

Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica, Puerto Princesa City Tel. Fax No.: (048) 433-0660

Email Address: cenropuertoprincesa@denr.gov.ph

November 17, 2021

DENR PENRO PALAWAN RECORDS

RECEIVED

BY: 2220UCN

MEMORANDUM

FOR : The Regional Executive Director

DENR-IV, MIMAROPA Region

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU: The Provincial Environment and

Natural Resources Officer Barangay Sta. Monica, PPC

FROM: The OIC-Community Environment and

Natural Resources Officer

SUBJECT: RE-APPRAISAL REPORT OF F.L.A.-045316-129 OF CITRA

MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU COVERED BY PLAN FLI-045316-129-D LOCATED IN BARANGAY STA. LOURDES, PUERTO

PRINCESA CITY, PALAWAN

Respectfully forwarded is the Re-appraisal Report and all the attachments/pertinent documents which was listed in the Additional Requirements for Re-Appraisal pertaining to the above-cited subject which is hereto attached.

Please be informed that this office is in receipt of a letter dated December 13, 2019 from Gerald Jeremy H. Lu, representative of the Citra Mina Seafood Corp. now Citra Mina Canning Corp. requesting to waive their foreshore Lease and likewise endorsed Premium Megastructure Incorporated to continue the previously issued Lease Contract. In connection to their letter, this office requested for clarification and/or legal opinion per Memorandum dated April 7, 2020 to that Office if it is possible that the new owner (PMI) could adapt the Lease Contract and the approved plan issued to the former owner considering the aforementioned reason.

Be informed further that the company of Premium Megastructure Incorporated has already assumed the responsibility of paying the yearly rental/lease since year 2019 up to present however, they cannot make any improvement in the area considering that up to this day the office has not receive any clear answer or instruction coming from the higher office whether they can adapt or not the Lease Contract.

That the lessee has already remitted yearly lease/rental amounting to ₱46,891.80 from CY 2005 to 2021 however, no copy of Official Receipt for the year 2009 and 2010 could be found in file folder/carpeta of the Citra Mina Seafood Corp. in which this office verbally informed the personnel of the company if they can provide us a photocopy if they kept the original copy or even a photocopy of said O.R..

Moreover, the computation in the aforementioned report is pursuant to the provision of Commonwealth Act 141 under Title VI: General Provisions, Chapter XIII: Applications: Procedure, Concession of Lands and Legal Restrictions and Encumbrances specifically Section 116 which states that in sentence three (3) that "In no case shall the appraisal or re-appraisal be less than the expense incurred or which may be incurred by the Government in connection with the application or concession, nor shall any re-appraisal be made with an increase of more than one hundred per centum upon the appraisal or re-appraisal next preceding".

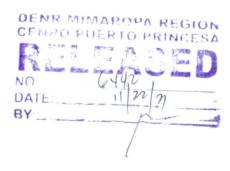
Finally, this office is recommending the approval of the Re-appraisal Report and in case that the adaption of Lease Contract is approved in favor of Premium Megastructure Incorporated represented by Francis Loyd T. Chua, the re-appraisal report be incorporated with and made an integral part of the new Miscellaneous Lease Application to be filed by the said company/applicant and further continuously collect the Annual rental/lease which is very beneficial to the Government in generating revenues.

For information, evaluation and consideration.

FELIZARDO B. CAYATOC OIC-CENRO

cc: Francis Loyd T. Chua President, Premium Megastructure Incorporated Bgy.Bacungan, Puerto Princesa City

> CENRO PPC RPS-vgajii F11.18.21





Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MIMAROPA Region

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November 17, 2021

DENR PENRO PALAWAN RECOSOS

MEMORANDUM

FOR : The Regional Executive Director

DENR-IV, MIMAROPA Region

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU: The Provincial Environment and

Natural Resources Officer Barangay Sta. Monica, PPC

FROM: The OIC-Community Environment and

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MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU COVERED BY PLAN FLI-045316-129-D LOCATED IN BARANGAY STA. LOURDES, PUERTO

PRINCESA CITY, PALAWAN

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Be informed further that the company of Premium Megastructure Incorporated has already assumed the responsibility of paying the yearly rental/lease since year 2019 up to present however, they cannot make any improvement in the area considering that up to this day the office has not receive any clear answer or instruction coming from the higher office whether they can adapt or not the Lease Contract.

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Finally, this office is recommending the approval of the Re-appraisal Report and in case that the adaption of Lease Contract is approved in favor of Premium Megastructure Incorporated represented by Francis Loyd T. Chua, the re-appraisal report be incorporated with and made an integral part of the new Miscellaneous Lease Application to be filed by the said company/ applicant and further continuously collect the Annual rental/lease which is very beneficial to the Government in generating revenues.

For information, evaluation and consideration.

RELIZARDO B. CAYATOC OIC-CENRO

cc: Francis Loyd T. Chua President, Premium Megastructure Incorporated Bgy.Bacungan, Puerto Princesa City

> CENRO PPC RPS-vgajii F11.18.21

> > DENR MIMAROPA REGION
> > CENRO PUERTO PRINCESA
> >
> > DO TOTAL
> >
> > NO 1/2/2
> >
> > DATE: 1/2/2
> >
> > BY



Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica, Puerto Princesa City Tel. Fax No.: (048) 433-0660

Email Address: cenropuertoprincesa@denr.gov.ph

November 9, 2021

MEMORANDUM

:

FOR

The Regional Executive Director

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The Appraisal Committee Constituted per Regional

Special Order No. 455 dated August 29, 2019

SUBJECT

RE-APPRAISAL REPORT COVERING THE F.L.A.-045316-129 WITH APPROVED PLAN FLI-045316-129-D AND LEASE CONTRACT OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU LOCATED IN BGY. STA. LOURDES, PUERTO PRINCESA CITY, PALAWAN

I. SCOPE AND PURPOSE OF THE APPRAISAL

This Appraisal Committee constituted pursuant to Regional Special Order No. 455 dated August 29, 2019 and/or Section 4.5 of DENR Administrative Order No. 98-20 dated May 20, 1998 is charged with the duty of determining the appraisal price preparatory to its **Lease/Permit** to qualified applicant therein.

II. PROPERTY IDENTIFICATION LOCATION AND OWNERSHIP

The land is identified as foreshore land covered by FLA-045316-129 with approved plan FLI-045316-129-D and Lease Contract covering an area of 5,446 square meters immediately adjoining Lot No. 2, Psd-04-153880 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu situated in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan.

The area applied for is bounded as follows: North: Foreshore lease Area

South: Foreshore Area East: Offshore (Sulu Sea) West: Lot no. 2, Psd-04-153880

III. LAND CLASSIFICATION, IMPROVEMENTS AND GENERAL CONDITION

It has been observed during the ocular inspection the foregoing is within/classified Commercial /Industrial Zone which is suitable for the actual use and purpose. The foreshore area applied for is devoid of mangroves and adjoining the titled property which is verified within Alienable and Disposable Land per LC Map No. 1246 Project No. 1-E, Blk. V certified on January 15, 1936. The land is located in an area where the trend of land development is generally for Commercial//Industrial purposes. It is navigable/accessible to all types of land and water transportation via Pier Zone and the major thoroughfare is from the Poblacion road/City proper to North National Highway going to the titled properties adjacent to the foreshore area of the applicant.

IV. HIGHEST AND BEST USE

Taking into consideration the location, size, actual use and the prevailing land use in the neighborhood, the highest and best use of the subject Land is for Commercial/Industrial/Foreshore lease purposes.

V. LAND APPRAISAL

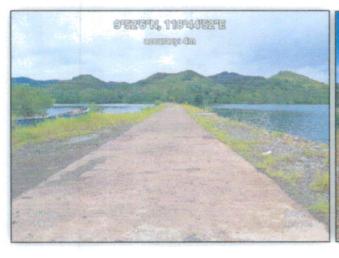
In the light of the criteria laid down by the DENR Administrative Order No. 98-20, dated May 20, 1998 specifically section 3 thereof the Committee in the appraisal of the Land applied for has taken foremost consideration of its Location and Proximity to the PPC Pier and from Sta. Lourdes Pier (HONDA Bay).

Hence, after careful analysis, thorough deliberation and taking into consideration all the positive and negative factors which affect the valuation of the land, the committee adopted and set the value of the foreshore land pursuant to the provision of Commonwealth Act 141 under Title VI: General Provisions, Chapter XIII: Applications: Procedure, Concession of Lands and Legal Restrictions and Encumbrances specifically Section 116 which states that in sentence three (3) that "In no case shall the appraisal or re-appraisal be less than the expense incurred or which may be incurred by the Government in connection with the application or concession, nor shall any re-appraisal be made with an increase of more than one hundred per centum upon the appraisal or re-appraisal next preceding". That the applicant has yearly remitted an amount of \$\frac{1}{2}46,891.80\$ for the Lease/Rental of the subject foreshore area and the same amount will be doubled which shall result to a 100% increase amounting to \$\frac{1}{2}93,783.60\$ for the whole tract of land.

Total Land Area = 5,446 square meters per approved FLI-045316-129-D Annual Rental/Lease = ₱46,891.80 (per Lease Contract dated January 5, 2006)

VI. IMPROVEMENTS/BUILDING APPRAISAL

Ground validation disclosed that an existing concrete causeway and docking area are the development/improvements introduced on the subject foreshore area. (See also attached Geotagged photos, Drone and Satellite image)





VII. APPRAISED VALUE OF PROPERTY

LAND = ₱599,060.00 IMPROVEMENTS = ₱2,892,000.00 TOTAL = ₱3,491,060.80

VIII. RECOMMENDED RENTAL RATE PER ANNUM

LAND = $AV LAND \times 3\%$

= ₱599,060.00 (.03) = ₱17,971.80

IMPROVEMENTS = AV OF IMPROVEMENTS x 1%

= ₱2,892,000.00 (.01) = ₱28,920.00

LAND & IMPROVEMENT = AV LAND + AV OF IMPROVEMENTS x 2

= ₱17,971.80 + ₱28,920.00 x 2 =

= ₱46,891.80 (previously approved lease rental/annum) x 2

= ₱93,783.60

RECOMMENDED RENTAL/ANNUM: P93,783.60
RECOMMENDED RENTAL/MONTH: P7,815.30

SIGNATORIES:

VALENTIN GERALD J. ALORIA II

Land Management Officer I
(Member)

MILDRED A. PASCUAL
Land Management Officer II
(Member)

FELIZARDO B. CAYATOC

OIC-Community Environment and Natural Resources Officer (Chairman)

Recommending Approval:

ERIBERTO B. SANOS, CESE

PENRO, Palawan

Approved: MA. LOURDES G. FERRER, CESO IV

Regional Executive Director

IX. ENCLOSURES:

- 1. Summary of payments made with Official Receipt
- 2. Copy of Approved Lease Contract
- 3. Re-investigation Report
- Additional Geotagged Photos
- 5. Report in CSW format

