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

Agreement Holder:	Sulubaaï Environmental Foundation
Approximate Area:	4.2 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 23m 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:	May 17th 2019 for the initial version June 9th 2021 for the second version (after the deliberation meeting of May 18th 2021)
Submitted by:	Frédéric TARDIEU, chairman

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1. Cover sheet information

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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 16th	Submission	Submission of the FlagT application to the CENRO Taytay
2017, Apr 18th	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 28th	Meeting	Meeting with Mr Mantubig (DENR Mimaropa)
2019, May 17th	Submission	Submission of the CDMP to the CENRO Taytay
2019, July 18th	Endorsement	Endorsement of the CDMP by the PENRO Palawan
2019, Aug 13th	Reception	CDMP received by the DENR Mimaropa
2019, Oct 2nd	Inspection	Ocular inspection on site by DENR Mimaropa (M. Alfred Lopez)
2019, Nov 13th	Meeting	Meeting regarding the FlagT map
2020, Feb 21st	Meeting	Meeting regarding the GeoPoint and the SEP clearance
2021, May 19th	Meeting	Deliberation of the Comprehensive Development and Management Plan
2021, June 3rd	Letter	DENR requests modifications of the CDMP
2021, June 9th	Submission	Submission of the 2nd version of the CDMP by Sulubaaï, taking in account all remarks of the DENR
2021, June 10th	Meeting	Technical conference

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.

Sulubaaï Environmental Foundation (SEF) is a Filipino 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 restauration 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

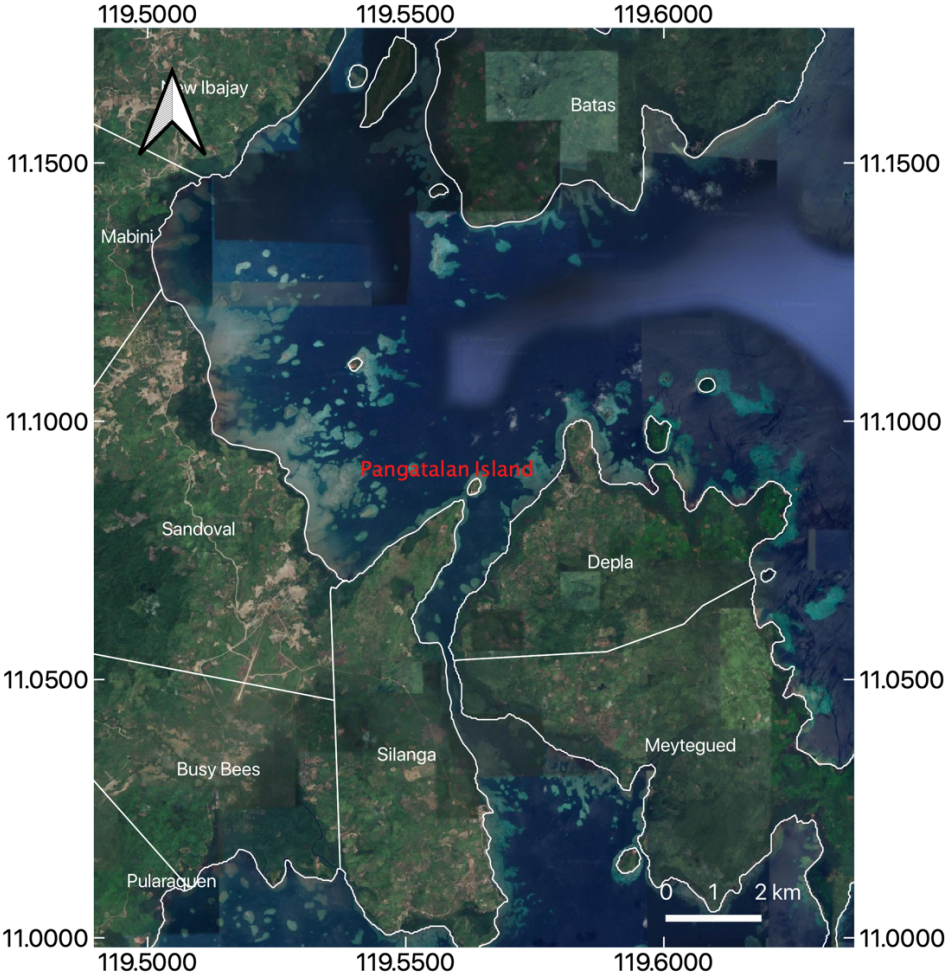
Pangatalan Island is situated on the North East side of Palawan Island. It lays within Shark Fin Bay in the northern part the Municipality of Taytay.

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: Sulubaaï, 2021.

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

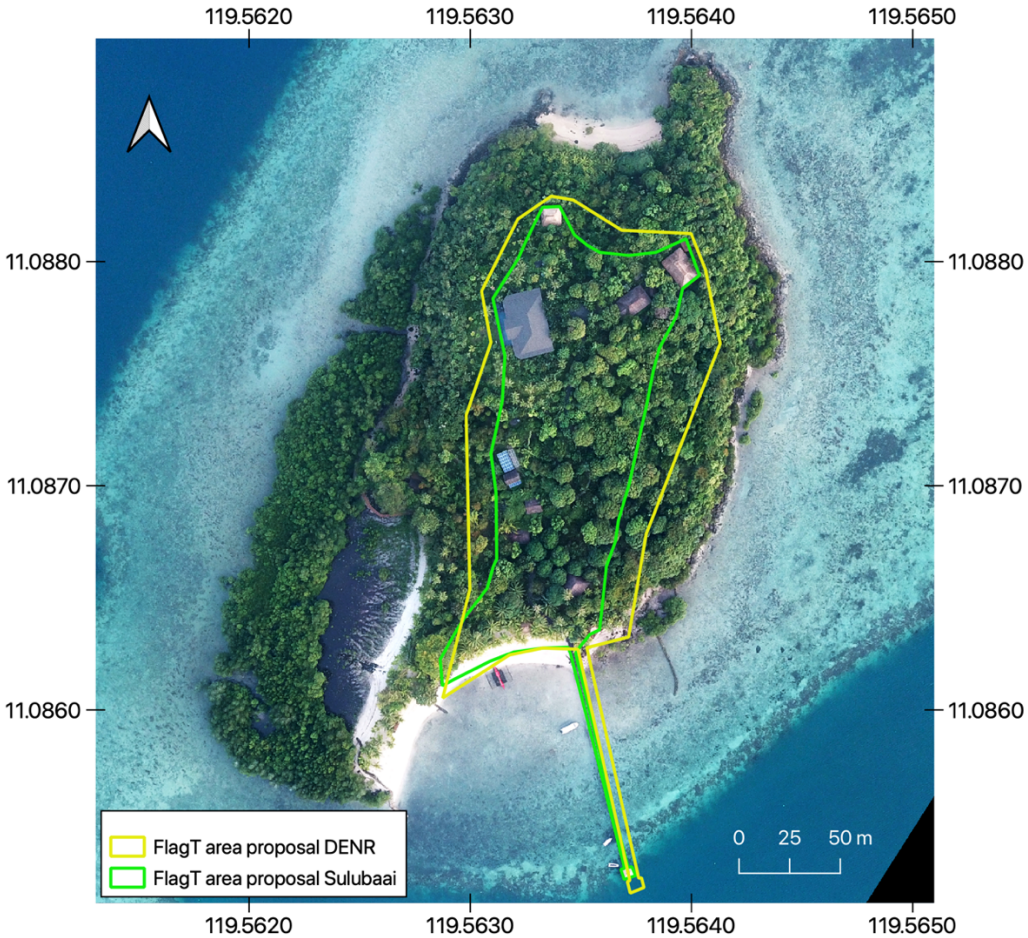
4.1.2. Area applying for the FlagT

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.

Regarding the map proposed by Mr. Lopez, SEF lists the following concerns:

- The real width of the pier is 2 meters, not 4.3 meters as mapped by Mr. Lopez. Knowing that the pier is 126 m long, the overestimation of the pier surface by Mr. Lopez can be calculated as followed: (4.3 – 2) x 130 = 290 meters square.
- The East side of the Island is a wild area (no paths, wild vegetation and fauna) with a steep slope that prevent any walking around. Thus, this area is not used by people on the island and should not include this surface in the FlagT.
- The west side is also a wild area which should not be included in the FlagT application.

Sulubaaï has an alternative proposal of area for the FlagT application (in green on the following map) which represents 15,085 square meters. **We may find an agreement in between SEF proposal and the DENR proposal.**



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

Figure 3: Proposal of area for the FlagT application
(green: proposal by Sulubaaï; yellow: proposal by Mr. Lopez from the 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.

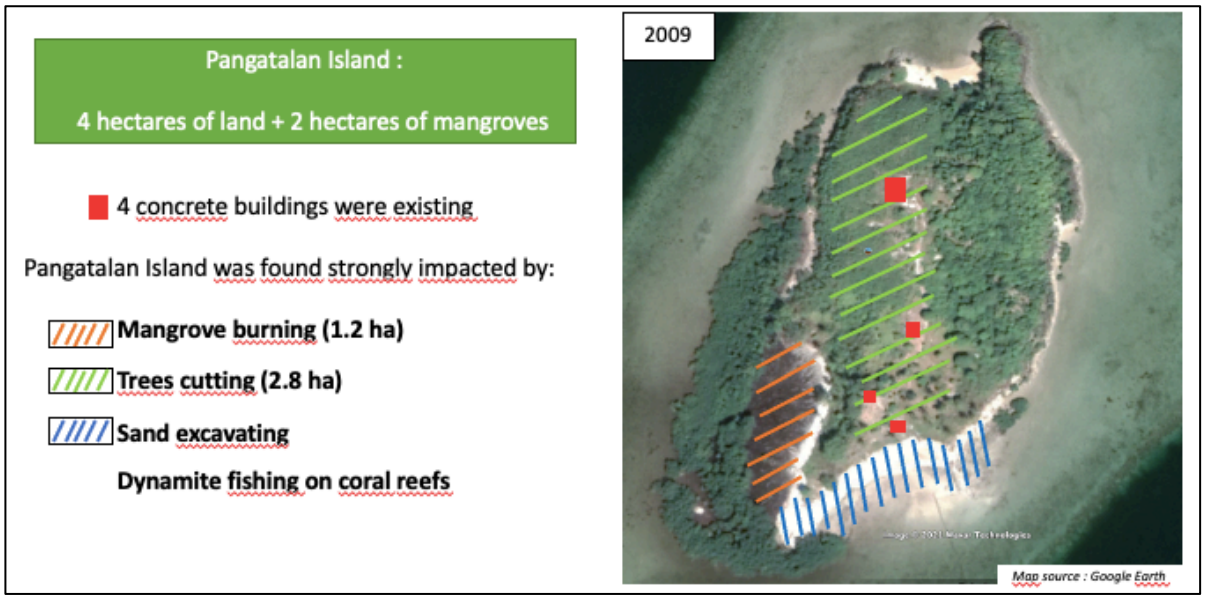


Figure 4: Map of the initial state of Pangatalan Island in 2011

These observations lead to the conclusion that the natural resources of Pangatalan Island and it 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 5: 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 6: 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 7: before-after pictures taken on Pangatalan island in 2012 and 2020 to illustrate the cleaning of the beach made by SEF

Figure 8: before-after aerial picture of Pangatalan Island to illustrate the revegetation of the island initiated by SEF

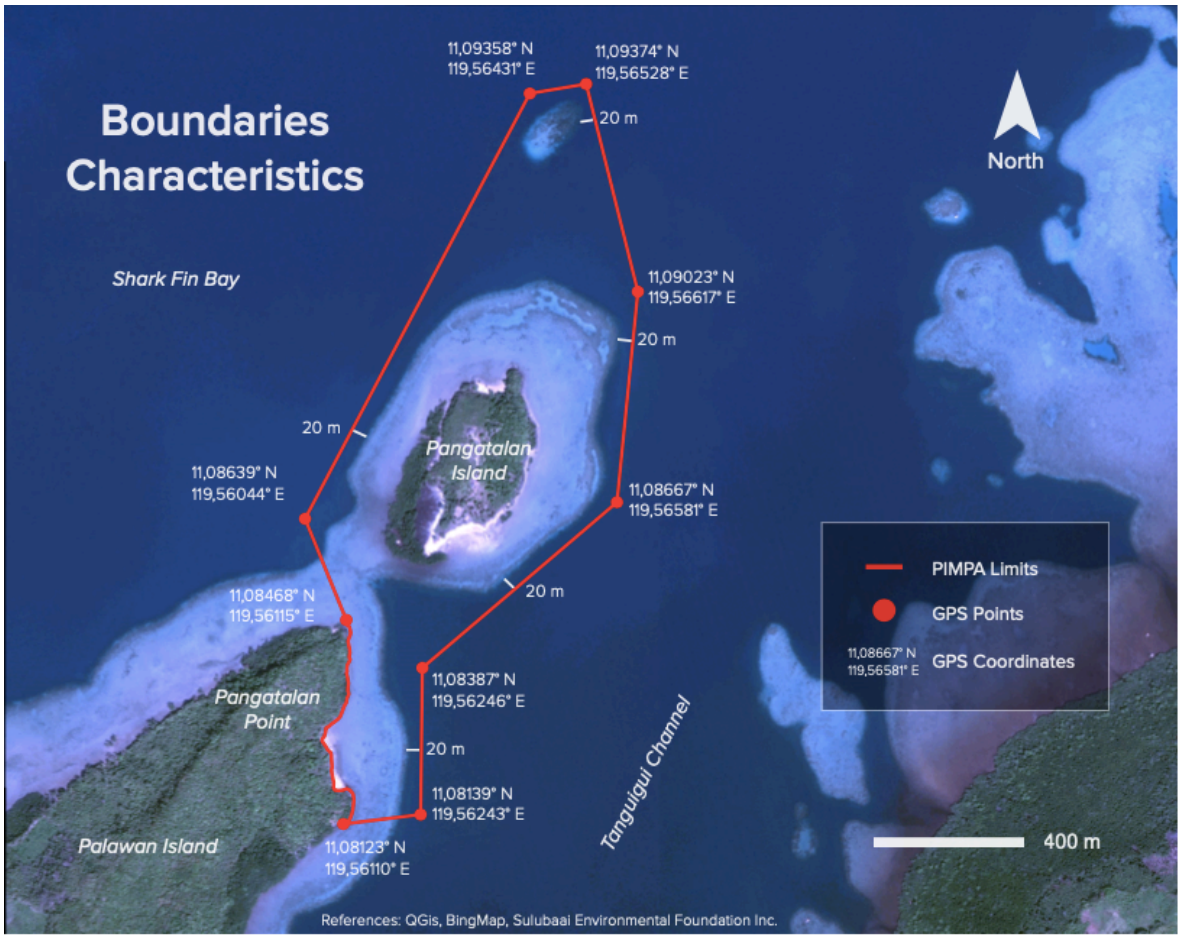


Figure 9: Map of Pangatalan Island Marine Protected Area (PIMPA) with coordinates

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.

