



COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN for special forest land use agreement (FLAgT) on Pangatalan Island

Agreement Holder:	Sulubaaï Environmental Foundation
FLAgT Area:	2.19 hectares
Location:	Pangatalan Island, Brg Depla, Taytay, Palawan, Mimaropa, The Philippines
Coordinates:	The 8 corners points of Pangatalan Island: 119,56395; 11,08664. 119,56352; 11,08629 119,56402; 11,08890. 119,56428; 11,08764 119,56274; 11,08790. 119,56328; 11,08865 119,56259; 11,08561. 119,56251; 11,08699
Physical Description:	Pangatalan Island is a 21m high islet, almost 400m long by 120m large situated in the Shark Fin Bay. It is surrounded by mangroves, seagrass and coral reefs.
Date of submission:	1 st version: May 17 th 2019 2 nd version: June 9 th . After the deliberation meeting of May 18 th 2021. 3 rd version: August 20 th 2021. Including modifications and additional elements required in the letter of July 16 th 2021 from DENR.
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Submitted by:	Frédéric TARDIEU, chairman

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1.Cover sheet information

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Contact:	contact@sulubaai-foundation.com
Submitted by:	Frédéric TARDIEU, chairman

2.Introduction

2.1. FLAgT Application process

This Comprehensive Development and Management plan for Special Landuse Agreement has been compiled by Sulubaaï Environmental Foundation on request by the DENR in order to complete its application for FLAgT regarding Pangatalan Island. It has been redacted in accordance to the table of contents provided by the DENR. SEF initiated the process of FLAgT application in 2016. The steps are described in the table below.

Table 1: History of the Flag-T application process

DATE	TYPE	STEP
2016, Dec 16 th	Submission	Submission of the FLAgT application to the CENRO Taytay
2017, Apr 18 th	Endorsement	Endorsement of the FLAgT application by the DENR Mimaropa
2018, Nov	Inspection	Ocular inspection on Pangatalan Island by the DENR Mimaropa (Mme Ramina & Mr Mantubig)
2019, Jan 28 th	Meeting	Meeting with Mr Mantubig (DENR Mimaropa)
2019, May 17 th	Submission	Submission of the CDMP to the CENRO Taytay
2019, July 18 th	Endorsement	Endorsement of the CDMP by the DENRO Palawan
2019, Aug 13 th	Reception	CDMP received by the DENR Mimaropa
2019, Oct 2 nd	Inspection	Ocular inspection on site by DENR Mimaropa (M. Alfred Lopez)
2019, Nov 13 th	Meeting	Meeting regarding the FLAgT map
2020, Feb 21 st	Meeting	Meeting regarding the GeoPoint and the SEP clearance
2021, May 19 th	Meeting	Deliberation of the Comprehensive Development and Management Plan
2021, June 3 rd	Letter	DENR requests modifications in the CDMP
2021, June 9 th	Submission	Submission of the 2 nd version of the CDMP by Sulubaaï, taking in account all remarks of the DENR
2021, June 10 th	Meeting	Technical conference
2021, July 16 th	Letter	DENR requests modifications and additional elements in the CDMP
2021, August 20 th	Submission	Submission of the 3 rd version of the CDMP by Sulubaaï, taking in account all requests mentioned in the letter.

2.2. Sulubaaï Environmental Foundation (SEF)

Pangatalan Island is owned and managed by Sulubaaï Environmental Foundation Inc. (SEF). Sulubaaï Environmental Foundation (SEF) was established in June 2012 as a non-profit Philippine organization.

Frédéric Tardieu is the current official representative of Sulubaaï Environmental Foundation as founder and chairman. When he and his wife Christina decided to create the foundation in 2012, it was a long-term plan since they decide to settle and live on Pangatalan Island.

When SEF acquired Pangatalan Island, the ecosystems were in very bad conditions: 1.2 ha of mangroves burnt, 2.8 ha of trees cut, and the sand was excavated from the beach. Thus, SEF first project was to restore the vegetation including the mangroves and to clean the beach. The second project of SEF was to protect and restore the marine ecosystems around Pangatalan Island. Currently SEF is starting a project to help restoring the marine resources in the bay together with the local communities.

In order to be able to maintain its environmental activities, SEF decides to prepare Pangatalan Island for an eco-tourism activity, this meant to build infrastructures but in an eco-friendly way.

2.3. Administrative status of Pangatalan Island

Pangatalan Island is located in barangay Depla, Municipality of Taytay, Province of Palawan. Pangatalan Island has an area of 4.2 ha and is classified as timberland. It is divided in two parts regarding the administrative status, which are declared since 2011 as (see the official tax declaration below):

- Part 1 (property index 066-23-015-07-007): composed of 2.3 hectares declared as coconut land with Joy Blasselle as owner.
- Part 2 (property index 066-23-015-07-008): composed of 1.9 hectare declared as cashew land and coconut land, with the Republic of the Philippines as owner, and Joy Blasselle as administrator.

SEF is a Filipino-based foundation. It is allowed to implement its (lawfully allowed) activities on Pangatalan Island, as declared by Joy Blasselle in 2015. Frédéric Tardieu, as president of Sulubaaï Environmental Foundation (SEF), represents the foundation in the process of the FLAgT application.

See the following documents in the appendices: Declaration of real property of Pangatalan Island, Declaration by Joy Blasselle as owner of Pangatalan Island in favor of SEF, Article of incorporation of Sulubaaï Environmental Foundation

3.Objectives

3.1. General objectives and model

As it is stated in the status of the foundation, SEF aims to *“plan and implement projects and programs for the protection, conservation, restoration and management of the natural resources of Palawan, including terrestrial and marine, flora and fauna, and community-based initiatives to promote and develop environmentally sustainable principles and practices”*.

SEF implemented restoration actions in Pangatalan Island first. Then the foundation scales-up its action in order to empower and implement protection, restoration and education in the whole bay of Shark Fin (Taytay), and occasionally in others parts of Palawan. SEF plans to implement its action of protection, restoration and education regarding ecosystems with the support of the local communities and with the support of an eco-tourism activity if the FLAgT is approved.

3.2. Specific objectives of SEF

Since the acquisition of Pangatalan Island in 2012, SEF has developed 3 main projects.

- **Project “Pangatalan Sustainable Island” since 2012.**

Specific objectives:

- ✓ To restore the vegetation of Pangatalan Island by planting trees
- ✓ To stop the erosion on Pangatalan Island by landscaping
- ✓ To develop the eco-tourism infrastructures on Pangatalan Island with limited environmental impact in order to sustain the pro-environmental activities of the foundation.
- ✓ To help local barangays with their development and provide jobs for the locals

- **Project “Pangatalan Island Marine Protected Area and coral reef restoration” since 2015.**

Specific objectives:

- ✓ To create and secure a marine protected area around Pangatalan Island
- ✓ To create and implement a technique of restoration of coral reefs impacted by blast fishing
- ✓ To monitor the marine protected area
- ✓ To organize pro-environment events with the local schools

- **Project “Sea Academy: for a sustainable management of the marine resources of Shark Fin Bay (Taytay)” since 2021.**

Specific objectives:

- ✓ To help the local barangays to create and manage marine protected areas
- ✓ To monitor these marine protected areas and study their efficiency
- ✓ To restore coral reefs and replenish fish stocks within the marine protected areas
- ✓ To provide local schools with an educational program focusing on marine ecosystems

4. Area description

4.1. Location

4.1.1. General location

Pangatalan Island is situated on the North East side of Palawan Island. It lays within Shark Fin Bay in the northern part the Municipality of Taytay.

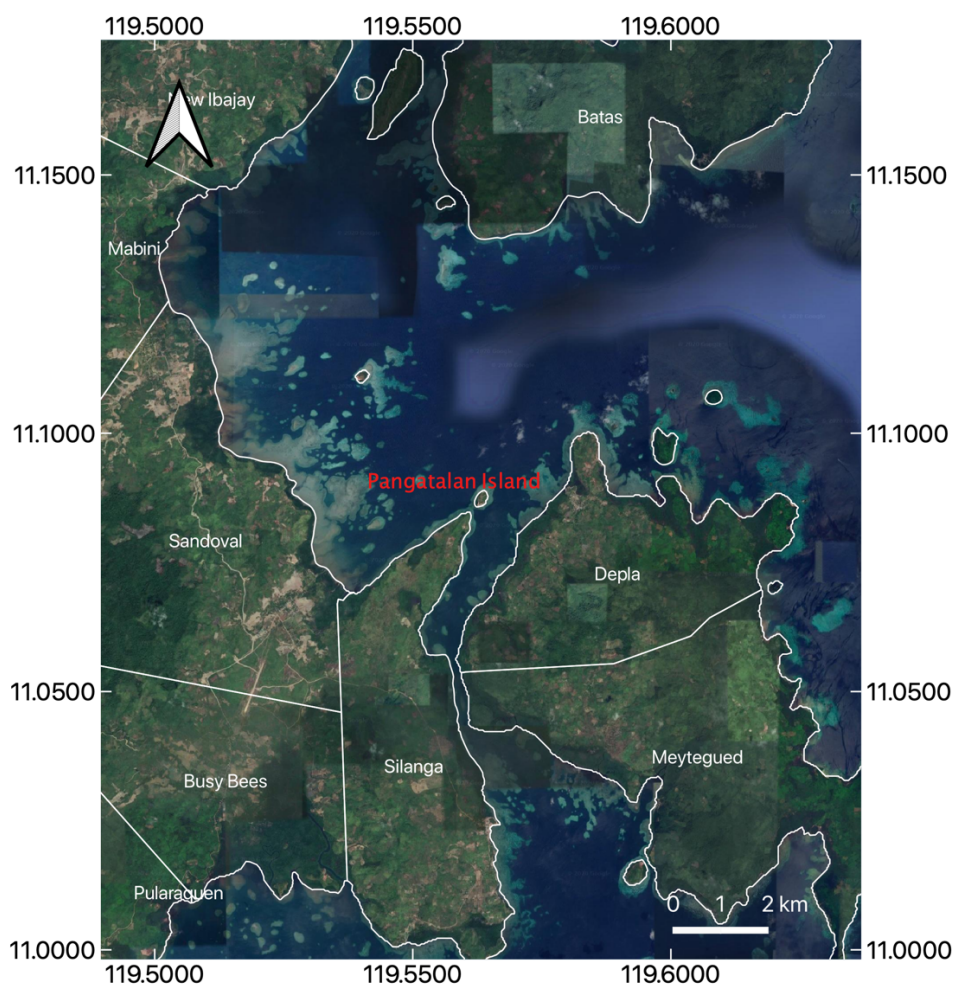
Pangatalan Island belongs to the barangay Depla. The other surrounding barangays are Sandoval, Silanga, Mabini, and Batas.

Since 2016 Pangatalan Island is surrounded by a 44ha marine protected area (PIMPA: Pangatalan Island Marine Protected Area) which has been approved by the barangays of Depla and Silanga and the municipality of Taytay. PIMPA is implanted at the junction between the Tanguigui Channel and the bay. The channel connects the Shark Fin Bay to the Bay of Taytay on the south and constitutes one of the three apertures of the bay (to the open Sulu Sea on the East and to Immorigue Bay on the North).

The maps below show the location of Pangatalan Island. The location maps provided by the CENRO with the coordinates are presented in appendices.



Figure 1: Location of Pangatalan Island in the Philippines.



Sources: Base map: Google. Coordinates: Decimal. SCR: WGS 84 (EPSG:4326). Production: Sulubaa'i, 2021.

Figure 2: Location of Pangatalan Island in Shark Fin Bay. (in appendix)

4.1.2. Area applying for the FLAgT

M. Alfred Lopez (DENR), who did the ocular inspection of Pangatalan Island in 2019, prepared the following map of the area applicable for the FLAgT, which represents 21,989 square meters. This map was approved by Fred Tardieu, representative of Sulubaaï Environmental Foundation, after the technical meeting of June 10th 2021.

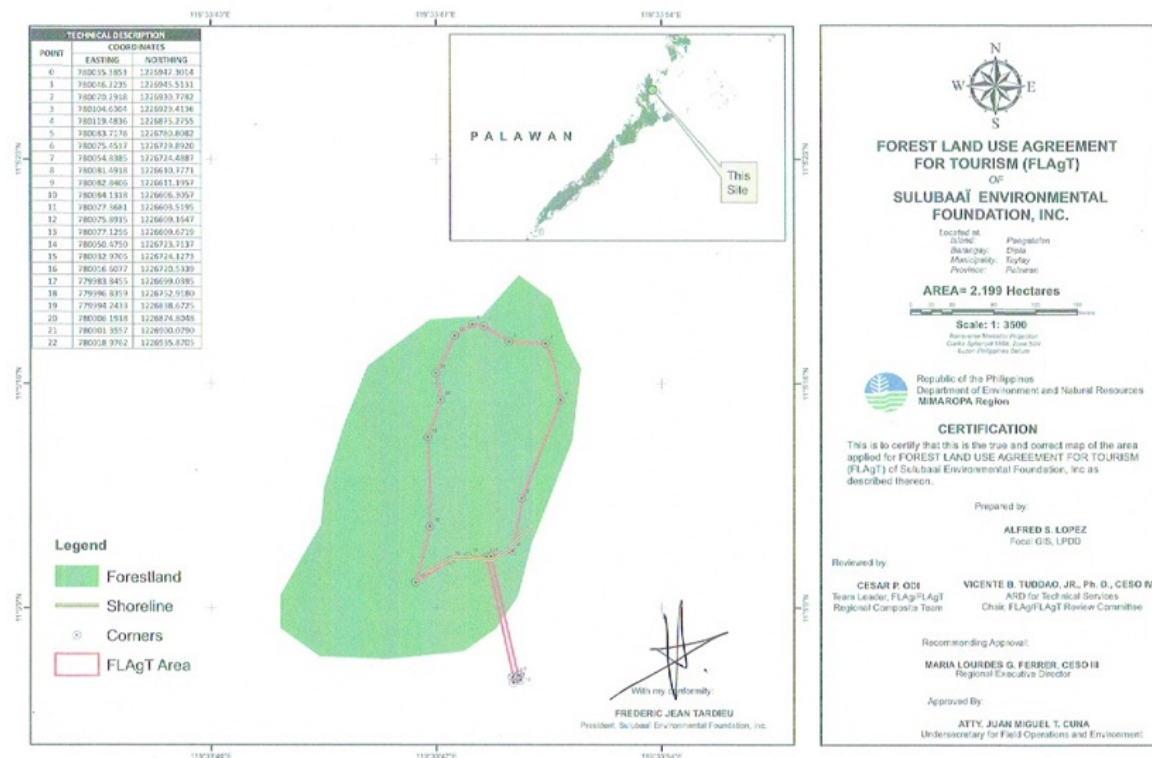


Figure 3: Area applying for FLAgT as proposed by Mr. Lopez (DENR) and approved by F. Tardieu

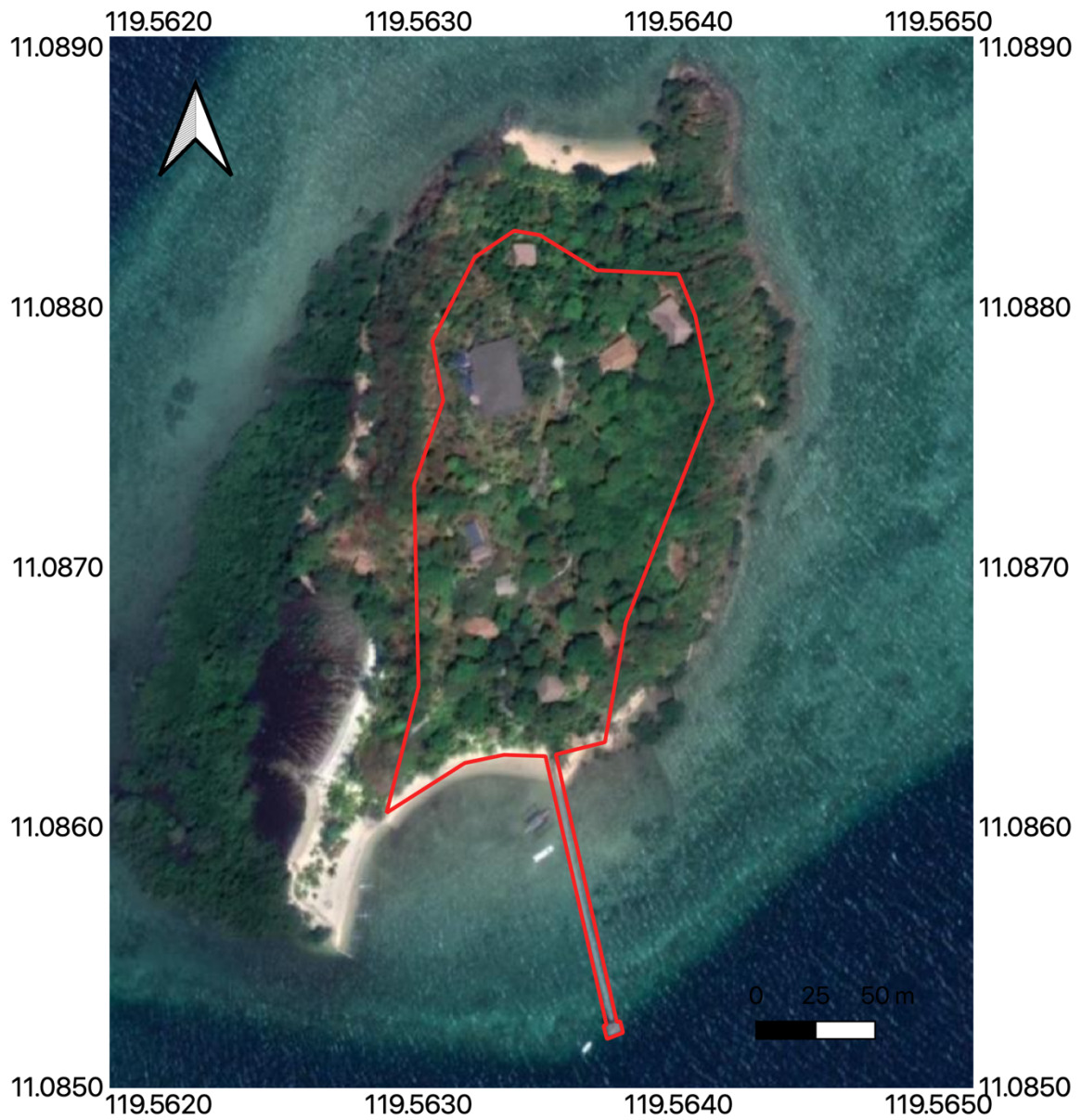


Figure 4: Area applying for the FLAgT as proposed by Mr. Lopez (DENR)

4.2. History of the area

Not much is known about the history of the island. Previous to 2011, Pangatalan Island was a private property with only one caretaker living on the island. In 2011 four concrete buildings were existing already.

The state of the island in 2011 shows that previously some resources were exploited, on the island as well as in the surrounding marine area:

- In the central part (2.8 ha) most of the trees were cut.
- In the mangroves part, 1.2 ha were burnt.
- On the beach a large part of sand was excavated.
- There was a substantial fish trap installed on the coral reef (At the current location of the pier).
- On the surrounding reefs and on the close-by pinnacle, there were obvious impacts of blast fishing.

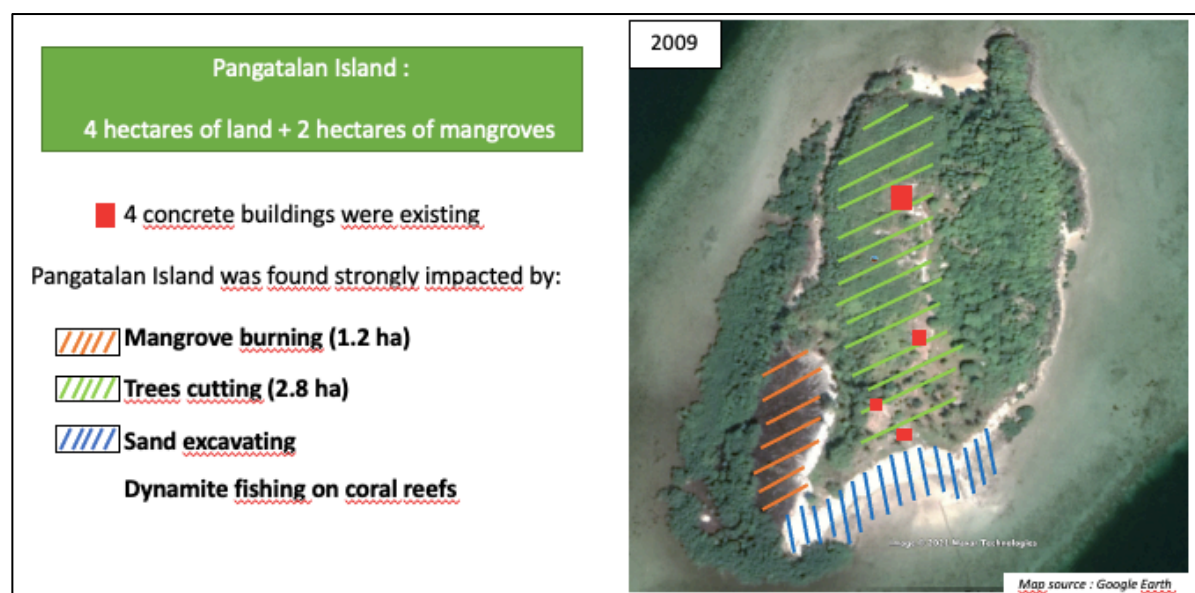


Figure 5: Map of the initial state of Pangatalan Island in 2011

These observations lead to the conclusion that the natural resources of Pangatalan Island and its surrounding marine area were severely impacted by unsustainable practices until 2011. That's why Sulubaaï Environmental Foundation was created: in order to restore the ecosystems of Pangatalan Island and its surrounding marine area as first objective, and to extend these efforts for ecosystem restoration and sustainable management in other areas.

Since 2012, SEF has worked on the restoration of the ecosystem on Pangatalan Island and its surrounding area. From 2011, SEF planted more than 60,000 plants and 10,000 mangrove propagules, cleaned the mangrove and the beach from the

waste, and build anti run-off stone walls in order to limit the rainfall erosion and to help the revegetation.