SUMMARY OF PAYMENTS MADE BY CITRA MINA SEAFOOD CORPORATION (PAID FOR CY 2005-2018) NOW OWNED AND MANAGED BY PREMIUM MEGASTRUCTURE INC. (PAID FOR CY 2019-2021)

(Please see attached copies of Official Receipt)

| DATE OF PAYMENT | | OFFICIAL RECEIPT NO. AND YEAR/S PAID IN THE AMOUNT OF ₱46,891.80 |
|--------------------|---|---|
| July 12, 2005 | - | Official Receipt No. 1898828 D representing payment of FLA Annual Lease Rental for CY 2005. |
| December 28, 2006 | - | Official Receipt No. 5648092 G representing payment of FLA Annual Lease Rental for CY 2006. |
| December 12, 2007 | - | Official Receipt No. 5504096 I representing payment of FLA Annual Lease Rental CY 2007 |
| December 24, 2008 | - | Official Receipt No. 1436956 M representing payment of FLA Annual Lease Rental for CY 2008. |
| 2009 & 2010 | - | No Copy of O.R. in file folder/carpeta (already informed the personnel of the company and insist that they already paid and will try to find the Official Receipt issued to them. |
| January 5, 2011 | - | Official Receipt No. 3785599 Q representing payment of FLA Annual Lease Rental for CY 2011 |
| January 5, 2012 | - | Official Receipt No. 4997758 U representing payment of FLA Annual Lease Rental for CY 2012 |
| January 2, 2013 | - | Official Receipt No. 1003328 B representing payment of FLA Annual Lease Rental for CY 2013 |
| January 2, 2014 | - | Official Receipt No. 1004162 B representing payment of FLA Annual Lease Rental for CY 2014 |
| January 5, 2015 | - | Official Receipt No. 3483326 H representing payment of FLA Annual Lease Rental for CY 2015 |
| January 6, 2016 | - | Official Receipt No. 3844369 H representing payment of FLA Annual Lease Rental for CY 2016 |
| January 18, 2017 | - | Official Receipt No. 4898140 Q representing payment of FLA Annual Lease Rental for CY 2017 |
| January 8, 2018 | - | Official Receipt No. 5280728 S representing payment of FLA Annual Lease Rental for CY 2018 |
| February 1, 2019 | - | Official Receipt No. 6881942 Y representing payment of FLA Annual Lease Rental for CY 2019 |
| January 23, 2020 | - | Official Receipt No. 6883492 Y representing payment of FLA Annual Lease Rental for CY 2020 |
| March 10, 2021 | - | Official Receipt No. 1410061 E representing payment of FLA Annual Lease Rental for CY 2021 |

CHECKLIST OF REQUIREMENTS FOR APPROVAL OF RE-APPRAISAL As per DAO 2004-24

| Name of Applicant: | Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu |
|--------------------|---|
| Application No.: | FLA-045316-129 |
| Location: | Bgy. Sta. Lourdes, Puerto Princesa City, Palawan |
| Area: | 5,446 square meters |

| ADDITIONAL REQUIREMENTS FOR RE-APPRAISAL | | | | | | |
|--|-------------------------------------|--|--------------|---|--|--|
| Check | Documentary Requirements | cumentary Requirements Page Kind of D (O, X, A | | | | |
| ~ | 32. Summary of Payments made | 1 | 0 | With attached O.RA (3 copies) | | |
| 1 | 33. Copy of Lease Agreement | 6 | A | 3 copies | | |
| N/A | 34. ECC if there is new improvement | N/A | N/A | N/A | | |
| √ | 35. Re-investigation Report | 2 | 1-O 2-A | 3 copies | | |
| ✓ | 36. Geo-tagged Photograph | 1 | 0 | 3 copies | | |
| ✓ | 37. Complete Staff Work | 13 | O (3 copies) | 1 copy of 138 Attachments (A and O) | | |

Legend:

 $O-Original\ Copy \qquad \qquad X-Photocopy \qquad \qquad A-Authenticated\ Copy$

Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES MIMAROPA Region



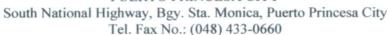
DENR-CENRO

PUERTO PRINCESA

no

IME:___

CALATIBE



Email Address: cenropuertoprincesa@denr.gov.ph

November 9, 2021

SUBJECT: RE-INVESTIGATION REPORT REGARDING THE FORESHORE LEASE

APPLICATION NO. -045316-129 OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU

COVERED WITH APPROVED LEASE CONTRACT AND APPROVED PLAN FLI-045316-129-D LOCATED IN BARANGAY STA. LOURDES,

PUERTO PRINCESA CITY, PALAWAN

The Community Environment and Natural Resources Officer DENR-CENRO, Bgy. Sta. Monica, Puerto Princesa City, Palawan

Sir:

This pertains to the above cited subject and the following were ascertained:

- 1. That the subject foreshore area is covered by Foreshore Lease Application No.-045316-129 with approved plan FLI -045316-129-D of Citra Mina Seafood Corp. rep. by Gerald Jeremy H. Lu with an area of 5,446 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan;
- 2. That the said foreshore area is immediately adjacent to Lot Nos. 5179-A and 5179-C, both Csd-04-021428-D per approved application dated August 3, 2003. However, it appears that it is immediately adjacent to Lot No. 5179-A, Csd-04-021428-D only per shape file of Tax Map from the City Assessors office as reference. In addition, per approved plan FLI -045316-129-D the adjacent titled property appears to be Lot No. 2, Psd-04-153860. Copy of the approved FLA form and approved plan FLI are hereto attached;
- 3. That the foreshore area is also covered by a Lease Contract/Agreement for 25 years which was issued on January 5, 2006 in favor of the applicant/company which will be expiring on January 5, 2031 in which Lease Contract/Agreement is hereto attached.
- 4. That the Citra Mina Seafood Corp. is no longer continuing their company business particularly in fishing and Tuna meat processing which resulted to the effective closure on November 30, 2019;
- 5. That said company has already sold their titled properties to the Premiumlands Corporation wherein one of these is immediately adjacent to approved plan FLI -045316-129-D which is identified as Lot No. 2, Psd-04-153860 located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan per Absolute Deed of Sale dated December 9, 2019 which is hereto attached;
- 6. That on January 24, 2020 this office is in receipt of a letter dated December 13, 2019 from Gerald Jeremy H. Lu, representative of the Citra Mina Seafood Corp. now Citra Mina Canning Corp. requesting to waive their foreshore Lease and likewise endorsed Premium Megastructure Incorporated to continue the previously issued Lease Contract. In connection to their letter, this office requested for clarification and/or legal opinion per Memorandum dated April 7, 2020 to the Regional Executive Director of MIMAROPA Regional Office if it is possible that the new owner (PMI) could adapt the Lease Contract and the approved plan issued to the former owner considering the aforementioned reason; Copy of letter dated December 13, 2019 and Memorandum dated April 7, 2020 are hereto attached
- 7. That the company of Premium Megastructure Incorporated has already assumed the responsibility of paying the yearly rental/lease since year 2019 up to present however, they cannot make any improvement in the area considering that up to this day, there has no clear answer or instruction coming from the higher office whether they can adapt or not the Lease Contract;

- 8. That the existing improvements in the foreshore area applied is basically used for causeway and docking area and particularly for industrial purposes; Please see attached Geotagged photos and approved plan.
- 9. That the strip of 20.00 meters wide salvage zone/easement is not covered by the said application and likewise delineated/segregated per approved plan FLI -045316-129-D however, per ground validation and considering the actual use, the private road within the titled property is connected to the applied foreshore area which serves as a road/causeway going to the end portion which serve as a docking area. Please see attached Drone and Satellite image.
- 10. That the existing improvements within the applied foreshore area is appearing not the same to the issued approved plan FLI -045316-129-D and likewise a wider area has been developed in the end portion which is used as docking area; Please see also Drone and Satellite image.
- 11. That the foreshore area applied for is absolutely free from claims and conflicts and the mangroves adjoining the titled property is not covered by the application nor affected of the activities on the foreshore area:

IN VIEW OF THE FOREGOING, considering that the Premium Megastructure Incorporated has been verbally advised to file for a Miscellaneous Lease Application, it is respectfully recommended that a resurvey be made in order to identify/ascertain the total area of the existing improvements and the proposed additional improvements, if any, to be forwarded to the Regional office for approval. It is also recommended that the intent of the company of Premium Megastructure Incorporated be given due course particularly in filing for a Miscellaneous Lease Application which is more appropriate to the actual use and existing improvements thereon. Moreover, that the Lease Contract issued to Citra Mina Seafood Corp. be transferred and formally adapted by the Premium Megastructure Incorporated considering that the processing of the said application takes a long time before a Lease Contract could be issued and further that the Annual rental/lease be collected continuously. Finally, that the re-appraisal report for this year be approved and in case that the adaption of Lease Contract is approved in favor of Premium Megastructure Incorporated, the re-appraisal report be incorporated with and made an integral part of the new Miscellaneous Lease Application to be filed by the said company/applicant.

I solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of my knowledge and information.

Very truly yours,

VALENTIN GERALD J. ALORIA II

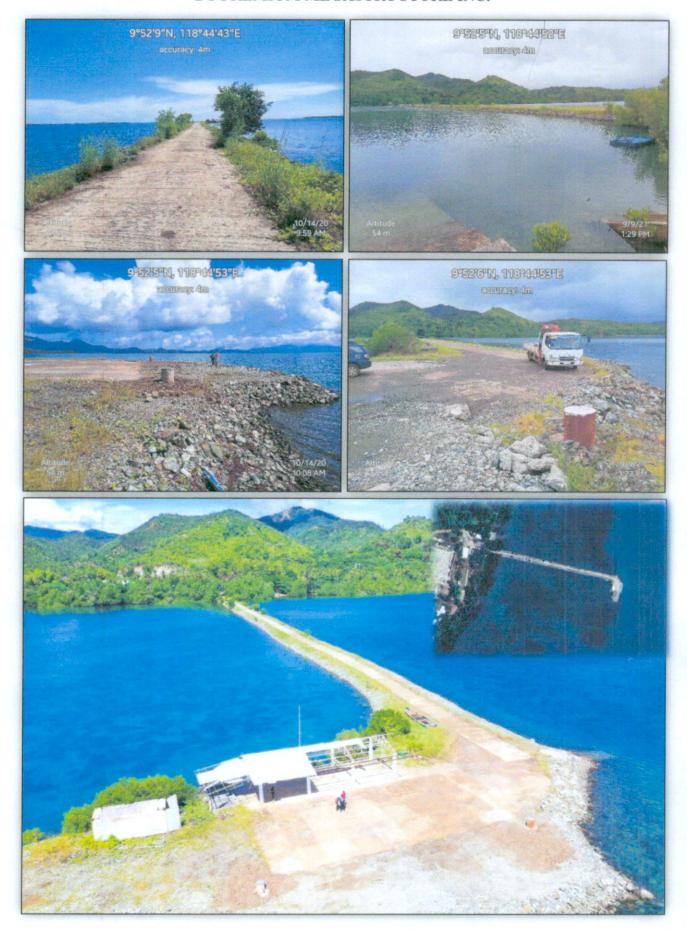
Land Management Officer I/LIO

SUBSCRIBED AND SWORN to before me on this NOV 1 5 2021 at Puerto Princesa City, Palawan.

