  
Manuel M. Siggaoat  
Carmelo Villa  
Laura Villa  
Purísima Laconico  
Ramon Laconico and  
Elizabeth Morcozo were all represented by Jessica C. Tres Reyes  
By virtue of Special Power of Attorney,  
Plaintiffs

Civil Case No. 2284  
for Forcible Entry with Application  
for Preliminary Injunction and/or  
Temporary Restraining Order and  
Damages with an Ex-Parte 72  
Hours Restraining Order

-versus-

**Premier Horizon Alliance Corporation**

Ace Guard Security Agency  
Willie Alegria,  
Randy Suelo  
And twenty (20) John Does.  
Defendants.

In the said case, the Plaintiffs seek to eject the defendants from a 213.5 hectare property known as Lot 11838, Cad. 800-D located in Bgy. Bacungan, this City and after considering all the premises the **complaint is dismissed** and the plaintiffs are solidarily ordered to pay the defendant, Premier Horizon Alliance Corporation attorney's fees in the amount of Twenty Thousand (Php20,000.00) Pesos.

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City  
Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)  
Tel Fax No.: (048) 433-0660





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Moreover, per investigation report (see p162) dated February 14, 2018, a newly opened road was constructed from an existing barangay road going to the alleged property of Premiere Horizon Alliance Corporation located at So. Maranat, Bgy. Bacungan, Puerto Princesa City. It was facilitated by a certain Mr. Amador Figueroa, a Liaison Officer of Premiere Horizon Alliance Corporation/West Palawan Premier Development Corporation (WPP). Said road construction has a total length of 6.1 km. with an average width of Five (5) meters constructed using heavy equipments and damaged **One Hundred Sixty Two (162) naturally grown trees with an equivalent volume of 33.21 cubic meters**. Out of the 6.1 km. road constructed, only 0.80 km. or 800 meters falls within Alienable and Disposable land while the 5.3 kms. falls within Timberland as per Project No. 1-Z-A, Block A of Land Classification Map No. 3620 certified on August 31, 2004. Portion of the said road traversed the CBFM area of Candes Multi-purpose Cooperative as the Peoples Organization.

## II. LEGAL BASIS/APPLICABLE ISSUANCES

1. Public Land Act CA 141 as amended
2. PD 705 Forestry Code of the Philippines, DAO No. 15-1990
3. The 1987 Constitution of the Republic of the Philippines, Art. XII-Sec. 2 & 3
4. LC Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004
5. City Ordinance No. 560, otherwise known as the Revised Zoning Ordinance of the City of Puerto Princesa of 2013.

## III. COORDINATION AND AGENCIES INVOLVED

1. DENR-CENRO, Puerto Princesa City
2. City Planning & Development Coordinator Office
3. City Assessor's Office
4. City Register of Deeds

## IV. DOCUMENTS ATTACHED

1.	October 27, 1962	-	Allegedly Plan SC-V-40205-D as surveyed for Pe Changco & Company represented by Antonio T. Ong with an area of 4,999,414 square meters situated in Bgy. Bacungan, Puerto Princesa City was approved by then Director of Lands, Nicanor G. Jorge.
----	------------------	---	--

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City  
Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)  
Tel Fax No.: (048) 433-0660





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

2.	June 28, 1964	-	Copy of Original Certificate of Title No. P-4622 issued in the name of Antonio T. Ong covering a parcel of land described as Lot Plan SC-V-40205-D with Sales Patent No. 1114 located in Bgy. Bacungan, Puerto Princesa City.
3.	April 12, 1985	-	Agricultural Lease Application filed by a certain Romeo A. Flores covering a parcel of land with an area of 50 hectares located in Bgy. Bacungan, Puerto Princesa City before Deputy Land Investigator Mabini F. Fabro.
4.	August 7, 1985	-	Letter of Land Investigator Mabini F. Fabro of the Bureau of Lands to Mr. Romeo A. Flores requesting him to submit Project Study regarding his FLA (IV-26) Unnumbered and likewise informing him to secure a certification from the City Planning Development Staff to the effect that the land will not be affected by City development progress.
5.	August 1999	-	Allegedly specimen signature of Romy Flores.
6.	October 15, 1999	-	<p>Memorandum from Ms. Lourdes L. Del Rio, Assistant Chief, Records Management Division, Land Management Bureau addressed to the Chief of the Legal Division with the information that according to the verification of the records, the parcels of land situated in Bgy. Bacungan, Puerto Princesa City identified/described in Plan SC-V-10199, SC-V-10201 and SC-V-10205-D, <b>ARE NOT RECORDED IN THEIR PLAN INDEX CARDS.</b> It is likewise informed that as of the said date, <b>THE NAMES OF PEDRO ABRINA AND ANTONIO ONG DO NOT APPEAR TO HAVE BEEN RECORDED IN THEIR GENERAL INDEX CARDS.</b></p> <p>It is further informed that the <b>ALLEGED SALES PATENT NO. 1114 DOES NOT APPEAR TO HAVE BEEN RECORDED IN THEIR SALES PATENT BOOK.</b></p>





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

7.	November 10, 1999 December 8, 1999 March 18, 2000	-	Copy of Receipts showing that a certain Romy Flores has received the sum of One Million Pesos each month from Winefreda Large.
8.	June 24, 2000	-	Certification issued by then LMO III Vicente F. Señorin certifying that parcels of land with OCT Nos. P 4622 of Antonio Ong, OCT Nos. P-2299-A and P-2522 of Pedro Abrina are all found within Timberland.
9.	July 12, 2000	-	Certification that records of this office shows that upon diligent search from the records on file, <b>no trace of any records, carpeta or any document could be found on file covering Sales Patent No. 1094 &amp; 1619 of Pedro Abrina and Sales Patent No. 1114 of Antonio Ong.</b>
10.	July 24, 2000	-	Memorandum from CENRO Puerto Princesa for the Regional Executive Director thru the PENRO, submitting a certification as to the status of record's file in the office re: OPLAN ANTI-FAKE TITLES-OCT No. 2522 and OCT No. P-2299-A of Pedro Abrina and OCT No. P-4622 of Antonio Ong, all in Bacungan, P.P.C. Likewise included are the following: Investigation Report of LMO III Vicente F. Señorin, Land Classification Status, and other pertinent documents.
11.	July 26, 2000	-	Memorandum from the PENRO for the Regional Executive Director, attention: ARED Armando R. Preclaro, Chairman of the OPLAN Anti-Fake Land Title, forwarding CENRO Memorandum dated July 25, 2000 identifying first nine (9) cases duly documented per instruction on the matter. Also forwarded is a separate CENRO Memorandum dated July 24, 2000 covering three (3) questionable titles particularly OCT P-2522, OCT P-2299-A and OCT P-4622, all covered by a memo-instruction of ARED Aguilar dated June 19, 2000.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

12.	August 10, 2000	-	Memorandum from the PENRO for the Regional Executive Director, attention: ARED Armando R. Preclaro, Chairman of OPLAN Anti Fake Land Title, confirming that most cases in the province were issued over Timberland areas and isolated cases in classified A and D but physically mangrove areas. Further informing that felt syndicated Sales Patent was also monitored in Puerto Princesa City particularly <u>OCT No. P-4622, Sales Patent No. 1114 covering Plan SC-V-40205-D consisting 499.9414 hectares located in Bgy. Bacungan, Puerto Princesa City.</u>
13.	August 21, 2000	-	PENRO Memorandum to all CENROs furnishing a copy of an undated ORED memo instructing the submission of situationer report on all high profiled cases relative to questionable titles.
14.	October 2, 2000	-	Copy of Receipt showing that a certain Romy Flores has received the sum of One Million Three Hundred Pesos from Winefreda Large as payment for a 40-hectare more or less property in Busay Beach, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
15.	October 2, 2000	-	Affidavit of Waiver of Rights allegedly executed by Romeo Flores in favor of Winefreda Large before Notary Public Atty. Gemino C. Bagares under Doc No. 30; Page No. 60; Book No. 111 Series of 2000.
16.	Undated	-	Affidavit of Denial of Atty. Gemino C. Bagares saying that he did not notarize an Affidavit of Waiver of Rights signed by Romeo Flores, Affiant-Transferor-Vendor and Winefreda Large, Transferee-Vendee. Further saying that the signature appearing in the said Waiver of Rights is fake and bogus.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