The following pictures illustrate these actions. The results of the revegetation initiated by SEF are visible on the aerial picture presented below.



Figure 6: Before-after pictures taken on Pangatalan island in 2011 and 2019 to illustrate the 60 000 plants added on the island by SEF within the 8 years.



Figure 7: Before-after pictures taken on Pangatalan island in 2011 and 2019 to illustrate the 10 000 mangrove propagules planted on the island by SEF within the 8 years



Figure 8: Before-after pictures taken on Pangatalan island in 2012 and 2020 to illustrate the cleaning of the beach made by SEF



Figure 9: Before-after aerial picture of Pangatalan Island to illustrate the revegetation of the island initiated by SEF

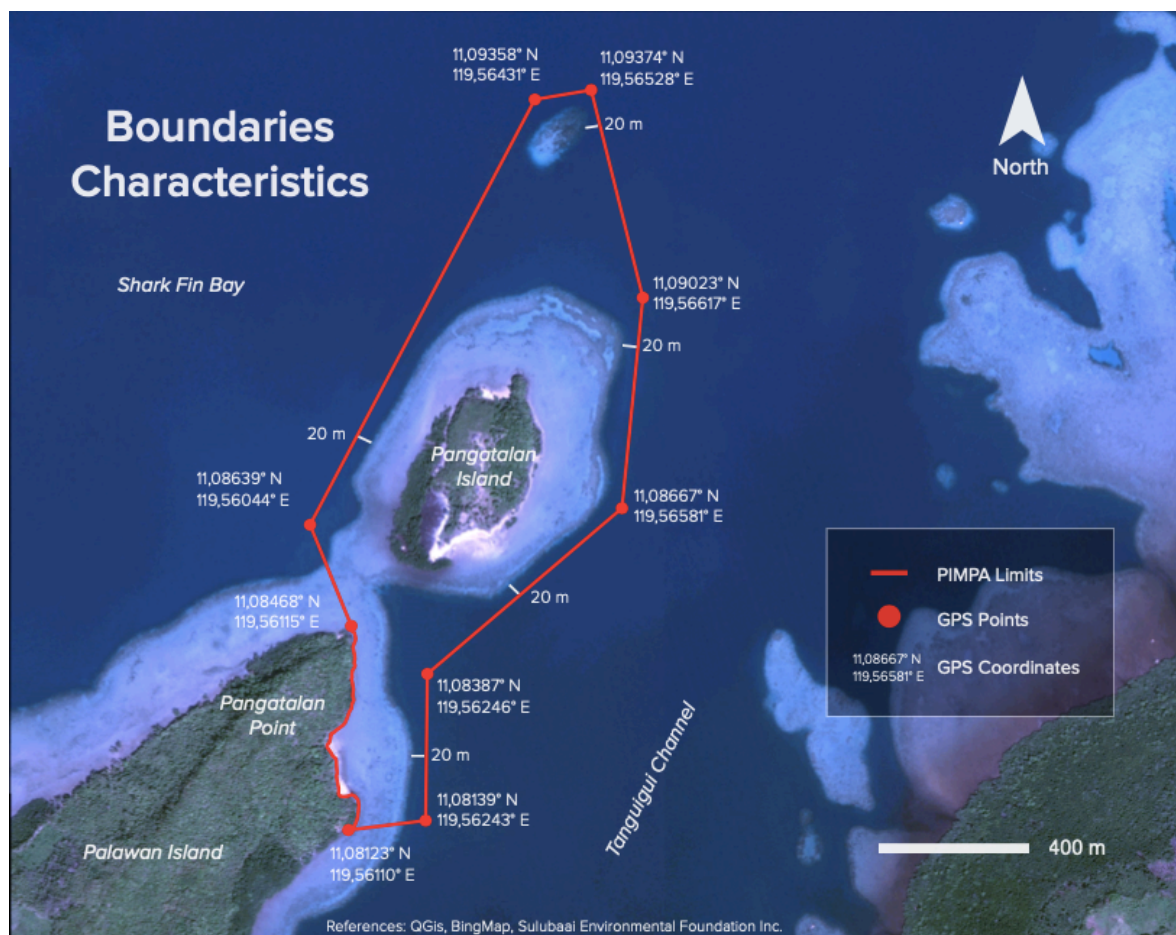


Figure 10: Map of Pangatalan Island Marine Protected Area (PIMPA) with coordinates

SEF initiated in 2016 a marine protected area around Pangatalan Island with the support of the local LGU concerned. The positive impact of this MPA on the is demonstrated by the annual monitoring surveys conducted by SEF. Furthermore, the survey conducted by the WWF Taytay in the MPAs located in the municipal waters of Taytay showed that the MPA of Pangatalan Island is the more productive of those MPA in term of fish abundance and biomass.

4.3. Topography

The island covers 4.2 ha of land plus 2ha of mangroves. The highest point of the island is situated 23 meters above the sea level. It comprises 2 beaches: the main beach on the South East side a small beach on the North side. The island has very steep slopes.

4.4. Drainage

The natural drainage is small given the size of the island. The island could still be separate in 4 catchment basins: North (small and steep), West (small and steep), East (small and steep) and South (the biggest and flattest).

Palawan has two main seasons: a dry season and a rainy season. During the rainy season, rainfall can be really intense. By consequence, run off generated are important as well, especially in the past when the Island vegetation was really poor. Those run- off impact coastal and marine ecosystems. To reduce those impacts, the foundation has focused its effort on revegetation and run-off breaker installations. Run-off occurred mainly on the beaches:

- South Side beach: on this side the rain catchment basin is important but slope are moderate, all installations such as retention ditch and stone dams are finished and run-off is by now almost inexistent.
- North Side: the slopes of the North side are pretty steep and constitute some of the less vegetated of the island. At this day, the revegetation work is done and stone dams had been built. Nevertheless, run-off is still consistent during strong rain so retention ditch will be built in priority.

4.5. Climate

The climate in the area is organized around 2 distinctive seasons driven by the two main winds: the *Amihan* (Northeast wind) and *Habagat* (Southwest). Those two winds regulate the rain falls. The *Amihan* Season is considered as the dry season when the *Habagat* season is considered as the raining season.

The graphics below present annual data (source: www.weather-and-climate.com) of temperature, precipitations, humidity and water temperature in Coron which is about 150km North of Pangatalan Island.

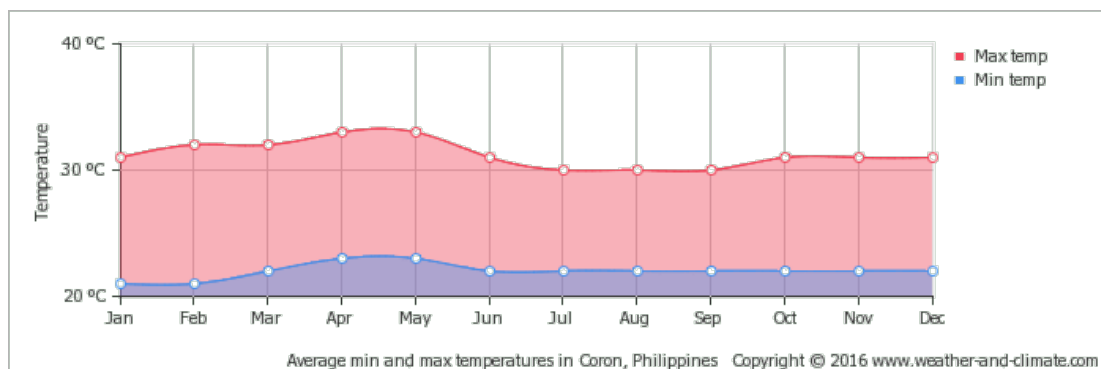


Figure 11: Average min and max temperatures in Coron, Philippines (2016, source: [weather-and-climate.com](http://www.weather-and-climate.com))

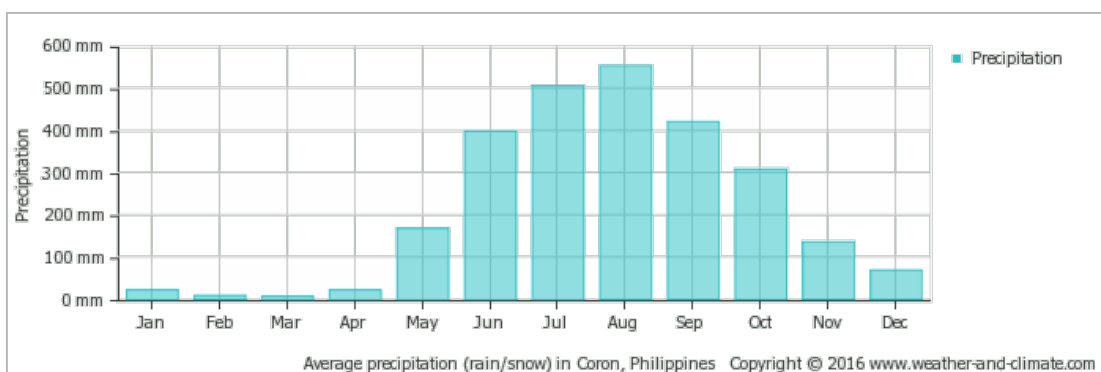


Figure 12: Average precipitations in Coron, Philippines (2016, source: [weather-and-climate.com](http://www.weather-and-climate.com))

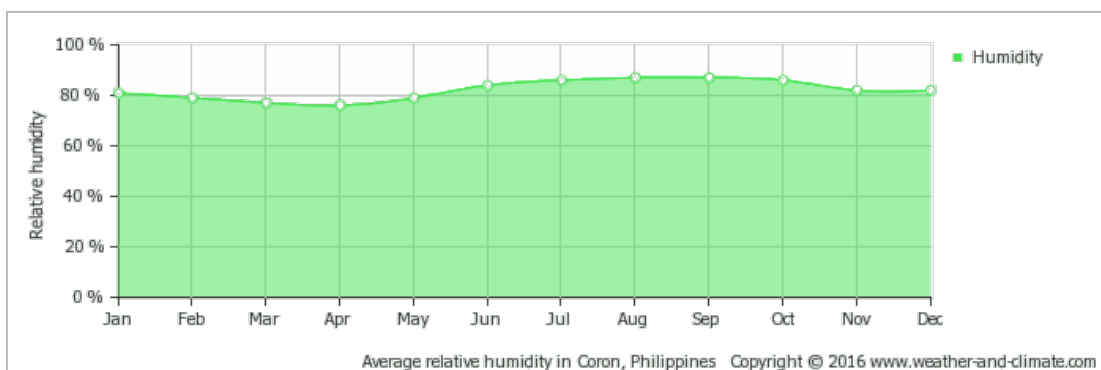


Figure 13: Average relative humidity in Coron, Philippines (2016, source: [weather-and-climate.com](http://www.weather-and-climate.com))

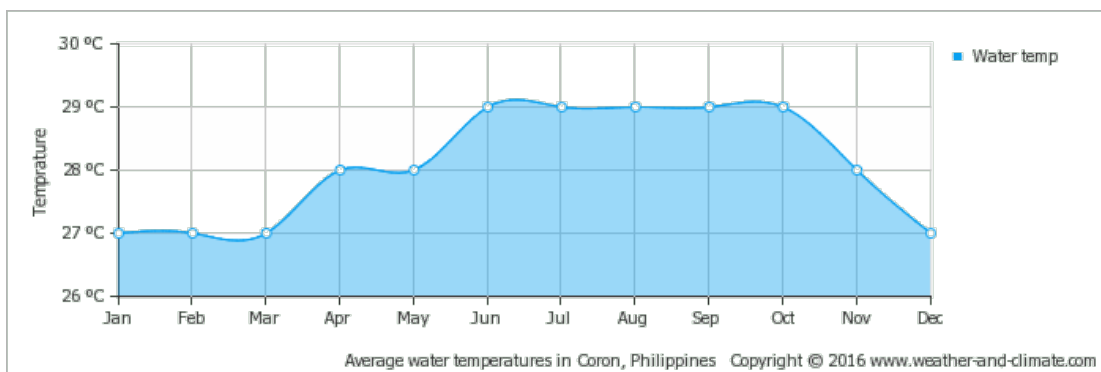


Figure 14: Average water temperature in Coron, Philippines (2016, source: [weather-and-climate.com](http://www.weather-and-climate.com))

4.6. Geological aspects

1.1.1. Geohazard certification

The geohazard certification provided by the “Mines and Geosciences Bureau” of DENR Mimaropa Region on the 21st August 2021 **is provided in the appendices**. The content is reminded in the next paragraph:

“Most of the area covered by the application to FLAgT has significant relief making coastal flooding unlikely, and therefore has nil susceptibility to flood hazards. However, the portion of the area near the southern shoreline may potentially be affected by meteorologically induced coastal hazards. Flooding may be experienced due to storm surges and other coastal hazards associated with typhoons and/or strong winds. In consideration of this, the southern portion of the site is given a low to moderate susceptibility rating to flood hazards. Areas with moderate susceptibility to flood hazards experience flood heights ranging from 0.5 to 1.0 meter, while those with low susceptibility to this hazard may be inundated by floodwaters with heights less than 0.5 meters. The portion of the island covered by the application is characterized by a low-lying hill peaking at 21 meters above the sea level with moderately sloping (5-10°) surfaces and poor degree of dissection. Because of the moderate relief within this area, it is considered to have moderate susceptibility to rain-induced landslide hazard and other forms of mass movement.”

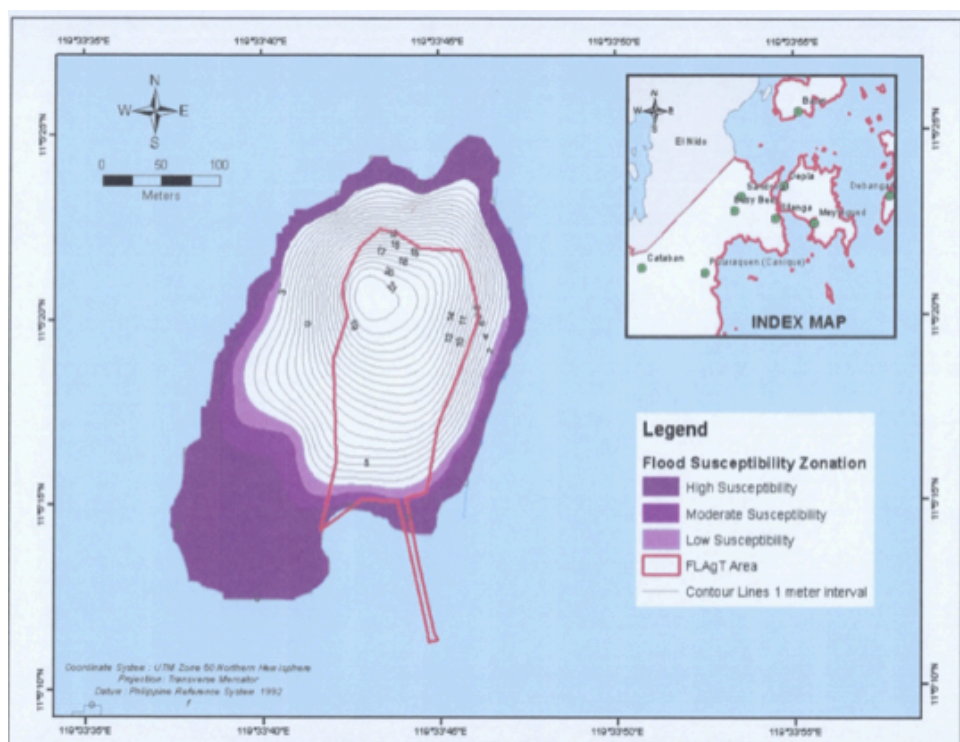


Figure 15: Flood susceptibility map of Pangatalan Island

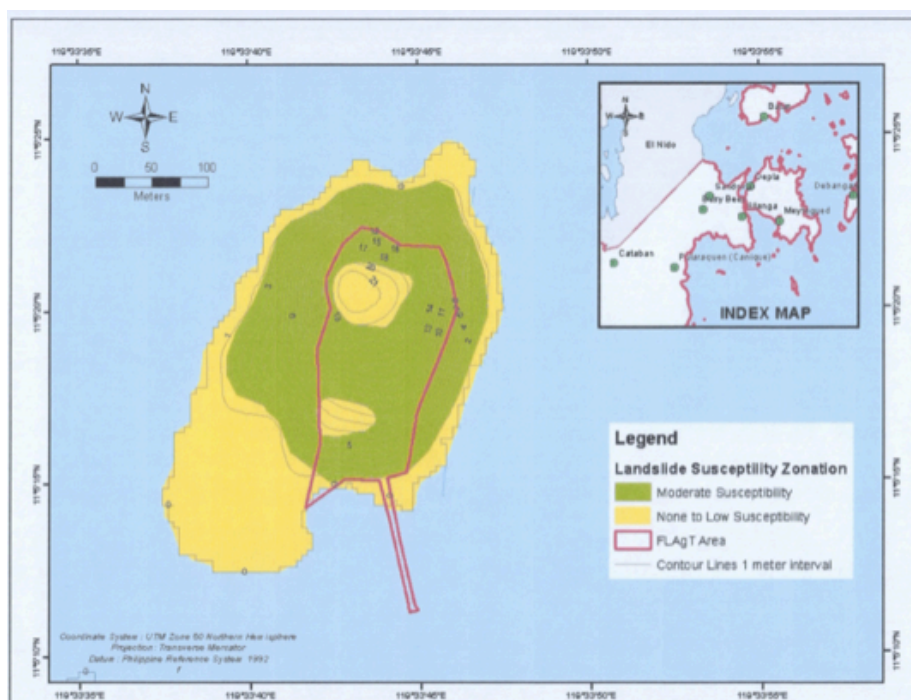


Figure 16: Landslide susceptibility map of Pangatalan Island

1.1.2. Soil

The soil has been severely eroded previous to 2011, due to the lack of vegetation on the island. This was aggravated by the fact that the island is very sloping (120 m large by 400 m long and 23 m high) and because of the strong rainfall events. The island is very rocky, the layer of soil is quite thin. In order to reduce the erosion effect, SEF leveled the soil and organized the rocks as walls to maintain the levels, SEF also planted thousands of trees.

In order to provide information in the CDMP, a rough estimation of the soil texture analysis was performed by SEF in June 2021. Two samples were collected:

- Sample 1: collected at mid slope
- Sample 2: collected close to the beach.

The picture below presents these samples. The classic protocol was applied to determine the percentage of sand, silt and clay in the soil samples. The textures of the soil samples are presented in the table below.



Figure 17: The three soil samples collected on Pangatalan Island on June 2021

Table 2: Measures of sand, silt and clay in the three soil samples collected on Pangatalan

	Sample 1 (Middle)	Sample 2 (Bottom)
% sand	37.4 %	43.3 %
% silt	28.0 %	17.3 %
% clay	34.6 %	39.4 %
SOIL TYPE	CLAY LOAM	SANDY CLAY

On the following figure, the stars show the position of the samples in the reference of soil textures' categories.



Figure 18: The stars show the position of the two soil samples in the graph of reference

Sands soils: Sand soils are often dry, nutrient deficient and fast-draining. They have little (or no) ability to transport water from deeper layers through capillary transport. Therefore, tillage of sandy soils in the spring should be kept to a minimum in order to retain moisture in the seedbed. The nutrient- and water-holding capacity of sand soils can be improved through adding organic material.

Clay soils with 25-40% clay: These soils have a good ability to transport water by capillary action from deep layers but the rate is slow, so plant water requirements are not met through capillary water. These soils are darker in color and soil aggregation is more distinct. Aggregation decreases the risk of crusting. These soils must be tilled at the correct water content in order to be easily cultivated. There is a risk of clodding if conditions are too dry, or of smearing if they are too wet. These soils have a good ability to improve their structure through the action of climate, roots.

Source: <https://www.vaderstad.com/en/know-how/basic-agronomy/soil-basics/characteristics-of-different-soil-types/>

4.7. Vegetation and forest cover

In the initial state, in 2011, the vegetation was mainly grass, with only about 300 trees according to the DENR report (2014). SEF listed the number of plants/bushes/trees planted since 2011: about 60,000 plants and 10,000 mangroves propagules. The main restoration of the mangrove was done in 2015 (west zone) and 2018-2019 (East Zone).