HELIZARDO B. CAYATOC

OIC-CENRO

DEVELOPMENTS/IMPROVEMENTS WITHIN THE FLI-045316-129-D OF CITRA MINA SEAFOOD CORPORATION NOW OWNED AND MANAGED BY PREMIUM MEGASTRUCTURE INC.





Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

MIMAROPA Region

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica, Puerto Princesa City Tel. Fax No.: (048) 433-0660

Email Address: cenropuertoprincesa@denr.gov.ph

COMPLETED STAFF WORK

I. FACTS/BACKGROUND

This pertains to the foreshore area covered by Foreshore Lease Application No.-045316-129, which is to be subjected for re-appraisal and further evaluation and approval of the MIMAROPA Regional Office and Land Management Bureau.

That the foreshore area covered by Foreshore Lease Application No.-045316-129 was filed on August 3, 2003 with approved plan FLI-045316-129-D in the name of Citra Mina Seafood Corp. rep. by Gerald Jeremy H. Lu with an area of 5,446 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan.

That the said foreshore area is immediately adjacent to Lot Nos. 5179-A and 5179-C, both Csd-04-021428-D per approved application dated August 3, 2003. However, it appears that it is immediately adjacent to portion of Lot No. 5179-A, Csd-04-021428-D per shape file of Tax Map from the City Assessors office as reference. In addition, per approved plan FLI -045316-129-D the adjacent titled property appears to be Lot No. 2, Psd-04-153860.

That an Order of Award was issued on December 27, 2005 in line with the applied Foreshore Lease Application No.-045316-129 of the aforementioned company.

That on January 5, 2006, a Lease Contract/Agreement for 25 years was issued in favor of the applicant/company which will be expiring on January 5, 2031.

That the Citra Mina Seafood Corp. is no longer continuing their company business particularly in fishing and Tuna meat processing which resulted to the effective closure on November 30, 2019;

That said company has already sold their titled properties to the Premiumlands Corporation wherein one of these is immediately adjacent to approved plan FLI -045316-129-D which is identified as Lot No. 5179-A, Csd-04-021428-D located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan.

That on January 24, 2020, this office is in receipt of a letter dated December 13, 2019 from Gerald Jeremy H. Lu, representative of the Citra Mina Seafood Corp. now Citra Mina Canning Corp. requesting to waive their foreshore Lease and likewise endorsed Premium Megastructure Incorporated to continue the previously issued Lease Contract. In connection to their letter, this office requested for clarification and/or legal opinion per Memorandum dated April 7, 2020 to the Regional Executive Director of MIMAROPA Regional Office if it is possible that the new owner (PMI) could adapt the Lease Contract and the approved plan issued to the former owner considering the aforementioned reason.

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That the existing improvements in the foreshore area applied is basically used for causeway and docking area and particularly for industrial purposes.

That the foreshore area applied for is absolutely free from claims and conflicts and the titled property which is verified within Alienable and Disposable Land per LC Map No. 1246 Project No. 1-E, Blk. V certified on January 15, 1936 is also adjoining the mangroves area which is not covered by the aforementioned application nor affected of the activities on the foreshore area;

II. LEGAL BASIS/APPLICABLE ISSUANCES

- 1. Public Land Act CA 141 as amended
- 2. DANR-LAO-8-3-36
- 3. DAO-2004-24

III. REFERENCE MAP

- 1. LC Map No. 1246 Project No. 1-E, Blk. V certified on January 15, 1936
- 2. Approved Plan FLI -045316-129-D
- 3. Tax Map (Shape file)

IV. ATTACHED DOCUMENTS

| Date | | Particulars |
|----------------------|---|---|
| May 13, 2002 | - | Waiver of Rights executed between Reynoso C. Jovero, Sr. and Reynoso C. Jovero, Jr. regarding the parcel of land identified as portion of Lot 5179, Cad.800-D with an area of 19,734 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan. |
| July 11, 2002 | - | Reynoso C. Jovero, Jr. filed for a Homestead Application-045316-455 covering Lot No. 5179-A, Csd-04-021428-D portion of Lot No. 5179, Cad.800-D, identical to Lot No. 30521, Cad.800-D with an area of 16,623 square meters located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| November 13, 2002 | - | Issued Certification from the Office of the Clerk of Court certifying that Lot No. 5179-C, Csd-04-021428-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan has no pending case filed in the court. |
| November 21, 2002 | - | Issued Certification from the Land Registration Authority certifying that Lot No. 5179-C, Csd-04-021428-D does not appear in their Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529. |
| July 16, 2003 | - | Waiver of Rights executed between Reynoso C. Jovero, Jr. and Gerald Jeremy H. Lu regarding the parcel of land identified as Lot No. 5179-C, Csd-04-021428-D with an area of 748 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan. |
| July 16, 2003 | - | Duly notarized Transfer of Homestead Rights wherein Reynoso C. Jovero, Jr. agreed to assign, transfer and convey to Gerald Jeremy H. Lu all his exclusive paraphernal rights acquired by him by virtue of said Homestead Application No045316-455 (Entry No045316-309) over Lot No. 5179-A, Csd-04-021428-D with an area of 16,623 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan. |

| July 18, 2003 | - | Gerald Jeremy H. Lu filed for a Free Patent Application-045316-1965 covering Lot No. 5179-C, Csd-04-021428-D equivalent to Lot No. 30523, Cad.800-D portion of Lot No. 5179, Cad.800-D with an area of 748 square meters located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
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| July 23, 2003 | - | Letter from Reynoso C. Jovero, Jr. requesting for the transfer of a portion of his Homestead Rights over Lot No. 5179-A, Csd-04-021428-D with an area of 16,623 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan which covered by HA-045316-455. |
| August 3, 2003 | - | Gerald Jeremy H. Lu filed for a Foreshore Lease Application No045316-129 immediately adjacent to Lot Nos. 5179-A and 5179-C, both Csd-04-021428-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| August 25, 2003 | - | Issued Order dropping the unnumbered Free Patent Application of Reynoso C. Jovero, Jr. covering Lot No. 5179-C, Csd-04-021428-D identical to Lot No. 30523, Cad.800-D with an area of 748 square meters located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan and further accepting and giving due course on the Free Patent Application-045316-1965 of Gerald Jeremy H. Lu. |
| August 25, 2003 | - | Filed unnumbered Homestead Application of Gerald Jeremy H. Lu covering Lot No. 5179-A-1, Csd-04 portion of HA-045316-455 with an area of 2,808 square meters located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| August 25, 2003 | - | Issued Certification as to the Land Classification status of Lot No. 5179-C, Csd-04-021428-D with an area of 748 square meters located in Bgy. Barangay Sta. Lourdes, Puerto Princesa City, Palawan which is <i>verified to be within Alienable and Disposable (A & D)</i> per LC Map No. 1246 Project No. 1-E, Blk. V certified on January 15, 1936. |
| August 26, 2003 | - | Issued Certification as to the Land Classification status of Lot No. 5179-A-1, Csd-04 with an area of 2,808 square meters located in Bgy. Barangay Sta. Lourdes, Puerto Princesa City, Palawan which is <i>verified to be within Alienable and Disposable (A & D)</i> per LC Map No. 1246 Project No. 1-E, Blk. V certified on January 15, 1936 |
| August 27, 2003 | - | Photocopy of Official Receipt No. 6992389 D representing payment of Foreshore Lease Application, A & D Certification and Oath Fee with a total of ₱110.00. |
| September 1, 2003 | - | Photocopy of Declaration of Real Property of MGTR Development Corporation over Lot No. 1, Psd-04-153860 with an area of 41,360 square meters located in Bgy. Barangay Sta. Lourdes, Puerto Princesa City, Palawan which is covered by TCT-171070. |
| September 1, 2003 | - | Photocopy of Declaration of Real Property of Citra Mina Seafood Corporation over Lot No. 2, Psd-04-153860 with an area of 40,000 square meters located in Bgy. Barangay Sta. Lourdes, Puerto Princesa City, Palawan which is covered by TCT-171075. |
| September 2, 2003 | - | Engr. Rex S. Velasco rendered a Preliminary Investigation Report which he certified that he visited and examined the land covered by Foreshore Lease Application of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan and further recommended the acceptance of application and given due course. |
| September 2, 2003 | - | Photocopy of Official Receipt No. 6992414 D representing payment of Foreshore Lease Survey Authority fee of involving Lot No. 5179-C, Csd-04-021428-D identical to Lot No. 30523, Cad.800-D and FLA fee with a total amount of ₱250.00. |

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| 0 1 0 | | Letter from Gerald Jeremy H. Lu requesting for a Survey Authority to |
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| September 3, 2003 | - | survey/segregate a parcel/s of land identified as Lot No. 5179-C, Csd-04-021428-D and portion of Lot No. 5179-A, Csd-04-021428-D located in Barangay Sta. Lourdes, Puerto Princesa City. |
| September 3, 2003 | - | Issued Certification from the Office of the Punong Barangay Sta. Lourdes certifying that portion of Lot No. 5179-A, Csd-04-021428-D and portion of Lot No. 5179-C, Csd-04-021428-D located at Sitio Tagbariri, Barangay Sta. Lourdes, Puerto Princesa City, Palawan and further certified that the foreshore land applied for has no adverse claimant and it is free from claims and conflicts. |
| October 8, 2003 | - | Issued PCSD/SEP Clearance with Terms and Conditions regarding the proposed project of Citra Mina Seafood Corp. within the foreshore area covered by their Foreshore Lease Application No045316-129 |
| March 31, 2004 | - | Letter to the Philippine Ports Authority, Puerto Princesa City regarding the applied Foreshore Lease Application No045316-129 of Citra Mina Seafood Corp. for issuance of clearance or whether the said office has an objection to the proposed development. |
| Undated | - | Vicinity map of Puerto Princesa City showing the distance of the foreshore area adjacent to the titled properties of Citra Mina Seafood Corp. located in Barangay Sta. Lourdes, Puerto Princesa City to the Puerto Princesa City port/pier. |
| April 19, 2004 | - | Issued Certification from the Office of the Clerk of Court certifying that Plan FLI-045316-129 located in Barangay Sta. Lourdes, Puerto Princesa City has no pending case filed in the court. |
| April 20, 2004 | - | First endorsement letter from the Port Manager of Philippine Ports Authority, Puerto Princesa City for the District Manager, Philippine Ports Authority, Port District Office of Luzon, Manila regarding the letter from Mr. Rogelio Paglinawan, DENR-CENRO Puerto Princesa City relative to the Foreshore Lease Application of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| April 23, 2004 | - | Letter from the City Tourism Operations Officer II for Mr. Rogelio Paglinawan, DENR-CENRO Puerto Princesa City regarding the Foreshore Lease Application No045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan wherein the said office interposes no objection on the purpose of the aforementioned application. |
| April 26, 2004 | _ | First endorsement letter from the District Engineer, DPWH, Office of the District Engineer, Palawan 3 rd Engineering District Puerto Princesa City for the Regional Director, DPWH-Region IV-B, EDSA, Quezon City regarding the Foreshore Lease Application No045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan wherein the said office interposes no objection on the purpose of the aforementioned application. |
| April 30, 2004 | - | Second endorsement letter from the Port District Manager of Philippine Ports Authority, Port District of Southern Luzon, Manila for the CENR Officer, DENR-CENRO Puerto Princesa City, regarding the Foreshore Lease Application of Gerald Jeremy H. Lu with an area of 5,446 square meters located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan wherein the said office interposes no objection on the purpose of the aforementioned application. |
| May 17, 2004 | - | Approval of Plan Fli-045316-129-D covering an area of 5,446 square meters immediately adjoining Lot No. 2, Psd-04-153860 located in Bgy. Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |