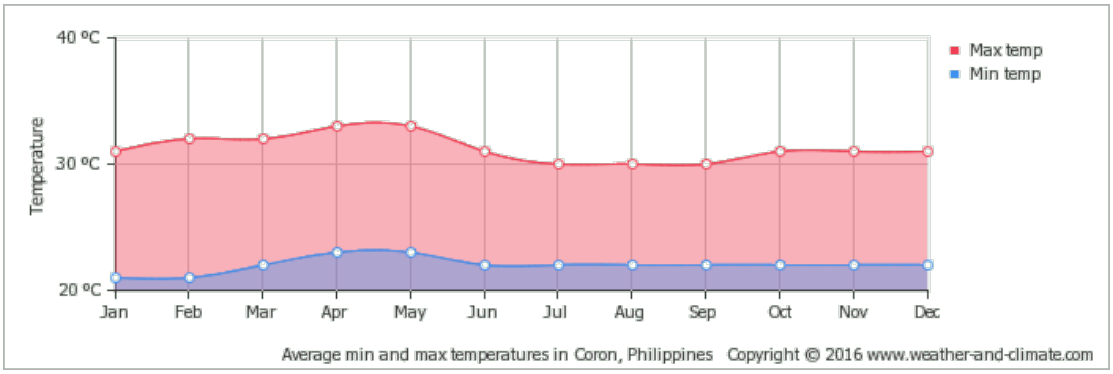


Figure 10: Average min and max temperatures in Coron, Philippines (2016, source: weather-and-climate.com)

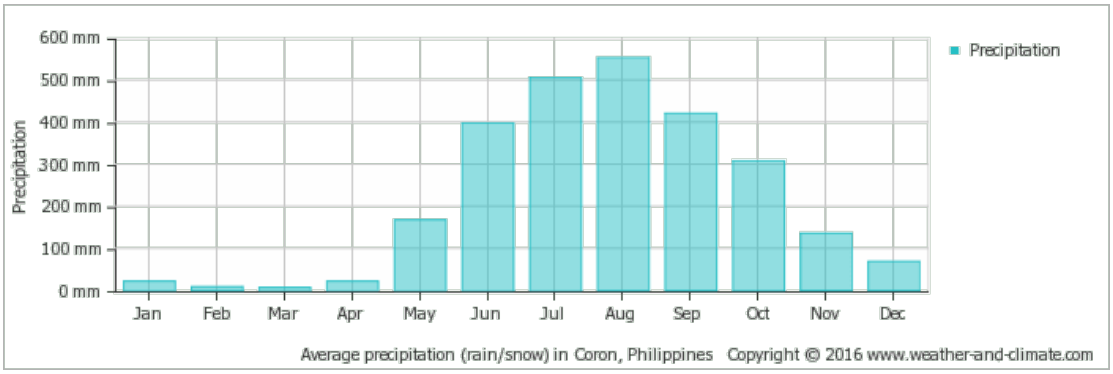


Figure 11: Average precipitations in Coron, Philippines (2016, source: weather-and-climate.com)

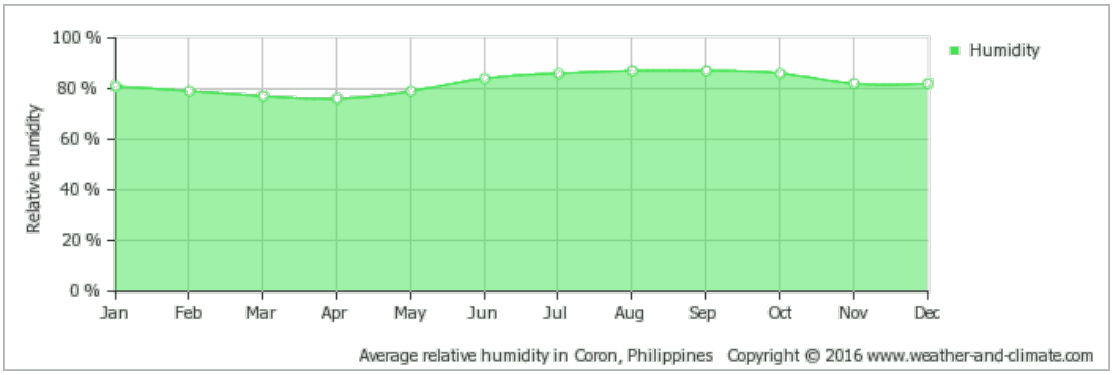


Figure 12: Average relative humidity in Coron, Philippines (2016, source: weather-and-climate.com)

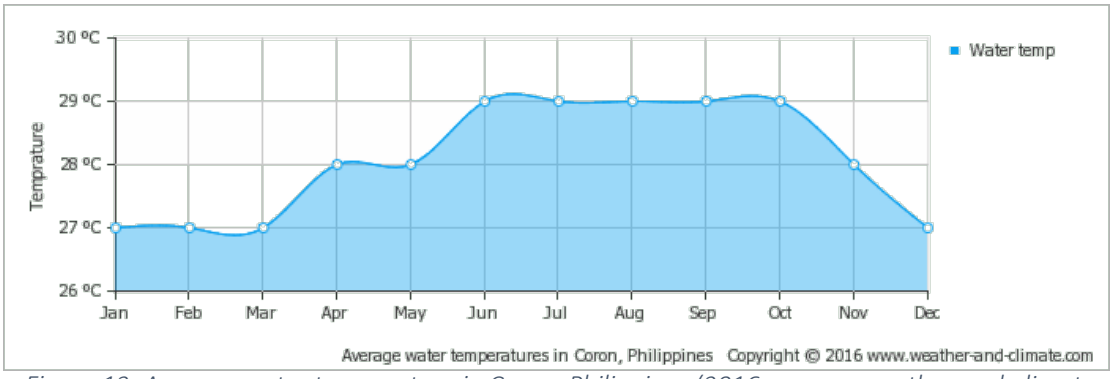


Figure 13: Average water temperature in Coron, Philippines (2016, source: weather-and-climate.com)

4.6. Geology of 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 14: 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 15: 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).

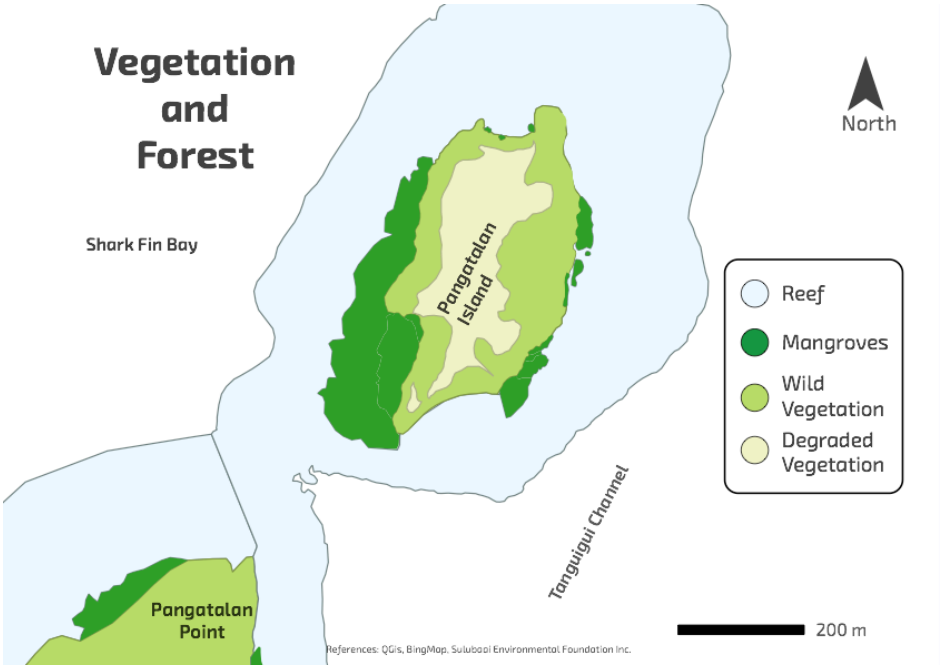


Figure 16: Map of the vegetation on Pangatalan island in 2015

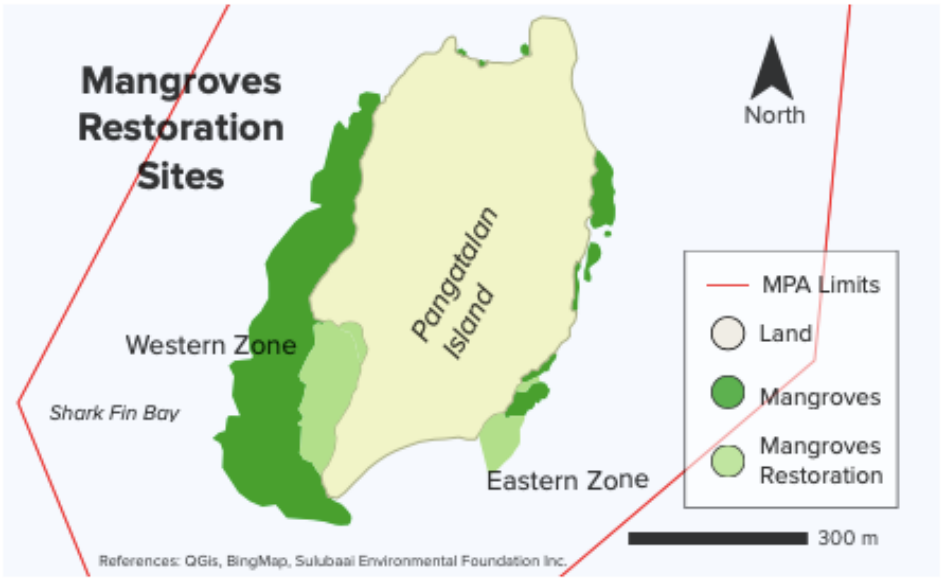


Figure 17: Map of the mangroves restoration since 2012

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
Iniole	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

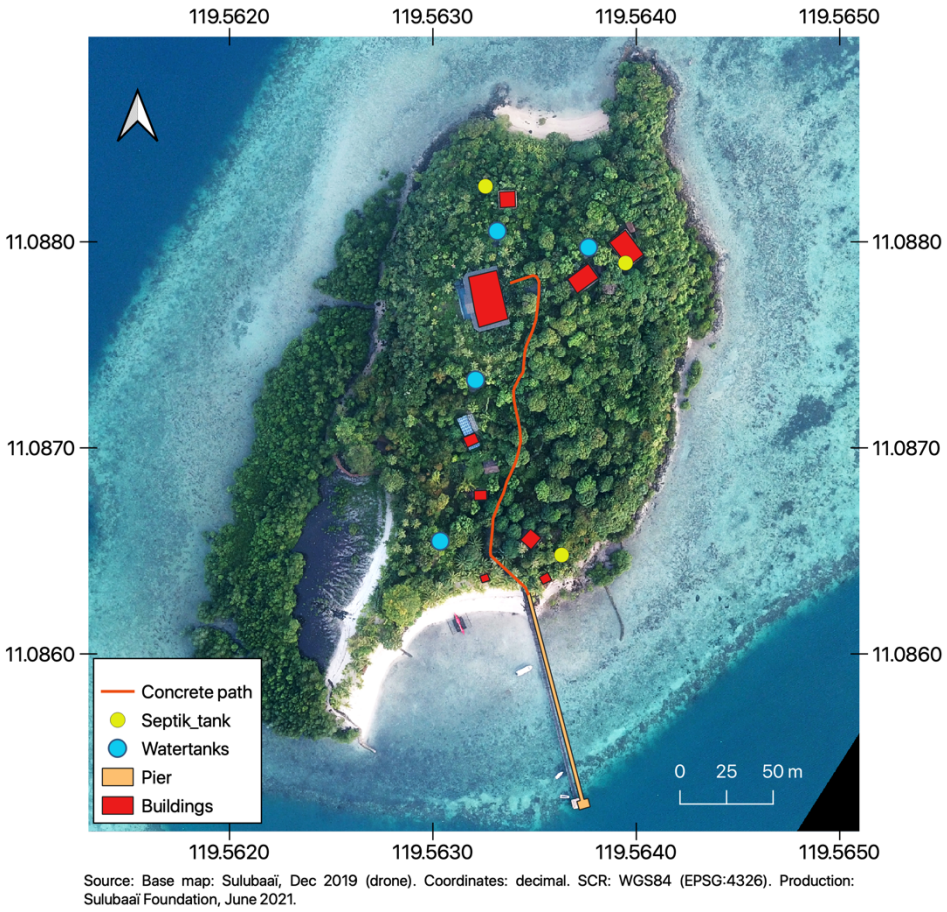
SEF obtained legal construction permits from the municipality of Taytay and were not informed about any further authorizations needed regarding buildings. The buildings were built in the same place of initial buildings (as found in 2011) and in areas free of trees. They are made out of local low environmental 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 18: 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	



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

Figure 19: 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-inhabitated, 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.

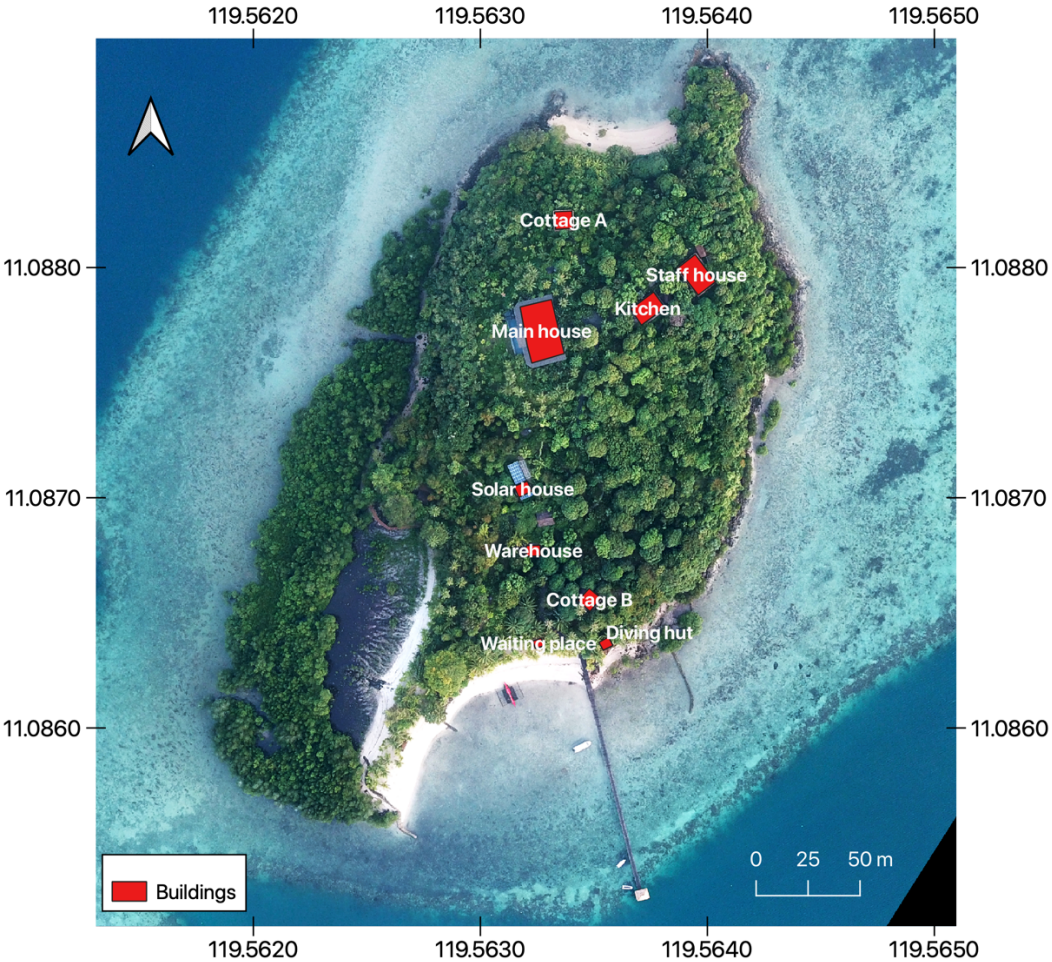


Figure 20: Map of the existing buildings on Pangatalan island (in 2021) and their distance to the high tide level.