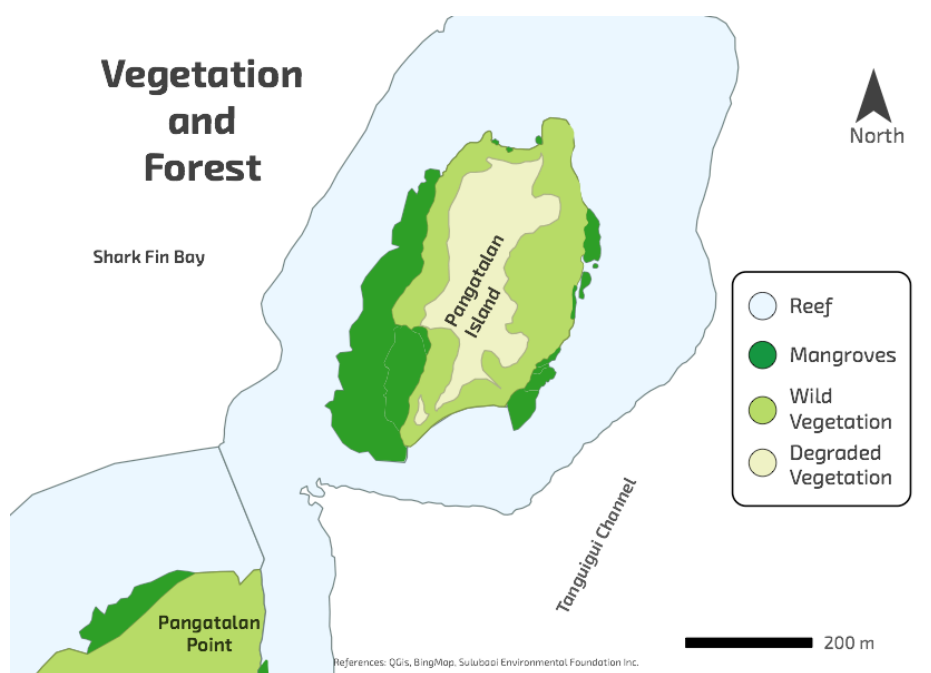


Figure 19: Map of the vegetation on Pangatalan island in 2015

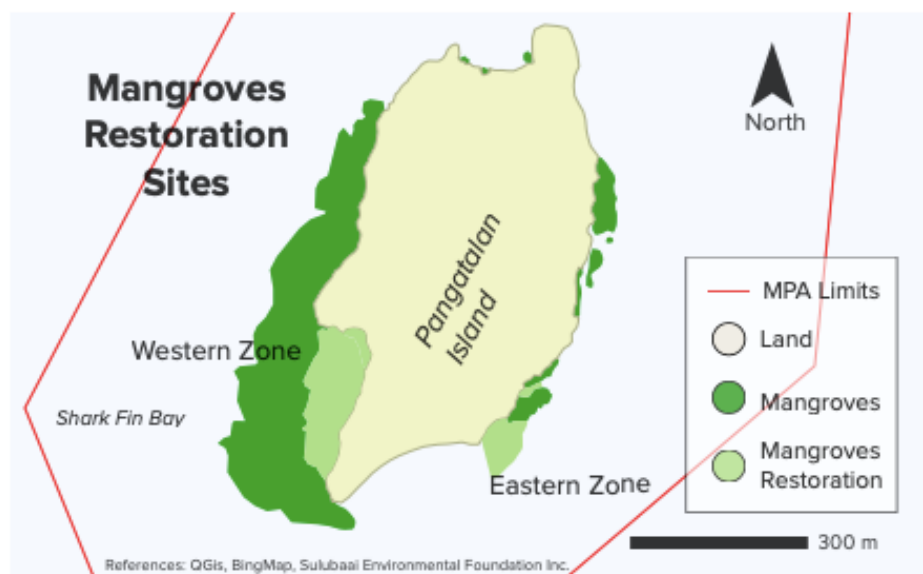


Figure 20: Map of the mangroves restoration since 2012

4.8. Forest resource data

In 2014 the DENR did an inventory of the older (not planted by SEF) trees on Pangatalan Island: 306 trees from 20 species of interest on Pangatalan Island.

The inventory of trees made by the DENR in 2014 is presented in the appendices. The following table present the number of trees of each species listed in the report.

Table 3: Summary of the inventory of the species of tree of interest made by the DENR CENRO Taytay in 2014

Tree species (Common name)	Number of trees
Almon	1
Malaruhat	2
Malugai	2
Pagatpat	1
Talisay	2
Molave	15
Narra	2
Bacuan	73
Cashew	2
Coconut	2
Dulo	4
Iniam	47
Inirole	43
Kalumpag	2
Mabunot	11
Malamanga	9
Mango	10
Misc.	77
TOTAL	306

In this report the Officer in Charge of Forest Station Warden stated that:

- *“The area being applied for SLUP is not in conflict of same nature.”*
- *“Good source of water supply within the area.”*
- *“The area being applies is suited for Special Land Use Permit, hence recommended for the herein application for approval.”*

In the same report, the CENRO stated that:

- *“The area being applied for Special Land use Permit is strongly recommended for approval.”*

4.9. Demographics and community descriptions

Only a really small community is living on the island: usually about seven people who work on the island live all year. Other workers come daily from the closest villages (Depla and Sandoval). If the FLAgT is approved, SEF may accommodate up to 6 guests during 100 days/year.

4.10. Infrastructure and utilities

SEF obtained legal construction permits from the municipality of Taytay and were not informed about any further authorizations needed regarding buildings. The buildings were built in the same place of initial buildings (as found in 2011) and in areas free of trees. They are made out of local low environmental impact material (dismantled wood, concrete, cogon and nipa). SEF was not aware of the rule claiming to leave non-building area within the 40 meters distance from the level of high tide. However, most of the buildings respect this distance. DENR representative's came on Pangatalan Island in 2018 and in 2019 and proceed to ocular inspections to geo-tag the land and the infrastructures.

The current infrastructures are presented in the following pictures. The following table present the area of the infrastructures and their coordinates. The following maps presents the location of the infrastructures on Pangatalan Island. Detailed maps are also presented in appendices. The geotag made by the DENR in 2019 are presented in appendices.



Figure 21: Pictures of the buildings of Pangatalan Island.

Table 4: List of the infrastructures on Pangatalan Island with their area in square meters

Infrastructures	Purpose	Area (sqm)	Coordinates of corners
Main villa	Tourism	250	119,56323; 11,08763 119,56317; 11,08790 119,56332; 11,08793. 119,56338; 11,08767
Cottage A	Tourism	64	119,56341; 11,08821. 119,56333; 11,08820 119,56333; 11,08829. 119,56341; 11,08829
Cottage B	Tourism	64	119,56341; 11,08654. 119,56347; 11,08662 119,56355; 11,08657. 119,56349; 11,08649
Kitchen	Staff	72	119,56382; 11,08787. 119,56373; 11,08780 119,56367; 11,08787. 119,56378; 11,08794
Staff house	Staff	156	119,56405; 11,08798. 119,56397; 11,08792 119,56388; 11,08804. 119,56396; 11,08810
Waiting place	Staff, Tourism	30	119.56324; 11.08634. 119.5633; 11.086350 119.56323; 11.08639. 119.56329; 11.08640
Diving hut	Env. Project	25	119.56354; 11.08638. 119.56358; 11.08639 119.56360; 11.08636. 119.56356; 11.08634
Warehouse	Equipment	54	119.56327; 11.08675. 119.56318; 11.08675 119.56318; 11.08681. 119.56327; 11.08681
Solar house	Equipment	23	119.56324; 11.08707. 119.56318; 11.08705 119.56317; 11.08709. 119.56322; 11.08711
Pier	Equipment	210	119,56348; 11,08629. 119,56374; 11,08526
Sceptic tank	Equipment	12	
4 Water tanks	Equipment	64	
Concrete path	Equipment	198	

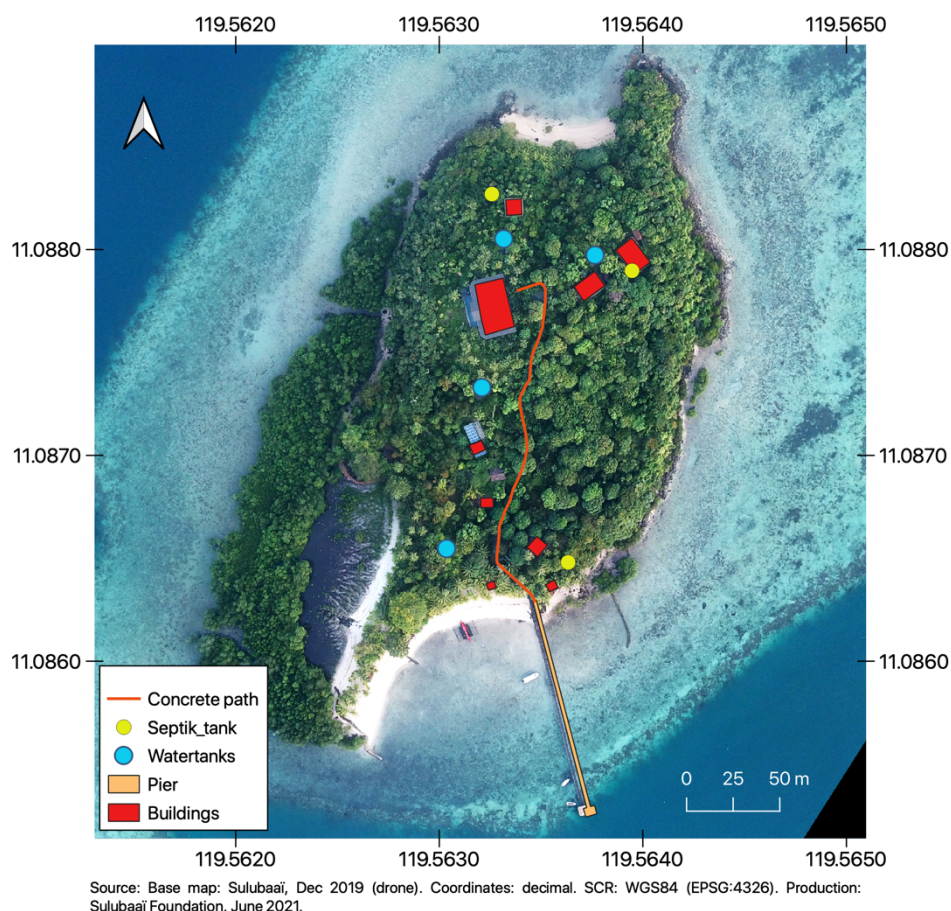


Figure 22: Map of the infrastructures on Pangatalan Island

Regarding the buildings within the 40m-strip from high tide, their location is very much linked to their purpose and their environmental impact is very low:

1. the diving hut is a very small building, non-inhabited, necessarily close to the sea in order to serve its purpose of being the place to shelter the diving equipment of the marine biologists working for SEF.
2. The waiting place is made out of wood, with no wall, serving the following purpose: sheltering the guards of the marine protected area in case of bad wether, be a sheltered place to wait for and meet visitors.

These buildings are discrete, well integrated in the landscape, made out of non-impacting materials, they are not inhabited and do not reject waste.

The following map presents the buildings regarding the 40meters-strip from the high tide.

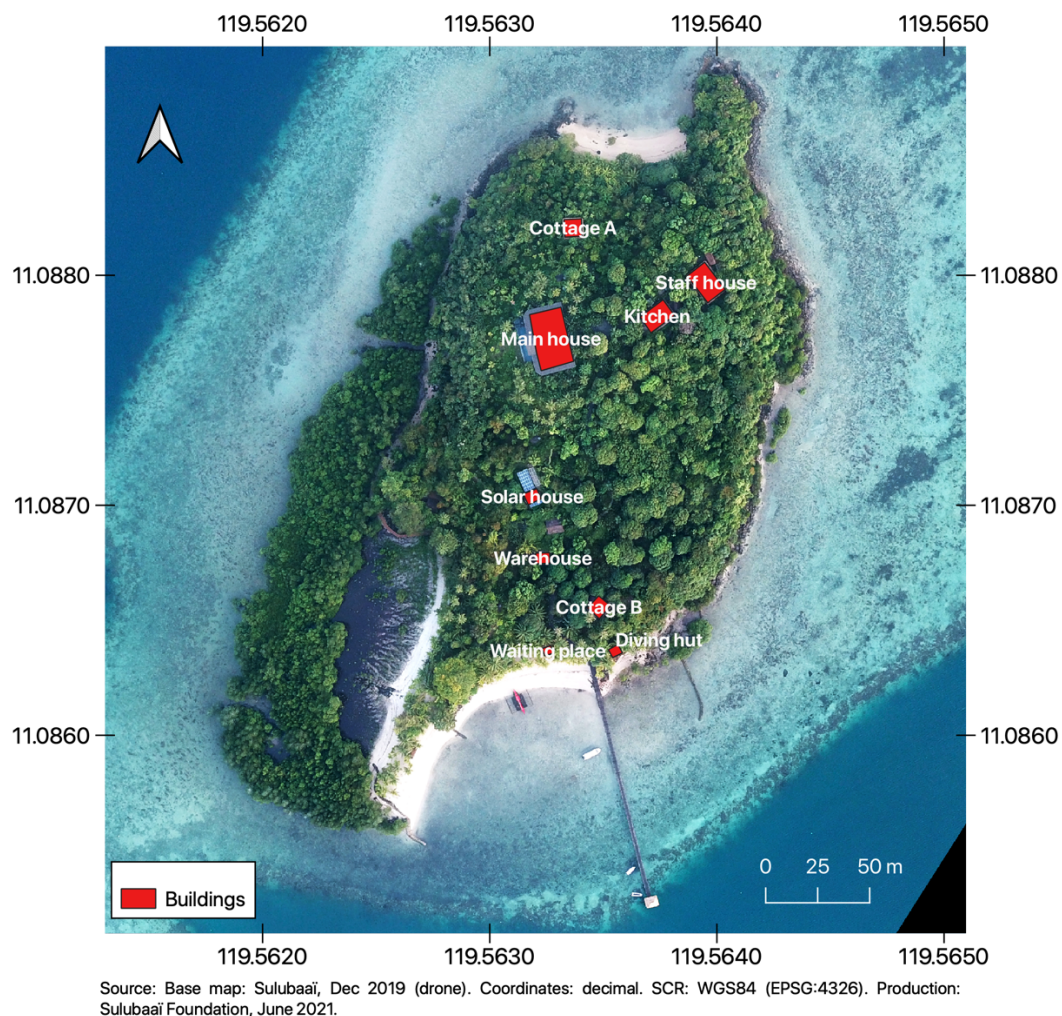


Figure 23: Map of the existing buildings on Pangatalan island (in 2021) and their distance to the high tide level.

4.11. Environmental information

4.11.1. Environmental information of Shark Fin Bay

Given its orientation and its relatively closed configuration, the bay is well protected and only expose to residual swell generated by the Amihan wind. By consequences, the reefs are moderately expose to wave actions and mangroves highly represented by occupying more than 90% of the coast line and an area of 900 ha. Reefs are numerous in the bay and cover 1600 ha. The bay can be considered as a shallow bay as the deepest point is 30m deep. Overall, the Shark Fin Bay offer a rich, shallow and protected environment of 8000 ha were water have shorter visibility than surrounding environments (15m max) and hard corals are not growing deeper than 20m.

4.11.2. Ecosystems of Pangatalan Island and marine protected area

The present cartography has been established by photo interpretation of the Aerial Bing-map database. Field verification had been conducted by snorkeling and scuba diving in order to improve the accuracy and the quality of the map. The cartographic process revealed the presence of 13 different ecosystems (terrestrial and marine). Terrestrial ecosystems of Pangatalan island represent 8.9 % of the area and 4 ha. Intertidal ecosystems constituted by shore, muddy rocky sand, sargassum and mangroves occupy 13.97 ha for 31% of the total area. Underwater ecosystems cover 26.8 ha and represent 59 % of PIMPA. Ecosystems dominated by hard corals, comprising Reef Flat, Reef Crest and Reef Slope cover 25 % (11.3 ha) of the marine protected area. Pangatalan Island and its associated ecosystems (Sandy Shore and Rocky Shore) occupy 8% (5 ha). Open waters with a maximum depth of 26 m are mainly covered at the bottom by fin silty mud and sand. They represent 32% (14.6 ha) of the area. Highly productive ecosystems such as Mangroves and Seagrass respectively cover 2.081 ha and 4.712 ha for 4.6% and 6.9%.

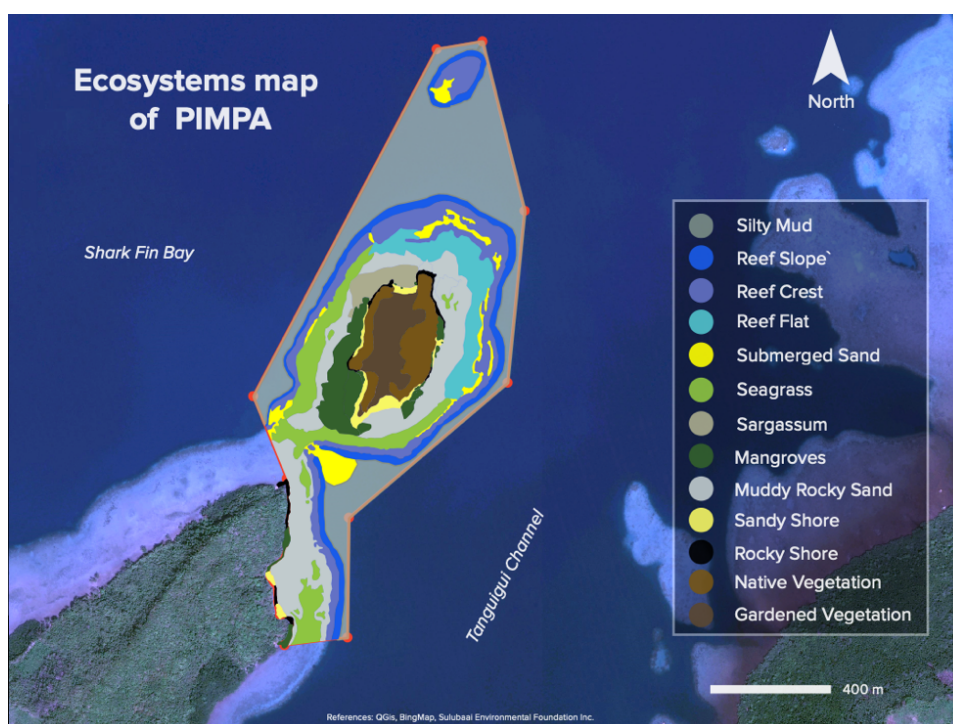


Figure 24: Map of the ecosystems of Pangatalan island and the marine protected area

Table 5: Areas (ha) of the ecosystems identified on Pangatalan island and marine protected area

Ecosystems	Description	Area (hectares)	% cover of PIMPA
Gardened Vegetation	Vegetation planted and gardened	1.604	3.57
Native Vegetation	Original wild vegetation	2.402	5.35
Mangroves	Mangroves species and substrats	2.081	4.64
Sandy Shore	Beach influenced by tides	0.577	1.28
Rocky Shore	Rocks Influenced by tides	0.221	0.17
Sargassum	Area dominated by Sargassum sp.	1.117	2.49
Seagrass	Area dominated by seagrass	4.712	6.94
Mudy Rocky Sand	Substrats dominated by abi-otic composents	5.266	11.74
Submerged Sand	Never emerging sand	0.954	2.12
Reef Flat	Inner part of coral reefs	2.705	6.03
Reef Crest	Coral reefs exposed to waves	5.255	11.71
Reef Slope	Outer and slopy part of coral reefs	3.306	7.37
Silty Mud	Detritic muddy bottom of sea	14.604	32.56
Total	Global area	44.804	100

4.11.3. Coral reef restoration

Since 2011 SEF worked on ecosystems restoration on Pangatalan Island:

- Revegetation of the island (as presented in 4.2)
- Restoration of the mangrove area (as presented in 4.7)
- Restoration of the coral reefs: presented hereafter.

Within the area of PIMPA we can distinguish 2 coral reefs entity: a fringing reef surrounding the island and Palawan coast and an isolated patch reef the North side. They respectively cover 10.52 ha and 1.41 ha (23.45% and 3.14% of PIMPA area). Past impacts had led to degradation of coral reefs conditions. In the concerned area 67% (7.6 ha) of reefs are degraded comprising 4 ha of hardly impacted reefs. The portion of the reef with the better conditions of coral cover is situated on the North East side in the shallow zone.

The causes of degradation are multiples: Illegal fishing (cyanide, dynamite), over fishing, bleaching event (1998, 2004, 2010), coastal habitats destruction. The degradations lead to consequences: low coral cover & high mortality, loss of structure, siltation, poor fauna biomass.

The following map and table illustrate the conditions of coral reefs within PIMPA. Observation and analysis had been conducted by snorkel and scuba diving.

Table 6: States of the coral cover located in the marine protected area and areas

Reef Conditions	Criteria	Area (ha)	% of Reefs
Critical	No structure - coral cover < 15%	1.1	10
Very Poor	Limited structure - coral cover < 30%	2.9	25
Poor	Presence of structure - coral cover < 30%	3.6	32
Moderate	Strong structure - coral cover < 40%	2.0	18
Good	Strong structure - coral cover > 40%	1.7	15
Total		11.3	100

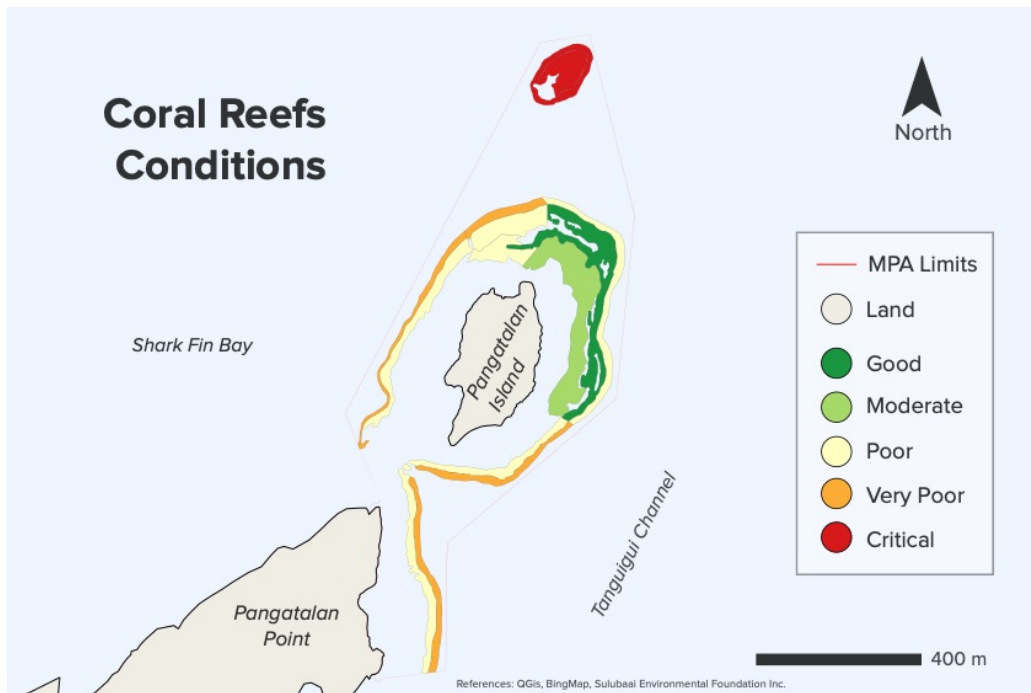


Figure 25: Map of the coral reef conditions inside the marine protected area

In order to restore the coral reefs destroyed by blast fishing, SEF designed an artificial reef (Sulu-Reef-Prosthesis “SRP”). It contributes to restore reef habitats by stabilizing rubble fields, and providing a hard substrate for coral transplantation and coral natural recruitment. SRP of multiple sizes are placed in groups to generate reef and habitat complexity. Respecting the species diversity, broken or unstable coral fragments are collected within the surrounding and transplanted on SRP without any chemicals or plastic.