| May 19, 2004 | _ | Second endorsement letter from the Regional Director, DPWH-Region IV-B, EDSA, Quezon City District Engineer for the DPWH Secretary, Port Area, Manila regarding the Foreshore Lease Application No045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City wherein the said office concurs with the recommendation of the District Engineer that the land being applied for is not within the required national road right-of-way and shall not be affected by future construction/improvements programs of the District Office. |
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| May 24, 2004 | - | Issued Certification from the Land Registration Authority certifying that the status of Plan Fli-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan is cannot be ascertained due to lack of pertinent records on file of that office. |
| May 28, 2004 | _ | Third endorsement letter from the DPWH Undersecretary, Office of the Secretary, Manila returning to the CENR Officer, DENR-CENRO Puerto Princesa City the set of papers regarding the Foreshore Lease Application-045316-129 of Gerald Jeremy H. Lu situated in Barangay Sta. Lourdes, Puerto Princesa City wherein the said office interposes no objection on the purpose of the aforementioned application as long as the land being applied for is not within the required national road right-of-way and shall not be affected by future construction/improvements programs of that Office. |
| June 3, 2004 | - | Issued Development Control Committee (DCC) Resolution No. 88-2004 which granted Locational Clearance to the application of Citra Mina Seafood Corp. to construct a concrete causeway on the foreshore area identified as Plan Fli-045316-129-D covering an area of 5,446 square meters situated at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City. |
| August 7, 2004 | - | Issued Barangay Sta. Lourdes Resolution No. 25, Series of 2004 which supported the request of the proposed construction of a causeway as a part of the support Facility of Citra Mina Seafood Corp. Integrated Fishery Complex Building situated at Sitio Tagbariri, Barangay Sta. Lourdes, Puerto Princesa City. |
| August 23, 2004 | - | Inspection Report rendered by the personnel of City Environment and Natural Resources regarding the request for Certification of the IEE Report of Causeway Project of Citra Mina Seafood Corp. located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City. |
| August 25, 2004 | - | Issued Certification from the office of the City Environment and Natural Resources certifying that their personnel has conducted site inspection on the Causeway Project of Citra Mina Seafood Corp. located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City and likewise favourably endorsing the project for issuance of Environmental Compliance Certificate (ECC). |
| September 21, 2004 | - | Issued Environmental Compliance Certificate (ECC) No. 4B-193-PA-5020-2004 regarding the Causeway Project of Citra Mina Seafood Corp. located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| October 19, 2004 | - | Approved Appraisal Report rendered by the Appraisal Committee constituted per Special Order No. 39 dated November 4, 1999 regarding the Foreshore Lease Application-045316-129 with approved Plan Fli-045316-129-D covering an area of 5,446 square meters situated in Barangay Sta. Lourdes, Puerto Princesa City of Gerald Jeremy H. Lu. |

| Undated | - | Copy of certified photocopy of page 15 of the City Ordinance 56 showing the Market Value per square meters which was used in the computation of the Appraisal Report. |
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| October 21, 2004 | - | Letter from the Assistant Revenue District Officer, Bureau of Internal Revenue Puerto Princesa City to Ms. Catherine Delarmente informing her that there was no established zonal valuation of properties classified as industrial located in Barangay Sta. Lourdes, Puerto Princesa City Palawan. |
| October 21, 2004 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the PENR Officer of DENR Palawan forwarding the complete records/carpeta of Foreshore Lease Application-045316-129 of Gerald Jeremy H. Lu together with the new appraisal report in prescribed form covering Plan Fli-045316-129-D with an area of 5,446 square meters under the provision of DAO-2004-24 dated August 24, 2004. |
| November 4, 2004 | - | Memorandum from the PENR Officer of DENR Palawan for the CENR Officer, DENR-CENRO Puerto Princesa City returning the carpeta of the FLA of Mr. Gerald Jeremy H. Lu with duly approved appraisal. |
| November 13, 2004 | - | Secretary's Certificate from Citra Mina Seafood Corp. in which one of the Board of Directors, Gerald Jeremy H. Lu is being authorized to apply for a homestead for titling and likewise the company will construct a rock causeway/pier/wharf as support facility of the said company to its Fishery Complex located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City. |
| November 26, 2004 | - | Sworn affidavit of Gerald Jeremy H. Lu that he is the owner of a parcel of land with Homestead Application No. 045316-455 located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City and likewise the same land is immediately adjacent to a foreshore area covered by his FLA-045316-129 with an area of 5,446 square meters with approved plan Fli-045316-129-D to be use by the company per agreement in the Board meeting. |
| December 1, 2004 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the PENR Officer of DENR Palawan submitting the following documents such as an Affidavit of Gerald Jeremy H. Lu, Secretary's Certificate from Citra Mina Seafood Corp., Transfer of Homestead Rights executed by Reynoso C. Jovero, Jr. and copy of Homestead Application No045316-455. |
| January 6, 2005 | - | Memorandum from the PENR Officer of DENR Palawan for the CENR Officer, DENR-CENRO Puerto Princesa City returning the complete records regarding the FLA-045316-129 of Gerald Jeremy H. Lu with approved plan Fli-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City which is subjected for publication, posting and preparatory to public bidding. |
| January 10, 2005 | - | Letter from the CENR Officer for the Land Management Section, PENRO Bgy. Sta. Monica, Puerto Princesa City regarding the attached (3) copies of English and Spanish Notice of Auction pertaining to the foreshore area covered by FLA-045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City to be posted on or before March 21, 2005 in a conspicuous place on the land applied for and on the bulletin board if any for a period of six (6) consecutive weeks. In addition attached is the aforementioned Notice in which it can be seen from the same letter that there is a marginal note signed by the Chief, LMS certifying that the Notice has been duly posted for public information from March 12, 2005 to May 6, 2005. |

| January 10, 2005 | - | Letter from the CENR Officer to the Records Officer, CENRO Puerto Princesa City regarding the attached (3) copies of English and Spanish Notice of Auction pertaining to the foreshore area covered by FLA-045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City to be posted on or before March 21, 2005 in a conspicuous place on the land applied for and on the bulletin board if any for a period of six (6) consecutive weeks. In addition attached is the aforementioned Notice in which the Records Officer certified that it has been posted in the required period of time. |
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| January 10, 2005 | _ | Letter from the CENR Officer to the Applicant, Gerald Jeremy H. Lu regarding the attached (3) copies of English and Spanish Notice of Auction pertaining to the foreshore area covered by his FLA-045316-129 located in Barangay Sta. Lourdes, Puerto Princesa City to be posted on or before March 21, 2005 in a conspicuous place on the land applied for and on the bulletin board if any for a period of six (6) consecutive weeks. In addition attached is the aforementioned Notice in which the Applicant certified that it has been posted in the required period of time. |
| January 10, 2005 | - | Letter from the CENR Officer to the Punong Barangay of Sta. Lourdes, Puerto Princesa City regarding the attached (3) copies of English and Spanish Notice of Auction pertaining to the foreshore area covered by FLA-045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City to be posted on or before March 21, 2005 in a conspicuous place on the land applied for and on the bulletin board if any for a period of six (6) consecutive weeks. In addition attached is the aforementioned Notice in which the Punong Barangay of Sta. Lourdes certified that it has been posted in the required period of time. |
| January 10, 2005 | _ | Letter from the CENR Officer for the City Treasurer, City Hall Puerto Princesa City regarding the attached (3) copies of English and Spanish Notice of Auction pertaining to the foreshore area covered by FLA-045316-129 of Gerald Jeremy H. Lu located in Barangay Sta. Lourdes, Puerto Princesa City to be posted on or before March 21, 2005 in a conspicuous place on the land applied for and on the bulletin board if any for a period of six (6) consecutive weeks. In addition attached is the aforementioned Notice in which the City Treasurer certified that it has been posted in the required period of time. |
| January 10, 2005 | - | Letter from the CENR Officer for the Official Gazette c/o National Printing Office, EDSA Quezon City regarding the attached (2) copies of English and Spanish Notice of the land applied under FLA-045316-129 of Gerald Jeremy H. Lu to be published in the Official Gazette on or before March 21, 2005 and completed not later than April 25, 2005. |
| January 10, 2005 | - | Letter from the CENR Officer for the Editor regarding the attached (2) copies of English and Spanish Notice of the land applied under FLA-045316-129 of Gerald Jeremy H. Lu to be published in the Official Gazette on or before March 21, 2005 in which the printing to be in six point type. |
| March 28, 2005 | - | Affidavit of Publication in which the Spanish copy of Notice of the land applied under FLA-045316-129 of Gerald Jeremy H. Lu has been published by the IRP Publishing, publisher of Republica a Spanish newspaper every Saturday Feb. 19 & 26, March 5, 12, 19 & 26, 2005. |
| April 2005 | - | Affidavit of Publication in which the English and Spanish copy of Notice of the land applied under FLA-045316-129 of Gerald Jeremy H. Lu has been published by the Weekly Newspaper, Palawan Mirror for 1/2/3 consecutive issues once a week March 31, April 7, 14, 21 & 28 and May 5, 2005. |