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%.

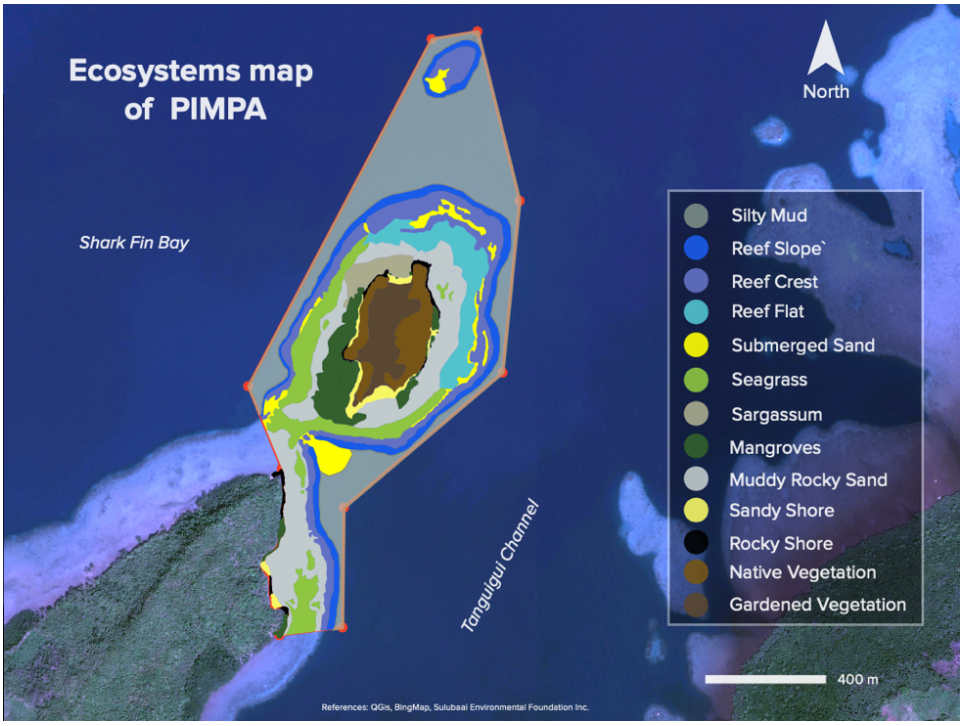


Figure 21: Map of the ecosystems of Pangatalan island and the marine protected area

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 mudy 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

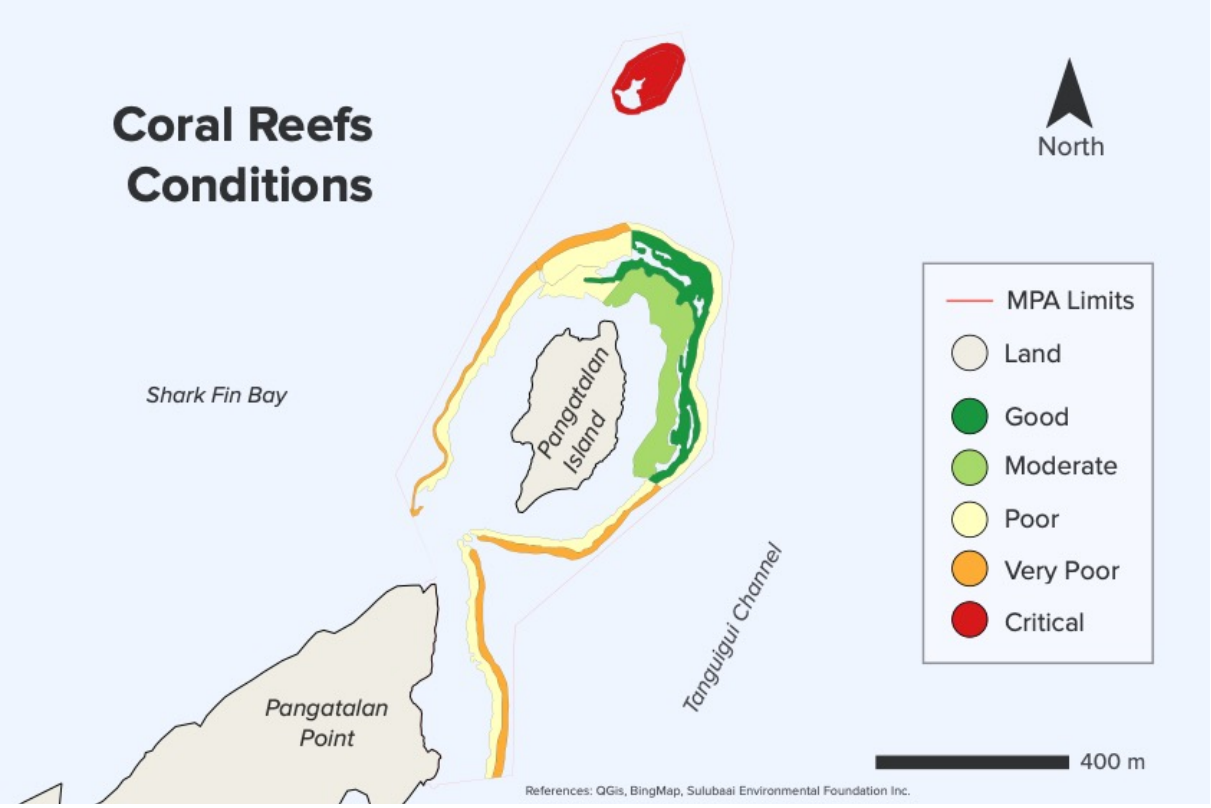


Figure 22: Map of the coral reef conditions inside the marine protected area

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 23: 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 thought 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.

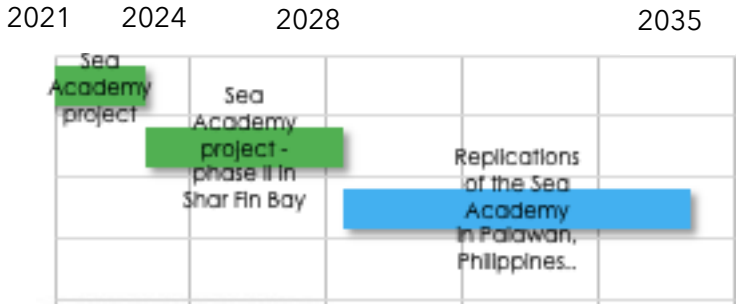
SEF will provide the necessary infrastructures, knowledge and training to the local communities in order to make them capable to keep running the protection, restoration and education activities without much involvement of SEF.

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

Tasks	Start	End	Days	Status
Sea Academy project	01/07/2021	30/06/2024	1096	**In progress**
Sea Academy project - phase II in Shar Fin Bay	01/07/2024	30/06/2028	1461	**Non started**
Replications of the Sea Academy in Palawan, Philippines..	01/07/2028	30/06/2035	2556	**Non started**



5.2. Boundary and maintenance

Pangatalan's 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
2. 119.562740, 11.086251
3. 119.562824, 11.086279
4. 119.562778, 11.086219

The following pictures present the model of fish lab expected.

Figure 24: LEFT: example of a fish lab as sulubaai plan to build it including several aquarium tanks to raise fish species separately. RIGHT: the fish lab building would look like the current storage room as in the picture.

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.

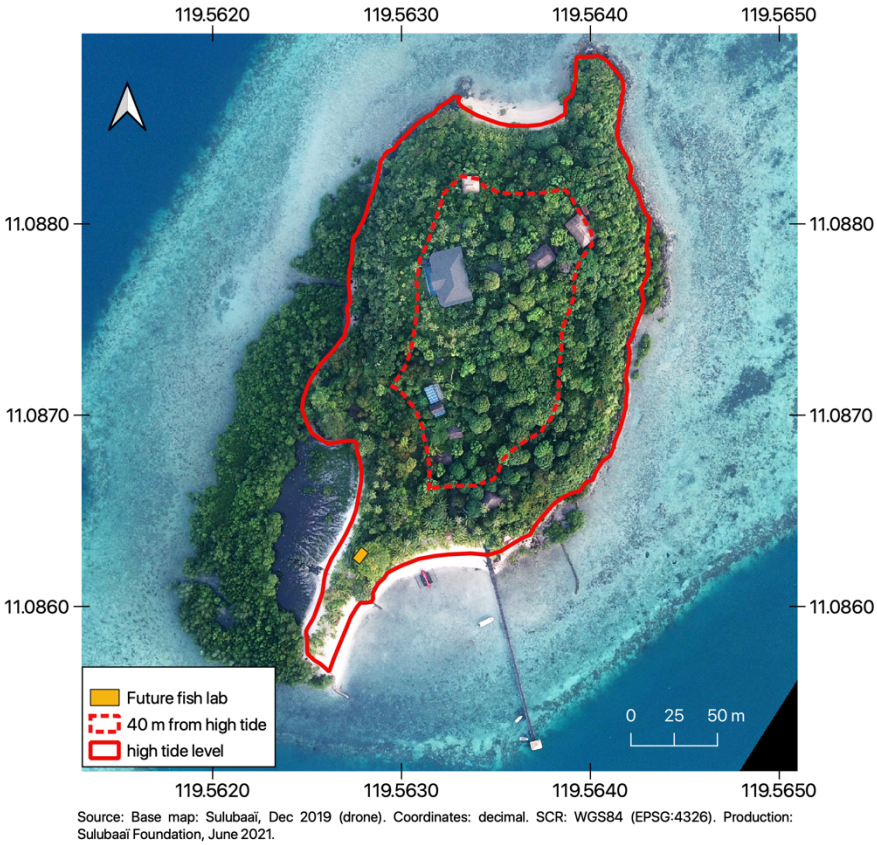


Figure 25: Map of the location of future fish lab on Pangatalan Island in the context of the Sea Academy project for the restoration of fish communities in Marine Protected Area

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 250m^2 villa offering all comfort with 1 suite (60m^2) and 2 bedrooms (35m^2 each), a 120m^2 living room. A 180m^2 terrace and a 70m^2 swimming pool are adjacent to the villa.
- Professional and fully equipped 75m^2 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 26: 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 Project manager
- 2 Marine biologists
- 1 Community coordinator
- 1 boat man
- 1 electrician
- 2 guards at night
- 5 house-keepers
- 1 cook
- 3 farmers
- 5 helpers (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 27: 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 PHP. The costs are detailed in the following table.

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

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

10.1.2. Post development phase

The cost for maintenance and labor had been estimated at 4.2 million PHP per year.

Table 9: Details of SEF costs for one year

Expense's categories	**Amounts**
Salary and wages	1,500,000 php
Fuel and oil	780,000 php
Tax permits and licenses	180,000 php
Mandatory contribution	170,000 php
Food supply	520,000 php
Communication	50,000 php
Business trips	1,000,000 php
TOTAL	**4,200,000 php**

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.

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. Those groups should rent the whole island for 150,000 php the night all charges included for the whole group. With this activity, SEF has the potential to get 150,000 * 100 = 15,000,000 php per year.

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 php. SEF plans a return on investment of 2,000,000 php/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

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

Table 10: Financial strategy of SEF

Output (every year)	**Input (every year)**
• Maintenance of Pangatalan Island: 4,200,000 php • Environmental projects (functioning and activities): 8,500,000 php • FlagT tax: 400, 000 php • Return on Investment: 2,000,000 php	• Tourism activity: 15,000,000 php • Donations: 100,000 php
TOTAL OUTPUT: 15,100,000 php	**TOTAL INTPUT: 15,100,000 php**

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.

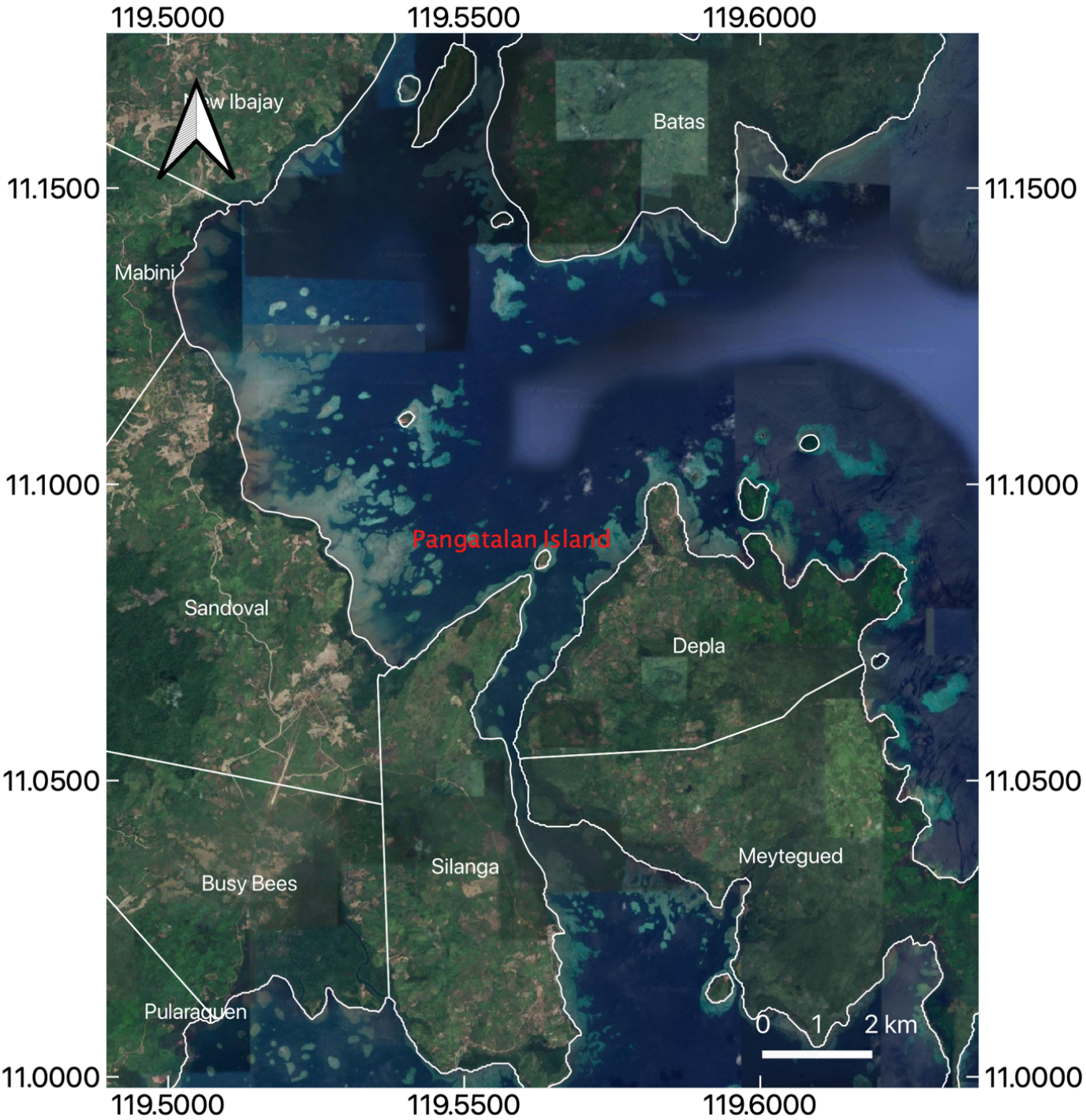
The budget for the environmental activity should be maintained stable but can be adapted according to the financial input. The functioning expenses should always be covered.