17.	September 3, 2007	-	Certification issued by Honorable Rodrigo V. Benitez, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Mamerto G. Sta. Maria</u> is the actual occupant of more or less 500,000 square meters of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
18.	September 3, 2007	-	Certification issued by Honorable Rodrigo V. Benitez, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Christian Andrew H. Sta. Maria</u> is the actual occupant of more or less 82,380 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
19.	September 3, 2007	-	Certification issued by Honorable Rodrigo V. Benitez, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Raphael H. Sta. Maria</u> is the actual occupant of more or less 347,244 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
20.	September 3, 2007	-	Certification issued by Honorable Rodrigo V. Benitez, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mrs. Emma H. Sta. Maria</u> is the actual occupant of more or less 576,017 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
21.	September 1, 2009		Certification issued by Honorable Gualberto J. Manaeg, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Mamerto G. Sta. Maria</u> is the actual occupant of more or less 500,000 square meters of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
22.	September 1, 2009		Certification issued by Honorable Gualberto J. Manaeg, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Mr. Raphael H. Sta. Maria is the actual occupant of more or less 347,244 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
23.	September 1, 2009		Certification issued by Honorable Gualberto J. Manaeg, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Emma H. Sta. Maria</u> is the actual occupant of more or less 576,017 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
24.	September 1, 2009		Certification issued by Honorable Gualberto J. Manaeg, Barangay Chairman of Bgy. Bacungan, Puerto Princesa City certifying that <u>Mr. Christian Andrew H. Sta. Maria</u> is the actual occupant of more or less 82,380 square meters located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
25.	September 2, 2009	-	Certification issued by the Punong Barangay of Bacungan, Hon. Gualberto J. Manaeg, certifying that <u>Mrs. Winefreda Large Y. Cantor</u> , et al. is the actual occupant/claimant of land with an area of more or less 50.0 hectares of land located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City. Further certifying that the subject area is fully planted of more or less 1,000 coconut & 1,500 mahogany trees.
26.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Dimns Lim</u> before Atty. Luciano C. Roxas under Doc. No. 496; Page No. 100; Book No. 24, Series of 2009 covering a parcel of land with an area of 85,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
27.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Rosbel S. Sabalo</u> before Atty. Luciano C. Roxas under Doc. No. 495; Page





Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			No. 99; Book No. 24, Series of 2009 covering a parcel of land with an area of 370,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
28.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Jolito N. Sabalo</u> before Atty. Luciano C. Roxas under Doc. No. 494; Page No. 99; Book No. 24, Series of 2009 covering a parcel of land with an area of 320,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
29.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Rogelio Sevilla</u> before Atty. Luciano C. Roxas under Doc. No. 01; Page No. 01; Book No. 25, Series of 2009 covering a parcel of land with an area of 213 hectares located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
30.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Joan Gersalin</u> before Atty. Luciano C. Roxas under Doc. No. 499; Page No. 20; Book No. 24, Series of 2009 covering a parcel of land with an area of 320,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
31.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Roberto Alvarez</u> before Atty. Luciano C. Roxas under Doc. No. 139; Page No. 29; Book No. 25, Series of 2009 covering a parcel of land with an area of 50,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
32.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Nelia Siggaoat</u> covering a parcel of land with an area of 250,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City (not notarize).

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City

Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)

Tel Fax No.: (048) 433-0660





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

33.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Crisanto Asis</u> before Atty. Luciano C. Roxas under Doc. No. 497; Page No. 100; Book No. 24, Series of 2009 covering a parcel of land with an area of 320,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
34.	September 25, 2009	-	Waiver of Rights executed by Winefreda Large in favor of <u>Anthony R. Asis</u> before Atty. Luciano C. Roxas under Doc. No. 498; Page No. 100; Book No. 24, Series of 2009 covering a parcel of land with an area of 220,000 square meters located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
35.	October 1, 2009	-	Copy of Resolution No. 98, series of 2009, entitled "A Resolution Approving Mrs. Winefreda Large Y. Cantor, et. al. to apply for Special Land Use Permit as Plantation of Mahogany and Coconut Trees, etc. situated at Rancheria, Sitio Nagtabon, Bgy. Bacungan, Puerto Princesa City".  Note: Total area is 213.5 hectares.
36.	October 1, 2009	-	Copy of Resolution No. 133, series of 2010, entitled "A Resolution Approving Mrs. Rosebel S. Sabalo, et. al. to apply for Special Land Use Permit as Plantation of Mahogany and Coconut Trees, etc. situated at Rancheria, Sitio Nagtabon, Bgy. Bacungan, Puerto Princesa City".  Note: Total area is 213.5 hectares.
37.	October 8, 2009	-	Letter of Mrs. Winefreda Large to CENRO Puerto Princesa City intending to apply for a Special Land Use Permit or any applicable tenurial instrument over a parcel of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Note: With attached sketch map.
38.	October 8, 2000	-	Alleged Affidavit of Waiver of Rights executed by Romeo A. Flores in favour of Ms. Winefreda Flores covering a 40-hectares land located in Busay Beach, Bgy. Bacungan, PPC.
39.	October 15, 2009	-	Petition filed by Atty. Gemino C. Pagares for appointment as Notary Public with attach Oath of Office.
40.	October 20, 2009	-	Letter of Emma Sta. Maria to then PENRO Juan C. dela Cruz opposing the false statement of Mrs. Winefreda Large and further requesting inspection over a parcel of land located at So. Nagtabon, Bgy. Bacungan, P.P.C.
41.	October 29, 2009	-	Letter of this office to Mrs. Winefreda Large informing her that the office cannot act on her application since the processing of application for Special Land Use Permit (SLUP) is suspended per Memoranda dated May 20, 2009 and October 14, 2009 of DENR Secretary Jose L. Atienza, Jr. and further advising her to refrain from introducing improvement therein.
42.	November 3, 2009	-	Malayang Salaysay of Rizza Villanueva executed in favour of Mrs. Emma Sta. Maria involving a parcel of land in Busay Beach, Bgy. Bacungan, Puerto Princesa City.
43.	November 4, 2009	-	Letter of Ms. Emma Sta. Maria to then PENRO Juan C. dela Cruz intending to apply for SIFMA over an area located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City approximately more than 150 hectares which was supposedly included in the pending application for SIFMA of certain Romeo Flores (deceased).
44.	November 10, 2009	-	Letter of then Punong Barangay Gualberto J. Manaeg inviting Forester Conrado Corpuz to attend the hearing of Mrs. Winefreda Large versus Mrs. Emma Sta. Maria at 9:00 A.M. in





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Bgy. Multi-purpose Hall.
45.	November 23, 2009	-	Certification issued by Allan K. Sornito, Purok President of So. Nagtabon, Bgy. Bacungan, Puerto Princesa City, certifying that <u>Mr. Mamerto G. Sta. Maria</u> is the actual occupant/claimant of more or less 500,00 square meter of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
46.	November 23, 2009	-	Certification issued by Allan K. Sornito, Purok President of So. Nagtabon, Bgy. Bacungan, Puerto Princesa City, certifying that <u>Mrs. Emma H. Sta. Maria</u> is the actual occupant/claimant of more or less 576,017 square meter of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
47.	November 23, 2009	-	Certification issued by Allan K. Sornito, Purok President of So. Nagtabon, Bgy. Bacungan, Puerto Princesa City, certifying that <u>Raphael H. Sta. Maria</u> is the actual occupant/claimant of more or less 374,244 square meter of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
48.	November 23, 2009	-	Certification issued by Allan K. Sornito, Purok President of So. Nagtabon, Bgy. Bacungan, Puerto Princesa City, certifying that <u>Christian Andrew H. Sta. Maria</u> is the actual occupant/claimant of more or less 82,380 square meter of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
49.	November 25, 2009	-	Letter of Emma Sta. Maria to then CENRO Diosdado L. Ocampo informing him that since the death of Mr. Romeo Flores on October 2001, they have taken over the possession and occupation of a 57.80 hectares portion of the property of Mr. Flores and accordingly Mr. Flores had given to her husband, Mamerto Sta. Maria and her son, Raphael Sta. Maria a total of 18.60 hectares and likewise informing him