Figure 26: Artificial reefs made and monitored by SEF in order to restore the coral reefs

Detailed environmental information are presented in the management plan of Pangatalan Island and marine protected area published by SEF in 2017.

4.12. Security

Pangatalan Island is located in a protected semi-closed bay, where the risk of typhoon is low. The risk of landslide is also low since the island is very small, rocky, well-vegetated and leveled. Regarding the risk of fire, it is mitigated by the presence of four water tanks on Pangatalan Island with pumps. The island is in compliance with Taytay's Fire Inspection services (obligation of the Mayor Business Permit), a new inspection is scheduled for July 2021.

Sulubaaï employs two guards to control the property and to report any intrusion in the marine protected area (especially the fishing activities which are not allowed inside). In 2021, Sulubaaï starts an agreement with the PNP maritime police in order to provide them with a local control point for the bay.

4.13. Other information

4.13.1. Environmental impact and mitigation measures

SEF is aware of the potential environmental impact of its activities on Pangatalan Island. However, SEF has a strategy of sustainability since the beginning.

Currently the total area covered by infrastructures is 1845 square meters. It is less than 5% of the total area of Pangatalan Island. The buildings are only ground level, less high than the trees and made out low impacting material (local dismantle wood, concrete, roof in nipa and cogon).

The number of people on Pangatalan Island is really low: only 6 people live on Pangatalan Island, and the potential number of tourists is 6 additional people. If SEF can open the island for eco-tourism activity, it would be for a maximum period of 3 months per year, just enough to provide funding for the environmental activities of the foundation. Anyone being on the island respect the wild flora and fauna, domestic animals are not allowed in order to preserve the native wild fauna.

The 6 people living on Pangatalan Island and the potential guests consume energy. However, 95% of this energy is solar sourced. SEF has sufficient solar panels power to meet its inhabitants needs.

The 6 people living on Pangatalan Island and the potential guests produce waste. SEF equipped Pangatalan with mitigation systems: the waste waters are purified through septic tanks and used for gardening, the organic matters are used as

compost, the solid waste are segregated and transported to the MRF center of Taytay. SEF ensure that there is no waste left of the land or sea.

The sustainable management of Pangatalan island by SEF was awarded by three labels in 2019:

- The label “Sustainable Island” by the SMILO (Small Island Organization)
- The label “Zero Carbon Resort” by the PCSD
- The label “Responsible tourism” by the Responsible Tourism Institute

5. Development plan

5.1. General strategy

The general strategy of SEF is to focus on its environmental projects for the coming 25 years with the financial source coming from the tourism activity if the FLAgT is approved.

The main project of SEF now is the Sea Academy, which encompasses the previous restoration projects implemented on Pangatalan but scales up to the whole bay. The main objective of the project Sea Academy is to restore the marine biodiversity and replenish the fish population of Shark Fin Bay (Palawan, Philippines) for the benefits of local populations. The main stake is food security since local populations critically depend on marine resources for their protein income.

The objectives are declined in 4 axes to be applied during 3 years:

- to PRESERVE ecosystems by creating 3 participative marine protected areas of 50 ha each
- to RESTORE coral reefs and fish populations inside the MPAs and expecting spill-over effect
- to TEACH & TRAIN students and adults for a sustainable management of marine resources
- to SHARE the experience and replicate it in Palawan, the Philippines, and South Asia.

SEF will provide the necessary infrastructures, knowledge and training to the local communities in order to make them capable to keep running the protection, restoration and education activities without much involvement of SEF.

SEF plans to spend the coming years (hopefully 25 years) to implement the Sea academy project and replicate it in the surrounding areas and other areas in Palawan, in the Philippines and South Asia. The plan for the coming 25 years is:

- From 2021 to 2024, SEF will implement the Sea Academy project with the barangays Depla, Sandoval and Silanga in Shark Fin Bay.

- From 2024 to 2028, SEF plans to replicate this model (MPA creation and management, restoration of coral reefs and restocking of fish population, educational program) with other barangays in Shark Fin Bay: Mabini, Meytigued and Batas. During this second phase SEF also plans to work with the first barangays involved (Sandoval, Depla and Silanga) to create other MPAs or to scale-up regarding the management plan.
- During the following years SEF plans to maintain these programs running and to encourage replication in other areas in Palawan, Philippines or even other places in South Asia.

Table 7: Gantt chart of the environmental projects of SEF

ENVIRONMENTAL ACTIVITIES																										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
Constructions																										
Fish lab for fish restoration project																										
Educational platform for school project																										
Activities																										
Prepare management plan Pangatalan 2021-2025																										
Apply management plan 2021-2025																										
Apply project Sea Academy																										
Prepare new project II																										
Apply new project II																										
Prepare management plan 2026-2030																										
Apply management plan 2026-2030																										
Prepare project III																										
Apply project III																										
Prepare management plan 2031-2035																										
Apply management plan 2031-2035																										
Prepare project IV																										
Apply project IV																										
Prepare management plan 2036-2040																										
Apply management plan 2036-2040																										
Prepare project V																										
Apply project V																										
Prepare management plan 2041-2045																										
Apply management plan 2041-2045																										
Prepare project VI																										
Apply project VI																										
Prepare management plan 2046-2050																										
remake website																										

Table 8: Gantt chart of the maintenance of Pangatalan Island

MAINTENANCE of PANGATALAN ISLAND																									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Renovations buildings (roof, walls)																									
Staff house																									
Kitchen																									
Cottages																									
Pier																									
Main house																									
Massage hut																									
Bodega																									
Solar house																									
Regular maintenance																									
Furnitures																									
Floors																									
Windows, doors, curtains																									
Pipes																									
Solar system																									
electrical system																									
Fridges, oven																									
Fans, lights...																									
electrical devices																									
Internet device																									
bed sheets, towels, literies, vaisselle																									
boats and car																									
gardenning																									

Table 9: Gantt chart of the maintenance of Pangatalan Island

TOURISM																									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Communication and advertise for guest																									
Prepare activities for guests																									
Welcome guests (3 months/year)																									
Apply for international labels for sustainable tourism																									
Remake website																									

5.2. Boundary and maintenance

Pangatalan boundaries are really clear since it is an island. Our team maintain the vegetation under supervision.

5.3. Infrastructure development

5.3.1. Permanent improvements

From 2013 to 2016, SEF has built the infrastructures needed for its projects. These infrastructures are well maintained with every year maintenance.

SEF has no plan to build anymore on Pangatalan in the coming 25 years except for one facility: a **“fish lab”** (40 square meters) as part of its project Sea Academy described below.

In 2021, SEF is starting a 3-years lasting project called Sea Academy: for a sustainable management of the marine resources in Shark Fin Bay ». This project was approved by the DENR-BMB, the PCSD, and the UNESCO. This project is based on the creation of 3 additional marine protected areas in Shark Fin Bay, supported by the local LGUs. It will implement 4 main types of actions: 1) protection and study of the ecosystems, 2) restoration of ecosystems, 3) education on ecosystems and training of local population regarding their sustainable management, 4) communication and assistance to replicate the project in other area.

The fish lab building that is planned in the Sea Academy project is necessary to implement a powerful restoration technique of fish populations. This technique, called PCC for post-larvae capture-culture-release, consists of capturing fish post-larvae in the wild close to the MPAs of Shark Fin Bay, then raise these fish during 2 or 3 months until they reach the juvenile size, and release them inside MPA. All these steps follow guidelines in order to maximize the survivorship of the fish until they recover their wild status. The fish lab would be a building a 40 sqm (5m x 8m), made out of concrete in order to ensure the good conditions of raising fish (temperature, shade, easy cleaning) and to avoid the contamination factors. It will shelter small aquariums with a volume comprise between 0.05 m³ and 1 m³, used to raise the fish separately according to their species traits. The fish lab would need to be located very close to the sea in order to be supplied by sea water and to carry the fish in and out.

The coordinates of the 4 corners of the fish lab would be:

- | | |
|--------------------------|--------------------------|
| 1. 119.562787, 11.086310 | 3. 119.562824, 11.086279 |
| 2. 119.562740, 11.086251 | 4. 119.562778, 11.086219 |

The following map present the location planned for the fish lab on Pangatalan Island. SEF is willing to provide any further information regarding this project of fish lab.

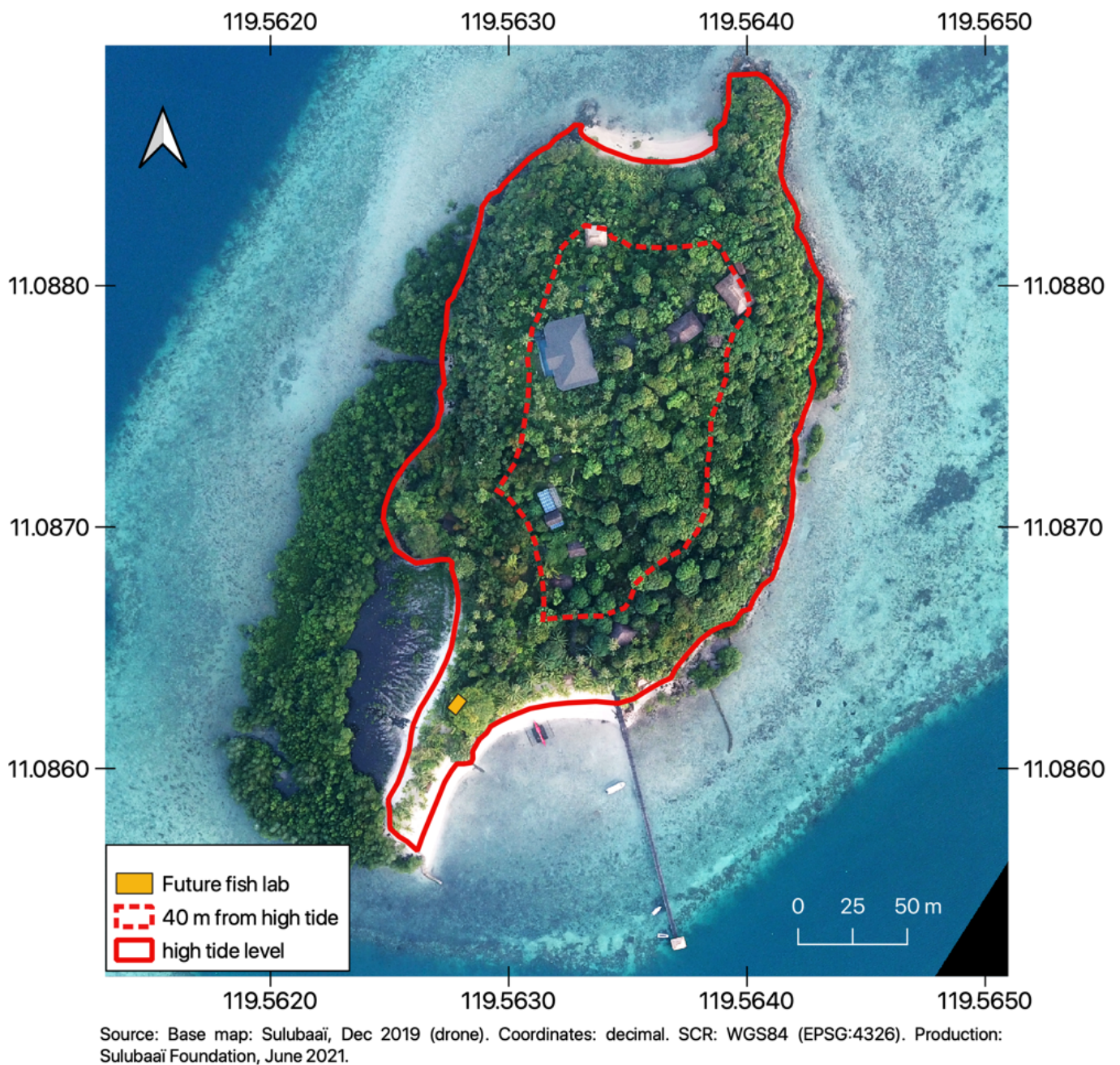


Figure 27: Map of the location of future fish lab on Pangatalan Island



Figure 28: Site insertion of the fish lab before-after (up: current state. down: future fish lab). The red camera indicates where the pictures was taken.

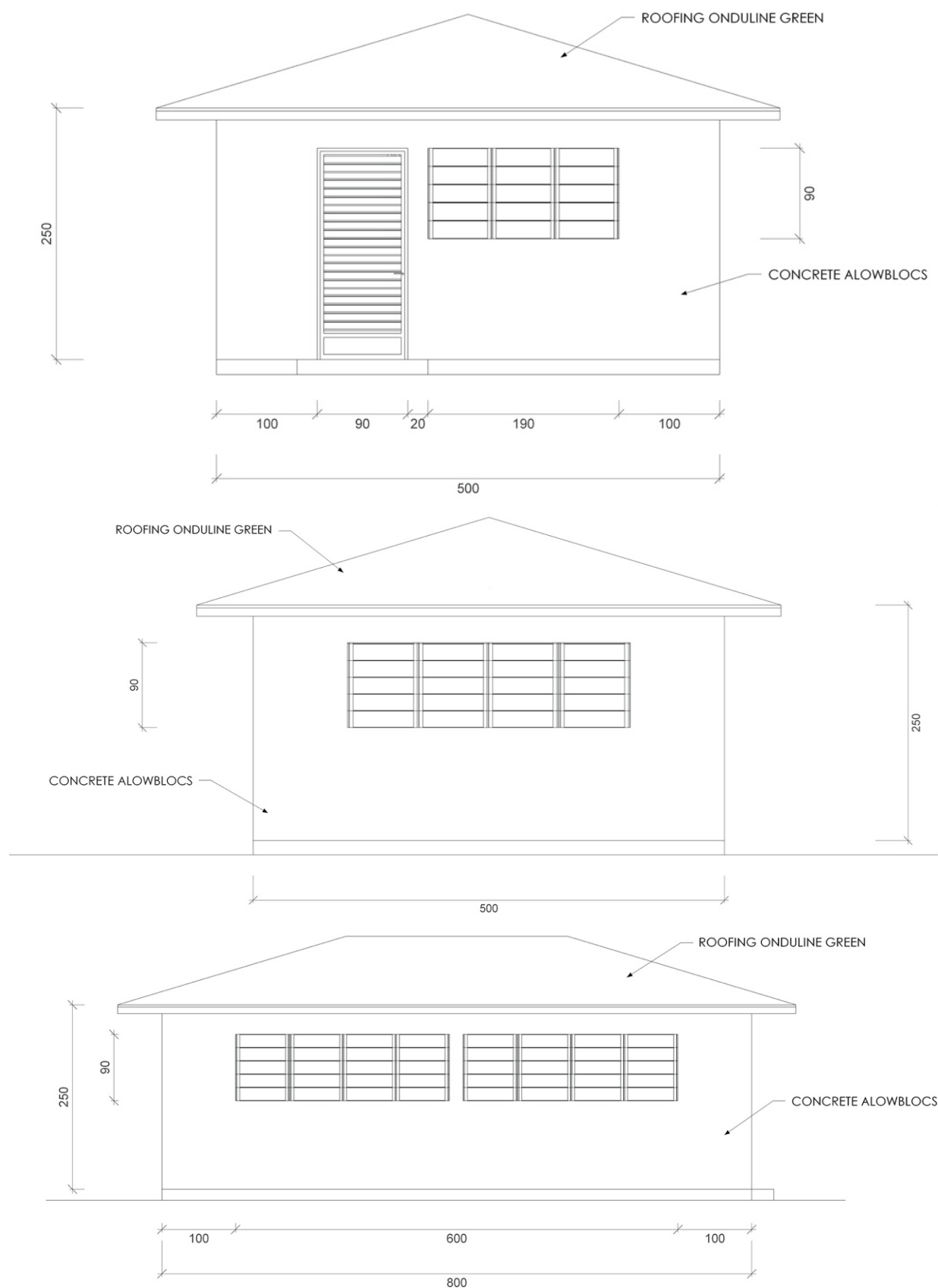


Figure 29: Drawings of the fish lab that is planned to be built for the Sea Academy environmental project



Figure 30: 3D drawing of the fish lab that should be built



Figure 31: LEFT: example of the equipment inside a fish lab as sulubaaï plan to make it including several aquarium tanks to raise fish species separately.

5.3.2. Temporary improvements

There is currently a shelter where the carpenters can work: this shelter has no walls, it's only a nipa roof with four posts. This shelter will be dismantled as soon as the fish lab is built. There is no other no temporary improvement planned.

5.3.3. Other improvements

The landscaping is finished since 2018. During the upcoming 25 years, the only landscaping work will be gardening to maintain the vegetation under control. There is no other improvement planned.

6.Plantation

Not applicable

7.Monitoring and evaluation

7.1. General

Since 2017 SEF has written a management plan regarding Pangatalan Island and its marine protected area.

Regarding the environmental projects, SEF presents every year the following reports:

- The activity reports
- The scientific report
- The media coverage report
- The financial report
- The committees' reports (scientific committee, steering committee, local committee)

Regarding the financial aspects, SEF presents every year an annual account by a certified public accountant.

7.2. Coral reef restoration

The results of the coral restoration project were published in the peer-reviewed scientific journal "Our Palawan"; the abstract is presented hereafter.

In 2016 Sulubaaï Environmental Foundation (SEF) designed a Sulu-Reef Prosthesis (SRP) to restore the degraded local reef of Pangatalan Island (Shark Fin Bay). From 2017 to date, SEF has deployed more than 200 SRPs on different coral rubble patches inside the marine protected area. In detail, SEF located a variety of SRPs for a total of 178 m² of artificial surface available for recruitment and coral out plantation. This restoration technique allowed to attach 1,647 coral fragments belonging to 15 coral genus and 28 different species. Results show 76.63% survivorship rate with an attachment rate higher than 70%. Growing trend (ecological volume) of branching forms seems significantly influenced by the starting size while massive and thin forms did not show any significant difference between size groups. This new artificial structure has the potential to facilitate resiliency of numerous reefs within coral repartition areas, since it allows to affix different genus, thus, increasing or maintaining the local biodiversity.

8. Market and utilization

8.1. Market information

Pangatalan Island dispose of all infrastructures and staff to welcome a maximum of 6 guests only with a high standing service.

Infrastructures for tourism can be listed as follow:

- A 250m² villa offering all comfort with 1 suite (60m²) and 2 bedrooms (35m² each), a 120m² living room. A 180m² terrace and a 70m² swimming pool are adjacent to the villa.
- Professional and fully equipped 75m² kitchen.
- A 33 feet speedboat with 230 horse-powers for transportation.

From the about 20 staff members, 6 are completely devoted to guests' services.

The guests will enjoy a high-level service including:

- Private access to the whole island and its marine area
- Full board with a dedicated team of housekeepers including a chef for the catering
- A dedicated masseur
- Boat and boatman at their disposal to visit the bay
- Snorkelling and diving equipment
- Interactions with the biologists of the foundation
- Potentially custom-made activities

8.2. Utilization

The villa will be rent to a maximum of 6 adults (+ children) and it will correspond to an exclusive rent of the island as no strangers will be mixed. Whatever the size of the group, it will dispose of the villa and the island for itself. Rents will take place for only 100 nights per year (preferably February to May) and will provide funds necessary for the annual functioning cost and research and scientific missions.

9.Organization

9.1. Company organization

SEF is officially registered as a Filipino organization with the following registration numbers:

Official registration of SEF in the Philippines: CN 201212105 – Tin number 008-320-121.

Sulubaaï Environmental Foundation (SEF) was established in 2012 as a non-profit Philippine organization, by 2 French and 3 Filipino founders. Frédéric Tardieu is the current official representative of Sulubaaï Environmental Foundation as founder and chairman. The table below is extracted from the Article of Incorporation of SEF, it presents the identities of the 5 founders of SEF.

Name	Nationality	Address
Frederic Jean Tardieu	French	Hibiscus Garden Inn, Manalo Ext. Puerto Princesa City
Alex P. Ariola	Filipino	Hibiscus Garden Inn, Manalo Ext., Puerto Princesa City
Elvira L. Ariola	Filipino	Hibiscus Garden Inn, Manalo Ext., Puerto Princesa City
Christiane Mastantuono Tardieu	French	Hibiscus Garden Inn, Manalo Ext., Puerto Princesa City
Joy S. Blasselle	Filipino	Hibiscus Garden Inn, Manalo Ext., Puerto Princesa City

Figure 32: Identities of the 5 founders of SEF (extract from the Article of Incorporation of SEF)

9.2. Project organization

9.2.1. Staff

SEF is a small organization. Today the core team is composed by about twenty people:

- 1 environmental project manager (currently on budget of the project Sea Academy)
- 2 marine biologists (currently on budget of the project Sea Academy)
- 2 guards of MPA (currently on budget of the project Sea Academy)
- 1 boat man
- 1 electrician
- 5 house-keepers
- 1 cook
- 3 farmers
- 5 carpenters and helpers (maintenance, gardening, logistics)

Sulubaaï Foundation aim to focus on ultra-local employment as employees will come from the nearest villages (Sandoval and Depla) situated at less than 5km.



Figure 33: Sulubaaï team in 2021

9.2.2. Labor

The labor is organized in 3 main categories:

- Pangatalan Island maintenance : garden, infrastructures, equipment
- Reception of guests and accommodation of staff
- Environmental projects: management of the marine protected areas, coordination of the community activities, scientific monitoring.

10. Financial aspects

10.1. Costs

10.1.1. Development

The cost of development of this project is: 36 million. The costs are detailed in the following table.

To date, all the facilities presented in the previous table are already built (from 2015 to 2017) and were controlled by Taytay municipality in 2017.

The cost of the fish lab is not included in the table (since it is not built yet). Together, building and equipment of the fish lab are estimated to be about 2 million. This amount is fully funded by the Monaco Foundation as part of the Sea Academy project.