11. Appendices

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

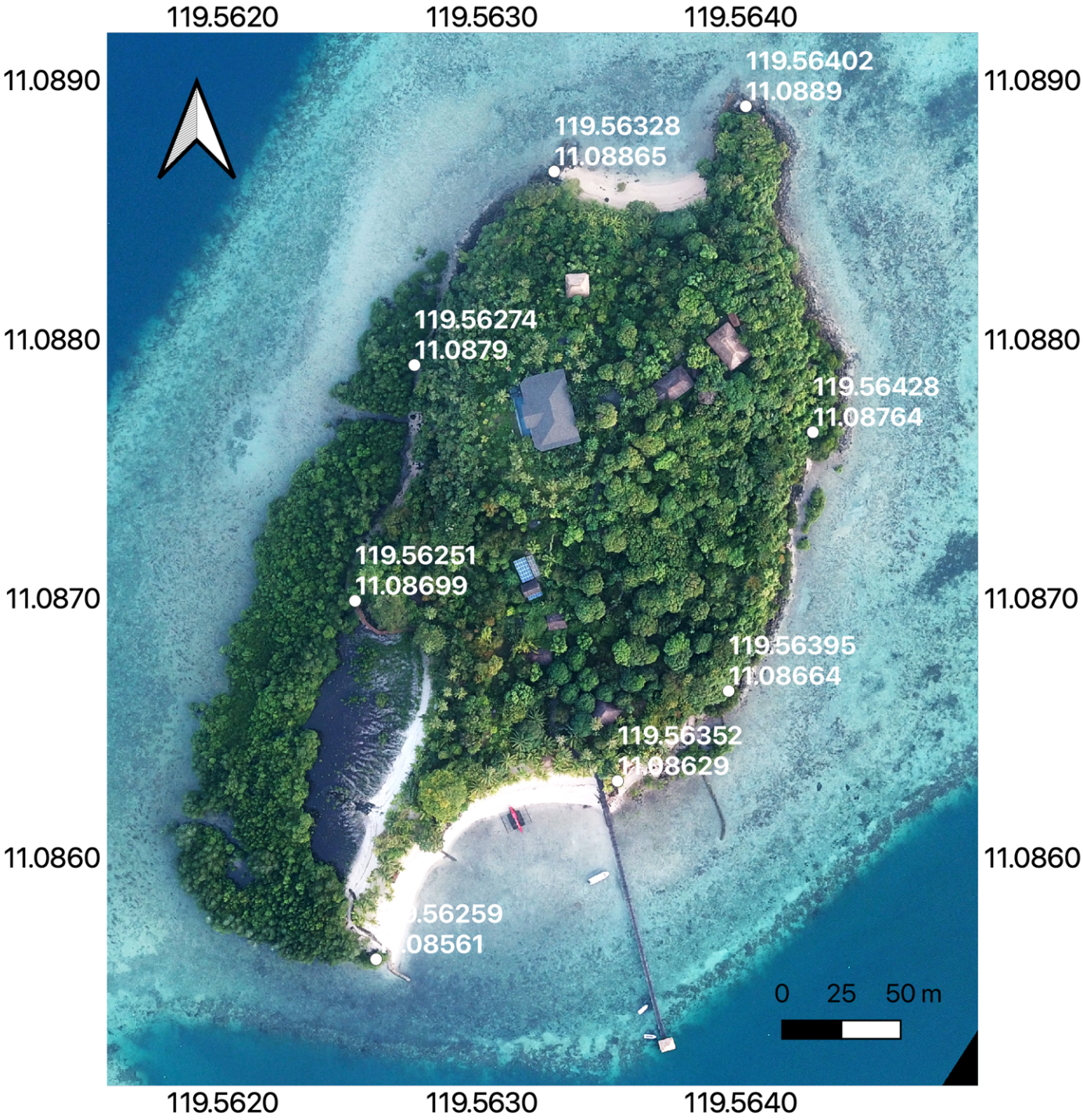
11.1. Maps

11.1.1. General location with technical description



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

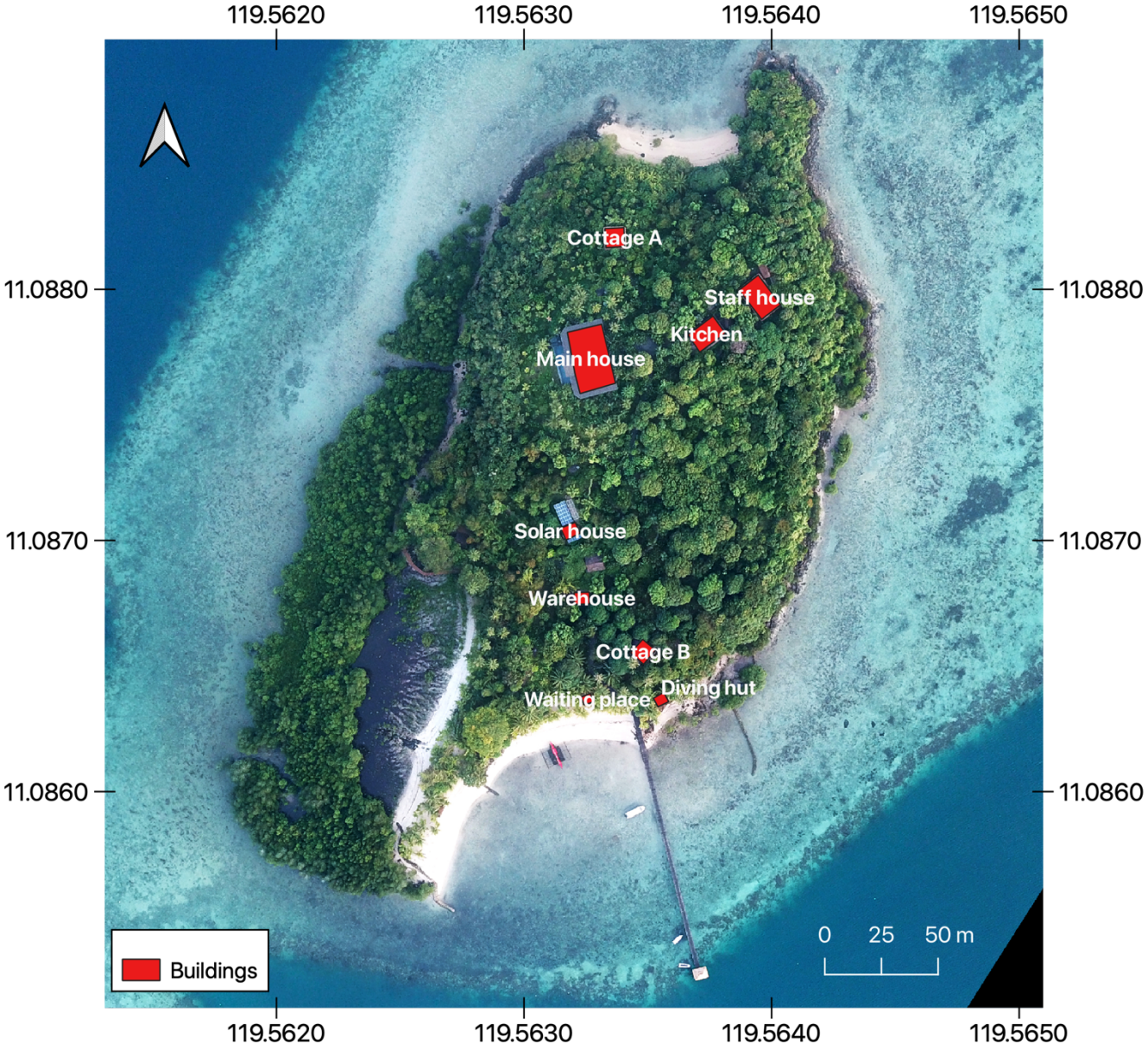
Figure 28: Location of Pangatalan is Shark Fin Bay, Taytay municipality, Palawan, Philippines



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

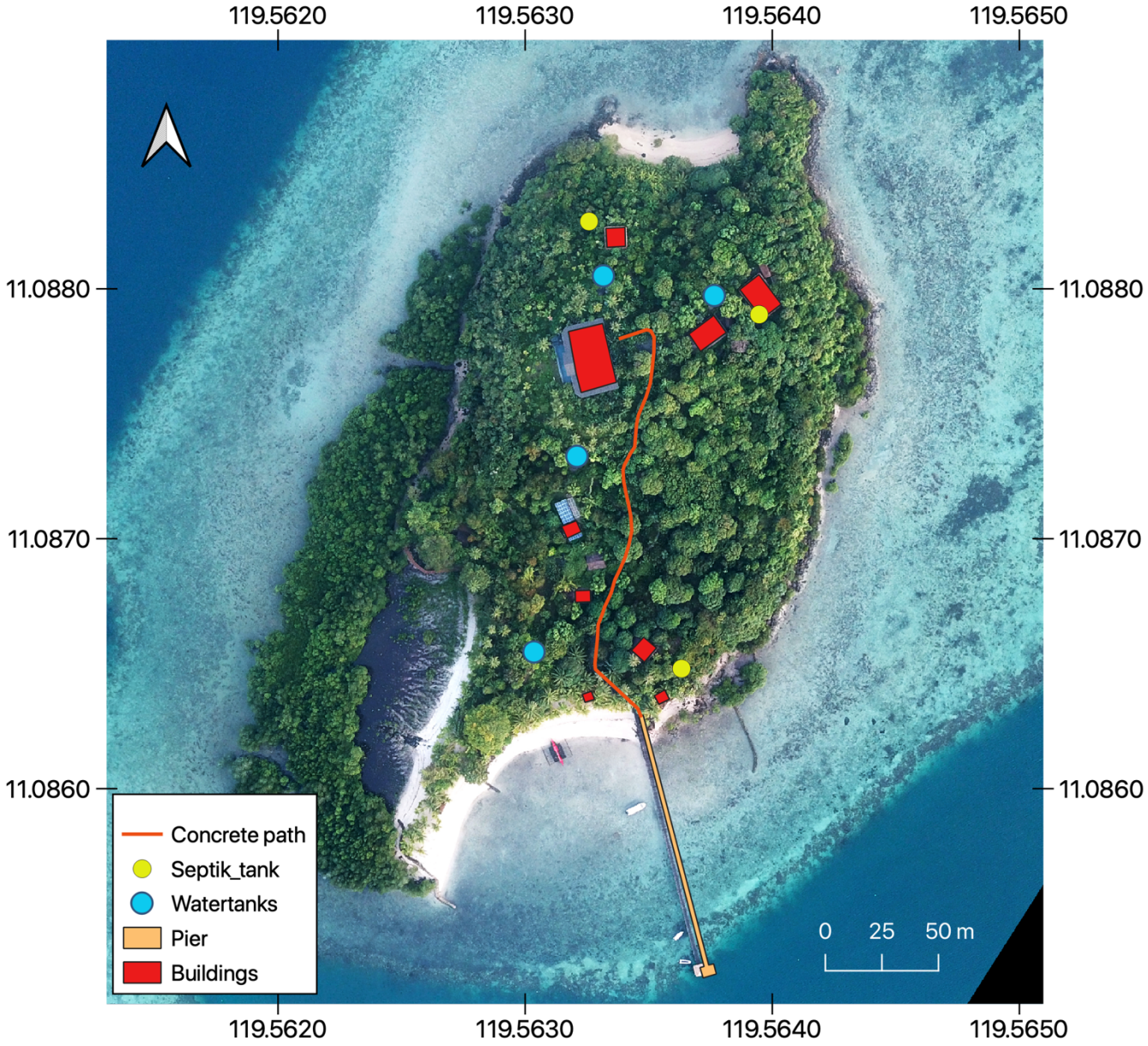
Figure 29: Coordinates of Pangatalan Island

11.1.2. Roads and infrastructure developments



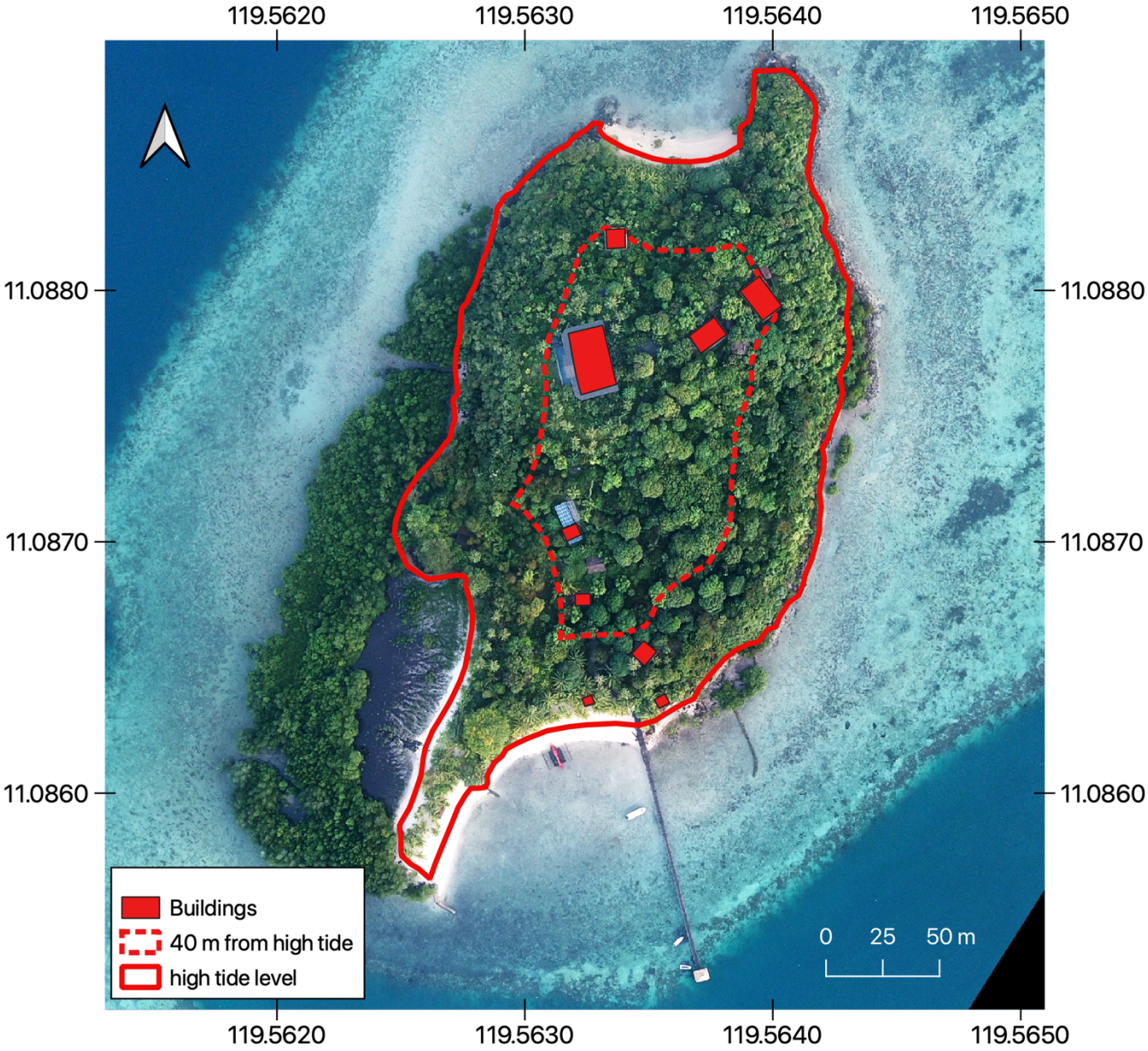
Source: Base map: Sulubaaï, Dec 2019 (drone). Coordinates: decimal. SCR: WGS84 (EPSG:4326). Production: Sulubaaï Foundation, June 2021.