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			<p>that they have enlarged the area of their occupation to the adjacent properties and the total area of their occupation is now 150 hectares more or less.</p> <p>That sometime in August 2009, certain persons in the employ of Mrs. Winefreda Large encroached the property they are now occupying, hence, requesting ocular inspection over a parcel of land located in So. Nagtabon, Bgy. Bacungan, Puerto Princesa City to establish their respective claims.</p>
50.	November 25, 2009	-	This office is in receipt of PENRO Memorandum dated November 17, 2009 referring the application for SIFMA of Ms. Emma Sta. Maria over a parcel of land located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City, hence, instructing to conduct inspection, site characterization and investigation considering that there are alleged claimants occupying the area.
51.	November 29, 2009	-	Copy of "Pagpapatunay" executed by Alden T. Palmes, et. al saying that Winefreda Large is the actual occupant of a parcel of land adjacent to the property of Ike Padong.
52.	December 3, 2009	-	Letter of this office to Ms. Emma Sta. Maria regarding her letter dated November 25, 2009 pertaining to the alleged encroachment of Mrs. Winefreda Large covering a parcel of land located in Nagtabon, Bgy. Bacungan, PPC.
53.	December 4, 2009	-	Certificate of Confinement issued by Department Manager Franklin A. Ricafort of the St. Luke's Medical Center certifying that Winefreda Large was treated/confined in the hospital from December 2, 2009 to December 4, 2009 under the service of Dr. Carlos Dy.
54.	December 7, 2009	-	Copy of "Malayang Salaysay" executed by Rizza Salazar Y. Sarsata, saying among others





Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			that a certain Emma Sta. Maria has forcibly took her before a Lawyer to sign a statement saying that they are the occupant/claimant of a parcel of land with an area of more or less 150 hectares located at Busay Beach, Bgy. Nagtabon, Puerto Princesa City.
55.	December 11, 2009	-	Special Power of Attorney executed by Winefreda Large in favor of Crisanto T. Asis purposely to follow-up the issuance of her application for Special Land Use Permit for plantation of mahogany and coconut trees, etc. located at Rancheria, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
56.	December 28, 2009	-	Letter of Mrs. Winefreda Large informing that she had undergoing cancer treatment in Manila since October 2009 hence unable to visit her property in Nagtabon and further requesting inspection to find out who are responsible in the felling of trees and using the lumbers to construct cottages and houses over the subject area.
57.	December 29, 2009	-	Inspection Report submitted by Honorable Alfredo M. Fabro, Committee on Environment, Office of the Sangguniang Barangay of Bacungan, as noted by Punong Barangay Gualberto J. Manaeg relative to the request of Mrs. Winefreda Large, with information that there are some people in the subject area who are continuously constructing 6 cottages and a CR without permission from Mrs. Large and likewise illegally cutting trees.
58.	January 6, 2010	-	Memorandum from FR Delfin Alfaro re: Spot Report of ocular inspection/investigation of illegal cutting of trees and construction of cottages located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

59.	January 6, 2010	-	Copy of "Pagsasalin ng Karapatan sa Parcela ng Lupa" executed by Ms. Rizza Salazar in favor of Rosebel Sabalo covering a parcel of land with an area of more or less 150 hectares located in Busay Beach, So. Nagatabon, Bgy. Bacungan, Puerto Princesa City.
60.	January 8, 2010	-	Letter of Ms. Rizza Salazar to this office signifying her intention to apply for a Special Land Use Permit or any tenurial instrument covering a parcel of land located at Busay, So. Nagatabon, Bgy. Bacungan, Puerto Princesa City.
61.	January 14, 2010	-	Letter of this office to Mrs. Winefreda Large, Mrs. Rosebel S. Sabalo and Ms. Rizza Salazar inviting them to a dialogue to be held on January 19, 2010 at 9:00 o'clock in the morning at CENR Office in Bgy. Sta. Monica, PPC regarding the reported under brushing, occupation and construction of small houses in So. Nagatabon, Bgy. Bacungan, Puerto Princesa City.
62.	January 14, 2010	-	Letter of this office to Mrs. Emma H. Sta. Maria requesting her to coordinate with the office regarding the schedule of inspection relative to her letter dated November 25, 2009 regarding the area allegedly encroached by Mrs. Winefreda Large covering a parcel of land at So. Nagatabon, Bgy. Bacungan, Puerto Princesa City.
63.	January 19, 2010	-	Transcript of Preliminary Hearing covering CENRO Case Unno. for Violation of Section 77 of PD 705 as amended by EO 277, Series of 1987 and RA 7161 re: People of the Philippines, Plaintiff -versus- Winefreda Large, et. al., respondent.
64.	February 13, 2010	-	Letter of PENRO Arlene T. Dalawis, DENR Region g, Iloilo City to the CENRO of Puerto Princesa City requesting investigation covering





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			a parcel of land in Busay Beach, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
65.	February 15, 2010	-	Letter of Alicia Tiolo-Deocampo, mother-in-law of Romeo Flores (FLA Holder) to the Regional Executive Director requesting investigation regarding the illegal cutting of trees surrounding the beach area and its vicinities located in Bgy. Bacungan, Puerto Princesa City.
66.	February 17, 2010	-	Memorandum from the Regional Executive Director to the PENRO of Palawan, attention-CENRO Puerto Princesa instructing to immediately conduct thorough investigation on the matter and cause the prosecution of those responsible pertaining to the reported cutting of trees inside the area covered with Foreshore Lease Agreement of Mr. Romeo A. Flores of Bgy. Bacungan, Puerto Princesa City.
67.	February 23, 2010	-	Letter of Ms. Emma H. Sta. Maria to the CENRO of Puerto Princesa requesting inspection and investigation relative to the encroachment to the property of Mr. Romeo Flores by a certain Winefrefa Large covering a parcel of land in Busay Beach, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
68.	March 15, 2010	-	Memorandum from the PENRO instructing this office to comply with the instruction of the Regional Executive Director and submit report within five (5) days relative to reported cutting of trees inside the area of Mr. Romeo Flores of Bgy. Bacungan, PPC.
69.	March 22, 2010	-	Investigation Report submitted by FR Noel Sumido, et. al. regarding the reported cutting of trees inside the area allegedly covered with foreshore lease agreement of Mr. Romeo Flores of Bgy. Bacungan, Puerto Princesa City with the following initial findings:





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			<p>1. Subject area is previously occupied and developed by the late Romeo Flores whom allegedly executed a Waiver of Rights in favor of Mrs. Large and thereafter waived again to another persons. Also, allegedly the same area was waived by the caretaker, Rizza Salazar to Rosebel Sabalo while portion of the area is also claimed by Mrs. Sta. Maria.</p> <p>2. Per verification, subject area falls within Timberland per LC Map No. 3620, Project I-Z-A, Block 1, certified on August 31, 2004.</p> <p>Further, with recommendation that all concerned parties be invited at the CENR Office for a dialogue/meeting to shed light on their claims over the area and bring with them supporting documents or proof of claims over the area.</p>
70.	March 24, 2010	-	Memorandum of this office for the Regional Executive Director thru the PENRO re: Investigation Report on the reported cutting of trees inside the area covered with Foreshore Lease Agreement of Mr. Romeo Flores of Bgy. Bacungan, Puerto Princesa City.
71.	March 29, 2010	-	Letter of this office to Mrs. Winefreda Large, Mrs. Emma Sta. Maria, Mrs. Rosbel Sabalo, and Mrs. Rizza Salazar inviting them to an administrative hearing regarding their alleged claim covering a parcel of land located in Nagtabon, Bgy. Bacungan, Puerto Princesa City.
72.	April 5, 2010	-	Memorandum from the PENRO for the Regional Executive Director forwarding the Memorandum of CENRO Puerto Princesa regarding its investigation on the cutting of trees inside the area covered with Foreshore





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Lease Agreement of Mr. Romy Flores in Bgy. Bacungan, Puerto Princesa City.
73.	April 6, 2010	-	Attendance sheet during the Administrative Hearing.
74.	April 6, 2010	-	Minutes of Hearing conducted by Hearing Officer Conrado M. Corpuz.
75.	April 8, 2010	-	Letter of Ms. Rosebel Sabalo intending to apply for a Special Land Use Permit (SLUP) or any applicable tenurial instrument over a parcel of land accordingly waived to her by Winefreda Large located at Ranchero, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
76.	May 4, 2010	-	Letter of Winefreda Large to CENRO Puerto Princesa informing that she had refrained from developing a parcel of land at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City however informing that Rosebel Sabalo and her people are continuously building a house, cottages and cutting of trees on the subject area.
77.	May 14, 2010	-	Attendance re: Re-inspection/verification in response to the letter of Winefreda Large.
78.	May 14, 2010	-	This office is in receipt of a letter from Winefreda Large requesting for a copy of the two reports of inspection (Mar & May 14, 2010) of a parcel of land at Rancheria, Nagtabon, Bgy. Bacungan, PPC.
79.	May 18, 2010	-	Medical Certificate issued by Dr. Ricky V. Torres certifying that Mrs. Winefreda Cantor Large was suffering with advanced colon cancer, stage IV, with metastases to the liver throughout the year 2009 with an opinion that her mental status and judgement was impaired during that period due to centrally acting medications related to her cancer pain treatment.