| April 25, 2005 | - | Certificate of Publication from the National Printing Office, EDSA Quezon City which certified that the Notice of Sale of Public Lands issued by CENRO-Puerto |
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| 11pm 23, 2003 | | Princesa City applied for by Gerald Jeremy H. Lu, FLA-045316-129 was published in the Official Gazette on March 21 & 28, April 4, 11, 18 and 25, 2005. |
| May 4, 2005 | - | Affidavit of Publication in which the English and Spanish copy of Notice of the land applied under FLA-045316-129 of Gerald Jeremy H. Lu has been published by the Weekly Newspaper, Palawan Sun for six consecutive weeks on March 29, April 5, 12, 19 & 26 and May 3, 2005. |
| July 11, 2005 | - | Letter from James D. Tan, AttyIn-Fact of Gerald Jeremy H. Lu for the CENR Officer of CENRO Puerto Princesa City pertaining to the bid for the rental of the foreshore area covered by FLA-045316-129 of the said applicant where they will pay in the amount of ₱46,891.80 composing the 3% of the appraised value of the land and 1% of the improvements. |
| July 12, 2005 | - | Copy of Official Receipt (O.R.) No. 1898828 D for the bid for the rental of the foreshore area covered by FLA-045316-129 of the Citra Mina Seafood Corp. in the amount of ₱46,891.80. |
| July 12, 2005 | - | Report of Bidding rendered by Land Management Officer III, Renato S. Gonzaga regarding the Foreshore Lease Application-045316-129 of Gerald Jeremy H. Lu together with approved Plan Fli-045316-129-D situated in Barangay Sta. Lourdes, Puerto Princesa City. |
| July 13, 2005 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the PENR Officer of DENR Palawan forwarding the complete carpeta with report of bidding of Foreshore Lease Application-045316-129 of Gerald Jeremy H. Lu situated in Barangay Sta. Lourdes, Puerto Princesa City. |
| August 4, 2005 | - | Issued Certification from the LMO I/Acting Records Officer which certify that there is no filed protest/claim involving FLA-045316-129 with approved Plan Fli-045316-129-D with an area of 5,446 square meters situated in Barangay Sta. Lourdes, Puerto Princesa City. |
| December 27, 2005 | - | Order of Award issued to Citra Mina Seafood Corp. in line with their Foreshore Lease Application No045316-129. |
| January 5, 2006 | - | Issued approved Lease Contract/Agreement for 25 years in favor of Citra Mina Seafood Corp. which will be expiring on January 5, 2031. |
| December 28, 2006 | - | Copy of Official Receipt No. 5648092 G representing payment of FLA Annual Lease Rental for CY 2006 of Citra Mina Seafood Corporation in the amount of P46,891.80. |
| December 12, 2007 | - | Copy of Official Receipt No. 5504096 I representing payment of FLA Annual Lease Rental CY 2007 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| December 24, 2008 | - | Copy of Official Receipt No. 1436956 M representing payment of FLA Annual Lease Rental for CY 2008 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 5, 2011 | - | Copy of Official Receipt No. 3785599 Q representing payment of FLA Annual Lease Rental for CY 2011 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 5, 2012 | - | Copy of Official Receipt No. 4997758 U representing payment of FLA Annual Lease Rental for CY 2012 of Citra Mina Seafood Corporation in the amount of P46,891.80. |

| December 13, 2012 | - | Letter request from the Assistant Manager of Citra Mina Seafood Corporation for issuance of an Order of Payment for Foreshore Lease Annual Rental in the amount of ₱46,891.80 which will be paid before January 5, 2013. |
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| December 13, 2012 | - | Copy of issued Order of Payment for Foreshore Lease Annual Rental of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| December 17, 2012 | - | Copy of Check Voucher No. 005708 for Foreshore Lease Annual Rental of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 2, 2013 | - | Copy of certified photocopy of Official Receipt No. 1003328 B representing payment of FLA Annual Lease Rental for CY 2013 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| December 10, 2013 | - | Letter request from the Assistant Manager of Citra Mina Seafood Corporation for issuance of Order of Payment for Foreshore Lease Annual Rental in the amount of ₹46,891.80 which will be paid before January 5, 2014. |
| January 2, 2014 | - | Copy of certified photocopy of Official Receipt No. 1004162 B representing payment of FLA Annual Lease Rental for CY 2014 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 5, 2015 | - | Copy of certified photocopy of Official Receipt No. 3483326 H representing payment of FLA Annual Lease Rental for CY 2015 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 6, 2016 | - | Copy of Official Receipt No. 3844369 H representing payment of FLA Annual Lease Rental for CY 2016 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| May 20, 2016 | - | Copy of Tax Declaration of Real Property and Real Property Tax Clearance regarding Lot No. 2, Psd-04-153860 located in Bgy. Sta. Lourdes, Puerto Princesa City |
| July 4, 2016 | - | Certified Original Copy of BIR Zonal Valuation covering the Barangay Sta. Lourdes, Puerto Princesa City. |
| August 5, 2016 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the Regional Director thru the PENR Officer of DENR Palawan submitting the re-appraisal report of approved Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu with an approved Lease Contract which recommended the new computed fee amounting to 47,636.40. |
| August 12, 2016 | - | Memorandum from the PENR Officer of DENR Palawan for the Regional Director Attention to the Chief, Licenses, Patents and Deeds Division forwarding the Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City regarding the re-appraisal report covered by Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu. |
| October 13, 2016 | - | Copy of checklist of requirements from the Regional Director for compliance in line with the Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu. |
| November 7, 2016 | - | Memorandum from the PENR Officer of DENR Palawan to the CENR Officer, DENR-CENRO Puerto Princesa City regarding the Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu in which a checklist of requirements from the Regional Director is forwarded attached to that Memorandum for compliance. |

| November 21, 2016 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the Regional Director thru the PENR Officer of DENR Palawan submitting lacking requirements indicated in the checklist of requirements from the Regional Director per Memorandum from the PENR Officer of DENR Palawan dated November 7, 2016. |
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| December 6, 2016 | - | Memorandum from the PENR Officer of DENR Palawan for the Regional Director forwarding the Memorandum dated November 21, 2016 from the CENR Officer, DENR-CENRO Puerto Princesa City regarding the lacking requirements in line with the Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu. |
| January 18, 2017 | - | Copy of Official Receipt No. 4898140 Q representing payment of FLA Annual Lease Rental for CY 2017 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 8, 2018 | - | Copy of Official Receipt No. 5280728 S representing payment of FLA Annual Lease Rental for CY 2018 of Citra Mina Seafood Corporation in the amount of ₱46,891.80. |
| January 4, 2019 | - | Letter from the Manager Palawan Operation of Citra Mina Canning Corporation requesting for issuance of Order of Payment for Foreshore Lease Annual Rental in the amount of ₱46,891.80 which will be paid before January 5, 2019. |
| February 1, 2019 | - | Copy of certified photocopy of Official Receipt No. 6881942 Y representing payment of FLA Annual Lease Rental for CY 2019 of Citra Mina Seafood Corporation paid by the new lot owner, Premium Megastructure Incorporated in the amount of \$\mathbb{P}46,891.80. |
| December 13, 2019 | - | Letter from Gerald Jeremy H. Lu requesting to waive their foreshore Lease and likewise endorsed Premium Megastructure Incorporated to continue the previously issued Lease Contract and attached copies of Deed of Absolute Sale over Lot No. 1 & 2, both Psd-04-153860. |
| January 23, 2020 | - | Copy of certified photocopy of Official Receipt No. 6883492 Y for payment of FLA Annual Lease Rental for CY 2020 of Citra Mina Seafood Corporation paid by the new lot owner, Premium Megastructure Incorporated in the amount of ₱46,891.80. plus ₱87.36 for the 4% penalty with a total ₱46,979.16. |
| March 16, 2020 | - | Affidavit of Waiver executed by Gerald Jeremy H. Lu of Citra Mina Seafood Corporation in favor of Premium Megastructure Incorporated who's willing to assume all the obligations for the continuity of the Lease Contract considering that they are no longer interested and further waived the foreshore lease covered by Foreshore Lease Application-045316-129 and Lease Contract. |
| April 7, 2020 | _ | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the Regional Executive Director thru the PENR Officer of DENR Palawan requesting for clarification and/or legal opinion regarding the transfer of Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu covered with approved Lease Contract and approved plan FLI-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |

| May 7, 2020 | - | Letter to the Premium Megastructure Incorporated represented by Francis Loyd T. Chua, President, informing him regarding the CENRO Memorandum dated April 7, 2020 for the Regional Executive Director regarding the request for clarification and/or legal opinion regarding the Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu covered with approved Lease Contract and approved plan FLI -045316-129-D which was already waived to them and further advised them not to make any renovation of existing improvements while waiting to the instruction from the higher office. |
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| May 18, 2020 | - | Memorandum from the PENR Officer of DENR Palawan for the Regional Executive Director regarding the Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City requesting for clarification and/or legal opinion regarding the transfer of Foreshore Lease Application-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu covered with approved Lease Contract and approved plan FLI -045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |
| October 14, 2020 | - | Copy of Performance Evaluation Sheet for Foreshore Lease Contract of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu, presently managed by Premium Megastructure Incorporated and assumed the obligations for the continuation of the Lease Contract. |
| October 28, 2020 | - | Memorandum from the CENR Officer, DENR-CENRO Puerto Princesa City for the PENR Officer of DENR Palawan forwarding the Performance Evaluation Sheet for Foreshore Lease Contract. |
| March 10, 2021 | - | Certified photocopy of Official Receipt No. 1410061 E representing payment of FLA Annual Lease Rental for CY 2021 of Citra Mina Seafood Corporation c/o the new owner of titled properties Premium Megastructure Incorporated in the amount of \$\mathbb{P}46,891.80\$. |
| November 9, 2021 | - | Rendered re-investigation report regarding the Foreshore Lease Application No045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu covered with approved Lease Contract and approved Plan Fli-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan. |

V. PROBLEM/ISSUES

- That the Citra Mina Seafood Corp. rep. by Gerald Jeremy H. Lu has already sold their titled properties to the Premiumlands Corporation wherein one of these is immediately adjacent to approved plan FLI -045316-129-D which is identified as portion of Lot No. 5179-A, Csd-04-021428-D located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan.
- That there is no submitted Re-appraisal Report after the 5th and 10th year period of the Lease Contract covering the Foreshore Lease Application No.-045316-129 of Citra Mina Seafood Corp. with an area of 5,446 square meters located in Bgy. Sta. Lourdes, Puerto Princesa City, Palawan.
- 3. That there is no clear answer or instruction from the higher office whether the Premium Megastructure Incorporated, the new owner of the titled properties and waivee of Foreshore Lease Application can adapt the Lease Contract until it expires on January 5, 2031.

VI. ANALYSIS

Above facts considered, the following observations were made, to wit:

That the foreshore area applied and covered by Lease Contract of Citra Mina Seafoods Corp. is basically used for causeway and docking area and particularly for industrial purposes.