Figure 30: Map of the buildings already built in Pangatalan Island (in red)



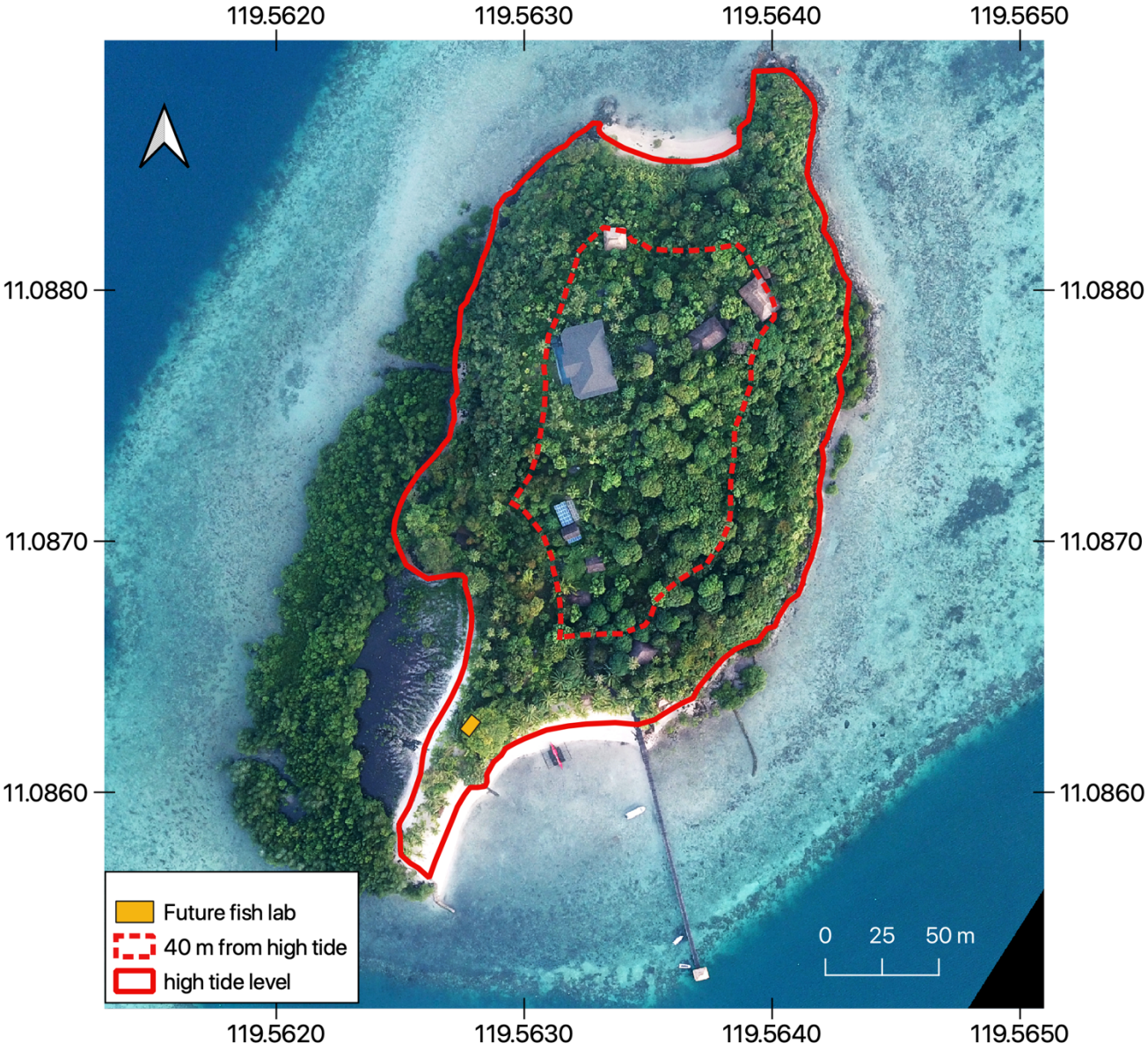
Source: Base map: Sulubaaï, Dec 2019 (drone). Coordinates: decimal. SCR: WGS84 (EPSG:4326). Production: Sulubaaï Foundation, June 2021.

Figure 31: Infrastructures on Pangatalan Island



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

Figure 32: Infrastructures and distance from the high tide line



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

Figure 33: Location of the future fish lab (which could be built in 2022)

11.1.3. FlagT area proposals

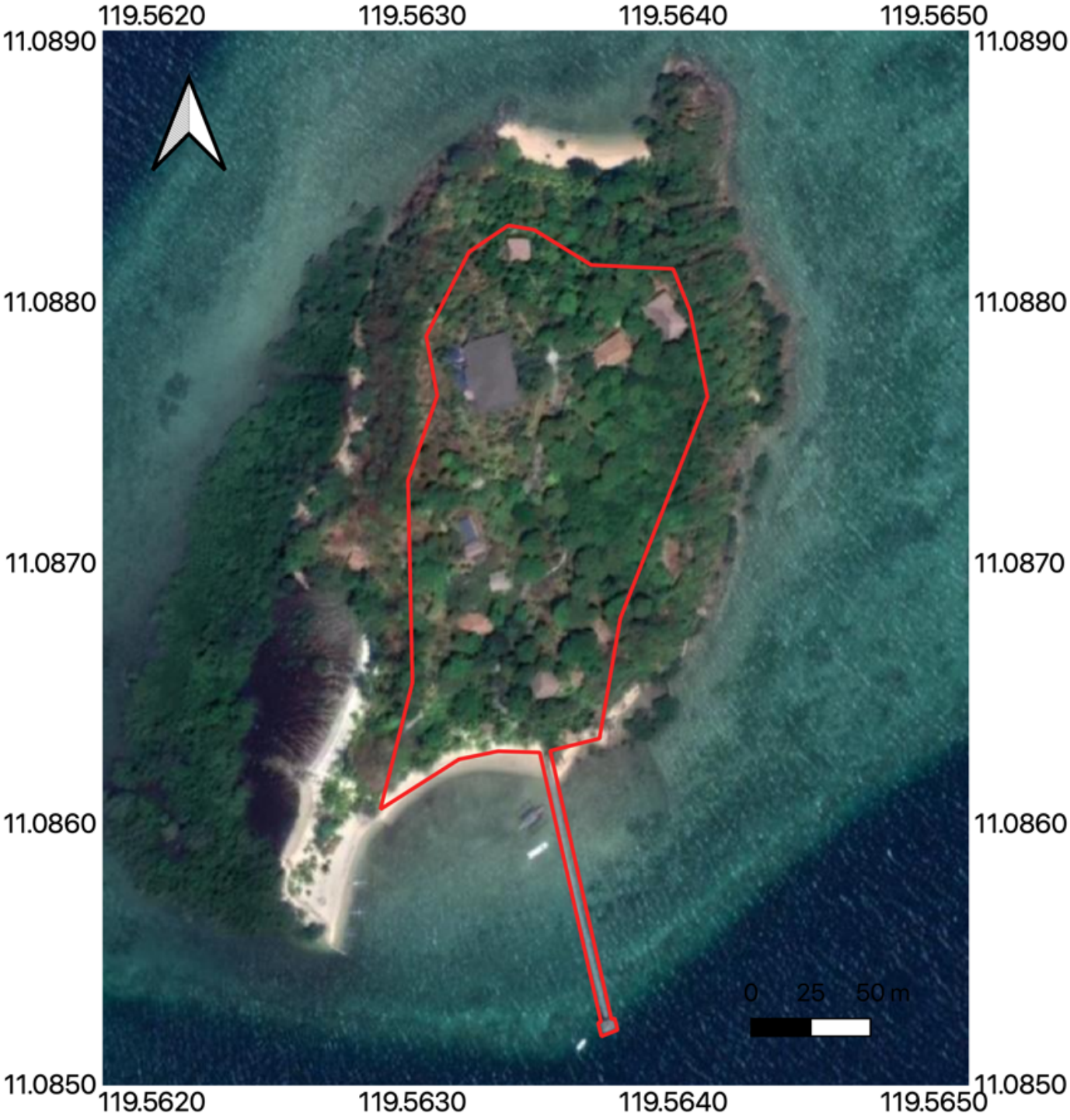


Figure 34: Proposal of area applying to the Flag-T
by Mr. Alfred Lopez (DENR) after ocular inspection in 2019

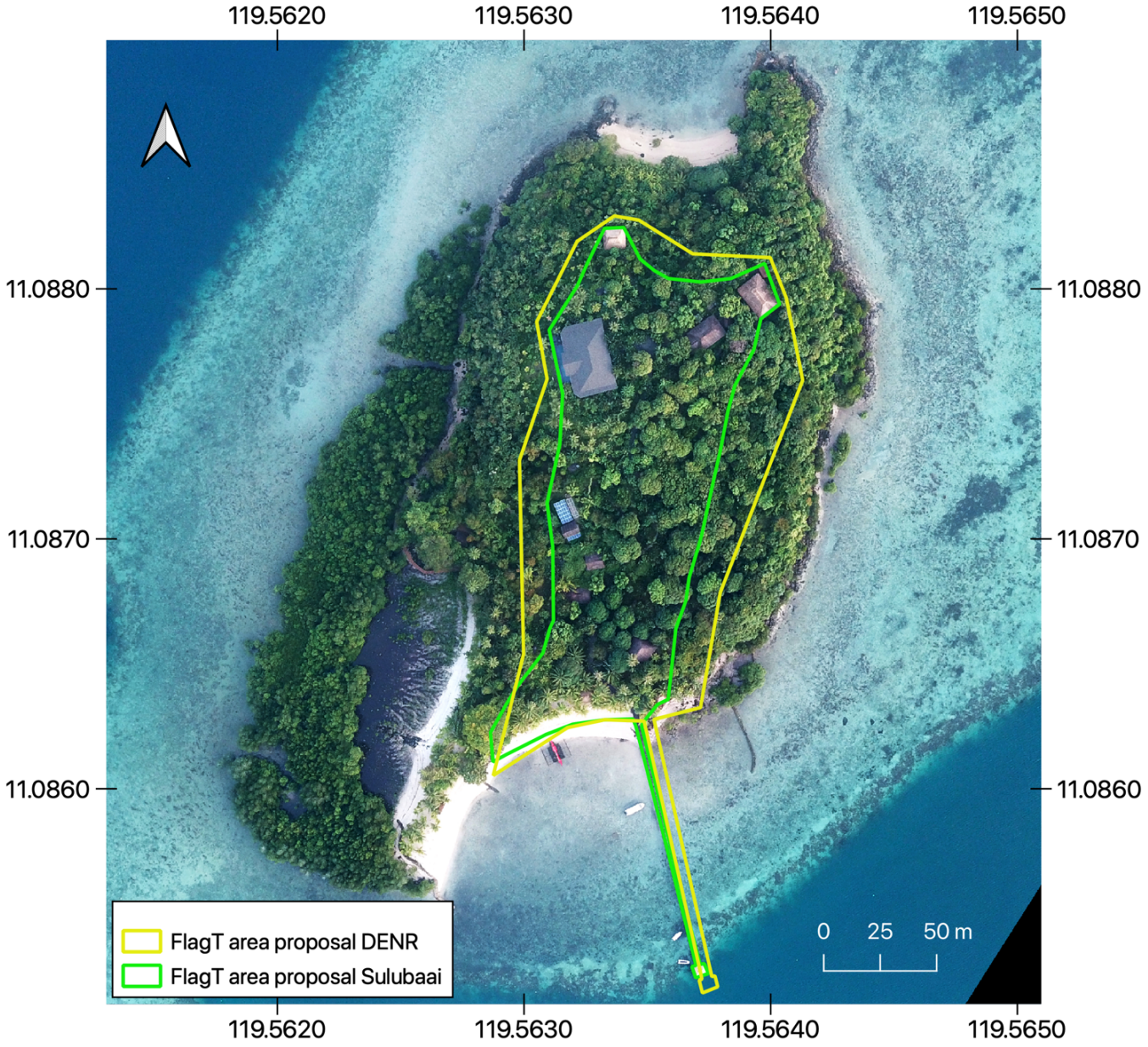


Figure 35: Proposals of area for the FlagT application (green: proposal by sulubaai; yellow: proposal by DENR)

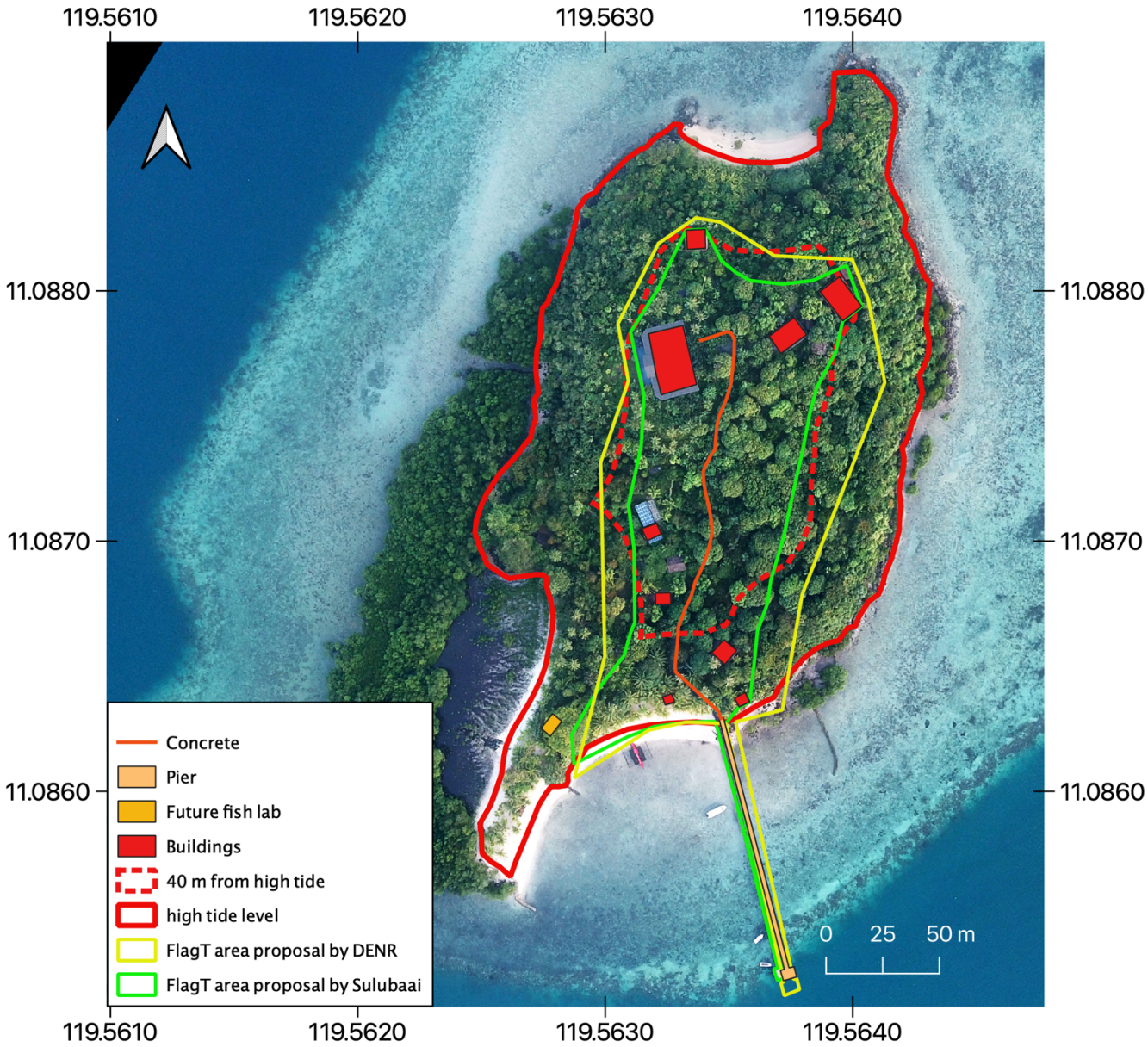


Figure 36: Summary map of the flagT area proposals, the existing buildings and the future fish lab

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 [redacted]NES)
____________________) S.S

BEFORE ME, a Notary Public for and in [redacted]sa City, personally appeared:

Name	Passport No.	Date/Place Issued
Frederic Jean Tardieu	(French) 05AT41378	P/LEPrefect 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	P/LE 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 26 JUN 2012

Doc. No. 238
Page No. 48
Book No. [illegible]
Series of 2012.