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

80.	May 21, 2010	-	Memorandum from FR Delfin Alfaro for the CENRO re: Inspection/Investigation Report on the letter of Winefreda C. Large dated May 4, 2010, with information that the house and cottages which was reported as continuously being built by a certain Rosbel Sabalo and the cutting of trees in the area were all negative.
81.	May 24, 2010	-	Memorandum from Hearing Officer Conrado M. Corpuz to the CENRO re: Submission of Investigation and Administrative Hearing Report relative to the occupation within the area allegedly occupied by certain Romeo Flores located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
82.	undated	-	Sketch Map of a parcel of land showing the area occupied by Romeo Flores, et.al.
83.	June 21, 2010	-	Letter of this office to Mrs. Winefreda Large, , wherein in view of the findings and result of investigation of the office, she was instructed to immediately vacate the area within 15 days upon receipt of the letter, stop clearing/ underbrushing and refrain from further introducing development otherwise the office will be constraint to file appropriate charges in court against her for violation of Section 78 of PD 705 as further amended by PD 1559 and other applicable laws on the matter.
84.	June 21, 2010	-	Letter of this office to Mrs. Rosebel Sabalo, , wherein in view of the findings and result of investigation of the office, she was instructed to immediately vacate the area within 15 days upon receipt of the letter, stop clearing/ underbrushing and refrain from further introducing development otherwise the office will be constraint to file appropriate charges in court against her for violation of Section 78 of PD 705 as further amended by PD 1559 and other applicable laws on the matter.





Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

85.	June 21, 2010	-	Letter of this office to Mrs. Emma Sta. Maria, wherein in view of the findings and result of investigation of the office, she was instructed to immediately vacate the area within 15 days upon receipt of the letter, stop clearing/underbrushing and refrain from further introducing development otherwise the office will be constraint to file appropriate charges in court against her for violation of Section 78 of PD 705 as further amended by PD 1559 and other applicable laws on the matter.
86.	July 2, 2010	-	<p>This office is in receipt of a "Sumbong" by a certain Arnold Dichoso, a paralegal of ELAC, informing the office that there is an illegal cutting of trees over a parcel of land located in Nagtabon, Brgy. Bacungan, Puerto Princesa City accordingly as per instruction of a certain Rosebel Sabalo.</p> <p>Likewise attached is the letter of Mr. Dichoso to Atty. Robert Chan of PNNI and Atty. Grizelda Mayo Anda of ELAC requesting assistance relative to the issues mentioned above.</p>
87.	July 2, 2010	-	Letter of Mrs. Winefreda Large to this office following-up her request for a copy of investigation report covering a parcel of land located at Rancheria Busay, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
88.	July 6, 2010	-	Letter of the Legal Counsel of Mrs. Winefreda Large, Atty. Gregorio Q. Austria, requesting certified copies of some public documents regarding the alleged deceit and fraud deployed by a certain Mrs. Rosbel Sabalo resulting to a waiver of huge chunk of her land located at Ranchero Busay, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
89.	July 6, 2010	-	Letter of Rosbel Sabalo (no addressee) stating that the nipa hut/house situated in Pawikan, Busay Beach, So. Nagtabon, Brgy. Bacungan



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			was previously owned by Ms. Rizza Salazar and was given to her. Further saying that Crisanto Magalona was employed by Josel "Toto" Debauden whom she employed.
90.	July 12, 2010	-	Letter of Mrs. Winefreda Large requesting for a copy of Minutes of Meeting/Hearing.
91.	July 14, 2010	-	Letter of this office to Mrs. Winefreda Large informing her that the office has sent her a letter dated June 21, 2010 thru registered mail containing therein findings and result of investigation with advice/notice to immediately vacate the area within 15 days upon receipt thereof stop clearing/ under brushing and refrain from further introducing development otherwise the office will be constraint to file appropriate charges in court against her for violation of Section 78 of PD 705 as further amended by PD 1559 and other applicable laws on the matter
92.	July 16, 2010	-	Revocation of Waiver of Rights executed by Winefreda Large in favor of Rosbel Sabalo and other various names unknown to her which she allegedly executed over certain properties (Rancheria Busay Beach) located in Nagtabon, Bgy. Bacungan, Puerto Princesa City.
93.	July 16, 2010	-	Affidavit executed by Winefreda Large relative to the revocation/annulment of all the documents which she signed specifically the Waiver of Rights over the properties in Busay Beach, Bgy. Bacungan, Puerto Princesa City.
94.	July 16, 2010	-	Letter of this office to Atty. Gregorio Q. Austria providing him the requested documents and further informing him that the requested waiver of rights submitted during the investigation and meetings conducted by this office were all xerox copies and the original copies perhaps were kept by the waivees hence the office cannot certify true copies from the original copy





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			of the subject documents.
95.	July 19, 2010	-	Letter of this office to Mrs. Winefreda Large informing her that the office cannot give her a copy of the investigation reports and minutes of meetings or administrative hearings of forestry cases to concerned parties in order not to preempt decisions and resolution to be rendered on the case by higher authorities.
96.	July 31, 2010	-	<p>Inspection Report of Emerald C. Caseñas et. al, ELAC Staff, as per request of Arnel Dichoso, a volunteer Community Paralegal from Nagtabon, Bgy. Bacungan, Puerto Princesa, informing that the alleged illegal activities really exist and continuing despite the advisory from the DENR dated October 29, 2009 advising them to refrain from introducing improvements therein since the area is a timberland.</p> <p>Note: with photos taken during the conduct of inspection.</p>
97.	August 20, 2010	-	Letter of Mrs. Winefreda Large to then CENRO Diosdado L. Ocampo concerning the area in Nagtabon, Bgy. Bacungan which she occupied and also that of Mr. Flores which accordingly was waived to her favor by Mr. Flores as payment for a substantial amount he obtained from her as a consequence of his ailment before he died.
98.	September 6, 2010	-	Investigation/Verification Report of FR Delfin Alfaro on the reported cutting of trees located at So. Busay, Nagtabon, Bgy. Bacungan, Puerto Princesa City, informing that based on ocular inspection, cutting of trees in the said area was found out to be negative.
99.	September 16, 2010	-	Memorandum from the Regional Executive Director to CENRO Puerto Princesa City thru the PENRO referring the letter dated August



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			20, 2010 of Mrs. Winefreda Large regarding a parcel of land in Nagtabon, Bgy. Bacungan, Puerto Princesa City.
100.	September 17, 2010	-	Memorandum of then CENRO Diosdado L. Ocampo to Forester I Rolando Tarobago and FR Delfin Alfaro to conduct in-depth investigation on the alleged occupation and cutting of trees at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
101.	September 20, 2010	-	<p>Letter of then CENRO Diosdado L. Ocampo to Mrs. Winefreda Large informing her that it was ascertained during the investigation that the Waiver of Rights executed by Mr. Romeo Flores in her favor was found out very much different from the signature retrieved from the documents at the CENRO and the Affidavit of Denial of Atty. Gemino Bagares of his signature as Notary Public is likewise fake and bogus.</p> <p>Likewise informing her that investigation conducted disclosed that she had occupied portion of the area developed/claimed by Mr. Flores and thereafter initially introduced development by planting of coconuts and other crops and construction of cottages with the participation of Mrs. Rosebel Sabalo and Crisanto Asis.</p> <p>Further informing her that she and Mrs. Sabalo have no authority to occupy and develop the area since per record there was no permit, lease or agreement granted in her favour by the DENR, hence, instructing to vacate the area and refrain from introducing further development over the subject timberland area.</p>
102.	October 18, 2010	-	This office is in receipt of a Memorandum dated October 12, 2010 from the PENRO instructing to submit report and action taken regarding the letter of Ms. Winefreda Large





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			concerning a parcel of land in Nagtabon, Bgy. Bacungan, Puerto Princesa City.
103.	November 2, 2010	-	Investigation Report of FR Delfin Alfaro et. al. in compliance to the memorandum dated September 17, 2010 of the CENRO, confirming the reported cutting of trees but cannot comprehend the reason behind the said cutting and further informing that the Sabalo's could not be held responsible for the said cutting.
104.	December 8, 2010	-	Memorandum of this office for the Regional Executive Director thru the PENRO submitting the result of investigation and administrative hearing for further information and appropriate action in connection with the Memorandum dated September 16, 2010 of then RED Principe regarding the letter dated August 20, 2010 of Mrs. Winefreda Large regarding a parcel of land in Nagtabon, Bgy. Bacungan, Puerto Princesa City, with a belief that there exist a prima facie evidence to file appropriate charges in court against Mrs. Winefreda Large, Mrs. Rosebel Sabalo and Mrs. Emma Sta. Maria for violation of Section 78 (formerly Section 69) of P.D. 705 as further amended by PD 1559 and RA 7161.
105.	January 4, 2011	-	Memorandum from the PENRO for the Regional Executive Director forwarding CENRO Memorandum dated December 8, 2010 seeking legal advice to strengthen the position in filing the necessary charges in court on the matter.
106.	January 5, 2011	-	Certification issued by Honorable Gualberto J. Manaeg, Punong Barangay of Bacungan, Puerto Princesa City, certifying that Mrs. Lulu Cortez is the actual occupant of more or less 213.5 hectares of land located at Ranchiria Busay, Sitio Nagtabon, Bgy. Bacungan, Puerto Princesa City.