Table 8: Details of the initial investment of SEF to build the facilities on Pangatalan Island

Categories	Costs (PHP)
Acquisition of "Right of way" of Pangatalan Island	3,000,000
Material construction and equipment (sub-total)	19,200,000
Main house	4,650,000
Two cottages	736,000
Staff house	2,291,000
Kitchen	620,000
Solar house	300,000
4 water tanks	400,000
Warehouse	600,000
Way	500,000
Pier	1,200,000
Building equipment (doors, windows, etc.)	7,903,000
Supply systems (sub-total)	3,500,000
Solar system (6 lithium batteries, 25 standard batteries, 32 solar panels)	2,000,000
Water supply system	1,500,000
Boats (1 speedboat (10 meters long), 2 speedboats (5 m long))	3,000,000
Labour regarding the construction phase	7,300,000
TOTAL	36,000,000

10.1.2. Post development phase

The total cost of Pangatalan Island (maintenance, labor, taxes, consumption, communication) had been estimated at 9 million per year.

Table 9: Detailed expenses for 2021 (used as reference for the next years)

Categories	Costs (PHP)
Employment	
Salary (16 employees, 13 months)	3,420,000
Employer contributions for employees	310,000
Taxes	
Mayor permit	26,000
Construction and land taxes	38,000
FLAgT taxes	436,000
Accountant	35,000
Consumption	
Food, water, gas	1,400,000
Gasoline, diesel	500,000
Subscriptions	
Internet - Phone	100,000
Lawyer, LBC transfers	100,000
Maintenance	
Buildings and equipment	800,000
Vehicles (Boats and car)	350,000
Diving equipment	200,000
Communication - Administrative	
Transportation and accommodation	1,000,000
Assistance to local communities and barangays	250,000
Extra cost	35,000
TOTAL	9,000,000

10.2. Sources of finance

From 2011 to 2021, Sulubaaï Foundation has been using only one source of finance: the loans from the personal financial contribution of the president to foundation, Frederic Tardieu.

SEF would have different sources of finance:

- Personal contribution from the founders
- Donations
- Private and public grants
- Tourism activity

If the FLAgT is approved, SEF plans to rent the island for a maximum 100 days a year for groups of 1 to 6 people. The mean price per night would be 150 000 for one couple, all services included.

10.3. Returns

Sulubaaï Foundation is a non-profit organization so no benefits are expected. Any potential income will be used mainly to implement the environmental projects of SEF.

Up to now (2021), there was no tourism activity on Pangatalan island. When the FLAgT will be obtained, SEF will be able to develop the sustainable tourism activity as a source of finance in order to implement its environmental activities.

From 2011 to 2021, Sulubaaï has invested about 75,000,000. SEF plans a return on investment of 3,000,000 /year during the coming 25 years in order to refund a part of the amount invested by the founders (without interest gain). However, it should be noticed that the amount invested by the founders was personal savings, and the founders didn't need a loan to finance this investment. Thus, the return on investment is not required to make the project viable.

The philosophy of the founders is not to make any benefit, but to invest into socio-environmental projects in the Philippines.

Any additional funds coming from the tourism activity will be invested in the community and environmental projects.

10.4. Financial analysis

With the privatization of Pangatalan Island we aim to develop high-end sustainable tourism, respectful of our commitments.

Our foundation already received several international awards for the sustainability of the facilities and equipment (solar system, septic tanks, waste management, local employment.)

The environmental projects will be developed thanks to finance coming from donations, from grants and from the potential tourism activity if the FLAgT is approved. Our plan is to open the island for tourism only 100 nights per year so that we can continue our work of ecosystem restoration and protection.

The island main house has 3 rooms to offer, and a swimming pool. The starting price for a room (for a couple) will be 150,000 including: transfers, catering, services and activities.

The budget forecast an income from 180 rooms for the first years with a potential maximum of 300 rooms (corresponding to the 3 rooms rented for 100 nights per year).

The services include:

- Transfer from and to airport with private van
- Meals by Asian chef
- Massage
- Yoga
- Swimming pool
- Diving discovery
- Excursion tours (island hopping, sustainable tourism)

Our financial table is voluntarily reasonable regarding the quantity of booking.

The following table present the output and input, showing the financial feasibility of the project.

Table 10: Forecast budget of Pangatalan Island privatization for sustainable tourism for the next 25 years (2022-2046)

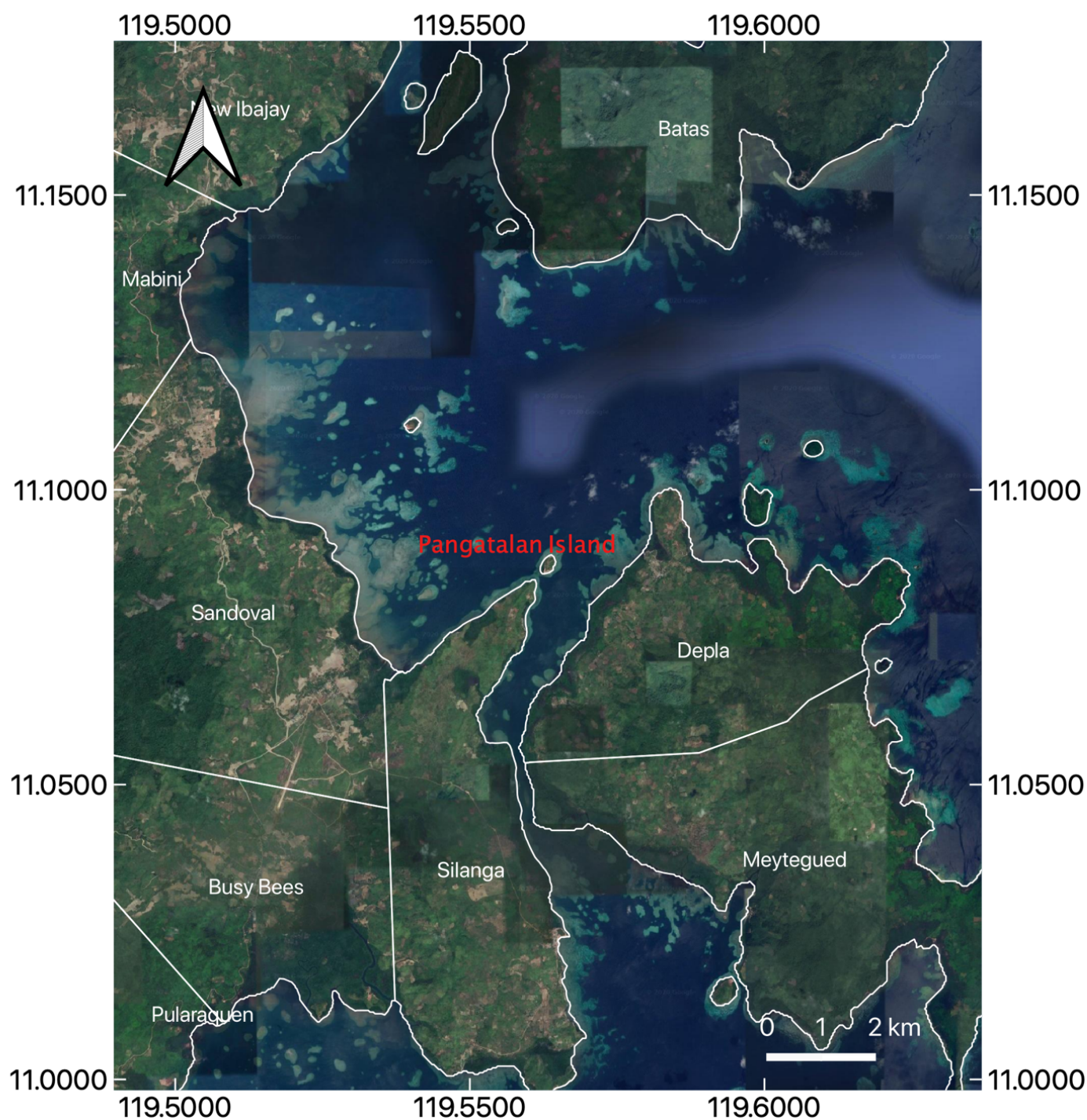
		EXPENSES			INCOMES			BENEFITS
Years	Inflation rate	Expenses/year (with inflation)	Extra maintenance	Total expenses/year	Price of the room /night (with inflation)	Estimated nb of room and days rented /year	Total income/year	Total benefits/year
2022	-	9,000,000	+ 300,000	9,300,000	150,000	180	27,000,000	17,700,000
2023	+ 2%	9,180,000	+ 400,000	9,580,000	153,000	182	27,846,000	18,266,000
2024	+ 2%	9,363,600	+ 400,000	9,763,600	156,060	185	28,871,100	19,107,500
2025	+ 2%	9,550,872	+ 400,000	9,950,872	159,181	188	29,926,066	19,975,194
2026	+ 2%	9,741,889	+ 400,000	10,141,889	162,365	190	30,849,317	20,707,427
2027	+ 2%	9,936,727	+ 600,000	10,536,727	165,612	193	31,963,139	21,426,412
2028	+ 2%	10,135,462	+ 600,000	10,735,462	168,924	195	32,940,251	22,204,789
2029	+ 2%	10,338,171	+ 600,000	10,938,171	172,303	198	34,115,964	23,177,793
2030	+ 2%	10,544,934	+ 600,000	11,144,934	175,749	200	35,149,781	24,004,847
2031	+ 2%	10,755,833	+ 800,000	11,555,833	179,264	203	36,390,569	24,834,736
2032	+ 2%	10,970,950	+ 800,000	11,770,950	182,849	205	37,484,078	25,713,129
2033	+ 2%	11,190,369	+ 800,000	11,990,369	186,506	208	38,793,278	26,802,910
2034	+ 2%	11,414,176	+ 800,000	12,214,176	190,236	210	39,949,617	27,735,440
2035	+ 2%	11,642,460	+ 1,000,000	12,642,460	194,041	213	41,330,732	28,688,272
2036	+ 2%	11,875,309	+ 1,000,000	12,875,309	197,922	215	42,553,190	29,677,881
2037	+ 2%	12,112,815	+ 1,000,000	13,112,815	201,880	218	44,009,895	30,897,080
2038	+ 2%	12,355,071	+ 1,000,000	13,355,071	205,918	220	45,301,928	31,946,857
2039	+ 2%	12,602,173	+ 1,000,000	13,602,173	210,036	223	46,838,075	33,235,903
2040	+ 2%	12,854,216	+ 1,200,000	14,054,216	214,237	225	48,203,311	34,149,095
2041	+ 2%	13,111,301	+ 1,200,000	14,311,301	218,522	230	50,259,985	35,948,685
2042	+ 2%	13,373,527	+ 1,200,000	14,573,527	222,892	235	52,379,646	37,806,119
2043	+ 2%	13,640,997	+ 1,200,000	14,840,997	227,350	240	54,563,988	39,722,991
2044	+ 2%	13,913,817	+ 1,200,000	15,113,817	231,897	245	56,814,753	41,700,936
2045	+ 2%	14,192,093	+ 1,400,000	15,592,093	236,535	250	59,133,722	43,541,629
2046	+ 2%	14,475,935	+ 1,400,000	15,875,935	241,266	255	61,522,725	45,646,790

11. Appendices

- 11.1. Maps
 - 11.1.1. General location with technical description
 - 11.1.2. Roads and infrastructure developments
 - 11.1.3. FLaGT area
- 11.2. Extract from the article of incorporation of SEF
- 11.3. Endorsement letter from the CENRO, 2017
- 11.4. DENR map
- 11.5. DENR Letter regarding the land classification
- 11.6. DENR inspection report 2014
- 11.7. Geo tag made by the DENR in 2019
- 11.8. Geohazard Certification provided by the Mines and Geosciences bureau
- 11.9. Official registration of Sulubaaï
- 11.10. Declaration of real property of Pangatalan Island
- 11.11. Declaration by Joy Blasselle as owner of Pangatalan Island
- 11.12. Article of incorporation of Sulubaaï Environmental Foundation
- 11.13. Building certificate of completion
- 11.14. Boat certificates of Philippine registry

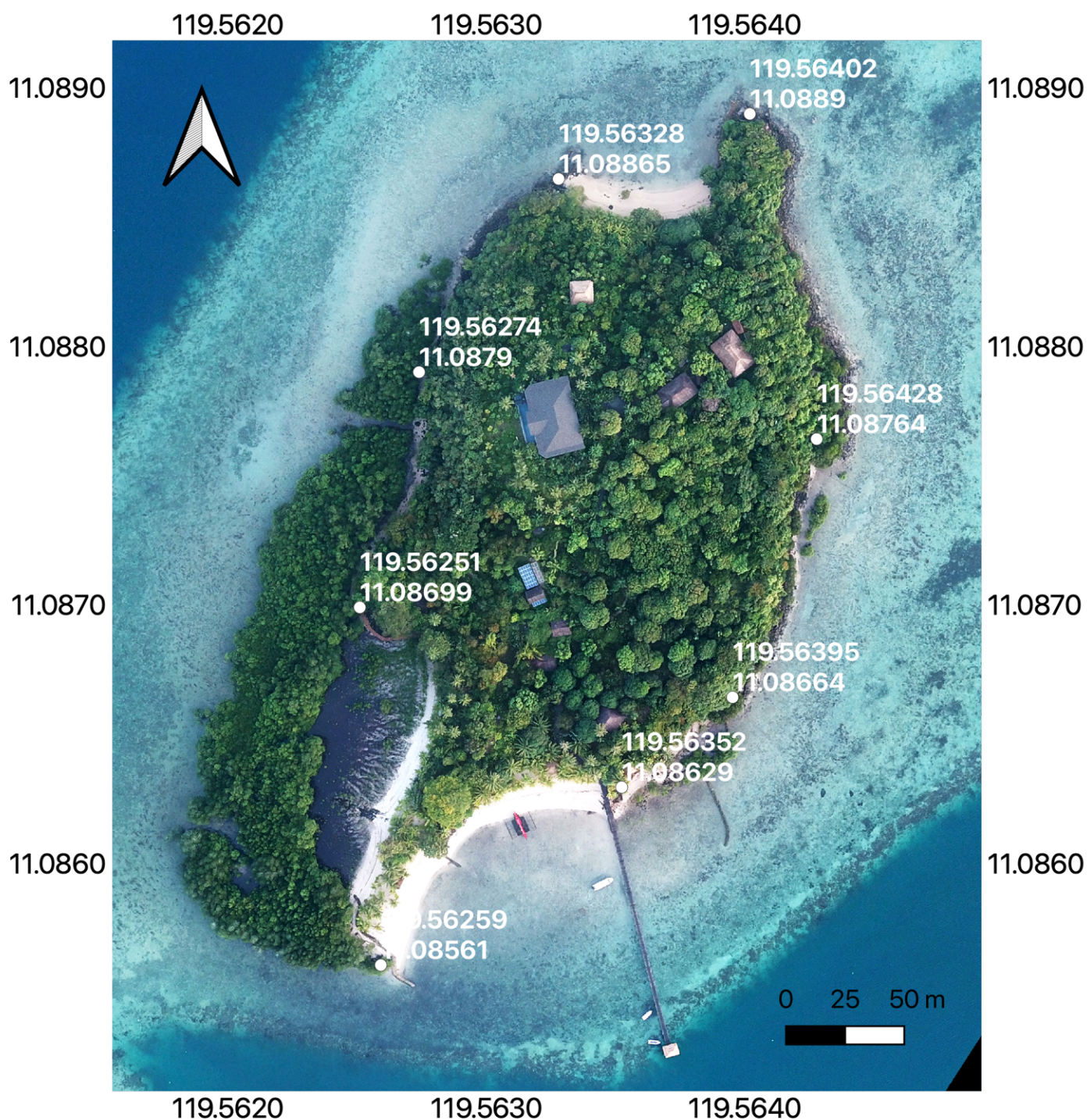
11.1. Maps

11.1.1. General location with technical description



Sources: Base map: Google. Coordinates: Decimal. SCR: WGS 84 (EPSG:4326). Production: Sulubaaï, 2021.

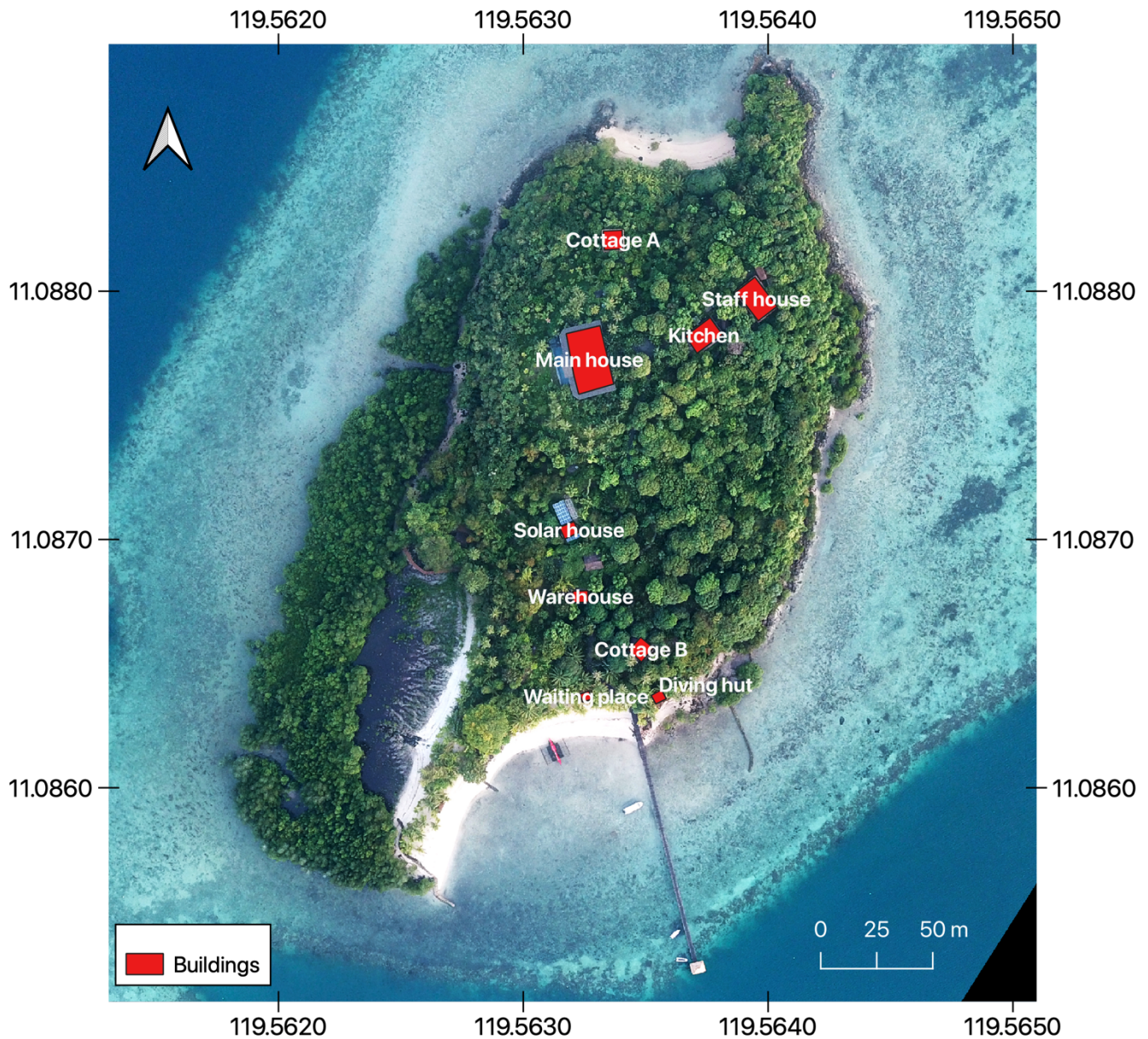
Figure 34: Location of Pangatalan is Shark Fin Bay, Taytay municipality, Palawan, Philippines



Sources: Base map: Sulubaaï (drone), December 2019. Coordinates: Decimal. SCR: WGS 84 (EPSG:4326). Production: Sulubaaï, 2021.

Figure 35: Coordinates of Pangatalan Island

11.1.2. Roads and infrastructure developments



Source: Base map: Sulubaaï, Dec 2019 (drone). Coordinates: decimal. SCR: WGS84 (EPSG:4326). Production: Sulubaaï Foundation, June 2021.