ATTY. RAMON L. CARPIO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2012
[illegible]
PTR No. [illegible] ISSUED ON
JAN. 2, 2012 AT PASIG CITY
IBP No. 884745

11.3. Endorsement letter from the CENRO, 2017

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

April 19, 2017

MR. FREDERIC JEAN TARDIEU
SULUBAAI ENVIMENTAL FOUNDATION INC.
Pangatalan Island, Barangay Dipla,
Taytay, Palawan

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY:
DATE: 04-20-2017 CN 0741

Sir:

This is to inform you that your application for Forest land Use Agreement for Tourism (FLAgT) was endorsed to Regional Director thru Provincial Environment and Natural Resources Office on April 18, 2017.

Be informed further that the application is subject for review and evaluation of the above mentioned offices and will be forwarded to Undersecretary of Field Operations for approval and issuance of the tenure instrument.

Attached is the copy of your application.

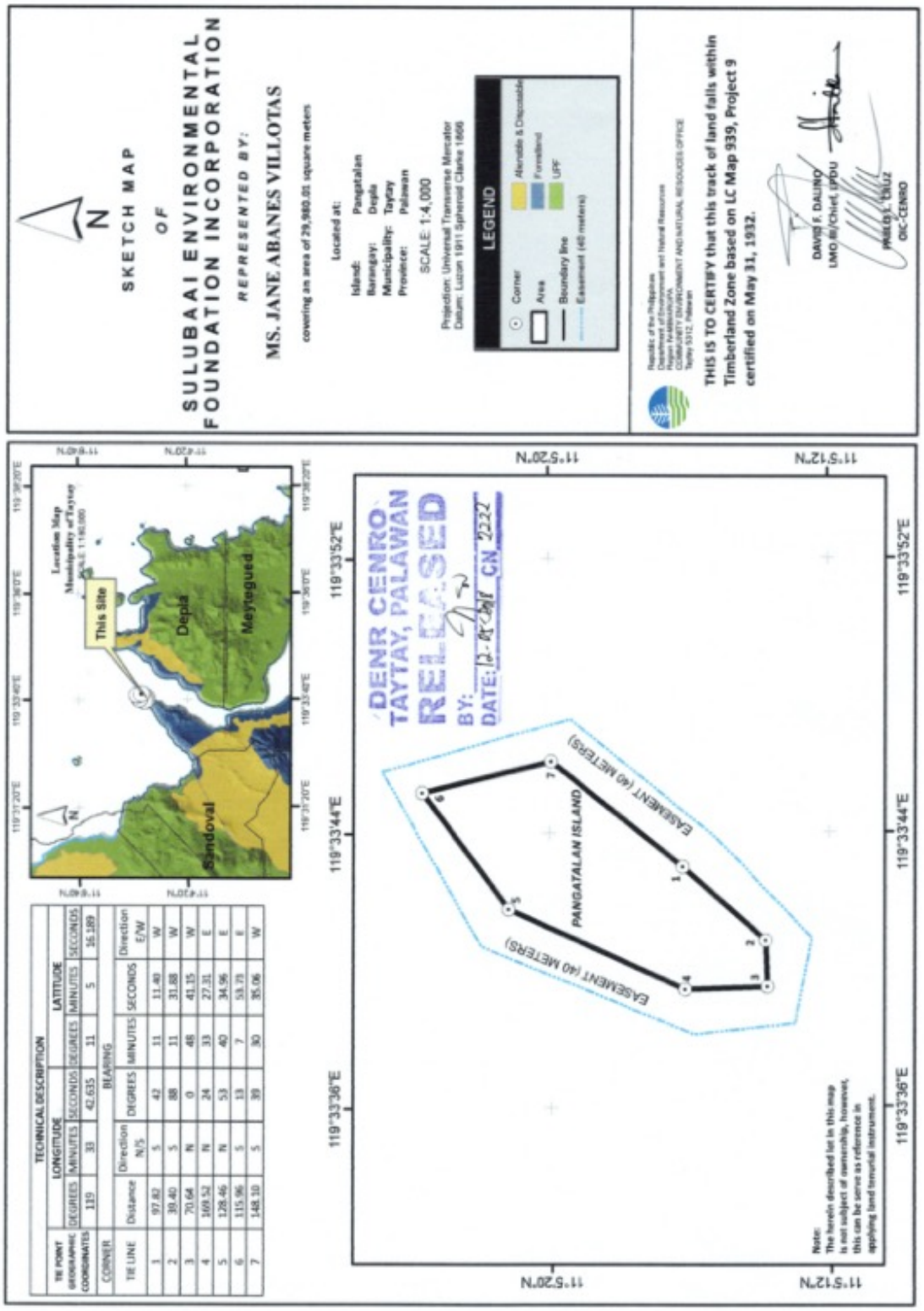
Sincerely,

PABLO L. CRUZ
OIC-CENRO

by the National Highway, Poblacion, Taytay, Palawan 5312
email ad: cenrotaytaypal@yahoo.com
Phone number: 09278610445

Scanned by CamScanner

11.4. DENR map


SKETCH MAP
OF
SULUBAAI ENVIRONMENTAL FOUNDATION INCORPORATION
REPRESENTED BY:
MS. JANE ABANES VILLOTAS
covering an area of 29,980.01 square meters
Located at:
Island: Pangatalan
Barangay: Depla
Municipality: Taytay
Province: Palawan
SCALE: 1:4,000
Projection: Universal Transverse Mercator
Datum: Luzon 1911 Spheroid Clarke 1866
LEGEND
Corner
Area
Boundary line
Easement (40 meters)
Alienable & Disposable
Forestland
UPF
THIS IS TO CERTIFY that this track of land falls within Timberland Zone based on LC Map 939, Project 9 certified on May 31, 1932.
DAVID F. DALINO
LMO III/Chief, CPDU
MARLO L. CRUZ
OIC-CENRO
Location Map
Municipality of Taytay
This Site
Depla
Meytegued
Sandoval
DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY:
DATE:
CN 2222
PANGATALAN ISLAND
EASEMENT (40 METERS)
EASEMENT (40 METERS)
Note:
The herein described lot in this map is not subject of ownership, however, this can be serve as reference in applying land tenurial instrument.
TECHNICAL DESCRIPTION
TIE POINT
GEOGRAPHIC COORDINATES
LONGITUDE
LATITUDE
DEGREES
MINUTES
SECONDS
DEGREES
MINUTES
SECONDS
119
33
42.635
11
5
15.189
CORNER
BEARING
TIE LINE
Distance
Direction N/S
DEGREES
MINUTES
SECONDS
Direction E/W
1 97.82 S 42 11 11.49 W
2 39.40 S 88 11 31.88 W
3 70.64 N 0 48 41.15 W
4 169.52 N 24 33 27.31 E
5 128.46 N 53 40 34.96 E
6 115.96 S 13 7 53.73 E
7 148.10 S 39 30 35.06 W

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:
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.

ELVIE G. BASE
Administrative Officer I
(Records)

Noted:
For and in the absence of the CENRO:

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.)

1. (a) Name of Applicant: SULUBAAI ENVIRONMENTAL FOUNDATION, Represented by Ms. [illegible]
   P.O. Address: ....
   (b) Kind and number of applicant: Forest Land Use Agreement
   (c) Date of Application: ....Received in Manila office to fill this in).
   (d) Application fee: paid under ....dated ....

2. Location and boundaries of land:
   (a) Per application:
   Province Palawan — N. Sea
   Municipality Taytay — E Sea
   Barrio Dipla — S Sea
   Sitio Pangatalan island — W Sea
   Area ....hectares

   (b) As shown to inspector and as surveyed and inspected:
   Province Palawan — N. Sea
   Municipality Taytay, Dipla — E Sea
   Barrio Pangatalan island — S Sea
   Sitio .... — W Sea
   Area ....

3. (a) 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. ....9....; or .... shown on Map No. ....[illegible]....of ....(Indicate the same in the sketch. The page should preferably by F.Z. corners or points shown on forestry maps).

   (b) Make a surveyor's description of one corner and its witness marks. ....

4. (1) 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? ....
   (2) Alienable and Disposable Block No. .... of L.C Project No..........Maps No..........
   (3) Timber Land Block No..........of L.C. Project No. ....Maps No..........
   (4) National Park of Forest Reserve ....
   (5) Communal Forest/Pasture, Parcel No. ....of ....
   (6) Body of forest under Ordinary ....License No.........., License Agreement No. ...., granted to ....
   (7) Body of mangrove swamp, Block No. ...., zonified as ....available for fishpond purposes per the following reference (State zonification report, maps, etc.) ....

5. General Features:
   (a) Topography or slope (See note below): Level ....%; Gentle. ....% Moderate ....% Steep. ....% Very Steep ....% Precipitous. ....%
   (b) 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).

6. 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 are 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: .....

© Forest area: .....hectares. Species and stand of merchantable timber of firewood per hectares.

.....

(d) Nipa swamp .....hectares. No. of clumps per hectare: .....

(e) Mangrove swamp .....hectares. Species and stand of merchantile timber or firewood per hectare.....

.....

(f) Marsh: Salt water .....hectares, Fresh water .....hectares

(g) State, giving reason, whether or not the stand shown under either (d), © or (1) 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.) .....

© 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? .....

.....

© Adaptability of this land for the proposed use: .For Tourism Purposes.....

.....

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.....

(d) Future disposition of the land under the Public Act and Mining law: .....n/a.....

13. Accessibility: by...pump boat from 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: .....: Firewood ..... Action Taken .Conduct inspection survey.....

of the area.....

15. (a) Names and addresses of claimants over and squatters in ths 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: .....
Filipino .....

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 erosin) No forest distruction 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 turtlesand fishes .....

(b) About what peer 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	n/a	n/a
(b) Relief	10	n/a	n/a
© Soil			
(1) Effective depth	6	n/a	n/a
(2) Texture	6	n/a	n/a
(3) Erosion	3	n/a	n/a
(d) Carrying capacity:			
(1) Vegetation	10	n/a	n/a
(2) Palatability	20	n/a	n/a
(3) Density	15	n/a	n/a
© Accesibility	10	n/a	n/a
(f) Water supply	10	n/a	n/a
TOTAL	100	n/a	n/a

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-PMS
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.

Date: 20.14

FELIZARDO B. CAYATOC
CENRO

11.7. Geo tag made by the DENR in 2019


11°5'11"N, 119°33'48"E
accuracy: 9ft
10/2/19
2:31 PM


11°5'16"N, 119°33'49"E
accuracy: 7ft
10/2/19
2:45 PM


11°5'16"N, 119°33'48"E
accuracy: 6ft
10/2/19
2:58 PM


11°5'16"N, 119°33'49"E
accuracy: 8ft
10/2/19
2:48 PM


11°5'16"N, 119°33'49"E
accuracy: 7ft
10/2/19
2:49 PM


11°5'16"N, 119°33'49"E
accuracy: 8ft
10/2/19
2:49 PM


11°5'10"N, 119°33'49"E
accuracy: 6ft
10/2/19
2:29 PM


11°5'10"N, 119°33'48"E
accuracy: 7ft
10/2/19
2:18 PM


11°5'10"N, 119°33'47"E
accuracy: 7ft
10/2/19
2:20 PM


11°5'8"N, 119°33'45"E
accuracy: 7ft
10/2/19
2:23 PM

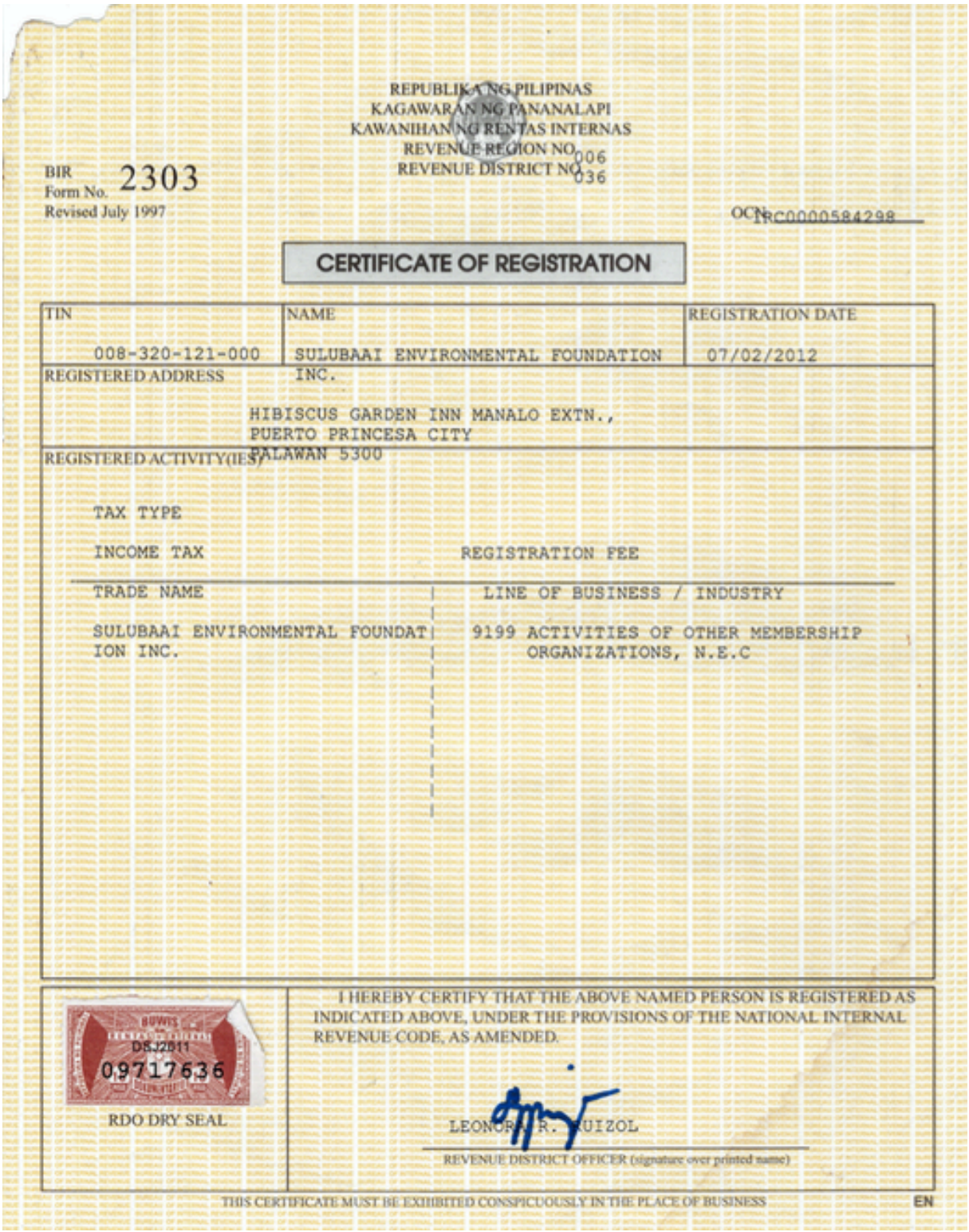

11°5'8"N, 119°33'45"E
accuracy: 7ft
10/2/19
2:23 PM


11°5'9"N, 119°33'45"E
accuracy: 7ft
10/2/19
2:24 PM


11°5'10"N, 119°33'47"E
accuracy: 7ft
10/2/19
2:18 PM


11°5'10"N, 119°33'47"E
accuracy: 7ft
10/2/19
2:18 PM

11.8. Official registration of Sulubaaï



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

OCN: RC0000584298

CERTIFICATE OF REGISTRATION

TIN	NAME	REGISTRATION DATE
008-320-121-000	SULUBAAI ENVIRONMENTAL FOUNDATION INC.	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	LINE OF BUSINESS / INDUSTRY
SULUBAAI ENVIRONMENTAL FOUNDATION INC.	9199 ACTIVITIES OF OTHER MEMBERSHIP ORGANIZATIONS, N.E.C