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

107.	August 12, 2011	-	This office is in receipt of a letter dated August 11, 2011 from Ms. Rosebel Sabalo requesting the office to initiate and call for a meeting/conference to thresh out matters for purposes of clarity regarding a parcel of land with an area of 213.5 hectares located in Ranchero, So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
108.	May 22, 2014	-	Copy of Transfer Certificate of Title No. 074-2014000724 in the name of Premiere Horizon Alliance Corporation covering a parcel of land described as Lot Plan SC-V-40205-D, originally registered as OCT No. P-4622 issued in the name of Antonio T. Ong.
109.	Undated	-	This office was furnished of a copy of an undated letter of Engr. Victor B. Balde, Chief, Records & Knowledge Management Division of the Land Management Bureau to Mr. Stephen E. Cascolan of Premiere Alliance Corporation pertaining to Transfer Certificate of Title No. 0742014000724 in the name of Antonio T. Ong covering a parcel of land situated in Bgy. Bacungan, Puerto Princesa City containing an area of 4,999,414 square meters, <b>informing that upon verification, Antonio T. Ong has no record of any kind of public land application covering a parcel of land situated in Bgy. Bacungan, Puerto Princesa City.</b>
110.	February 29, 2015	-	Letter of CMC Chairman Adelaida L. Almazan to then Honorable Gulaberto J. Manaeg, Punong Barangay of Bacungan, Puerto Princesa City requesting for approval of the priority project farm-to-market road of their CBFM area.
111.	July 28, 2015	-	<b><u>Alleged</u></b> letter of the OIC, Chief of the Records & Knowledge Management Division, Nemesio R. Antaran of the Land Management Bureau to the CENRO of Puerto Princesa with

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City

Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)

Tel. Fax No. (048) 433-0660





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			<p>information that per verification it appears in the general index card of that office that Pe Changco &amp; Co. represented by Antonio T. Ong is a holder of Sales Application No. 40205 with an area of 499.9414 hectares situated in Bgy. Bacungan, Puerto Princesa City.</p> <p>Said copy was provided by a representative of Premiere Horizon Alliance Corporation.</p>
112.	August 18, 2015	-	<p>Letter of this office to Atty. Stephen E. Cascolan of Benipayo and Partners Law Firm informing him that that the tract of land identified as portion of Lot No. 11838, Cad. 800-D containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City falls within <b>Timberland/Public Forest per LC Map No. 3620, Project 1-Z-A, Block A, certified on August 31, 2004</b>, hence the subject lot cannot be subjected for issuance of Survey Authority, titling and taxation purposes.</p>
113.	October 14, 2015	-	<p>Letter of Rosbel Sabalo, et. al to the Honorable Secretary of the DENR, the Regional Executive Director, the CENRO Puerto Princesa City regarding their request for the filing of reversion/nullification case over the alleged title of Premiere Horizon Alliance Corporation as it is spurious and the same is classified as timberland.</p>
114.	May 26, 2016	-	<p>Decision rendered by Judge Ma. Rowena P. Socrates of the Municipal Trial Court of Puerto Princesa City, 4<sup>th</sup> Judicial Region covering Civil Case No. 2284 for Forcible Entry with application for Preliminary Injunction and/or Temporary Restraining Order and Damages with an Ex-parte 72 Hours Restraining Order involving Janeth Sacedor, et. al., Plaintiffs - versus- Premier Horizon Alliance Corporation, et. al, Defendants pertaining to a 213.5 hectares property known as Lot No. 11838,</p>



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Cad. 800-D located in Bgy. Bacungan, Puerto Princesa City.																				
115.	August 22, 2016	-	Resolution rendered by Honorable Maria Rhodora P. Untalan, Assistant City Prosecutor from the City Prosecution Office of Puerto Princesa City covering NPS Docket No. IV-17-INV-16F-0417 for Perjury involving Premiere Horizon Alliance Corporation represented by Manolo B. Tuazon, Complainant -versus- Rosbel Sabalo, Respondent, with recommendation that the instant complaint be dismissed for lack of probable cause.																				
116.	September 1, 2016	-	<p>A proposed subdivision plan of Lot Plan SC-V-40205-D (portion of Lot 11838, Cad. 800-D, Module 6, Case 41, Puerto Princesa Cadastre) as described in TCT No. 074-2014000724 was prepared by Engr. Dennis J. Ebalang and the survey was conducted from September 1-30, 2016 for Premiere Horizon Alliance Corporation showing the following proposed resultant lots, to wit:</p> <table><tr><th>Lot No.</th><th>Area (sq. m.)</th></tr><tr><td>Lot 1, Psd-E20175248</td><td>615,314</td></tr><tr><td>Lot 2, Psd-E20175248</td><td>486,768</td></tr><tr><td>Lot 3, Psd-E20175248</td><td>472,481</td></tr><tr><td>Lot 4, Psd-E20175248</td><td>763,539</td></tr><tr><td>Lot 5, Psd-E20175248</td><td>282,131</td></tr><tr><td>Lot 6, Psd-E20175248</td><td>1,677,458</td></tr><tr><td>Lot 7, Psd-E20175248</td><td>680,151</td></tr><tr><td>Lot 8, Psd-E20175248</td><td>21,572</td></tr><tr><td><b>TOTAL</b></td><td><b>4,999,414</b></td></tr></table>	Lot No.	Area (sq. m.)	Lot 1, Psd-E20175248	615,314	Lot 2, Psd-E20175248	486,768	Lot 3, Psd-E20175248	472,481	Lot 4, Psd-E20175248	763,539	Lot 5, Psd-E20175248	282,131	Lot 6, Psd-E20175248	1,677,458	Lot 7, Psd-E20175248	680,151	Lot 8, Psd-E20175248	21,572	<b>TOTAL</b>	<b>4,999,414</b>
Lot No.	Area (sq. m.)																						
Lot 1, Psd-E20175248	615,314																						
Lot 2, Psd-E20175248	486,768																						
Lot 3, Psd-E20175248	472,481																						
Lot 4, Psd-E20175248	763,539																						
Lot 5, Psd-E20175248	282,131																						
Lot 6, Psd-E20175248	1,677,458																						
Lot 7, Psd-E20175248	680,151																						
Lot 8, Psd-E20175248	21,572																						
<b>TOTAL</b>	<b>4,999,414</b>																						
117.	September 19, 2016	-	Letter of Rosbel Sabalo to then Hon. Gualberto Manaeg, Punong Barangay of Bacungan, Puerto Princesa City requesting for Barangay Authority Escorts to be able to get the names of the persons identified as employees/security personnel of Ace Guard who dismantled her house and improvements situated at So. Rancheria, Nagtabon, Bgy. Bacungan, Puerto Princesa City.																				