Figure 36: Map of the buildings already built in Pangatalan Island (in red)

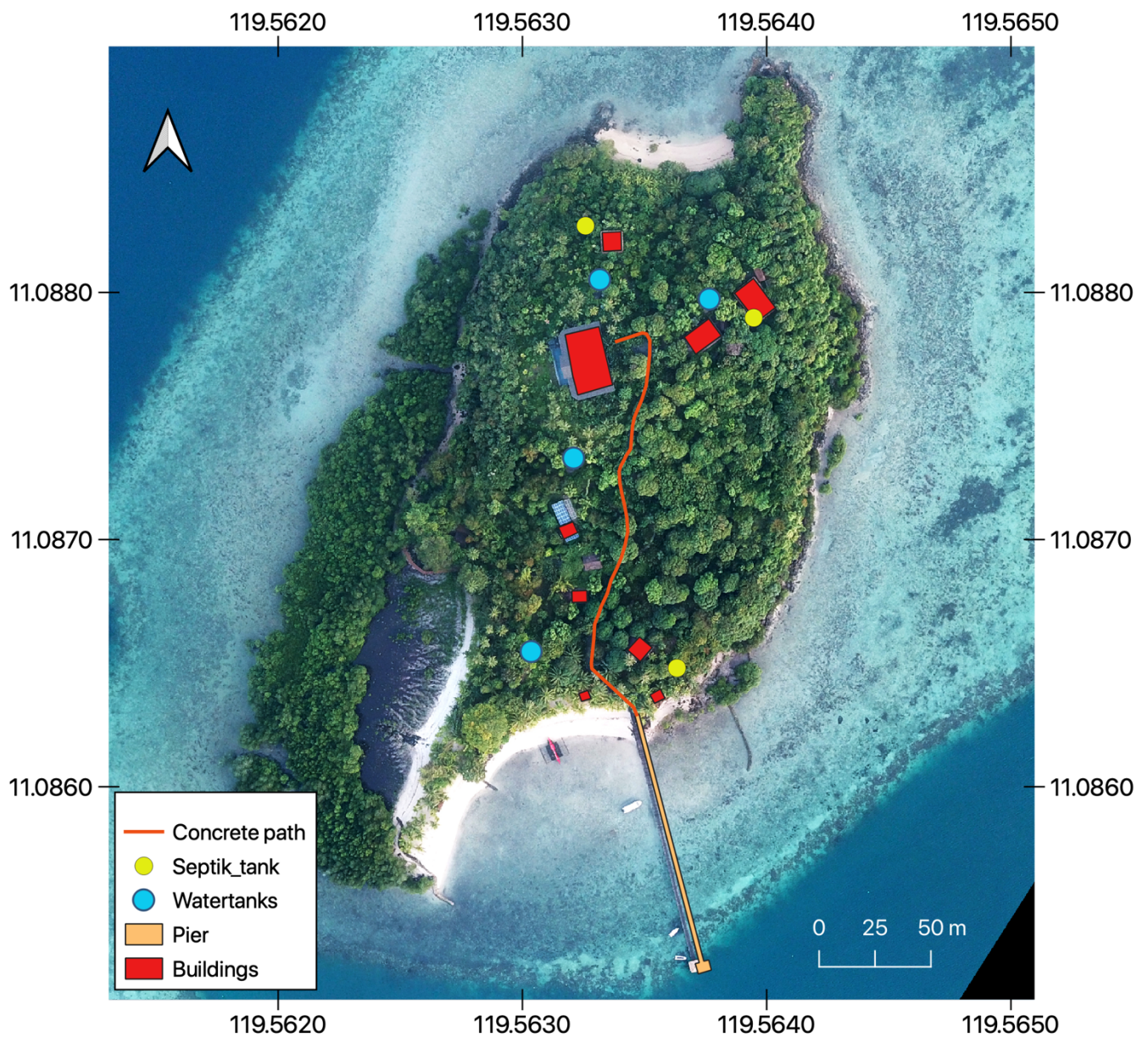
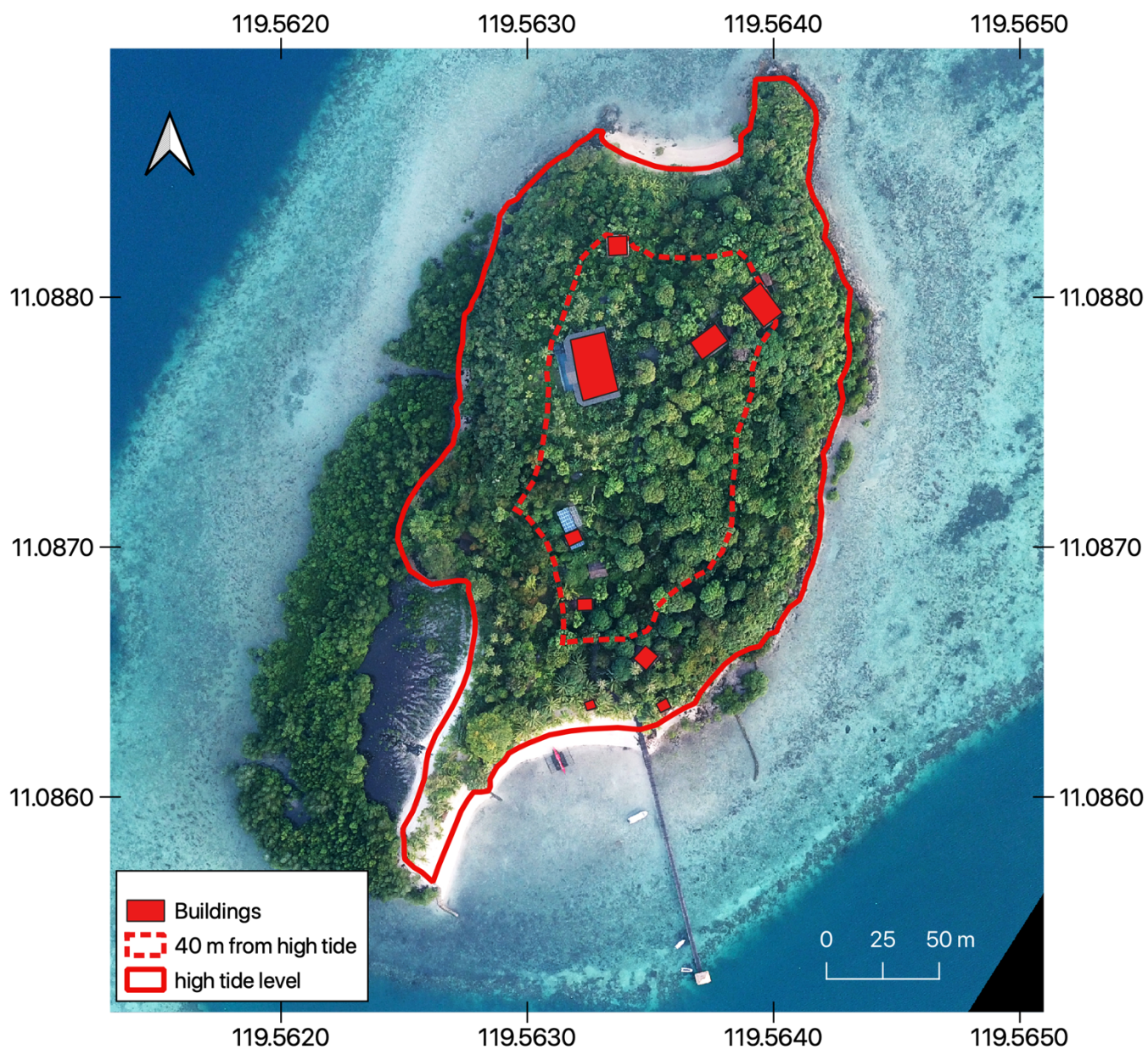


Figure 37: Infrastructures on Pangatalan Island



Source: Base map: Sulubaa'i, Dec 2019 (drone). Coordinates: decimal. SCR: WGS84 (EPSG:4326). Production: Sulubaa'i Foundation, June 2021.

Figure 38: Infrastructures and distance from the high tide line

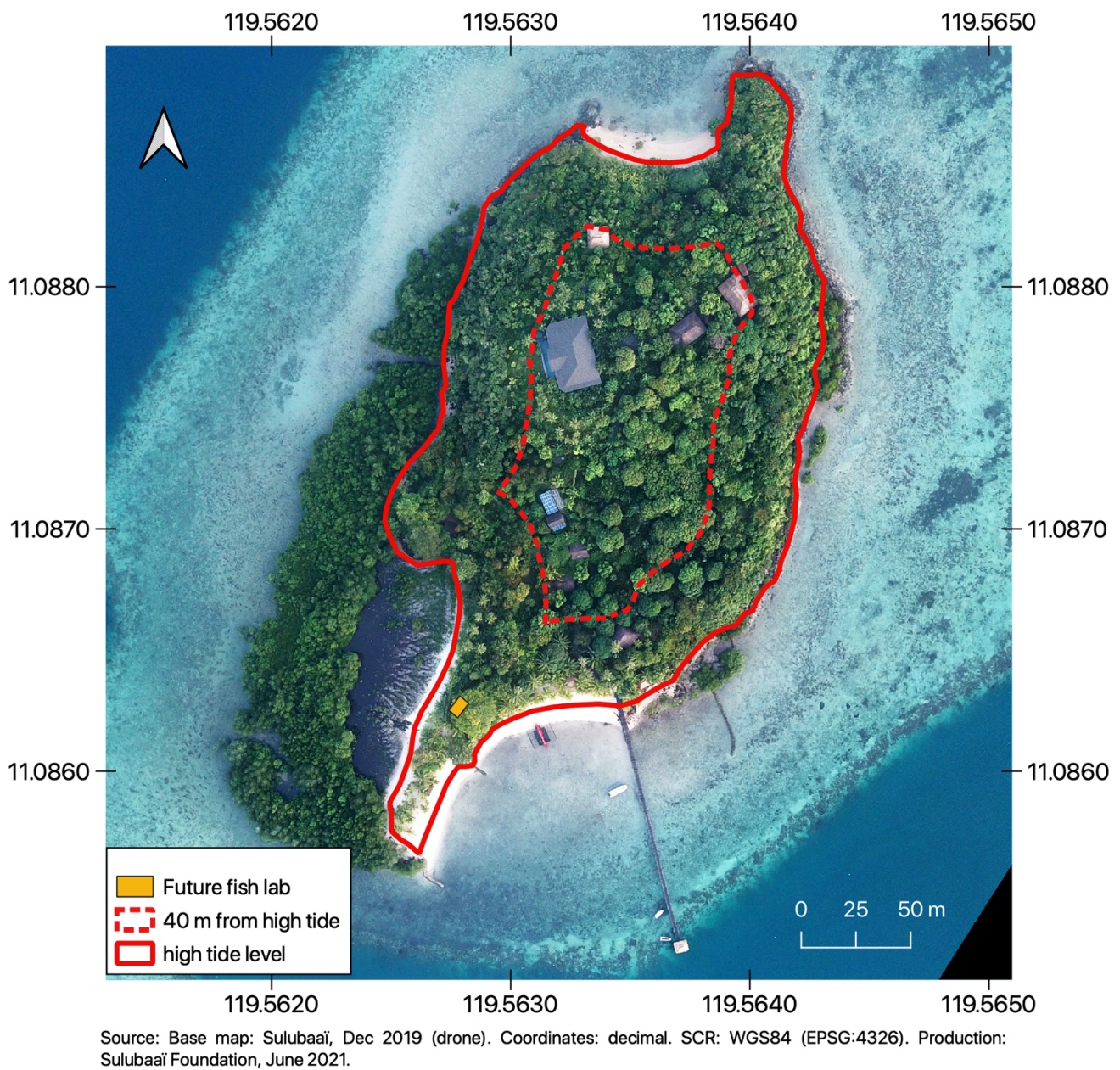


Figure 39: Location of the future fish lab (which could be built in 2022)

11.1.3. FLaGT area

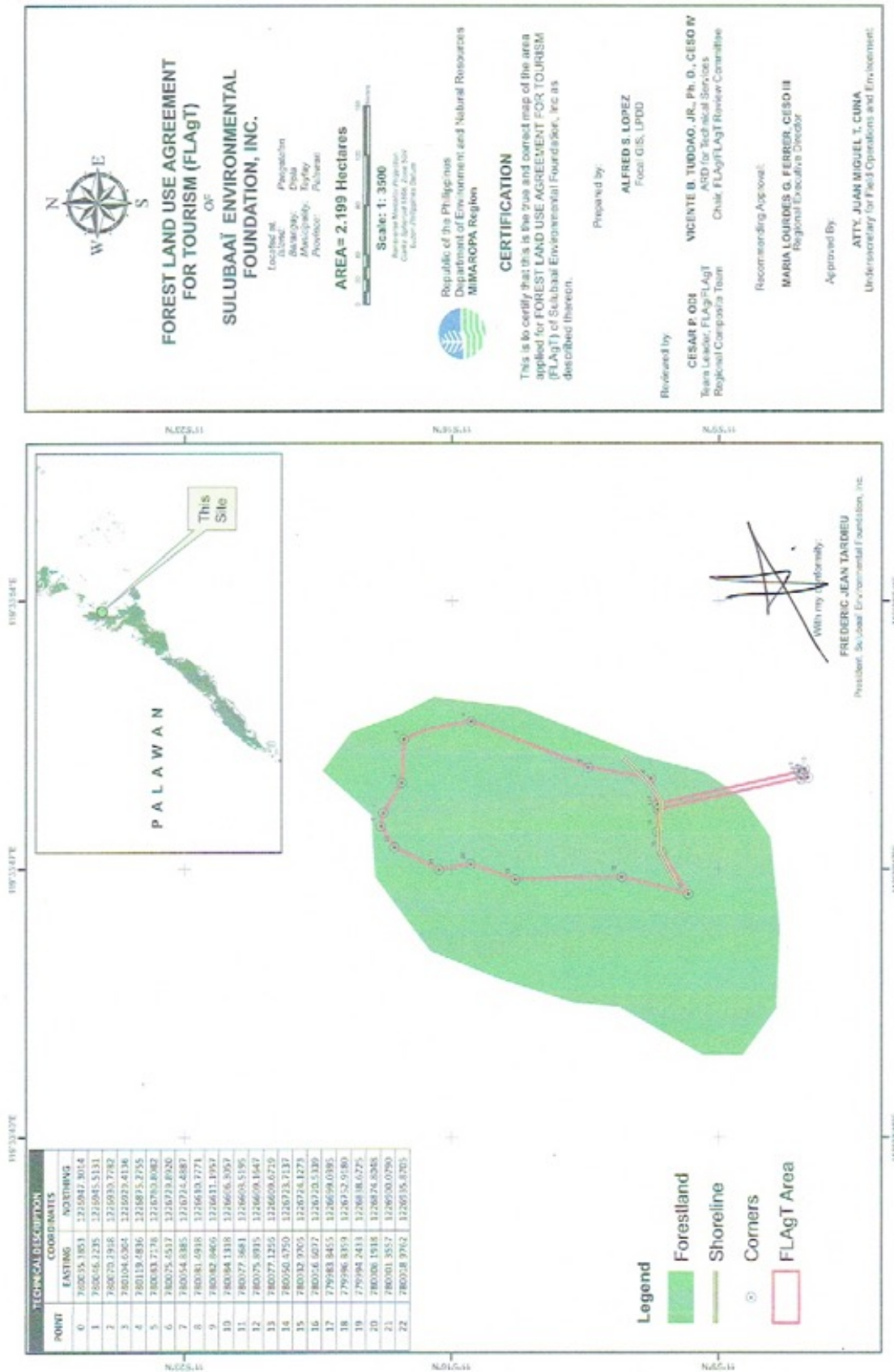


Figure 40: Map the FLaGT area as approved by DENR and Sulubai Foundation

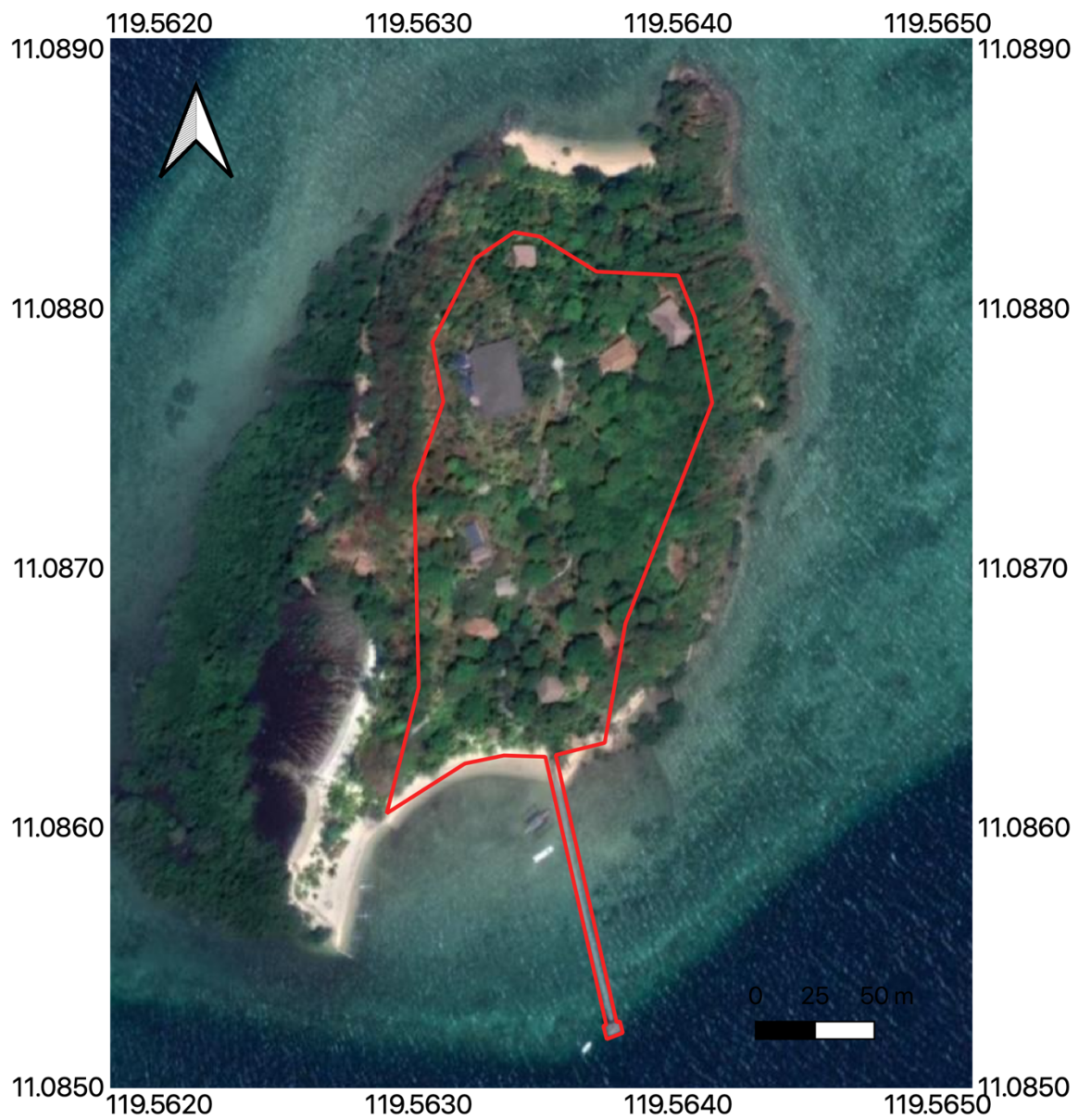

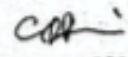


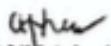
Figure 41: FLaG area map (as provided by DENR)


11.2. Extract from the article of incorporation of SEF

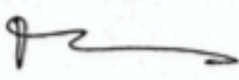
This is the last page of the article of incorporation of SEF, showing the signature.


FREDERIC JEAN TARDIEU
French Passport 05AT41378


ALEX P. ARIOLA
TIN No. 419-279-065-000


ELVIRA L. ARIOLA
TIN No. 419-279-483-000


JOY S. BLASSELLE
TIN No. 255-598-949-000


CHRISTIANE MASTANTUONO TARDIEU
French Passport 10AT34045

ACKNOWLEDGEMENT

REPUBLIC OF ~~THE PHILIPPINES~~)
) S.S


BEFORE ME, a Notary Public for and in ~~THE PHILIPPINES~~ City, personally appeared:

Name	Passport No.	Date/Place Issued
Frederic Jean Tardieu	(French) 05AT41378	FILE Prefect Des Bouches DU Rhone 29/7/05
Alex P. Ariola	(RP)XX4409134	Philippine Paris Embassy Aug. 20, 2009
Elvira L. Ariola	(RP)XX4409132	Philippine Paris Embassy Aug. 20, 2009
Christiane Mastantuono Tardieu	(French) 10AT34045	FILE Prefect des Bouches Du Rhone 10/07/13
Joy S. Blasselle	(RP) LTO DLR No. D1109-001498 Expiry 2012-04-12 CTC No. 201104981035 01/24/12/ PPC	

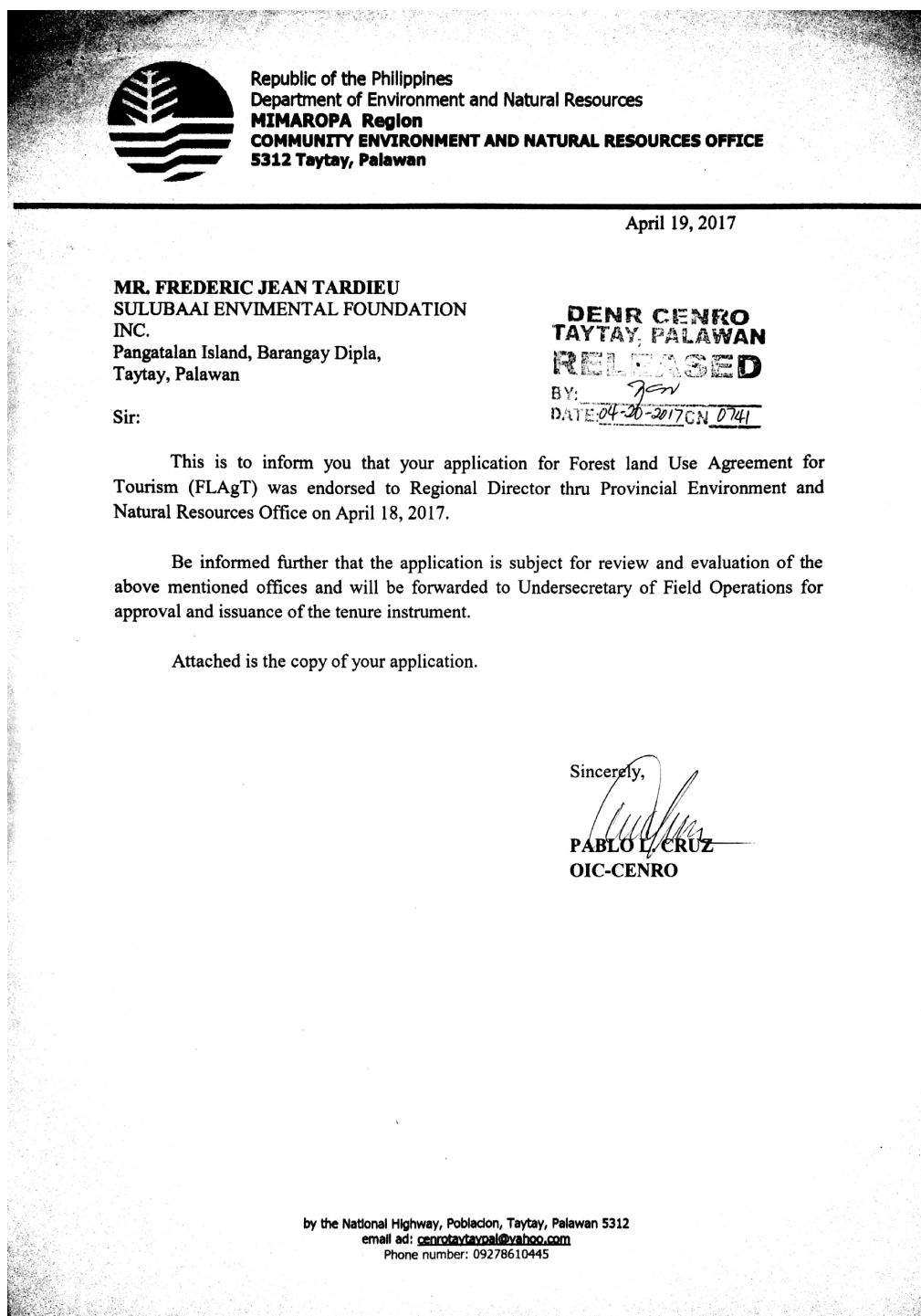
Known to me and to me known to be the same persons who executed the foregoing Articles of Incorporation and who acknowledged to me that the same is their own free and voluntary act and deed.