That the existing improvements within the applied foreshore area is appearing not the same to the issued approved plan FLI -045316-129-D and likewise a wider area but shorter in length has been developed in the end portion which is used as docking area; Please see also Drone and Satellite image.

That the strip of 20.00 meters wide salvage zone/easement is not covered by the said application and likewise delineated/segregated per approved plan FLI-045316-129-D however, per ground validation and considering the actual use, the private road within the titled property is connected to the applied foreshore area which serves as a road/causeway going to the end portion and serve as a docking area.

That the lessee has already remitted his yearly lease/rental amounting to ₱46,891.80 from CY 2005 to 2021 however, no copy of Official Receipt for the year 2009 and 2010 in file folder/carpeta of the Citra Mina Seafood Corp. in which this office verbally informed the personnel of the company provide us a photocopy of the same if they kept the original copy or even a photocopy.

VII. RECOMMENDATION

Considering the above facts and circumstances, it is respectfully recommended the following:

- That Lease Contract be transferred and adapted by the Premium Megastructure Incorporated, until the said contract expires on January 5, 2031 and further that the Annual rental/lease be collected continuously.
- 2. That a resurvey be made considering that a Miscellaneous Lease Application is more appropriate tenurial instrument and likewise, be covered by Mlc plan to finally identify/ascertain the total area of the existing improvements and the proposed additional improvements, if any, to be forwarded to the Regional office for approval.
- 3. That the intent of the company of Premium Megastructure Incorporated be given due course particularly in filing for a Miscellaneous Lease Application which is more appropriate to the actual use and existing improvements thereon.
- 4. That the re-appraisal report be approved and in case that the adaption of Lease Contract is approved in favor of Premium Megastructure Incorporated, the re-appraisal report be incorporated with and made an integral part of the new Miscellaneous Lease Application to be filed by the said company/applicant.

For your record, evaluation and further instruction.

Prepared by:

VALENTIN GERALD J. ALORIA II

Prepared on:

November 15, 2021

Verified by:

MILDREW A. PASCUAL LMO II/Chief, RPS

Attested by:

FELIZARDO B. CAYATOC OIC-CENRO

WAIVER OF RIGHTS

ENOW ALL MEN BY THESE PRESENT:

That I, REYNOSO C. JOVERO, of legal age, Filipino, married to ERLINDA C. JOVERO with residence and postal address at # 30 Joshua Street, Filipino, married to ERLINDA C. JOVERO with for valuable consideration, have ceded, transferred, conveyed and waived my property portion of Lot 5179, Cad. 800-D, Puerto Princesa Cadastre, situated in the Barangay of Santa Lourdes, Puerto Princesa City. Bounded on the NW., by PSU-139901 portion of Lot 5179 Cad. 800-D; on the NE., by proposed Bgy. Road, on the SE., and SW., by Honda Bay with 20,00 m. Salvage Zone, with an area of NINETEEN THOUSAND SEVEN HUNDRED THIRTY FOUR (19,734) SQUARE METERS unto and in favor of REYNOSO CASTRO JOVERO, JR., of legal age, Filipino, married to Ma. Teresa P. Jovero and residing at 243 Abad Santos Extension, Puerto Princesa City, any and all rights and participations that I may have unto and in favor of the aforenamed waivee, REYNOSO C. JOVERO, JR., his hoirs successors and assigns, free from all liens and encumbrances whatsoever except as against the Government.

| 13 MAY 2002NESS WHEREOF, I ha | ive hereinto affixed my signature this day of a City. |
|-------------------------------|---|
| REZNOSO C. JÚVSRO. Waivor | XEYNOSO C. JOVERO, JR. Waivee |
| WITH MARITAL CONSENT: | |

SIGNED IN THE PRESENCE OF:

A K N O W L E D G M E N T

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

Wife

Princesa this __day of __Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this __day of __Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this __day of __Notary Public for and in the Province of Palawan and in the City of Puerto Princesa this __day of __Notary __Notary __Notary __Notary __day of __Notary __No

WITNESS MY HAND AND SEAL ON THE DATE AND PLACETIES BABOVE APPLICEN

ATTY. WELAND E. PAY

PTR Haumbat PPC ON 1-3/9832

Puerto Princesa City

Doc. No. 1/4; Page No. 1/4; Book No. 1011; Series of 2002

| | AND THE RESIDENCE OF THE PARTY | Serial No. REV 005569 | 303 |
|-----------|--|--|---------------------|
| | Republic of the P DEPARTMENT OF ENVIRONMENT | hilippines AND NATURAL RESOURCES CENRO RECEIVED | |
| | THE RESIDENCE OF THE PROPERTY | DATE _ 7-11-07 | |
| E | = -045316 = 309 PUBLIC LAND AI | | |
| Applica | ation No. 0453 16 - 455 7 ; submitted to (D | DENR Office) | |
| L | I hereby file this application for (check appropriate box): FREE PATENT HOMESTEAD PATENT | SALES PATENT | |
| | FREE PATENT HOMESTEAD PATENT If application is for sales patent, state the purpose of use to which it will be described. | g. | |
| | T Agricultural | Residential Mixed Use | |
| | Commercial/Industrial/Similar purpose | Others (Specify) | |
| n. | The land applied for is more particularly document as follows: | Lotico. 5179-1, of the Proposed sud. Pgon) | 200 |
| | Lot. No. Survey No. Are Location Barangay, Municipality/City) Sta 1,0 William Province of: | Puerdo Prin. City: Pe jamen Aren: 16,623 59.16 | 0 1 |
| *** | My personal circumstances are as follows: | car to rot No. 30521, Cad 800-D | 0 |
| ш | Name of applicant REVNOSO C. Jovern Jr. | Neces City Passwan Fistrino | |
| | Place of Birth: Que son City | birthplace, citizenship, residence address and attach his/her marital | |
| | concent) Mg. Israe F. Jovero. Figipino. Dir | Thomace Dezon City re-idences | |
| | If application is filed in the name of heirs of a deceased claimant, indicate no Address: | ame of predecessor-in-interest below: | |
| | Name:Address:Address:Address:Address:Address:Address: | Citizenship: | |
| THE | Questions which must be answered by the applicant: (check appropriate | e box): | |
| IV. | 1 To the best of your knowledge, information and belief, is the | 3. Do you own: | , |
| | land applied for a public agricultural land outside any military/civil reservation, forest/timber, mineral & national park? | a) More than 12 hectares of land? (for Free Patent application) | |
| the | Yes No | Yes No & 4 | 4 |
| 8/ | 2. Do you have personal occupation/possession/cultivation of the | b) More than 5 hectares of land? | 1. |
| AS | land? | (for Homestead application) | 100 |
| # | If yes, since when? 2002 | Yes X No | 4 |
| 1 | from whom did you acquire the land Parents from whom did you acquire the land | 4. Is the land applied for claimed by any other person or subject of any case/dispute involving ownership? | 1 |
| 44 | Is your possession/cultivation of the land open, peaceful, | Yes No | 1 |
| 645316 | notorious, continuous, public, adverse and exclusive in the concept of an owner? | 5. Are you a CARP beneficiary? | |
| 6 | X Yes No | Yes Z No | |
| 1965 | STATE BEAL PRODUCED IN MAS ME IT OF ENGINEERS AT AND PLATFORM PRODUCED IN THE STATE OF THE STATE | A STATE OF THE PARTY AND ADDRESS OF THE PARTY | |
| 5-1 | IN THAT THAT IS BOUNDED, SINGLES WITH THE BUT CONTROL AND MATTER A | The state of the s | |
| 25 | Learne to all the conditions terms restrictions prohibitions imposed on | this patent application and to observe the liens, encumbrances, easements and equalifications and none of the disqualifications required for this application as | |
| 之 4 servi | tudes provided by laws, rules and regulations and declare that I have met all the | e qualifications and none of the disqualifications required for this application as | |
| Ball | ided by the pertinent laws. I understand that if I willfully and knowingly submit false statement and | apply for public land despite not being qualified to do so, my application shall d in favor of the government and I shall no longer be entitled to apply for any | |
| be re | ejected or cancelled, and all amounts paid on account thereof shall be forfeited ic land in the Philippines. | d in favor of the government and I shall no longer be entitled to apply for any | |
| 3 C bnpl | I have read and thoroughly understood this application and I affirmed the | nat this was translated to the dialect that I understand and that all the statements | |
| & Cthere | ein are true and correct to my knowledge and belief. | Lyanom (Doin / F | A): 11.6 3.73 |
| 100 | ATTIMAL RESOURCES OF AUTHOR OF OF ENGINEERING AND MATTIMAL PROCESSES OF AUTHOR OF THE PROCESSES | Applicant | |
| 200 | SUBSCRIBED AND SWORN to before me, this 1774 day of | aly 1 2002 at priento princesa | 14 |
| 10C | applicant exhibiting his/her Community rax | Certificate No. 10769029 issued at Prince-a City | 5 |
| ZPon: | Mey 20 02. | FEX STUDIOSCO | |
| 643 | 0:R. No. 0100786 U Nay 10, 2002 | Notary Rublic or Officer Authorized to Administer Oath | 4 |
| 44 | 0010323624 | Engineer I Deputy Public rand Inspector | |
| Par | The state of the s | CAMP OF STREET OF STREET AS NAMED AS STREET OF | 1 |
| - Se | ries of This application must be submitted in quadru APORTANT NOTE: | aplicate and must comply with all the requirements, otherwise, it will not be | |
| 20 | accepted. A checklist of requirements for each | a kind of application form is attached to this document. | |

Republic of the Philippines REGIONAL TRIAL COURT OF PALAWAN Fourth Judicial Region

OFFICE OF THE CLERK OF COURT
Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN :

Issued upon request of Reynose 6. Jevere, the for whatever purpose it may serve him/her best.

At Puerto Princesa City, this 1552 day of

Kerember , 200 2.

RHODORA MANGA Olerk of Court

O.R. No. 153725020 Dated : Revenue 15, 2002

/asa



REPUBLIKA NG PILIPINAS KAGAWARAN NG KATARUNGAN PANGASIWAAN SA PATALAAN NG LUPAIN (LAND REGISTRATION AUTHORITY)

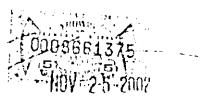
Fast Avenue cor. NIA Road Quezon City

TO ALL WHOM ICLASS COLORERS

This is to certay their plan Csd 04 021428 D. For 5179 C.—Lor 30523, Cad-800-D, Puerto Princesa Cadostre, simulad in the Barangay of Santa Lourdes, City of Puerto Princesa, Province of Palawan. Poss not appear in our Survey Record Book to have been the subject of original regionation of ride maker Act 496 as amended by P.D. 1529.