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

118.	October 24, 2016	-	Memorandum from the Chief of the Legal Division, DENR-MIMAROPA Region for the Assistant Regional Director for Technical Services recommending some documents to be secured for every lot identified that falls within timberland/forestland in Puerto Princesa City.
119.	March 16, 2017	-	Sangguniang Barangay Resolution No. 12, Series of 2017, entitled "A Resolution Requesting to the Concern Agencies the Proposed Farm to Market Road from the Main Highway to Various Parts of the Barangay".
120.	March 28, 2017	-	Letter of Ammer Heinz D. Falcon, AVP for Special Projects of West Palawan Premiere Development Corporation requesting assistance in the form of manpower and equipment as well as other favourable directives, issuances and/or orders from the City Government thru the Honorable Mayor Luis M. Marcaida III.
121.	April 20, 2017	-	Certification issued by Punong Barangay Gualberto J. Manaeg certifying that some areas were identified and approved for possible farm-to-market road located in Bgy. Bacungan, Puerto Princesa City.
122.	May 22, 2017	-	Letter of a certain Amador Pigueroa to the Honorable Luis M. Marcaida III, City Mayor informing that he would like to lease one (1) unit Road Grader for about eight (8) hours only on May 23, 2017 at So. Maranat, Bgy. Bacungan, Puerto Princesa City.  Note: With attach Note Slip from Hon Luis Marcaida III addressed to Engr. Lagrada instructing to act/facilitate the contract in care of his approval.
123.	May 22, 2017	-	Contract Agreement entered into by and between the City Government of Puerto



Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			Princesa City signed by Engr. III Ricardo B. Lagrada, Lessor and Mr. Amador Pigueroa, Lessee covering a Mitsubishi Grader MG-300-1 in the amount of P20,000.00 representing rental fee.
124.	May 23, 2017	-	OR No. 1057836 dated May 23, 2017 issued by the Office of the City Treasurer representing rental fee of heavy equipment.
125.	May 31, 2017	-	Letter of Mr. Stephen Cascolan of Premiere Horizon Alliance Corporation requesting certification that based on the available records, Sales Application No. 40205 was duly recorded and that the title issued in relation to same is available, authentic and duly recorded.
126.	June 6, 2017	-	<p>1<sup>st</sup> Endorsement made by the CENRO Puerto Princesa City to the Chief of the Records Knowledge Management Division, Land Management Bureau re: Letter dated May 31, 2017 of the Premiere Horizon Alliance Corporation, represented by Mr. Stephen Cascolan regarding a parcel of land with TCT No. 074-2014000724 issued last May 22, 2014, a transfer from OCT No. 4622 in the name of Antonio Ong.</p> <p>Further informing that the office has no record on file of the subject lot.</p>
127.	June 20, 2017	-	<p>Copy of Field Validation Report of Zoning Officer III Edwin A. Roña, et. al addressed to the Chief of the Zoning Division of Puerto Princesa City with opinion that the subject area is feasible for eco-tourism activities and that development may be introduced on the area designated and segregated as buildable due to its topographic condition and terrain <b>however, the proponent must submit the following documents:</b></p> <p>1. Advance technical description of the</p>





Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			<p>segregated area of the proposed development;</p> <p>2. Lot Plan with topographic plan;</p> <p>3. Proposed overall development/ conceptual/master plan and all pertinent documents from DENR (local &amp; national) in relation to the status of and land classification of the whole property.</p>
128.	June 20, 2017	-	Letter from Atty. Arnel M. Pedrosa, City Legal Officer addressed to the Honorable Lucilo R. Bayron, City Mayor, endorsing the attached letter from Punong Barangay Gualberto J. Manaeg of Bgy. Bacungan pertaining to Barangay Resolution No. 12, Series of 2017.
129.	June 27, 2017	-	Copy of Sangguniang Panlungsod Resolution No. 612-2017, a Resolution Interposing No Objection to the Proposal of the Premier Horizon Alliance Corporation for an Eco-Tourism/Mixed Use Development Project on their property located in Bgy. Bacungan, Puerto Princesa City.
130.	June 30, 2017	-	Letter of Punong Barangay Gualberto J. Manaeg to Honorable Lucilo R. Bayron requesting assistance particularly to conduct a road survey for the proposed farm-to-market road that will traverse certain portions of the barangay covered with Sangguniang Barangay Resolution No. 12 of the said barangay.
131.	July 11, 2017	-	Letter of Amador Figueroa, Liaison Officer of Premiere Horizon Alliance Corporation to Honorable Lucilo R. Bayron, City Mayor, relative to their offer of support regarding the construction of farm-to-market road in Bgy. Bacungan, this City in relation to Resolution No. 12, Series of 2017 of the concerned barangay.



Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

132.	August 24, 2017	-	Letter of Ms. Rosbel Sabalo to CENRO Emer D. Garraez requesting for a copy of letter for survey and all attachments related to the application for FlagT in Busay, So Nagtabon, Bgy. Bacungan, Puerto Princesa City of Premiere Horizon Alliance Corporation.
133.	August 28, 2017	-	Letter of Ms. Rosbel Sabalo to the CENRO of Puerto Princesa City regarding her request for the cancellation of TCT No. 074-2014000724 located in Bgy. Bacungan, Puerto Princesa City.
134.	August 29, 2017	-	Letter of this office to Ms. Rosbel Sabalo informing her that all titled lots that falls within Timberland/Forestland are subject for cancellation/reversion proceedings by the Solicitor General per Memorandum dated July 26, 2017 of the Regional Executive Director in response to her request for the cancellation of TCT No. 074-2014000724 in the name of Premiere Horizon Alliance Corporation.
135.	August 29, 2017	-	Letter of this office to Ms. Rosbel Sabalo requesting her to specify her purpose and/or reasons in obtaining a copy of documents of Premiere Horizon Alliance Corporation for their application for Forest Land Use Agreement for Tourism located at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.
136.	September 11, 2017	-	Letter of Engr. Victor B. Balde, Chief of the Records & Knowledge Management Division, Land Management Bureau to Mr. Stephen Cascolan of Premiere Horizon Alliance Corporation, copy furnished this office, informing that <b>Antonio T. Ong has no record of any kind of public land application covering a parcel of land situated in Brgy. Bacungan, Puerto Princesa City.</b>
137.	September 12, 2017	-	Letter of this office to the City Register of Deeds requesting copies of Original Certificate

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City

Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)

Tel Fax No.: (048) 433-0660





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			of Title (OCT) No. 4622 in the name of Antonio Ong and its derivatives containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City.
138.	September 12, 2017	-	Letter of this office to Engr. Victor B. Balde, Chief of the Records & Knowledge Management Division of the Land Management Bureau requesting clarification whether the letter dated July 28, 2015 which appearing to be contrary to the undated letter from them is true and accurate.
139.	September 19, 2017	-	Certification that the tract of land identified as Lot Plan SC-V-40205-D containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City has been verified that <b>based on the tie line of the said area being N. 38-37'W., 23101 M. from B.L.L.M. No. 1, Municipality of Puerto Princesa to corner 1, a portion of the subject lot containing an area of more or less 360,000 square meters is within FORESTLAND and the rest falls within CHINA SEA as per approved Land Classification Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004.</b>
140.	October 10, 2017	-	Certification issued by this office certifying that in-depth records verification disclosed that this office has no record of the public land application of a certain Antonio T. Ong covering a parcel of land with OCT No. 4622 located in Bgy. Bacungan, Puerto Princesa City.
141.	October 19, 2017	-	Memorandum of this Office for the Regional Director thru the PENRO seeking legal opinion in order to shed light on the issues and findings surrounding the Transfer Certificate of Title No. 074-2014-000724 identified as portion of Lot No. 11838, Cad. 80-D (Lot Plan SC-V-40205-D) containing an area of 4,999,414 square

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City

Email Address:



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			meters issued in the name of Premiere Horizon Alliance Corporation which Original Certificate of Title No. 4622 was issued to Mr. Antonio Ong.
142.	November 17, 2017	-	Letter of Atty. Robert A. Chan, Executive Director of PNNI addressed to the Honorable Members of the Palawan Council for Sustainable Development regarding the illegal construction of road at So. Maranat, Bgy. Bacungan, this City.
143.	November 21, 2017	-	Memorandum from the PENRO for the Regional Director forwarding the memorandum of CENRO Puerto Princesa City dated October 19, 2017 informing among others that the land subject of OCT No. 4622 now TCT No. 074-2014000724 is largely within Timberland and others within the China Sea.  <b>Further informing that it is evident that Sales Patent No. 1114 of Antonio T. Ong is fake and deserves immediate legal action of cancellation.</b>
144.	December 6, 2017	-	Memorandum from the PENRO to CENRO Puerto Princesa City referring the letter dated November 17, 2017 of Atty. Robert A. Chan, Executive Director of PNNI along with the photographs of illegal road construction at So. Maranat, Bgy. Bacungan, Puerto Princesa City. Further instructing to conduct joint investigation in coordination with other law enforcement agencies.
145.	January 10, 2018	-	This office is in receipt of a letter dated November 9, 2017 from Engr. Victor B. Balde, Chief, Records & Knowledge Management Division of the Land Management Bureau relative to this office request for clarification regarding letters dated July 28, 2012 allegedly signed by Mr. Nemesio R. Antaran, former OIC-Office of the Chief, Records and