WITNESS MY HAND AND SEAL, this 12th JUN 2012

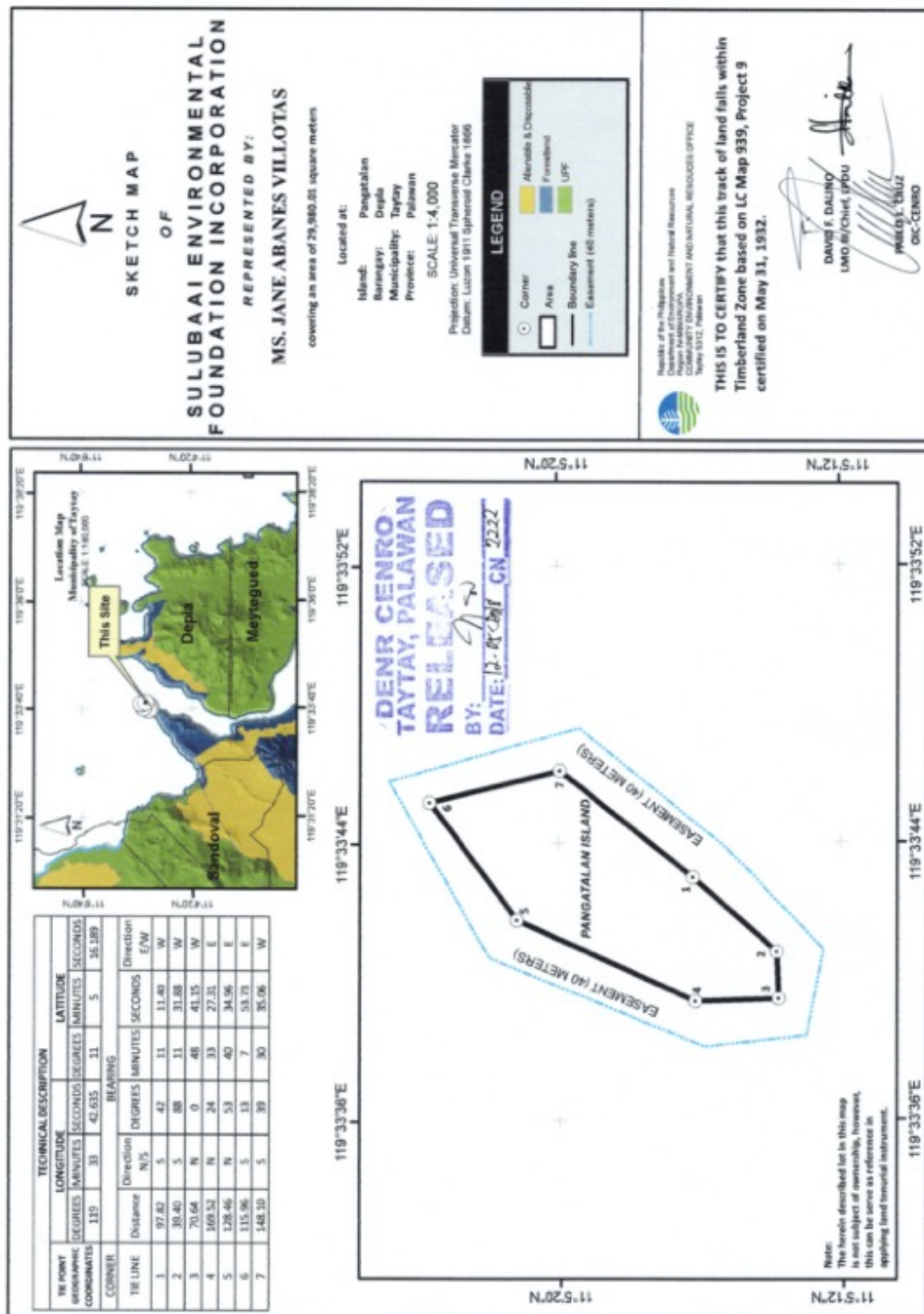
Doc. No. 238
Page No. 48
Book No. 2344N
Series of 2012.


ATTY. RAMON L. CARPIO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2012
ROLL No. 22 AT THE ROC-218-897
ROLL No. 15-103-4306
PTR No. 2511-306 ISSUED ON
JAN. 2, 2012 AT PASIG CITY
IBP No. 884745

11.3. Endorsement letter from the CENRO, 2017



11.4. DENR map



11.5. DENR Letter regarding the land classification



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

August 2, 2019

MR FREDERIC TARDIEU
Pangatalan Island
Taytay, Palawan

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**
BY: [Signature]
DATE: 08-14-2019 CN 2228

Sir,

This is to acknowledge the receipt of your request dated July 31, 2019 for DENR Certification on land classification of Pangatalan Island. Please be informed that based on cadastral maps, the said island is neither in Barangay Dipla nor in neighboring barangays.

We regret we cannot serve your request. Thank you.

[Signature]
ELVIE C. BASE
Administrative Officer I
(Records)

Noted:
For and in the absence of the CENRO:

[Signature]
MARIANO P. LILANG, JR.
Development Management Officer IV
In-Charge of Office

by the National Highway, Poblacion, Taytay, Palawan 5312
email add: cenrotaytaypal@yahoo.com.ph
Contact No. 0912-171-3889 (TNT)/0926-505-9335 (TM)

11.6. DENR inspection report 2014

Republic Of The Philippines
Department of Agriculture and Natural Resources
BUREAU OF FORESTRY
Manila

Lands (....A. No....)
Spec. Use Permit (_Pro.)

INSPECTION REPORT ON SPECIAL USE APPLICATION

(The originals of this report and of any supporting statement of exhibit, if any should be submitted to the Directors Manila, together with three copies of the sketch of the area.)

~~SULUBAAN ENVIRONMENTAL FOUNDATION~~
Represented by Mr. JAYABING VILLOSOS

- Name of Applicant:
P.O. Address:
 - Kind and number of applicant: Forest Land Use Agreement
 - Date of Application: Received in Manila office to fill this in.
 - Application fee: paid under dated
- Location and boundaries of land:

 - Per application:

Province Palawan N. Sea
Municipality Baybay E. Sea
Barrio Diplo S. Sea
Sitio Longtan Island W. Sea
Area hectares
 - As shown to inspector and as surveyed and inspected:

Province Palawan N. Sea
Municipality Baybay E. Sea
Barrio Diplo S. Sea
Sitio Longtan Island W. Sea
Area
- This parcel contains hectares and its Corner No. (See attached sketch) is approximately meters from: Station of P.M.D. Index No. of Forest Station: or Corner No. of Block No. L.C. Project No.; or shown on Map No. (Indicate the same in the sketch. The page should preferably by F.Z. corners or points shown on forestry maps).
 - Make a surveyor's description of one corner and its witness marks.
- This parcel is within (1) Unclassified public land per Forestry Maps No. of I. C. Project No. of the province of Does this parcel form a part of a big body of agriculture land potential or otherwise?
 - Alienable and Disposable Block No. of L.C. Project No. Maps No.
 - Timber Land Block No. of L.C. Project No. Maps No.
 - National Park of Forest Reserve
 - Communal Forest/Pasture, Parcel No. of
 - Body of forest under Ordinary License No. License Agreement No. granted to
 - Body of mangrove swamp, Block No., zoned as available for fishpond purposes per the following reference (State zonification report, maps, etc.)
- General Features:

 - Topography or slope (See note below): Level%; Gentle% Moderate% Steep% Very Steep% Precipitous%
 - Exposure or aspect: North, South, East, West on valley, hillside or on top of ridge or hill (Indicate top Of hill or ridge on the sketch).
- Soil: (a) Texture: Gravel; Sandy; Clay; Loam; Sandy loam; Silt loam; Clay loam. About% of this land is strewn with rocks and/or boulders.
(c) Effective depth.....cms; (c) Erosion: None to slight; Moderate; Severe. (see also item 24 (4) and fill in simultaneously.)

7. Character of soil cover:

- (a) Cultivated:hectares. Kinds and ages of crops grown and about what per centum of area is Actually occupied by each kind of crop:
- (b) Grassland:hectares (Fill in item 24(1)(b) at same time); (c) Brushland:hectares
Predominant species:
- (c) Forest area:hectares. Species and stand of merchantable timber or firewood per hectares.
- (d) Nipa swamphectares. No. of clumps per hectare:
- (e) Mangrove swamphectares. Species and stand of merchantable timber or firewood per hectare:
- (f) Marsh: Salt waterhectares, Fresh waterhectares
- (g) State, giving reason, whether or not the stand shown under either (d), (e) or (f) as the case may be can sufficiently reforest this area naturally:
8. (a) Sources of fresh water supply for domestic purposes, irrigation purposes, watering place of animal. (State name of rivers, rocks, etc): For domestic purposes only
- (b) Is the water supply inside or outside this area? (If outside, give distance from area.)
- (c) Is the water supply available throughout the year or only part of the year?
- (d) Is area subject to flood? No
- (e) Rainfall: (1) Evenly distributed throughout the year? Yes/No; (2) if No, give number of months distinctly dry distinctly rainy (3) Wet and dry without distinct season? Yes/No.
9. (a) Based on your observation of cultivated areas nearby, with similar soil, is this land fertile or useless for agricultural purposes? n/a
- (b) If for tree farm or woodland purposes or for nipa-bacauan plantation, what species will the applicant plant in this area?
- (c) Adaptability of this land for the proposed use: For Tourism Purpose
10. Describe general condition, use, sustainability, and status (certified alienable and disposable, etc) of adjoining lands within 500 meters or more on all sides of the area: n/a
11. Desirability of retaining the land for:
- (a) Timber production: n/a
- (b) Watershed production: n/a
- (c) Betterment of the forest administration: n/a
- (d) Other forest purposes (Specify, as for reforestation, grazing, etc.) n/a, for Tourism Pur.
12. Possible of probable effect of the nature, occupation or the structure to be erected in connection therewith upon;
- (a) License operations: n/a
- (b) Protection against kaingin: n/a
- (c) Forest Revenue: Annual rental fee and other related fee n/a
- (d) Future disposition of the land under the Public Act and Mining law: n/a
13. Accessibility: by provincial/national road and kms from (Name of town, railroad station, etc.)
14. (a) Has the applicant already occupied this land? Since when?
- Kind of use land has been put into since occupation (also describe improvements introduced): Planted with coconuts, forest trees and ornamental plants.
- (b) Has the applicant cleared this area illegally? No Area actually cleared: Has Timber
- destroyed: 1st group: n/a cu. m; Firewood n/a cu. m (Mangrove/Upland). Total value of Timber destroyed: Action Taken Conduct inspection survey
- of the area:
15. (a) Names and addresses of claimants over and squatters in this area or portions thereof and basis of each claim (Show in the sketch and give hectare and technical description of each claim):

16. Has applicant cut a trail around the boundaries of the land and placed posts or signs at the corners?
Was this done long before or only during the inspection? No

17. Was applicant present during inspection of, and showed this land? yes. If no, give name and address of his authorized representative: Poblacion, Taytay, Palawan
(Attach hereto his written authorization, Land must be inspected without applicant or his representative duly authorized in writing)

18. Is this applicant warned not to clear or improve any portion of this land until his application is approved and a permit is issued to him?
Does the applicant intend to use this land for agricultural or for forest purposes?

19. Financial capacity of applicant (Form of capital and property): Bank deposit

20. (a) Has applicant other applications filed with or permit or less secured from the Bureau? (Enumerate)
None

(b) Number of any other application filed with or permit or lease secured from the Bureau in which the applicant is interested and state the nature of his interest: None

21. Names and citizenship of other persons interested in this application; amount invested by each:
Pilipino

22. Is the applicant or any member of his family directly or indirectly connected with the Bureau of Forestry?
No

23. If applied for camp site or residence, state how the approval will affect the forest until where the area is located (consider destruction of forest growth and soil erosion): No forest destruction on the forest areas instead some will be develop to Tourism Destination

24. If applied for PASTURE purposes, also fill in the following:

(1) (a) Kind and abundance of wild animal life in the region: Local pigeons and other wildbirds, marine turtles and fishes

(b) About what per centum of the existing forage is edible? NONE

(2) Does the applicant use for pasture any other land, public or his own? If public ascertain and report as the case may be:
n/a

(3) (a) Kind and number of animals you actually verified as now owned by applicant:
None

(b) His registered brand of his animals: n/a

(c) Will these animals be pastured in this area?
n/a

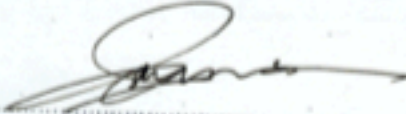
(d) Where are these animals presently pastured?
n/a

(4) Pasture land category (For score points, see next page. Add additional score columns if application covers more parcels. Each parcel should be classified separately):

	Weight	SCORE Parcel	Parcel II
(a) Climate	10	<u>n/a</u>	<u>n/a</u>
(b) Relief	10	<u>n/a</u>	<u>n/a</u>
© Soil			
(1) Effective depth	6	<u>n/a</u>	<u>n/a</u>
(2) Texture	6	<u>n/a</u>	<u>n/a</u>
(3) Erosion	3	<u>n/a</u>	<u>n/a</u>
(d) Carrying capacity:			
(1) Vegetation	10	<u>n/a</u>	<u>n/a</u>
(2) Palatability	20	<u>n/a</u>	<u>n/a</u>
(3) Density	15	<u>n/a</u>	<u>n/a</u>
© Accessibility	10	<u>n/a</u>	<u>n/a</u>
(f) Water supply	10	<u>n/a</u>	<u>n/a</u>
TOTAL	100	<u>n/a</u>	<u>n/a</u>

25. This application is in conflict with the following special use applications (Give date reported):
 NO
26. This application is in conflict with the following special use permits and/or lease agreements (State nature of conflict):
 The area being applied for SLUP is not in conflict of same in nature.
27. Other facts and circumstances that may help proper appraisal of your recommendation below:
 Good source of water supply within the area.
28. REMARKS AND RECOMMENDATION: Recommended for approval.

I HEREBY CERTIFY to have actually examined investigated and surveyed this area on 20.14



(Signature of Examiner)

(Designation/Title)

29. REMARKS AND RECOMMENDATION: The area being applied is suited for Special Land Use Permit, hence recommended for the herein application for approval.
 Date: 20.14

RODNEY G. VERIAN
 OIC, Chief-FWS
 Officer in Charge or Forest Station Warden

30. REMARKS AND RECOMMENDATION: The area being applied for Special Land Use Permit (Bathing Establishment/Campsite) is strongly recommended for approval.

FELIZARDO B. CAYATOC
 CENRO

11.7. Geo tag made by the DENR in 2019







11.8. Geohazard Certification provided by the Mines and Geosciences bureau (DENR) in 2021



The portion of the island covered by the application is characterized by a low-lying hill peaking at 21 meters above sea level with moderately sloping (5-10°) surfaces and poor degree of dissection. Because of the moderate relief within this area, it is considered to have moderate susceptibility to rain-induced landslide hazard and other forms of mass movement.

Other types of geohazards such as earthquake-induced ground shaking and subsidence may also be assessed to comprehensively determine the suitability of the forest land for tourism. The assessment of earthquake-related hazards may be requested from the Philippine Institute of Volcanology and Seismology (PHIVOLCS).

For your reference and guidance, attached herewith are the flood and landslide hazard susceptibility maps of portion of Taytay, Palawan showing the location of the project area.

This serves as the required **geohazard certification** for the above project area.

Very truly yours,



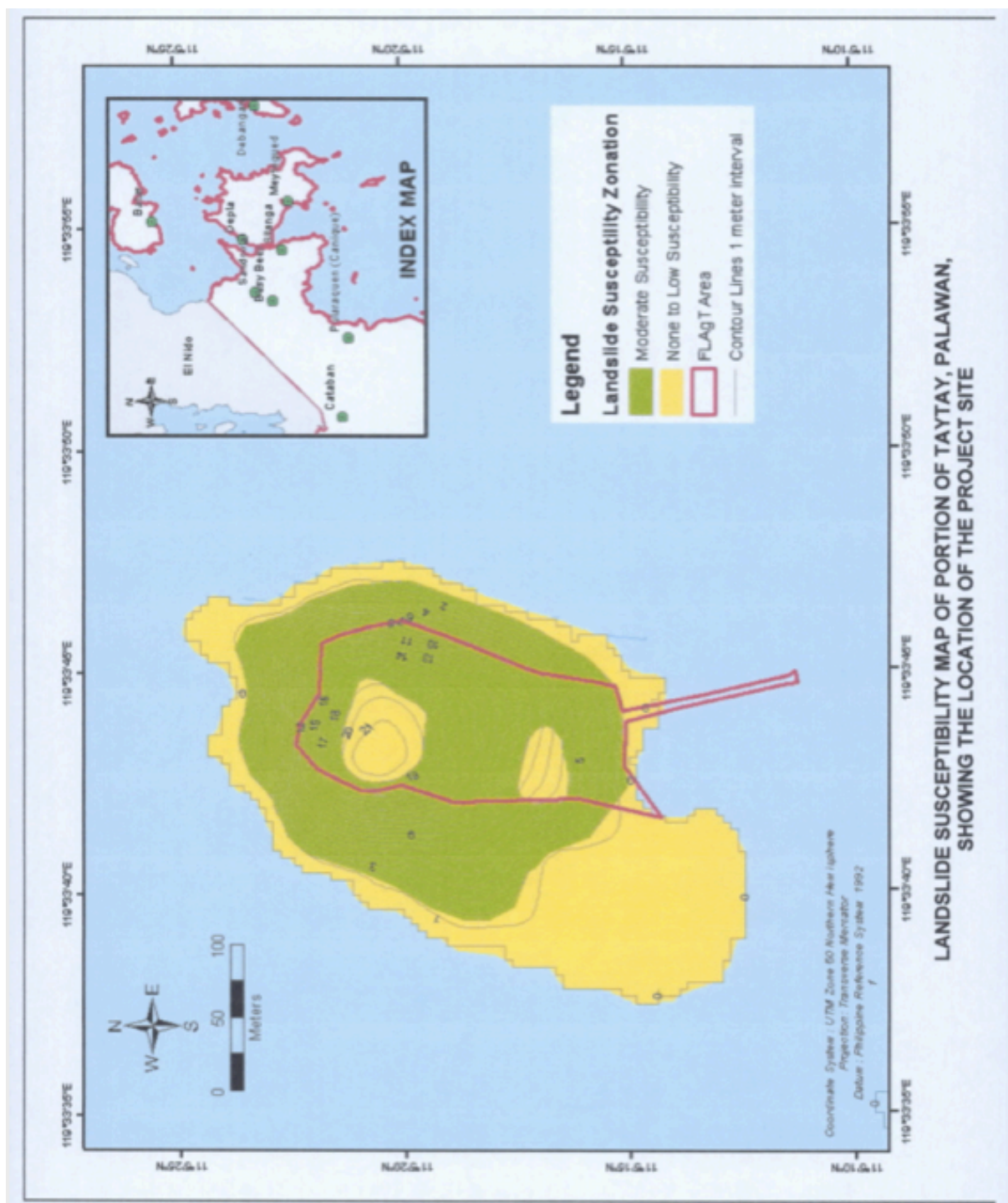
ENGR. GLENN MARCELO C. NOBLE
Regional Director

A handwritten signature in black ink, appearing to read "G. Noble", is written over the printed name and title.



Attachments: as stated

Note: This certification should not be used as a substitute for any detailed geohazard investigation report intended for the above site.



11.9. Official registration of Sulubaai


REPUBLIKA NG PILIPINAS
KAGAWARAN NG PANANALAPI
KAWANIHAN NG RENTAS INTERNAS
REVENUE REGION NO. 006
REVENUE DISTRICT NO. 036

BIR Form No. **2303**
Revised July 1997

OCRC0000584298


CERTIFICATE OF REGISTRATION

TIN 008-320-121-000	NAME SULUBAAI ENVIRONMENTAL FOUNDATION INC.	REGISTRATION DATE 07/02/2012
REGISTERED ADDRESS HIBISCUS GARDEN INN MANALO EXTN., PUERTO PRINCESA CITY PALAWAN 5300		
REGISTERED ACTIVITY(IES)		
TAX TYPE INCOME TAX		
REGISTRATION FEE		
TRADE NAME SULUBAAI ENVIRONMENTAL FOUNDATION INC.		LINE OF BUSINESS / INDUSTRY 9199 ACTIVITIES OF OTHER MEMBERSHIP ORGANIZATIONS, N.E.C



RDO DRY SEAL

I HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS REGISTERED AS INDICATED ABOVE, UNDER THE PROVISIONS OF THE NATIONAL INTERNAL REVENUE CODE, AS AMENDED.