This certificance is its ned upon request of Mr. Revnosa C. Jovero, Jr., with postal address at 243 Mod Souros, Loons Princoa City, Palman, for reference purposes

18. MANES - WITH REOF, we have becomes set our lands and affixed the scaled this Arthurn this 21 days (28) werehor 2002.



Pees Paid : P15.00

O.R. No. 1 2010381 6

Durch 11-19 2002

FOR THE ADMINISTRATOR:

ALBERTO LL LINGAYO

Ordinary & Cadistral Decree Division

Recommended for approval by:

RECTON TREATERY

GRADIE (CARTE OF THE CONTROL OF TH

MARCO A. CASTRO

Land Projection Section

Western and the second and of the control of

'n

Plotted by : LHAVSA S. RINA

ACCOUNTABLE FORM NO. 51 REVISED JANUARY, 1992

Plotting checked by: ROEHL C. NICANOR.

Stapes Ly: PrivERIE 9 B. MOTOTAR

Status checked by : LEONERDO S. PLAFON

| Cash Free Cash Check Check Money Order Received the amount started above | TOTAL Amount in Wo | 1)/11-c | Nature of Collection | Agency (| |
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| If the state of th | or co | 1 200100 - 20 | Account Code Amount | Tund | Official Receipt of the Republic of the Philippines Nº 2010882= : Date (i)(:\(\lambda\) |

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

I, REYNOSO C. JOVERO, JR. of legal age, Filipino, married to Ma Teresa P. Jovero, resident of Abad Santos St, Puerto Princesa City, for valuable consideration have ceded, transferred, conveyed and waived my EXCLUSIVE PROPERTY known as Lot 5179-C, Csd 04-021428-D, Puerto Princesa Cadastre, situated in the Barangay of Santa Lourdes, Puerto Princesa City, bounded on the NW., along lines 1-2 by lot 5179-B of the subdivision plan; on the SE., along line 2-3 by Honda Bay; on the SW., along lines 3-1 by lot 5179-D of the subdivision plan. Beginning at a point marked "1" on plan being N.04 deg. 52'W., 14176.00 m. from BLLM No. 1, Cad-800-D, with an area of SEVEN HUNDRED FORTY EIGHT (748) SQUARE METERS unto and in favor of GERALD JEREMY H. LU, of legal age, Filipino, single and resident of # 004 Cabe Subdivision, General Santos City, any and all rights and participations that I may have unto and in favor of the aforenamed waivee, GERALD JEREMY H. LU, his heirs successors and assigns free from all liens and encumbrances whatsoever except as against the Government.

IN WITNESS WHEREOF, we have hereunto affixed our signature this July 16, 2003 at Puerto Princesa City.

GERALD JEREMY H. LU

(mald

Waivee

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)

Puerto Princesa City

At Puerto Princesa City this July 16, 2003 personally appeared before me Reynoso C. Jovero, Jr. with CTC No. 23051493 issued on June 7, 2003 at Puerto Princesa City, known to me to be the same person who executed the foregoing instrument and acknowledged that the same is his free act and deed.

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

427 Doc. No. Page No.

×10 Book No.

Series of 2003.

(ELAN B. CARLOS

Notary Public Commissioned until 12,51.03

PTR no. 2545028 1.2.03 PPC

71N # 18114708 : IBP LRN. 04178

tagistered:UX and United States of America Emb

Republic of the Philippines Department of Environment and Natural Resources LANDS SECTOR Community Environment and Natural Resources Office

TRANSFER OF HOMESTEAD RIGHTS -000-

WHEREAS, by virtue of Homestead Application No. 045316-455 (E-045316-309) with Chapter IV of Com. Act. No. 141, as amended, the Director of Lands allowed Reynoso C. Jovero, Jr. to enter upon, occupy, cultivate and reside on the tract of land described as follows: Lot 5179-A, Csd-04-021428-P with an area of 16,623 square meters located at Brgy. Sta. Lourdes, Puerto Princesa City, Palawan.

WHEREAS, said Reynoso C. Jovero, Jr. had paid the amount of Pesos (P______), Philippine Currency, as fees on the aforementioned Homestead Application No. 045316-455 (E-045316-309) and has entered upon, occupied and cultivated the land and has established residence as required by said Chapter IV of Com. Act. No. 141, as amended, and thereby cannot continue his/her occupation and cultivation on the land described in his said Homestead Application No. 045316-455 (E-045316-309) of the residence required by law;

WHEREAS, the said Reynoso C. Jovero, Jr, has agreed to assign, transfer and convey to GERALD JEREMY H. LU all his EXCLUSIVE PARAPHERNAL rights acquired by him by virtue of said Homestead Patent Application No. 045316-455 (E-045316-309) belonging to said Reynoso C. Jovero, Jr. and all the improvements thereon and particularly referring to a subdivided portion of the land covered by the application and which subdivided portion is known under advance technical description as Lot 5179-A-1, Csd-04-______ with an area of TWO THOUSAND EIGHT HUNDRED EIGHT (2,808) SQUARE METERS and technical description as herein attached and;

WHEREAS, Gerald Jeremy H. Lu has expressed his intention and desire to purchase such rights to, interest in, and improvements on the portion of 2,808 square meters of land described in this Transfer and covered by said Homestead Application No. 045316-455 (E-045316-309) belonging to said Reynoso C. Jovero, Jr. and said Gerald Jeremy H. Lu has given assurance that he is legally qualified to acquire Homestead as evidenced by the attached application which is made a part hereof, and is financially able to utilize the entire area of the Homestead herein described;

NOW THEREFORE, I Reynoso C. Jovero, Jr. in consideration of the sum of FOUR HUNDRED TWENTY ONE TWO HUNDRED PESOS (P421,200) Philippine Currency, to me paid by the said Gerald Jeremy H. Lu receipt of which is hereby acknowledged and under the stipulations contained herein do hereby assign, transfer and convey unto said Gerald Jeremy H. Lu the rights and interests to me granted by the government of the Philippines and all improvements on the portion of 2,808 square meters parcel of land aforesaid in such other obligations appertaining to said Homestead Application No. 045316-455 (E-045316-309) as provided in Chapter IV of Com. Act No. 141, and that I have made this assignment of my rights to and interest in the land described in said Homestead Application No. 045316-455 (E-045316-309) and all the improvements thereon to good faith and not for purposes of speculation and the understanding that said assignment, transfer, and conveyance shall be effective only upon the approval hereof by the Secretary of Department of Environment and Natural Resources.

IN WITNESS WHEREOF, we have hereunto set our hand in Puerto Princesa City Philippines this July 16, 2003.

Junion (Junio)

Grald

Acceptance under the conditions specified above:

REYNOSO C. JOVERO, JR.

Transferor

いたなとめ GERALD JEREMY H. LU Transferee

SIGNED IN THE PRESENCE OF:

(Witnesses)

Witnesses)

On this July 16, 2003 personally appeared before me Reynoso C. Jovero, Jr. with CTC No. 23051493 issued on June 7, 2003 at Puerto Princesa City, known to me to be the same transferor, in the foregoing deed of transfer of Homestead Rights and they acknowledged to me that the instrument is his own free and voluntarily act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date herein mentioned at Puerto Princesa City.

Doc. No. 428
Page No. 50
Book No. ×10
Series of 2003

Notary Public Commissioned until 12.31.03
PTR no. 2545338 1.2.03 PPC
TIN # 18114707: ISP LRN. 04173
Legistered: UK and United States of America Emb

Republic of the Philippines Department of Environment and Natural Resources REGION IV

Community Environment and Natural Resources Office NR

Sta. Monica, Puerto Princesa City, Palawan



| | Popl |
|--|-------------------------------------|
| APPLICATION FOR FREE PATENT | PRIN. CITY |
| | |
| Application No. 045316 - 1965 MY | Entry No. |
| I hereby make application for a free patent to the following describe order the provisions of CHAPTER VII, Commonwealth Act No. 141, as am 1940 Of the land is subdivision of cadastral lot, mention the land to 10. 5179-C, OSd-04-021428-D equiva-ent Lot No. 30523, | ended or Republic Act No. |
| rtion of the 5179 Gae 800 D Lourdes Puerto Princesa inated in the sitio of Bay Sta Province of Palawan, con sectares acres and centares. | c1ty ntaining an area of 748 Sq. 1. |
| vears old; my birthplace is David app | . I am a natural born |
| ilipino citizen of the Philippines, my civil status (If married, state name, esidence address of spouse) sing-e | birthplace, citizenship and |
| I am not the owner of more than 12 hectares of lands. | |
| That the described land applied for is not claimed or occupied by ublic land which was first occupied and cultivated by Reynoso Jovero | any other person but is a |
| I entered upon and began cultivation of the same on the <u>17th</u> day and since that date I have continuously cultivated the land and have a marovements: Pranted with coconuts | y of Juny 2003 |
| 7 2000 | 2 |
| I agree that a strip of forty meters wide starting from the bank of from that may be found on the land shall be demarcated and preserved as polarited exclusively to trees of known economic value and that I shall not may suitzed the same for ordinary farming purposes even after patent shall have been | ermanent timber land to be |
| OTE. If applicant claims thru ancestors, paragraph 6,7,8 and 9 must be filled-u | p. |
| The land applied for was entered upon cultivated and occupied day of by | who _ |
| s fity, my said ancestor died of in the Municipality of | n the day of (|
| Province of Palawan | \$ |
| Evidence of relationship, death and heirship is hereto attached and consis | st of |
| | . 76 |
| The following are the names and address of the heirs of my said a | incestors, (attached if more |
| 2 2 3 3 5 5 5 5 5 | entative of the heir of |
| Since the death of my said ancestor. I have cultivated the said land and thereon consist of the following: | |

8 ATT. 822 23 SILLS TI TO THE

occupied for the reasons stated;

The land applied for has been continuously occupied and cultivated by me or my ancestor since the date of my entry thereon as stated above, except during the following periods when the land was The land applied for is now occupied and cultivated by me to the best of my knowledge, belief and information it is otherwise unreserved and unappropriated and in non-mineral, agricultural public land contains no valuable deposits of guano, coal and salts and is more valuable for agricultural than forestry of other purposes.

11. The following named witnesses will testify that the allegations in this application are true

| Name | Post Office Address | |
|-------------------------|-------------------------|--|
| I. Catherine Desarmente | of Puento Princesa City | |
| . ¡ordgette Sa¡davia | of Fuerto Frincesa City | |

12. I understand that any applicant who willingfully and knowingly submits false statements or affidavit in connection with his application shall be deemed guilty to perjury and punished accordingly and that any person who, not be being qualified to apply for public lands filed an application or induces or permits another to file in his behalf be punished by a fine of not more than Five Thousand Pesos and my imprisonment for not more than five years or both and in addition thereto his application shall be rejected or cancelled and all amounts paid on accounts thereof forfeited to the Government and he shall not be allowed or entitled to apply for any public lands in the Philippines.