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			<p>knowledge Management Division, or the undated letter signed by Engr. Victor B. Balde, Chief, Records and Knowledge Management Division informing this office of the following:</p> <p>"1. This office has no record of the alleged letter dated July 28, 2012 purportedly issued by Mr. Nemesio R. Antaran, former OIC-Office of the Chief, Records and Knowledge Management Division. The same did not officially from this office and the signature appearing therein is not the signature of Mr. Antaran, <u>We regret to inform you that the alleged letter was untrue and inaccurate.</u></p> <p>2. The undated letter (supposedly letter dated June 5, 2017) signed by Engr. Victor B. Balde, Chief, Records and Knowledge Management Division is true and accurate."</p>
146.	January 10, 2018	-	<p>Letter of this office to Honorable Gualberto J. Manaeg, Punong Barangay of Bacungan, this City, requesting copy of documents or permit which the barangay may have issued to the developer of the on-going road construction at So. Maranat, Bgy. Bacungan, this City and further requesting two (2) barangay tanods to accompany the personnel of this office who will be conducting inventory and assessment of the damaged trees.</p>
147.	January 11, 2018	-	<p>Memorandum from FII Zenaida Calalin &amp; FR Roldan Alvarez for the CENRO submitting the Investigation Report relative to the on-going road construction by the Horizon, Inc. located at So. Maranat, Bgy. Bacungan, Puerto Princesa City.</p> <p>Note: With attached geotagged pictures showing the uprooted/damaged trees in the</p>



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			newly constructed road at So. Maranat, Bgy. Bacungan, Puerto Princesa City.
148.	January 11, 2018	-	Letter of this office to Honorable Lucilo R. Bayron inquiring if permit was issued or approved for road construction or the use of heavy equipment of the City Government in the reported road construction at So. Maranat, Bgy. Bacungan, Puerto Princesa City.
149.	January 12, 2018	-	This office is in receipt of a letter dated January 10, 2018 from Ms. Rosbel Sabalo covering a tract of land identified as Lot No. 11838, Cad. 800-D located in Bgy. Bacungan, Puerto Princesa City informing this office of her opposition to whatever application the Premiere Horizon Alliance Corporation has over the subject lot.
150.	January 15, 2018	-	Letter of this office to Ms. Rosbel S. Sabalo in response to his letter of opposition dated January 12, 2018 on whatever application to this office of the Premiere Horizon Alliance Corporation covering Lot No. 11838, Cad. 800-D situated in Bgy. Bacungan, Puerto Princesa City.
151.	January 29, 2018	-	PENRO Special Order No. 2018-007 re: Creation of a Multi-Sectoral Task Force to Investigate the Alleged Road Construction in So. Maranat, Bgy. Bacungan, Puerto Princesa City.
152.	February 2, 2018		Geotagged photos taken during the actual inventory of trees affected by the road construction at So. Maranat, Bgy. Bacungan, Puerto Princesa City and likewise photos taken using the Google Earth.
153.	February 5, 2018	-	Secretary's Certificate issued by Corporate Secretary Etephen Cascolan of Premiere Horizon Alliance Corporation authorizing him to issue Special Power of Attorney to Engr. Edmund T. Mateo as their legal representative.





Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

154.	February 5, 2018	-	Letter dated February 1, 2018 of Atty. Arnel Pedrosa from the Office of the City Administrator informing that the City Government of Puerto Princesa did not authorize a road construction in the area of Bacungan and the heavy equipment of the City Government was used without authority. Further informing that the City Legal Office is likewise conducting its own investigation on the matter.
155.	February 5, 2018	-	Investigation Report rendered by FR Roldan C. Alvarez & FR Jeffrey Modesto relative to the conducted LAWIN Patrolling and inventory of Trees affected by the on-going road construction by Premiere Horizon Alliance Corporation located at So. Maranat, Bgy. Bacungan, this City.
156.	undated	-	Digitized Sketch Map showing the on-going construction by Premiere Horizon Alliance Corporation located at So. Maranat, Bgy. Bacungan, Puerto Princesa City with an area of 3.03 hectares.
157.	undated	-	Tally Sheet of inventoried trees affected/damaged by the on-going road construction of Premiere Horizon at So. Maranat, Brgy. Bacungan, P.P.C. with a total volume of 33.21 cubic meter.
158.	February 8, 2019	-	Certification issued by this office certifying that the portion of the on-going road construction (with given GPS reading) by Premiere Horizon Alliance Corporation at So. Maranat, Bgy. Bacungan, this City has been verified to be within Forestland and another portion with more or less 0.80 km is within Agricultural Land (Alienable and Disposable Area) as per LC Map No. 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004.  Further certifying that the portion of the on-



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			going road construction is within the CBFMA Area of Candes Marketing Cooperative with CBFMA No. R-IV-PAL-CBFM-00-07 dated June 7, 2000.
159.	February 9, 2018	-	Tax Declaration No. 002-22422 in the name of Premiere Horizon Alliance Corporation with Property No. 134-03-002-41-001 over a parcel of land with Lot Plan SC-V-40205-D located in Bgy. Bacungan, Puerto Princesa City.
160.	February 9, 2018	-	Real Property Tax Clearance issued to Premiere Horizon Alliance Corporation covering Lot Plan SC-V-40205-D located in Bgy. Bacungan, Puerto Princesa City.
161.	February 12, 2018	-	Request of Engr. Edmund T. Mateo for Land Classification Status of Lot Plan SC-V-40209-D located in Bgy. Bacungan, Puerto Princesa City.
162.	February 14, 2018	-	Investigation Report of the Multi-sectoral team created per PSO No. 2018-007 dated January 29, 2018, informing among others that out of 6.1 kilometers road constructed, only 0.80 km. or 800 meters falls within <b>alienable and disposable land while the 5.3 kms. Falls within Timberland as per Project No. 1-Z-A of LC Map No. 3620 certified on August 31, 2004.</b>
163.	February 15, 2018	-	Letter of Atty. Arnel M. Pedrosa, City Legal Officer requesting to be apprised of the status of any on-going investigation relative to the opening of road and uprooting of trees at So. Maranat, Bgy. Bacungan, P.P.C. allegedly being funded by the Premiere Horizon Alliance Corporation.
164.	February 26, 2018	-	Memorandum from the PENRO for the Regional Executive Director forwarding the report containing findings and recommendations of the Multi-Sectoral team





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			organized under PENRO Special Order No. 2018-007 dated January 29, 2018 anent to the illegal road construction by Premiere Horizon Alliance Corporation located at So. Maranat, Bgy. Bacungan, Puerto Princesa City.
165.	March 1, 2018	-	Letter of this office to Atty. Arnel M. Pedrosa, City Legal Officer, relative to his letter dated February 15, 2018 inquiring on the status of any on-going investigation of the opening of road and uprooting of trees at So. Maranat, Bgy. Bacungan, P.P.C. and informing him that the office is still on the process of gathering additional evidences to substantiate the criminal charges to be filed against persons responsible for these illegal acts.
166.	June 11, 2018	-	Letter of Stephen E. Cascolan, Counsel for Premiere Horizon Alliance Corporation to then CENRO Emer D. Garraez requesting to conduct reforestation activities in Bgy. Bacungan, Puerto Princesa City.
167.	July 2, 2018	-	Memorandum from the Regional Director to PENRO Palawan, attention the CENRO of Puerto Princesa City informing that the said office has requested the EMB MIMAROPA for the issuance of Notice of Violation against the offender and further directing this office to file appropriate charges against Mr. Amador Figueroa for violation of Section 77 of PD 705, as amended.
168.	July 14, 2018	-	Letter of this office to Mr. Stephen E. Cascolan, Counsel for Premiere Horizon Alliance Corporation appreciating her efforts in conducting reforestation activities within a parcel of land however, he was likewise advised that if the subject area falls within Timberland/Forest Zone, he must apply for an appropriate tenurial instrument in order to legalize his occupation. Informing him further that continuous occupation within a timberland