BUWIS
DSJ2D11
09717636
RDO DRY SEAL

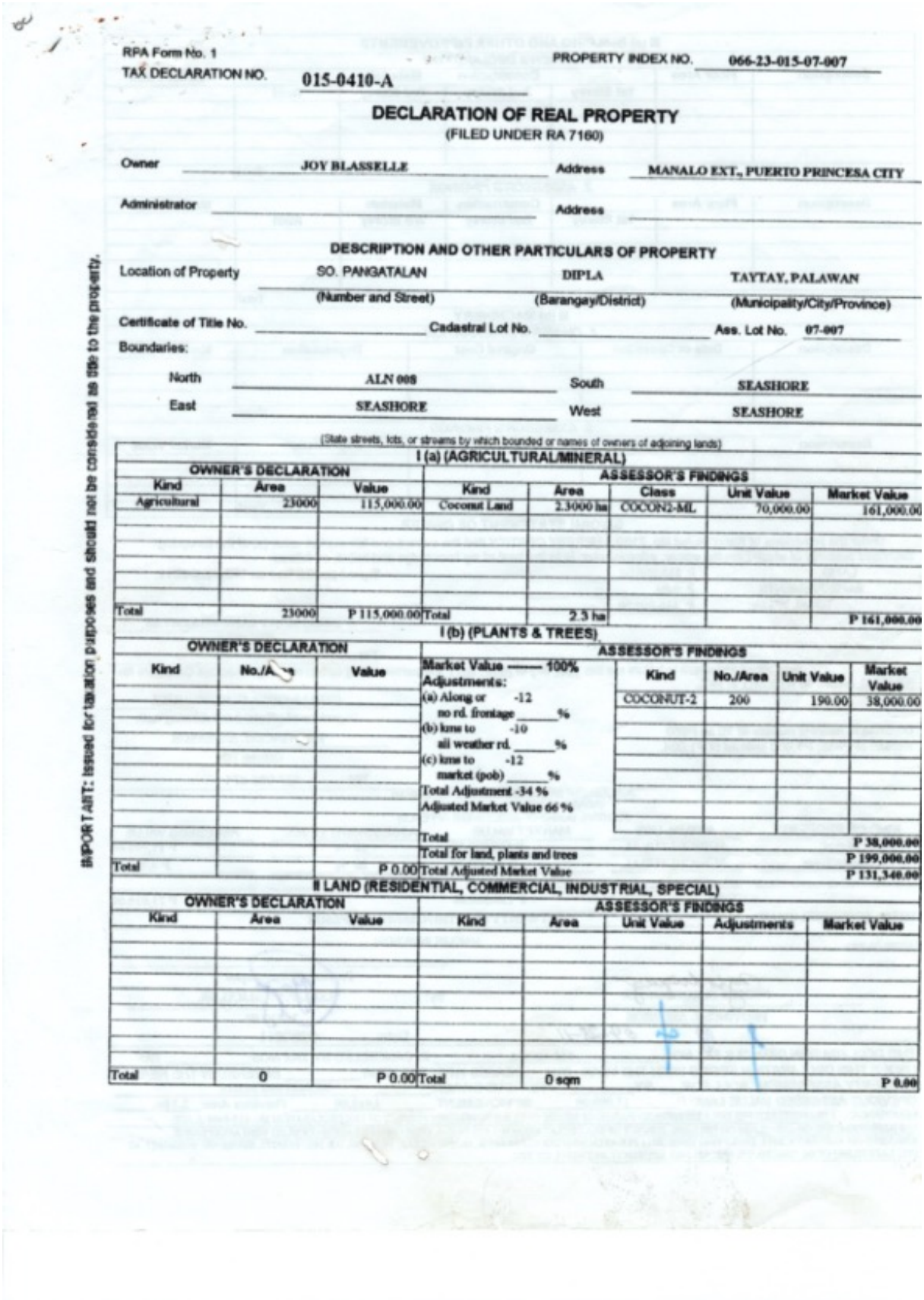
I HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS REGISTERED AS INDICATED ABOVE, UNDER THE PROVISIONS OF THE NATIONAL INTERNAL REVENUE CODE, AS AMENDED.

LEONORA R. QUIZOL
REVENUE DISTRICT OFFICER (signature over printed name)

THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY IN THE PLACE OF BUSINESS

EN

11.9. 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 (Number and Street) — DIPLA (Barangay/District) — TAYTAY, PALAWAN (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)

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

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	COCON2-ML	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./Area	Value	Kind	No./Area	Unit Value	Market Value
			COCONUT-2	200	190.00	38,000.00
Total		P 0.00	Total			P 38,000.00

Market Value ——— 100%
Adjustments:
(a) Along or no rd. frontage -12 %
(b) kms to all weather rd. -10 %
(c) kms to market (pob) -12 %
Total Adjustment -34 %
Adjusted Market Value 66 %

Total for land, plants and trees: P 199,000.00
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

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 Blasselle Address MANALO EXT., PUERTO PRINCESA CITY

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property SO PANGATALAN (Number and Street) DEPLA (Barangay/District) TAYTAY, PALAWAN (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)

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

I (a) (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
			Cashew Land	1.0000 ha	CASHE1-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

I (b) (PLANTS & TREES)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	No./Area	Value	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

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 s.m			P 0.0

11.10. 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

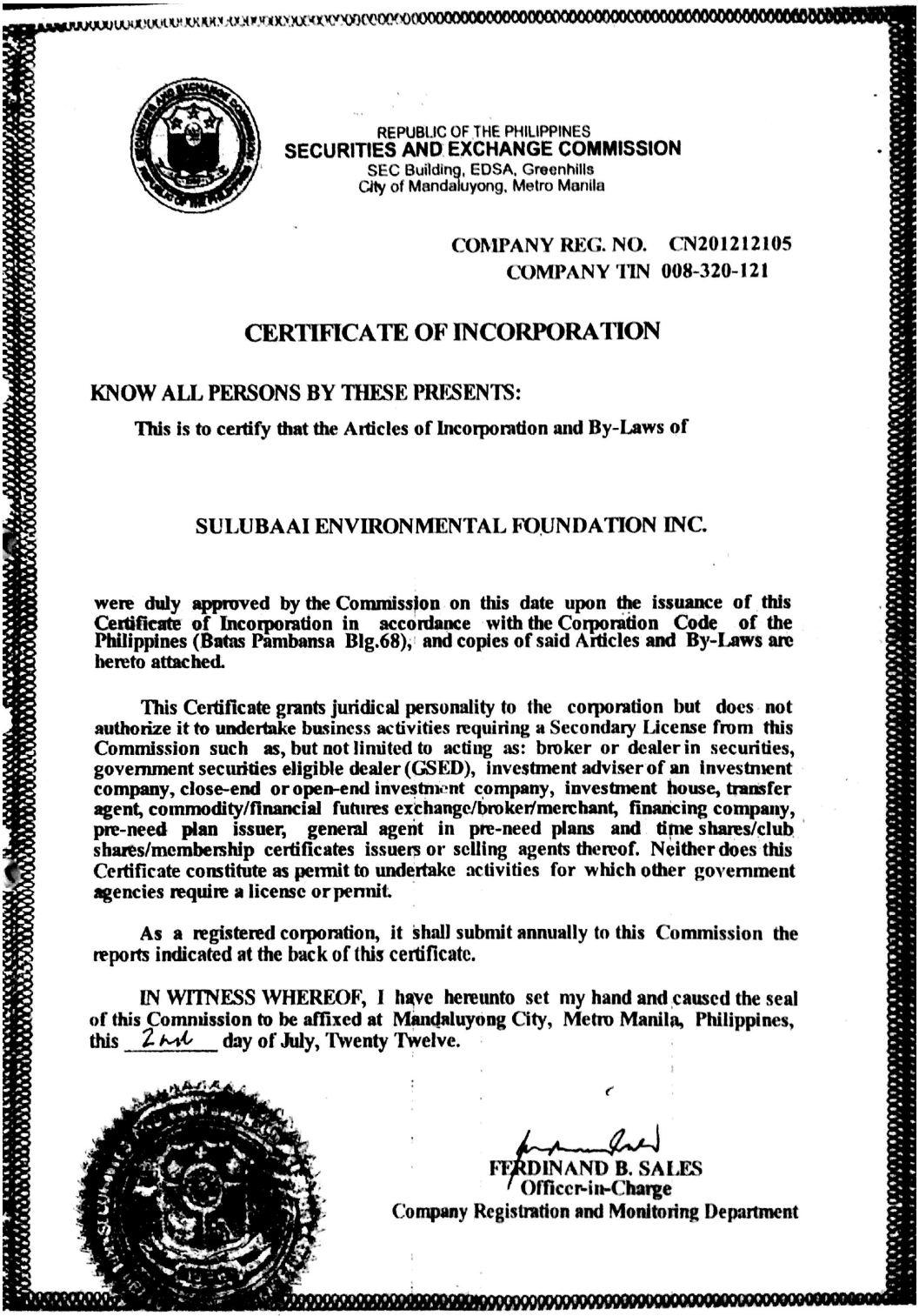
REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA)

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. 76
Book No. XXVI
Series of 2015.

ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2015, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 40766
PTR No. 0873177; 01/07/15, PPC
IBP LRN 04175, Registered: UK and US Embassy

11.11. 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.

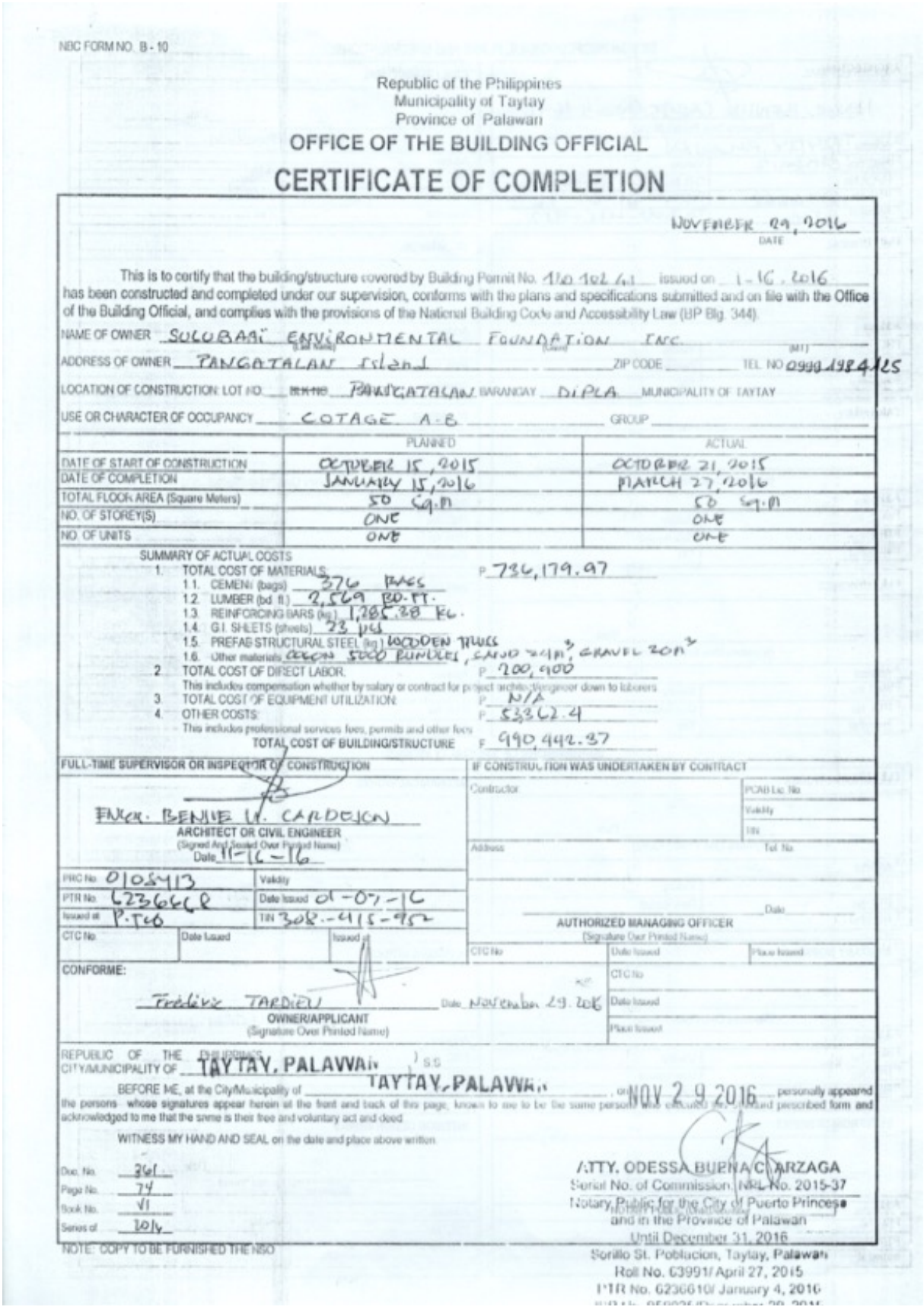
As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this certificate.

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 2nd day of July, Twenty Twelve.

FERDINAND B. SALES
Officer-in-Charge
Company Registration and Monitoring Department

Scanned by CamScanner

11.12. Building certificate of completion



NBC FORM NO. B - 10

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. 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 SULUBAAÏ ENVIRONMENTAL FOUNDATION INC.
ADDRESS OF OWNER TANGATALAN Island ZIP CODE TEL. NO 0998 198 4125
LOCATION OF CONSTRUCTION LOT NO ~~BLKNO~~ TANGATALAN BARANGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY COTAGE A-B GROUP

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

SUMMARY OF ACTUAL COSTS:
1. TOTAL COST OF MATERIALS P 736,179.97
   1.1. CEMENT (bags) 376 BAGS
   1.2. LUMBER (bd. ft.) 2,569 BD. FT.
   1.3. REINFORCING BARS (kg.) 1,285.38 KG.
   1.4. G.I. SHEETS (sheets) 23 pcs
   1.5. PREFAB STRUCTURAL STEEL (kg.) WOODEN TRUSS
   1.6. Other materials CEMENT 5000 BUNDLES, SAND 24M³, GRAVEL 20M³
2. TOTAL COST OF DIRECT LABOR P 200,900
   This includes compensation whether by salary or contract for project architect/engineer down to laborers
3. TOTAL COST OF EQUIPMENT UTILIZATION P N/A
4. 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. BENJIE M. CARDEÑO
ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

PRC No. 0105413 Validity
PTR No. 6236662 Date Issued 01-07-16
Issued at P.TGO TIN 308-415-952
CTC No. Date Issued Issued at

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:

Frédéric TARDIEU Date November 29, 2016
OWNER/APPLICANT
(Signature Over Printed Name)

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 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 foregoing 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 BURNA 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. 63991/ April 27, 2015
PTR No. 6236610/ January 4, 2016

NOTE: COPY TO BE FURNISHED THE NSO

NBC FORM NO. B-10

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 1-16-12, 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.
(Surname) (Given) (M.I.)