LEONOR R. RUIZOL

REVENUE DISTRICT OFFICER (signature over printed name)

THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY IN THE PLACE OF BUSINESS

EN

11.10. Declaration of real property of Pangatalan Island

RPA Form No. 1
TAX DECLARATION NO. **015-0410-A** PROPERTY INDEX NO. **066-23-015-07-007**

DECLARATION OF REAL PROPERTY
(FILED UNDER RA 7160)

Owner **JOY BLASSELLE** Address **MANALO EXT., PUERTO PRINCESA CITY**

Administrator _____ Address _____

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property **SO. PANGATALAN** **DIPLA** **TAYTAY, PALAWAN**
(Number and Street) (Barangay/District) (Municipality/City/Province)

Certificate of Title No. _____ Cadastral Lot No. _____ Ass. Lot No. **07-007**

Boundaries:

North **ALN 008** South **SEASHORE**
East **SEASHORE** West **SEASHORE**

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

I (a) (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
Agricultural	23000	115,000.00	Coconut Land	2.3000 ha	COCOON2-MIL	70,000.00	161,000.00
Total	23000	P 115,000.00	Total	2.3 ha			P 161,000.00

I (b) (PLANTS & TREES)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	No./A	Value	Market Value — 100%	Kind	No./Area	Unit Value	Market Value
			Adjustments:	COCONUT-2	200	190.00	38,000.00
			(a) Along or no rd. frontage -12 %				
			(b) knee to all weather rd. -10 %				
			(c) knee to market (pub) -12 %				
			Total Adjustment -34 %				
			Adjusted Market Value 66 %				
			Total				P 38,000.00
			Total for land, plants and trees				P 199,000.00
Total		P 0.00	Total Adjusted Market Value				P 131,340.00

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Value	Adjustments	Market Value
Total	0	P 0.00	Total	0 sqm			P 0.00

REPORT ABT: Issued for taxation purposes and should not be considered as title to the property.

RPA Form No. 1

PROPERTY INDEX NO. 066-23-015-07-008

TAX DECLARATION NO. 015-0409-A

DECLARATION OF REAL PROPERTY

(FILED UNDER RA 7160)

Owner REPUBLIC OF THE PHILIPPINES Address _____Administrator _____ Occupant: Joy Blaselle Address MANALO EXT., PUERTO PRINCESA CITY**DESCRIPTION AND OTHER PARTICULARS OF PROPERTY**Location of Property SO PANGATALAN DEPLA TAYTAY, PALAWAN
(Number and Street) (Barangay/District) (Municipality/City/Province)Certificate of Title No. _____ Cadastral Lot No. _____ Ass. Lot No. 07-008

Boundaries:

North SEASHORE South ALN 007
East SEASHORE West SEASHORE

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

OWNER'S DECLARATION			I (a) (AGRICULTURAL/MINERAL)				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
			Cashew Land	1.0000 ha	CASH1-ML	60,000.00	60,000.0
			Coconut Land	0.9000 ha	COCON2-ML	70,000.00	63,000.0
Total	0	P 0.00	Total	1.9 ha			P 123,000.0

OWNER'S DECLARATION			I (b) (PLANTS & TREES)				
Kind	No./Area	Value	ASSESSOR'S FINDINGS				
			Market Value — 100%	Kind	No./Area	Unit Value	Market Value
			Adjustments:				
			(a) Along or -12				
			no rd. frontage %				
			(b) kms to -10				
			all weather rd. %				
			(c) kms to -12				
			market (pob) %				
			Total Adjustment -34 %				
			Adjusted Market Value 66 %				
			Total				P 0.0
			Total for land, plants and trees				P 123,000.0
Total		P 0.00	Total Adjusted Market Value				P 81,180.0

OWNER'S DECLARATION			II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)				
Kind	Area	Value	Kind	Area	Unit Value	Adjustments	Market Value
Total	0	P 0.00	Total	0 sqm			P 0.0

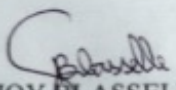
IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

11.11. Declaration by Joy Blasselle as owner of Pangatalan Island in favor of the use of the Island by SEF

DECLARATION

I, Joy Blasselle, of legal age, Filipino and resident of Hibiscus Place, Manalo Street, Puerto Princesa city do hereby declare that I consent to the application before government offices by SULUBAAI ENVIRONMENTAL FOUNDATION INC. for the use of the property known as Assessors Lot No. 07-007 under Tax Declaration No. 015-0410-A located at Sitio Pangatalan, Dipla, Taytay, Palawan with an estimated area of 2.3 hectares consonant to the lawfully allowed and permitted activities of the said foundation as maybe allowed in the area by the government.

IN WITNESS WHEREOF I hereunto affix my signature this January 28, 2015 at Puerto Princesa City, Palawan.


JOY BLASSELLE
Declarant

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA)




BEFORE ME this January 28, 2015 at Puerto Princesa City personally appeared the above named person who is personally known to me, known to me to be the same person who executed the foregoing instrument and she acknowledged to me that the same is her free act and deed.

Doc. No. 371
Page No. 30
Book No. 444
Series of 2015




ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2015, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 46764
PTA No. 0673177, 0107114, PPC
IBP LRN 04175, Registered: UK and US Embassy

11.12. Article of incorporation of Sulubaaï Environmental Foundation

	REPUBLIC OF THE PHILIPPINES SECURITIES AND EXCHANGE COMMISSION SEC Building, EDSA, Greenhills City of Mandaluyong, Metro Manila
COMPANY REG. NO. CN201212105 COMPANY TIN 008-320-121	
CERTIFICATE OF INCORPORATION	
KNOW ALL PERSONS BY THESE PRESENTS:	
This is to certify that the Articles of Incorporation and By-Laws of	
SULUBAAI ENVIRONMENTAL FOUNDATION INC.	
were duly approved by the Commission on this date upon the issuance of this Certificate of Incorporation in accordance with the Corporation Code of the Philippines (Batas Pambansa Blg.68), and copies of said Articles and By-Laws are hereto attached.	
This Certificate grants juridical personality to the corporation but does not authorize it to undertake business activities requiring a Secondary License from this Commission such as, but not limited to acting as: broker or dealer in securities, government securities eligible dealer (GSED), investment adviser of an investment company, close-end or open-end investment company, investment house, transfer agent, commodity/financial futures exchange/broker/merchant, financing company, pre-need plan issuer, general agent in pre-need plans and time shares/club shares/membership certificates issuers or selling agents thereof. Neither does this Certificate constitute as permit to undertake activities for which other government agencies require a license or permit.	
As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this certificate.	
IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed at Mandaluyong City, Metro Manila, Philippines, this <u>2nd</u> day of July, Twenty Twelve.	
	 FERDINAND B. SALES Officer-in-Charge Company Registration and Monitoring Department

Scanned by CamScanner

11.13. Building certificate of completion

NEC FORM NO. B-10

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL

CERTIFICATE OF COMPLETION

DATE NOVEMBER 29, 2016

This is to certify that the building/structure covered by Building Permit No. 110 102 41 issued on 1-16-2016 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).

NAME OF OWNER SULUBAAI ENVIRONMENTAL FOUNDATION INC. (MIT)
ADDRESS OF OWNER TANGATALAN Island ZIP CODE _____ TEL. NO. 0999 1984 125
LOCATION OF CONSTRUCTION: LOT NO. 110 102 41 BARANGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY COTTAGE A-B GROUP _____

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	<u>OCTOBER 15, 2015</u>	<u>OCTOBER 21, 2015</u>
DATE OF COMPLETION	<u>JANUARY 15, 2016</u>	<u>MARCH 27, 2016</u>
TOTAL FLOOR AREA (Square Meters)	<u>50 Sq.M</u>	<u>50 Sq.M</u>
NO. OF STOREY(S)	<u>ONE</u>	<u>ONE</u>
NO. OF UNITS	<u>ONE</u>	<u>ONE</u>

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS: P. 736,179.97
 - CEMENT (bags) 376 BAGS
 - LUMBER (bd ft.) 2,569 BD-FT.
 - REINFORCING BARS (kg.) 1,285.38 KG.
 - G.I. SHEETS (sheets) 23 Pcs
 - PREFAB STRUCTURAL STEEL (kg.) WOODEN TRUSS
 - Other materials CEMENT 5000 BUNDLES, SAND 24M³, GRAVEL 20M³
- TOTAL COST OF DIRECT LABOR: P. 200,900
This includes compensation whether by salary or contract for project architect, foreman down to laborers
- TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A
- OTHER COSTS: P. 53362.4
This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE P. 990,442.37

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION: ENGR. BENIE N. CARDON
ARCHITECT OR CIVIL ENGINEER
(Signed and Sealed Over Printed Name)
Date 11-16-16

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT

Contractor: _____ PCAB Lic. No. _____
Validity: _____
TIN: _____
Address: _____ Tel. No. _____
Date: _____

AUTHORIZED MANAGING OFFICER
(Signature Over Printed Name)
CTC No. _____ Date Issued _____ Place Issued _____

CONFORME: Fredrick TARDIEN Date NOVEMBER 29, 2016
OWNER/APPLICANT
(Signature Over Printed Name)

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAWAN

BEFORE ME, at the City/Municipality of TAYTAY, PALAWAN, on NOV 29 2016, personally appeared the persons whose signatures appear herein at the front and back of this page, known to me to be the same person who executed the stated prescribed form and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No. 361
Page No. 74
Book No. VI
Series of 1014

ATTY. ODESSA BUENA C. ARZAGA
Serial No. of Commission: NRL No. 2015-37
Notary Public for the City of Puerto Princesa
and in the Province of Palawan
Until December 31, 2016
Sorillo St. Poblacion, Taytay, Palawan
Roll No. C3991/April 27, 2015
PTR No. 6236610/ January 4, 2016
REG. OF. DEPT. OF JUSTICE NOV 29 2016

NOTE: COPY TO BE FURNISHED THE NSO

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL
CERTIFICATE OF COMPLETION

NOVEMBER 29, 2016
DATE

This is to certify that the building/structure covered by Building Permit No. 12010240 issued on 1-16-16 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).

NAME OF OWNER SULUBAAI ENVIRONMENTAL FOUNDATION, INC.

ADDRESS OF OWNER PANGATALAN Island

ZIP CODE _____ TEL NO 09991984125

LOCATION OF CONSTRUCTION: LOT NO. 4440 PANGATALAN BARANGAY DIPLA MUNICIPALITY OF TAYTAY

USE OR CHARACTER OF OCCUPANCY POWERHOUSE - GARAGE GROUP _____

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	<u>OCTOBER 15, 2015</u>	<u>OCTOBER 22, 2015</u>
DATE OF COMPLETION	<u>JANUARY 15, 2016</u>	<u>MARCH 15, 2016</u>
TOTAL FLOOR AREA (Square Meters)	<u>48 sq.m</u>	<u>48 sq.m</u>
NO. OF STOREY(S)	<u>ONE</u>	<u>ONE</u>
NO. OF UNITS	<u>ONE</u>	<u>ONE</u>

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS: P. 595,677.30
 - CEMENT (bags) 296 BAGS
 - LUMBER (bd. ft.) 2191 BD. FT.
 - REINFORCING BARS (kg.) 1,829.72 KG.
 - G.I. SHEETS (sheets) 25 PCS
 - PREFAB STRUCTURAL STEEL (kg.) 4000 TUNCS
 - Other materials COCON 4500 BUNDLES, SAND 19 M³, GRAVEL 21 M³
- TOTAL COST OF DIRECT LABOR: P. 175,900
This includes compensation whether by salary or contract for project architect/engineer down to laborers.
- TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A
- OTHER COSTS: P. 48,397.32
This includes professional services fees, permits and other fees.

TOTAL COST OF BUILDING/STRUCTURE P. 819,974.7

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT

ENGR. BENJIE W. CARDESON

ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

Contractor

PCAB Lic. No.

Validity

Address

Tel. No.

PRC No. 0106413

Validity

PTR No. 6236668

Date Issued

01-07-16

Issued at P.T.O.

TIN

308-415-952

CTC No.

Date Issued

Issued at

AUTHORIZED MANAGING OFFICER

(Signature Over Printed Name)

CTC No.

Date Issued

Place Issued

CONFORME:

Frederic TARDIEU

OWNER/APPLICANT

(Signature Over Printed Name)

Date NOVEMBER 29, 2016

CTC No.

Date Issued

Place Issued

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAWAN) S.S

BEFORE ME, at the City/Municipality of

TAYTAY, PALAWAN

on NOV 29 2016

the persons whose signatures appear herein at the front and back of this page, known to me to be the same persons who executed this standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No.

761

Page No.

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Book No.

41

Series of

2016

ATTY. ODESSA BUENA O. ARZAGA

Serial No. of Commission NPL No. 2015-37

Notary Public for the City of Puerto Princesa

and in the Province of Palawan

Until December 31, 2016

Sorillo St. Poblacion, Taytay, Palawan

Roll No. 63991/ April 27, 2015

PTR No. 6236610/ January 4, 2016

IBP No. 959025/December 29, 2015

NOTE: COPY TO BE FURNISHED THE NSO

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL
CERTIFICATE OF COMPLETION

NOVEMBER 29, 2016
DATE

This is to certify that the building/structure covered by Building Permit No. 32030243 issued on 1-16-2013 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).

NAME OF OWNER SULUBAAI ENVIRONMENTAL FOUNDATION, INC.

ADDRESS OF OWNER PANGATALAN ISLAND

ZIP CODE

TEL NO

09994984125

LOCATION OF CONSTRUCTION LOT NO BERNO PANGATALAN BRIGADAY D. PLA. MUNICIPALITY TAYTAY

USE OR CHARACTER OF OCCUPANCY STAFF HOUSE

GROUP

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	OCTOBER 17, 2015	OCTOBER 20, 2015
DATE OF COMPLETION	FEBRUARY 20, 2016	SEPTEMBER 15, 2016
TOTAL FLOOR AREA (Square Meters)	225 Sq. M	225 Sq. M
NO. OF STOREY(S)	ONE	ONE
NO. OF UNITS	ONE	ONE

SUMMARY OF ACTUAL COSTS

1. TOTAL COST OF MATERIALS

- 1.1 CEMENT (bags) 1250 BAGS
- 1.2 LUMBER (bd. ft.) 16,105 B.D. FT.
- 1.3 REINFORCING BARS (kg) 10,327.2 KG
- 1.4 G.I. SHEETS (sheets) 70 PCS
- 1.5 PREFAB STRUCTURAL STEEL (kg) WOODEN RIVES
- 1.6 Other materials COCON 40,000 BUNDLES, SAND 80 P, CHAVEL 99 P

P. 2,891,875.09

2. TOTAL COST OF DIRECT LABOR

This includes compensation whether by salary or contract for project architect, foreman, down to laborers

P. 882,100

3. TOTAL COST OF EQUIPMENT UTILIZATION

P. N/A

4. OTHER COSTS:

This includes professional services fees, permits and other fees

P. 146,434.25

TOTAL COST OF BUILDING/STRUCTURE P. 3,921,929.35

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION

ENGR BENJIE A. CARDESON

ARCHITECT OR CIVIL ENGINEER

(Signed And Sealed Over Printed Name)

Date 11-16-16

IF CONSTRUCTION WAS UNDETERMINED BY CONTRACT

Contractor

PCAD Ex. No.

Validity

Address

Tel. No.

PRC No. 0106413

Validity

PTR No. 6236668

Date Issued

01-07-16

Issued at

P.T.O.

CTC No.

Date Issued

Issued at

AUTHORIZED MANAGING OFFICER

(Signature Over Printed Name)

CTC No.

Date Issued

Place Issued

CONFORME:

Freddie TARDIO

Date NOVEMBER 29

OWNER/APPLICANT

(Signature Over Printed Name)

CTC No.

Date Issued

Place Issued

REPUBLIC OF THE CITY/MUNICIPALITY OF TAYTAY, PALAWAN

TAYTAY, PALAWAN

on NOV 29 2016

personally appeared

the persons whose signatures appear herein at the front and back of this page, known to me to be the same persons who executed the standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No. 361

Page No. 74

Book No. VI

Series of 2016

ATTY. ODESSA BUENA MARZAGA

Serial No. of Commission NP No. 2015-37

Notary Public for the City of Puerto Princesa

and in the Province of Palawan

Until December 31, 2016

Sorillo St. Poblacion, Taytay, Palawan

Roll No. 63991/ April 27, 2015

PTR No. 6236610/ January 4, 2016

IRP No. 6236610/ January 4, 2016

NOTE: COPY TO BE FURNISHED THE/TO

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL CERTIFICATE OF COMPLETION

NOVEMBER 29, 2016
DATE

This is to certify that the building/structure covered by Building Permit No. 120 102 41 issued on 1-16-2012 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).

NAME OF OWNER SULUBAII ENVIRONMENTAL FOUNDATION INC.
ADDRESS OF OWNER PANGATLAN Island ZIP CODE 5500 TEL NO. 0998 198 4125
LOCATION OF CONSTRUCTION LOT NO. EXTD. PANGATLAN BARANGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY VACATION HOUSE GROUP 1

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	OCTOBER 15, 2015	OCTOBER 25, 2015
DATE OF COMPLETION	FEBRUARY 20, 2016	SEPTEMBER 10, 2016
TOTAL FLOOR AREA (Square Meters)	389.10 sq.m	389.10 sq.m
NO. OF STOREY(S)	ONE	ONE
NO. OF UNITS	ONE	ONE

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS: P. 4,649,654.52
 - CEMENT (bags) 2,106 BAGS
 - LUMBER (bd. ft.) 18,804 BD. FT.
 - REINFORCING BARS (kg) 19,074.37 KG.
 - G.I. SHEETS (sheets) 72 PCS
 - PREFAB STRUCTURAL STEEL (kg) 450 KGS 2 BAY
 - Other materials SHINGLE ASPHALT 140 ROLLS, SAND 173 M³, GRAVEL 118 M³
- TOTAL COST OF DIRECT LABOR: P. 1,079,600
This includes compensation whether by salary or contract for project architect/engineer down to laborers
- TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A
- OTHER COSTS: P. 701,127.64
This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE P. 5,436,382.16

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION		IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT	
 ENGR. BENJIE U. CARDONA ARCHITECT OF CIVIL ENGINEER (Signed And Sealed Over Printed Name) Date <u>11-16-16</u>		Contractor	PCAB Lic. No.
		Adjoint	Tel. No.
PRC No. <u>0106113</u>	Validity	AUTHORIZED MANAGING OFFICER (Signature Over Printed Name) Date <u>NOV 29 2016</u>	
PTIR No. <u>6236610</u>	Date issued <u>01-07-16</u>		
Issued at <u>P.T.O.</u>	TIN <u>308-415-952</u>	CIC No.	Date issued
CIC No.	Date issued	CIC No.	Date issued
CONFORME:		Place issued	
 Engr. Cardona OWNER/APPLICANT (Signature Over Printed Name)		 ATTY. ODESSA BUENA C. ARZAGA Serial No. of Commission: <u>NPL No. 2015-37</u> Notary Public for the City of Puerto Princesa and in the Province of Palawan Until December 31, 2016 Sorillo St. Poblacion, Taytay, Palawan Roll No. 63991/ April 27, 2015 PTR No. 6236610/ January 4, 2016	

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAW
BEFORE ME, at the City/Municipality of TAYTAY, PALAW, on NOV 29 2016, personally appeared the persons whose signatures appear herein at the front and back of this page, known to me to be the same persons who executed the standard prescribed form and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No. 261
Page No. 79
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NOTE: COPY TO BE FURNISHED THE NSO

11.14. Boat certificates of Philippine registry



Manalo Extension, Brgy. Banca-Banca, Puerto Princesa City 5300, Palawan
Telefax: (048) 433-2917 Tel: (048) 434-6579
Email: palawanmarinecraft@gmail.com
Website: www.palawanmarinecraft.com

BUILDER'S CERTIFICATE

THIS IS TO CERTIFY that the vessel described below was build by Palawan Marinecraft with MARINA License No. **PALN BB-004** for **FRED TARDIUE** and was completed on **June 3, 2011**.

Hull length on deck	17 Feet
Beam	4'8" Feet
Hull Materials	Fiberglass
Number of Engine	One (1)
Hull Type	Moderate V-Type
Fuel Type	Gasoline
Hull Color	White
Interior Color	White
Engine Type	Yamaha Outboard Motor
Rate Horse Power	50 hp
Engine Serial No.	
Capacity	6 persons
Designed for use as	Recreational

I hereby attest the information stated herein is true and correct.


NORMAN SONGCO
General Manager



Republic of the Philippines
Department of Transportation and Communications
MARITIME INDUSTRY AUTHORITY
Parkview Plaza 984 Taft Avenue cor. T.M. Kalaw Ave., Ermita, Manila

CERTIFICATE OF PHILIPPINE REGISTRY

THIS IS TO CERTIFY THAT pursuant to Section 10 of Republic Act No. 9295 and Section 12 of Executive Order No. 125-A ALEX ARIOLA
having made the required declaration, deposes and says that:

Owner/Company SULUBAAI ENVIRONMENTAL FOUNDATION, INC.	Business Address HIBISCUS GARDEN INN, MANALO EXTENSION, PUERTO PRINCESA CITY, PALAWAN
----------------------------------------------------------	---------------------------------------------------------------------------------------------

is the owner of the herein named and described vessel.

Name of Ship MB "SULU LONG"	Official Number 04-0004554	Call Sign N. A.	IMO Number N. A.
---------------------------------------	-------------------------------	--------------------	---------------------

GENERAL PARTICULARS

Type of Ship MISCELLANEOUS SHIP		Trading Area Bay & River		Homeport BATANGAS	
Builder THE BOAT SHOP CORPORATION		Place Built ROSARIO, CAVITE		Year Built 2015	
Former Vessel Name N. A.		Former Owner N. A.			
Number of Mast -		Number of Decks 1		Hull Material FIBER GLASS (FRP)	
Length (Meter) 9.14	Breadth (Meter) 2.44	Depth (Meter) 1.12	Gross Tonnage 3.85	Net Tonnage 1.16	Deadweight N. A.

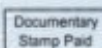
PARTICULARS OF PROPULSION SYSTEM

No. of Engine	Engine Make	Serial Number	KW	No. of Cylinder	Cycle
2	MERCURY	2B163200	85.76	4	4
	MERCURY	2B149387	85.76	4	4

WHEREAS, the Maritime Industry Authority has approved the registration of the above named ship, after compliance by the owner with the requirements for registration.

WHEREFORE, MB "SULU LONG"
is hereby entered in the Register of Philippine Ships and is entitled to the rights appurtenant thereto and the protection of the Government of the Republic of the Philippines.

Issued by the Authority of the Government of the Philippines under my hand and seal at BATANGAS this 13th day of November 2015.



Amount Paid: P 713.86
Paid Under O.R. No.: 5156702
Date: 11/13/2015

For the Administrator.

ATTY. MANUEL C. PORTUS
Regional Director