Department of Environment and Natural Resources  
Region IV-MIMAROPA

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

			area without appropriate tenurial instrument is in violation of Section 78 of P.D. 705, hence, advising him further to refrain from introducing any development and/or improvement.
169.	July 26, 2018	-	Memorandum from the PENRO to CENRO Puerto Princesa City referring the Memorandum dated July 2, 2018 from the Regional Executive Director and further informing that the Regional Office has requested the EMB MIMAROPA for the issuance of Notice of Violation against the offender and the filing of appropriate charges against Mr. Amador Figueroa for violation of Section 77 of PD 705, as amended.
170.	August 7, 2018	-	CENRO Memorandum for the PENRO requesting a copy of the report submitted by the composite team created to investigate the illegal construction of road with complete attachment which shall be needed in the filing of appropriate charges against Amador Figueroa for violation of Section 77 of P.D. 705.
171.	August 14, 2018	-	Letter from Honorable Gina G. Valdestamon, Punong Barangay of Bacungan, this City requesting for a Tree Cutting Permit/Earth Baling Permit of some trees that will be affected by the proposed farm-to-market road with an approximate distance of 8.3 kms.
172.	October 5, 2018	-	PENRO Memorandum to CENRO Puerto Princesa City regarding the alleged illegal road construction at So. Maranat, Bgy. Bacungan, Puerto Princesa City instructing to comply with the instruction of the Regional Executive Director.
173.	February 11, 2019	-	SEP Clearance No. LDC-021119-052 issued to West Palawan Premier Development Corporation for Lazuli Diamond Cove located at So. Busai, Brgy. Bacungan, P.P.C.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

174.	March 12, 2019	-	Copy of Tax Map covering Lot Plan SC-V-40205-D with TCT No. 074-2014000724 with an area of 4,999,941 sq. m. located in Bgy. Bacungan, Puerto Princesa City.
175.	undated	-	Copy of Slope of Map Palawan Shores Project in Bgy. Bacungan, Puerto Princesa City (portion of Bgy. Bacungan showing the location of the project site and the areas within $\geq 38^\circ$ slope angle).
176.	undated	-	Copy of Elevation Map of Palawan Shores Project in Bgy. Bacungan, Puerto Princesa City (Digital Elevation Model of portion of Bgy. Bacungan showing the location of the project site with contour interval of 20 meters).
177.	undated	-	Copy of Slope Map of Palawan Shores Project in Bgy. Bacungan, Puerto Princesa City (Slope Classification Map of portion of Bgy. Bacungan showing the location of the project site).
178.	March 12, 2019	-	Tax Map of Lot Plan SC-V-40205-D with TCT No. 074-2014000725 located in Bgy. Bacungan, Puerto Princesa City.
179.	undated	-	Copy of Projection Map prepared by this office showing that the claim of Rosebel Zabalo, et. al. had encroached a portion of the area allegedly covered with OCT No. P-4622 of Premiere Horizon Alliance Corporation.

## V. POTENTIAL PROBLEMS

### 1. Legality of Issuance

1. Whether the Original Certificate of Title No. P-4622 registered in the name of Antonio T. Ong covering Lot Plan SC-V-40205-D located in Brgy. Bacungan, Puerto Princesa City has a legal basis of issuance, hence, can be considered valid;
2. Whether the land classification status of the subject lot under Plan SC-V-40205-D containing an area of 4,999,414 square meters is



Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

Agricultural Land (alienable and disposable), hence, subject to disposition or registrable under the law;

3. Whether the subject lot can still be subdivided as proposed;
4. Whether or not there is a cause for filing of reversion and cancellation of title cases covering lot under Plan SC-V-40205-D containing an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City.

2. Illegal Cutting re: Road Construction

1. Whether this office, the DENR-EMB MIMAROPA and the PCSDS have legal bases in filing complaint/s and issuing a Notice of Violation, respectively against Mr. Amador Figueroa and the Corporate Officers and Management of Premiere Horizon Alliance Corporation for facilitating the road construction without securing all the necessary permit (Tree Cutting Permit/ECC/SEP Clearance) which caused damage to naturally grown trees in the area;
2. Whether an administrative sanction should be imposed against the personnel of the City Government who allowed to use the city's heavy equipment in the illegal road construction in Bgy. Bacungan, this City;

3. Unlawful Occupation

- Whether Ms. Rosebel Sabalo, Mrs. Emma Sta. Maria and Ms. Winefreda Large had legal basis in claiming the parcel of land which upon projection had encroached portion of the alleged titled property of Premiere Horizon Alliance Corporation with OCT No. P-4622.

**VI. ANALYSIS**

Examination of the above documents reveals the following:

1. That there is nothing to revert and even to be cancelled because there is nothing issued by the office (DENR/LMB). This finding was based on the letter dated October 15, 1999 (see p6) from Ms. Lourdes L. Del Rio, Assistant Chief of the Records Management Division, Land Management Bureau to the Chief of the Legal Division.

Likewise, said finding was again reiterated in an undated letter (see p109) of Engr. Victor B. Balde, Chief of the Records & Knowledge Management Division, Land Management Bureau to Mr. Stephen Cascolan of Premiere Horizon Alliance Corporation.





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

**Therefore, it is clearly evident that the issuance of Original Certificate of Title (OCT) No. P-4622 has no legal basis, hence, it is fake.**

2. That the tract of land identified in Plan SC-V-40205-D with an area of 4,999,414 square meters located in Bgy. Bacungan, Puerto Princesa City has been verified that based on the tie line of the said area being N. 38-37°W., 23101 M. from B.L.L.M. No. 1, Municipality of Puerto Princesa to corner 1, a portion of the subject lot containing an area of **more or less 360,000 square meters is within FORESTLAND and the rest falls within CHINA SEA** as per approved Land Classification Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004 per certification (see p139) of this office dated September 19, 2017, **hence, not subject to disposition nor registrable under the law;**
3. That this office, the DENR-EMB MIMAROPA and the PCSDS have legal bases in filing complaint/s and issuing a Notice of Violation, respectively against Mr. Amador Figueroa and the Corporate Officers and Management of Premiere Horizon Alliance Corporation for facilitating the road construction without securing all the necessary permit (Tree Cutting Permit/ECC/SEP Clearance) which **caused damage to One Hundred Sixty Two (162) naturally grown trees in the area with an equivalent volume of 33.21 cubic meters as per attached Tally Sheet** (see p157);
4. Those individuals in the persons of Rosebel Sabalo, Winefreda Large and Emma Sta. Maria had no legal rights/claims over parcels of land located in Bgy. Bacungan, Puerto Princesa City considering that they have no approved tenure applications yet. It is an office policy that a mere submission of an application to the CENRO including the requirements, and payment of rental or government share related to the application does not give the authority or privilege to any entity to enter and introduce any improvement/s until such application is approved by the DENR Secretary or his Undersecretary who has the authority to approve the subject tenure application.

## **VII. RECOMMENDATION**

In view of the foregoing, this office hereby respectfully recommends the following courses of actions:

1. Initiate the reversion proceedings thru the Office of the Solicitor General or the officer acting in his stead over the said patent or certificate of title issued covering Lot Plan SC-V-40205-D located in Bgy. Bacungan, Puerto Princesa City considering that **there is a clear and convincing evidence that the issuance of OCT No. P-4622 was tainted with fraud and irregularities**

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City  
Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)  
Tel Fax No.: (048) 433-0660

may kailang





Department of Environment and Natural Resources  
Region IV-MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

**and the title is, therefore, fake; hence it is null and void and of no legal effect.**

**It is strongly recommended that the patents/titles be declared fake, afterwhich, it need to be annotated in files of the Registry of Deeds to halt progress action, invalidate the registration and cancel the said OCT by the Registry of Deeds upon Court Order.**

2. Cancellation of Lot Plan SC-V-40205-D as surveyed for Pe Changco & Company represented by Antonio T. Ong which has been verified that based on the tie line of the said area being N. 38-37'W., 23101 M. from B.L.L.M. No. 1, Municipality of Puerto Princesa to corner 1, a portion of the subject lot containing an area of **more or less 360,000 square meters is within FORESTLAND and the rest falls within CHINA SEA** as per approved Land Classification Map 3620, Project No. 1-Z-A, Block A, certified on August 31, 2004;
3. Filing of appropriate case in court against Mr. Amador Figueroa and the Corporate Officers and Management of Premiere Horizon Alliance Corporation for facilitating the road construction without securing all the necessary permit (Tree Cutting Permit/ECC/SEP Clearance) which **caused damage to One Hundred Sixty Two (162) naturally grown trees in the area with an equivalent volume of 33.21 cubic meters.**
4. Implementation of the Notice/s to Vacate issued to Ms. Rosebel Sabalo, Winefreda Large and Emma Sta. Maria, if not yet vacated the area, and the demolition of structures introduced thereat without prejudice to the filing of appropriate case in court;

For your record, evaluation and appropriate action.

Prepared by:

Approved:

  
**MILDRED A. PASCUAL**  
LMO II/Chief, Regulation & Permitting Section

  
**FELIZARDO B. CAYATOC**  
OIC-CENRO