ADDRESS OF OWNER: PANGATALAN Island. ZIP CODE: _____ TEL. NO: 09991984125

LOCATION OF CONSTRUCTION: LOT NO. ~~BLK NO~~ PANGATALAN BARANGAY: DILA MUNICIPALITY OF TAYTAY

USE OR CHARACTER OF OCCUPANCY: POWERHOUSE. GARAGE. GROUP: _____

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	OCTOBER 15, 2015	OCTOBER 22 2015
DATE OF COMPLETION	JANUARY 15, 2016	MARCH 15, 2016
TOTAL FLOOR AREA (Square Meters)	98 Sq.M	98 Sq.M
NO. OF STOREY(S)	ONE	ONE
NO. OF UNITS	ONE	ONE

SUMMARY OF ACTUAL COSTS

1. TOTAL COST OF MATERIALS: P 595,677.38
   - 1.1. CEMENT (bags) 276 BAGS
   - 1.2. LUMBER (bd. ft.) 2491 BD. FT
   - 1.3. REINFORCING BARS (kg.) 1,829.72 KG.
   - 1.4. G.I. SHEETS (sheets) 23 PCS
   - 1.5. PREFAB STRUCTURAL STEEL (kg.) WOODEN TRUSS
   - 1.6. Other materials COCON 4500 BUNDLES, SAND 19 M³, GRAVEL 21 M³
2. TOTAL COST OF DIRECT LABOR: P 175,900
   This includes compensation whether by salary or contract for project architect/engineer down to laborers.
3. TOTAL COST OF EQUIPMENT UTILIZATION: P N/A
4. 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

ENGR. BENNIE U. CALDEJON
ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

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

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:

Frédéric 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 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. 761
Page No. 74
Book No. VI
Series of 2016

ATTY. ODESSA BUENA C. 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

IRC FORM NO. B - 10

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. 320102 43 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 SULUBAAÏ ENVIRONMENTAL FOUNDATION INC (BIN)

ADDRESS OF OWNER PANGATALAN Island ZIP CODE TEL NO 09994984125

LOCATION OF CONSTRUCTION LOT NO BLK NO PANGATALAN BARANGAY DI PLA. MUNICIPALITY OF TAYTAY

USE OR CHARACTER OF OCCUPANCY STAFF HOUSE GROUP

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	OCTOBER 17, 2015	OCTOBER 29, 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 P 2,891,875.09
   - 1.1 CEMENT (bags) 1280 BAGS
   - 1.2 LUMBER (bd ft) 16,185 BD FT
   - 1.3 REINFORCING BARS (kg) 10,227.2 KG
   - 1.4 G.I. SHEETS (sheets) 70 PCS
   - 1.5 PREFAB STRUCTURAL STEEL (kg) WOODEN TILES
   - 1.6 Other materials COCON 40,000 BUNDLES, SAND 80 M3, GRAVEL 99 M3
2. TOTAL COST OF DIRECT LABOR P 882,100
   This includes compensation whether by salary or contract for project architect/engineer shown in Item 5
3. TOTAL COST OF EQUIPMENT UTILIZATION P N/A
4. OTHER COSTS: P 196,454.25
   This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE P 3,971,929.34

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION

ENGR BENJIE G. CALIBOSO
ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

PRC No. 0106413 Validity
PTR No. 6236668 Date Issued 01-07-16
Issued at P.T.O TIN 208-411-952
CTC No. Date Issued Issued at

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT

Contractor PCAB Lic. No. Validity TIN
Address Tel No

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

CONFORME:

Freddie TARDIO Date NOVEMBER 29 2016
OWNER/APPLICANT
(Signature Over Printed Name)

CTC No. Date Issued Place Issued

REPUBLIC OF THE CITY/MUNICIPALITY OF TAYTAY, PALAWAN } SS
TAYTAY, PALAWAN

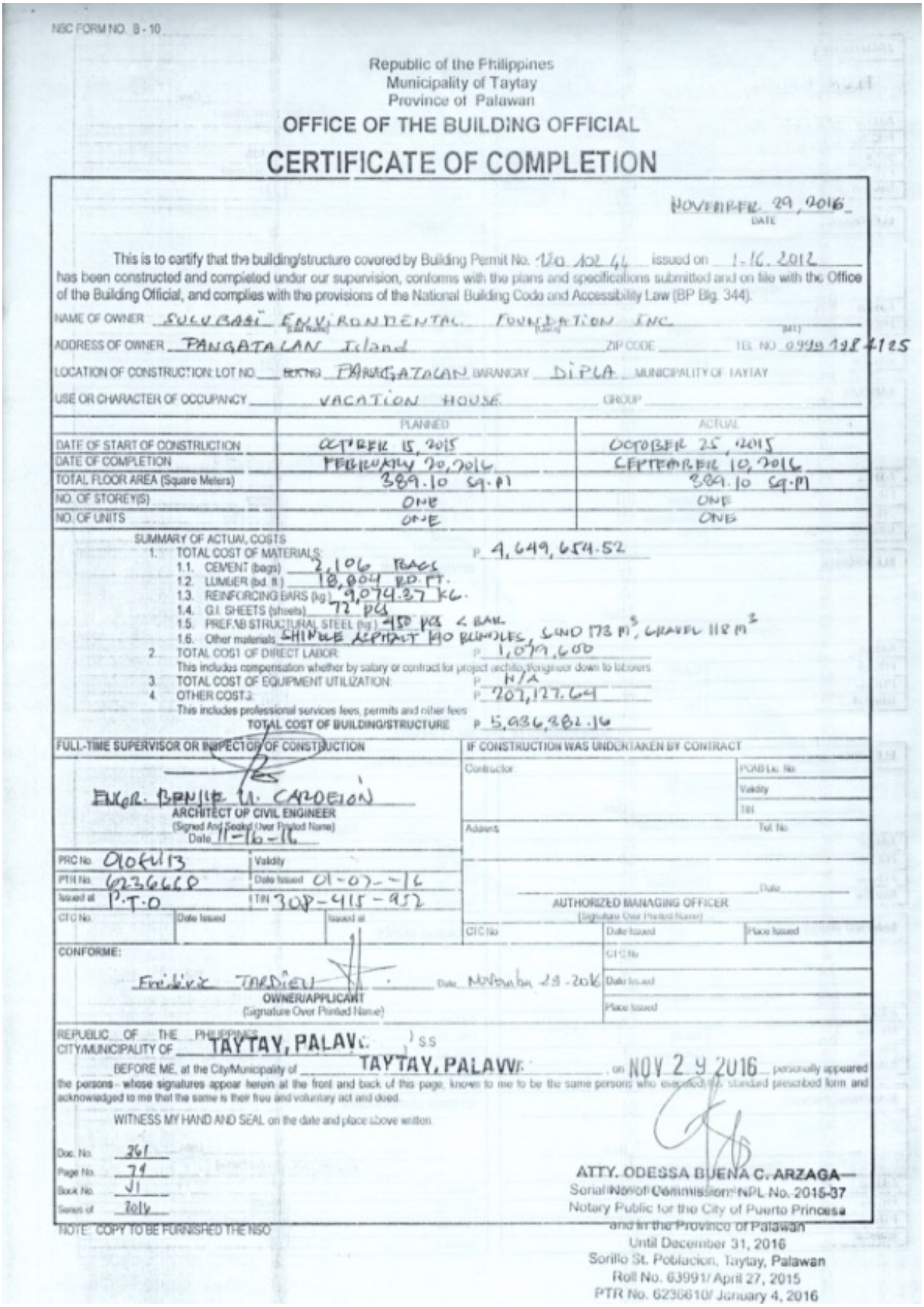
BEFORE ME, at the City/Municipality of on NOV 29 2016 personally appeared the persons whose signatures appear herein at the front and back of this page, known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed.

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

Doc. No. 341
Page No. 79
Book No. VI
Series of 2016

ATTY. ODESSA BUENA CARTAGA
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
IBP No. 958925/ December 29, 2015

NOTE: COPY TO BE FURNISHED THE BSO



NSC FORM NO. B - 10

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 A02 44 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: SULUBAAÏ ENVIRONMENTAL FOUNDATION INC.
(Last Name) (First Name) (M.I.)

ADDRESS OF OWNER: PANGATALAN Island ZIP CODE: TEL NO. 0929 198 4125

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

USE OR CHARACTER OF OCCUPANCY: VACATION HOUSE GROUP:

	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

1. TOTAL COST OF MATERIALS: P 4,649,654.52
   - 1.1. CEMENT (bags) 2,106 BAGS
   - 1.2. LUMBER (bd. ft.) 18,804 BD. FT.
   - 1.3. REINFORCING BARS (kg.) 9,074.37 KG.
   - 1.4. G.I. SHEETS (sheets) 72 PCS
   - 1.5. PREFAB STRUCTURAL STEEL (kg.) 450 PCS & BAR
   - 1.6. Other materials SHINGLE ASPHALT 140 BUNDLES, SAND 173 M³, GRAVEL 118 M³
2. TOTAL COST OF DIRECT LABOR: P 1,079,600
   This includes compensation whether by salary or contract for project architect/engineer down to laborers
3. TOTAL COST OF EQUIPMENT UTILIZATION: P N/A
4. OTHER COSTS: P 707,177.64
   This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE: P 5,936,832.16

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION

ENGR. BENJIE U. CARDEÑO
ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

PRC No. 0104113 Validity
PTR No. 6236668 Date Issued 01-07-16
Issued at P.T.O TIN 308-415-952
CTC No. Date Issued Issued at

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:

ENRIQUE TARDIEU Date NOVEMBER 29, 2016
OWNER/APPLICANT
(Signature Over Printed Name)

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 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.

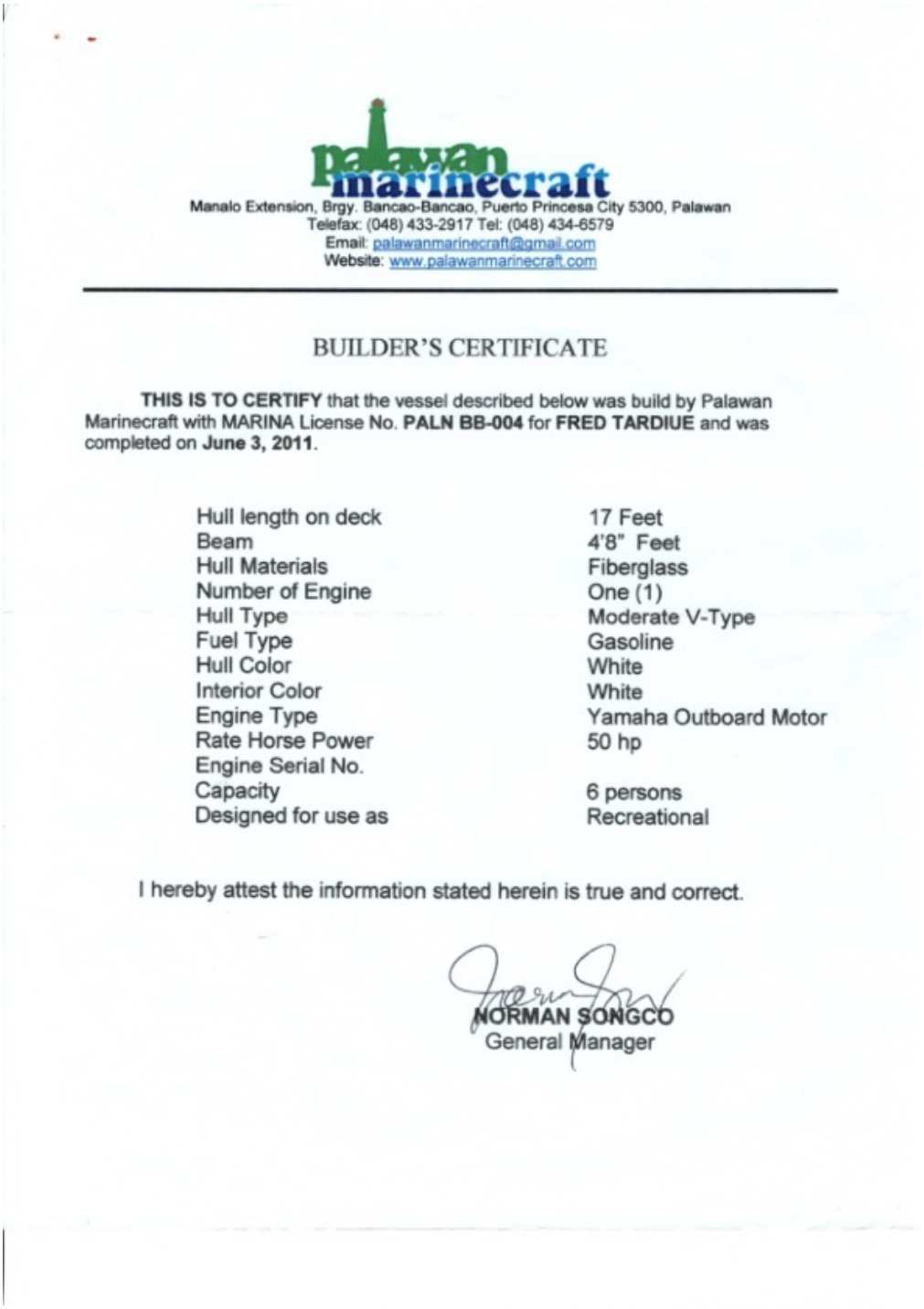
WITNESS MY HAND AND SEAL on the date and place above written.

Doc. No. 361
Page No. 74
Book No. VI
Series of 2016

ATTY. ODESSA BUENA C. 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

NOTE: COPY TO BE FURNISHED THE NSO

11.13. Boat certificates of Philippine registry



palawan marinecraft

Manalo Extension, Brgy. Bancao-Bancao, 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	Business Address
SULUBAAI ENVIRONMENTAL FOUNDATION, INC.	HIBISCUS GARDEN INN, MANALO EXTENSION, PUERTO PRINCESA CITY, PALAWAN

is the owner of the herein named and described vessel.

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

GENERAL PARTICULARS

Type of Ship	Trading Area	Homeport
MISCELLANEOUS SHIP	Bay & River	BATANGAS

Builder	Place Built	Year Built
THE BOAT SHOP CORPORATION	ROSARIO, CAVITE	2015

Former Vessel Name	Former Owner
N. A.	N. A.

Number of Mast	Number of Decks	Hull Material
-	1	FIBER GLASS (FRP)

Length (Meter)	Breadth (Meter)	Depth (Meter)	Gross Tonnage	Net Tonnage	Deadweight
9.14	2.44	1.12	3.85	1.16	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.

Documentary Stamp Paid

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

For the Administrator:

ATTY. MANUEL C. PORTUS
Regional Director