Applicant

AFFIDAVIT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S. .
MUNICIPALITY OF Puerto Princesa City

I, COUND SOUTH H. LU, the person making the foregoing application, after having been sworn to law, depose and say; that I have read or someone has read to me, and I thoroughtly understood the foregoing application that I signed this affidavit in the presence of the officer who administered the oath, and each and every statements in this application is true and correct. SO HELP ME GOD.

Applicant

BEFORE ME, at the place aforesaid on this personally appeared Gerand Jeremy H. Tu to me known to be the same person whose appears in the above stated application and subscribed and sworn to this affidavit.

Spl Land Image

Spl. Land Investigator/DPLI

75158 454 **253** 446 10 1144 6 4 4 7 8 3



Barangay Sta. Lourdes Puerto Princesa City July 23, 2003

The Community Environment and Natural Resource Officer

Thru: The Land Management Services Puerto Princesa City, Palawan

Sir:

May I have the honor to transfer a portion of my Homestead Rights of Lot No. 5179-A, Csd-04-021428-D with an area of 16,623 square meters more or less, located at Bgy. Sta. Lourdes, Puerto Princesa City, Palawan. I am Transferring a portion of my Homestead Rights to a qualified homesteader, Gerald Jeremy H. Lu due to the lack of funds or capital, for this reason I could no longer cultivate the said land.

The said application was recorded to your Office as Homestead Application No. 045316-455E-045316-309.

Should this request be granted, I am willing to accompany one of your land investigator to conduct an ocular inspection and investigation of the land which I have applied for.

Hoping for your consideration and subsequent approval on this request.

Very truly yours,

Proposed Transferor

Republic of the Philippines Department of Environment and Natura; 1 Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Puerto Princesa City

CENRO RECEIVED DATE

| NOTE: | This application must be submitted in duplicate, otherwise, it will be rejected. |
|----------------|---|
| | AGRICULTURAL, FORESHORE, RECLAIMED LAND OF MISCELLANEOUS LEASE APPLICATION PRIN. CITY |
| BUREA | AU OF LANDS No. 045316- 129 PM |
| 1. 1 | The undersigned hereby make application under the provisions of Chapter VI/IX of Commonwealth Act No. 141 as amended, to lease for a period of 25 years the tract of land described as follows: Foreshore and adjoining of two. 5179-A, Gsd-O4-O21428-B and tot No. 5179-C, Csd-O4-O21428 of FPA-O45316-1965 of Gerard Jeremy H. Fri-O45316- situated in the Barrio of Sta Tourdes Municipality of Puerto Prince Servince of Palawan, island of hectares, ares, and centares, the shape and dimensions of which are indicated in the sketch drawn on the back of the application. |
| Puerto Prin | My name is Gerard Jeremy H. Tu , sy age is 21 years; the place of my birth is accity , I am a citizen of Firipino and my post office address is Bgy. Sta roundes cera City. I am married/single and the name of my wife/husband is n/a(singre) who is a citizen of Firipino . I am not employed in the government service. I possess funds and personal property as follows; with which I expect to put into beneficial use the land applied for within the period fixed by law; |
| \$ | |
| du of FRA | (The application should be accompanied with a project study indicating, among others, the plan of development of the land applied for and the financial capability of the applicant to underwrite projects study, should also be accompanied with its articles of incorporation, and a certificate of registration by the Securities Exchange Commission.) |
| `3. | I have been upon and examined the land applied for, and it contains no improvement or indications and settlement, |
| 240 | except as follows: proposed for banka anchorage/station/wharf |
| W. | |
| W. | and to the best of my knowledge and belief, it is either timber nor mineral land and contains no guano or any deposit of salt or coal. |
| banka station/ | The following improvements are proposed to be made on the land applied for the same to be used solely for purpose (State the kind and appropriate value of proposed improvements such as house, warehouse, facgories, wharves, docks piers, etc.) (If the land will be devoted for agricultural purpose, state the crop to be raised.) |
| Jourda, A | This application is made in good faith for the exclusive benefit of the applicant and not either directly or indirectly, for the benefit of any other person, corporation, association or partnership, and for the actual purposes of using the land for the object specified in this application and for no other purpose. I will not sell, purposes of using the land for the object specified in this application and for no other purpose. I will not sell, assign, transfer, subject or in any manner, encumber the land or rights and that I may acquire, without the approval of the Department of Environment and Natural Resources first had and obtained, as provided in Section 40 pof Commonwealth Act 141, as amended. |
| Aua | The land applied for is not mortgaged with the |
| 748 · | I agree to defray all the expenses that might be incurred in the survey of the land applied for, in the advertisement of this application, and other legal and necessary expenses and to deposit on account thereof, such amount as to the Regional Executive Director may require and to conform to delimitation, classification, survey or |

resurvey of the land herein applied for. That I agree that a strip of forty meters wide from the bank on each side of any river or stream that may be found on the land I applied for, shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farang purposes even after a contract of lease shall have been executed in my favor.

(NOTE: Not applicable if the land applied for is residential, industrial or commercial purpose.)

50.00 O.R. No. 6992414-D dated August 2, 2003

Transl 9-1-13-

a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporation, association or partnership which are engaged in agriculture and are holders of agricultural public land in the Philippines. 9. I understand that this application opposes no right for me to enter upon, occupy, cultivate, or make clearing on the land until the same has been finally approved and a long soutrast executed, and that any lease applicant who sell willfully and knowingly submit false statement or execute false affidavit in connection with the foregoing application shall be deemed guilty of perjury and funished by a fine of not more than Two Thousand Pesos and by imprisonment for not more than five years, and in addition thereto, his application shall be concelled and all amount paid on account thereof forfeited to the Givernment, and he shall not be entitled to apply for any public land in the Philippines. Grand Gerald

Signature of Applicant ARFIDATT REPUBLIC OF THE PHILIPPINES) PROVINCE OF Parawan : S.S. CITY OF Puerto Princesa City I, Gera-d Jeremy H. Iu the reason making this application, first being duly swern upon my cath depose and say: That I have read, or scheone has read to se, and I thoroughly understand the foregoing application; that I signed this application and affidavit in the presence of the officer who admiristered the oath; that each and every statement in said applicationn is true and correct. Before me, at the aforsaid, on this 3rd day of August 2003 19 personally appeared Gerard Jeremy H. In known to is the per on whose one appears in the foregoing application, and in my presence singned the said application and subscribed and emora to this affidavit. Ge. SANTOS City

on June 26, 2003

residence certificate to be 21 years of age, and a native of Daves City which showed him/her at the date of said years of age, and a native of residence certificate to be REX S. VE ASCO (Officer Authorized to Administer Oath) Engineer I/DP, I Official Title SKLUKOK ZONE (20.00)

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City

FPA No. (unnumberted) X

REYNOSO C. JOVERO, JR.

Applicant

Lot No. 5179-C, Csd-04-021428-D Iden. To Lot No. 30523, Cad-800-D

Area: 748 square meters

Sta. Lourdes, Puerto Princesa City

X - - - - - X

ORDER

As the applicant in a Waiver of Rights executed before Notary Public Allan B. Carlos dated July 16, 2003 entered in his Notarial Register as Doc. No. 427, Page No. 86, Book No. XIV, Series of 2003, has waived all his rights to and interests in the land applied for in favor of GERALD JEREMY H. LU for valuable consideration, the above-noted application is hereby ordered dropped forfeiting in favor of the government whatever amount has been paid on account thereof and the F.P.A. No. 045316-1965 of GERALD JEREMY H. LU covering the same tract of land is hereby accepted and given due course.

SO ORDERED.

Puerto Princesa City, August 25, 2003.

For and by Authority of DENR Secretary:

ROGELIO D. PAGLINAWAN
Community Environment and
Natural Resources Officer

Copy furnished: Reynoso C, Jovero, Jr. Pto. Prin. City Gerald Jeremy H. Lu Pto. Prin. CityFile Republic of the Philippines
Department of Environment and Magazine Resources
EUREAU OF LANDS
PROJECT MANAGEMENT OF ICE LET - PLADP
Puerto Princesa City

NOTE. This application must be submitted in duplicate, otherwise it will not , be accepted.

HOMESTEAD APPLICATION

APPLICATION, NO. (I'.)

DATEY NO.

- of land, for homestead, as provided in Chapter IV of Commonwealth Act No. 111, as amended (If the art is subdivision or cadastral lot, mention the lot survey number lot No.- 5179-A-1, Csd-04-portion of HA-045316-455 E-045316-309 Of Reymoso C. Jovero Jr. situated in the sitio of magarwak Barrio of CTA LOWLD Municipality of NEWW PRINCES Province of Palawan, Philippines and containing art area of hectares, 28 acres 108
- 2. I certify that I have carefully out a trail around the boundaries of the land applied for, pleced prominent posts or signs as the corners, examined the land, and found that it contains no indication of settlement or occupation, and to the best of knowledge and information and belief, it contains no valuable deposit as guano, coal or salts and is more valuable for agri altural and for forest purposes.
 - date of my birth is APRIL 26, 1987 my birthplace is proof CITY

 Jam (married, single, widow widower) and

the name of my wife/humband is nome a native of Davao City

and the following are my near relatives (State their names and relationships to the applicant such as parents, children, brothers etc).

who are my m/a and my m/a depending upon me for support.

- 4. VIcam not the owner of more than 24 hectares of land in the Philippines and have no benefit of any gratuitous allotment of more than 24 hectares of land since the occupation of the Philippines by the United States nor have I made any other homestead entry. The full extent of my concrehips and present duterosts in land in the Philippines is as follows: n/s
- 5. This application is made for hand se homstead for my exclusive personal use and benefit for the purpose of actual settlement, occupation, and use and cultivation, and not either directly or indirectly for the use of tenefit of my person, corporation or association of persons.
- 6. I agree that a strip of firmly moters wice starting from the bank of each side of any river or stream that may be found on the land shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of economic value and that I shall not make any clearing thereon or willize the same for ordinary farming purposes even after patent shall have been issued to me.
- 7. I agree to conform to future delimination, classification, survey or recurvey of the land merein applied for, and I shall before patent is issued to me, to accept such portion or portions assigned to me by the Director of Lands, as a result of such new delimination, classes fication, survey or resurvey 0.60

0.R. No. 6992391 D dated: 8/27/2003

8. I understand that this application conveys no right to clear the land until the application is approved, that the land is of the public comain and occupation and cultivation are hereby relinguished to the government. a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporations, or partnerships which are engaged in agriculture and are holder of agricultural public lands in the Philippines, (give the name of the corporations, associations, or partnerships, their place of business and the amount of public land held by them): n/a . The said corporation, association, or partnership has under its control a total of n/a hectares of public land by virtue of its n/a 10. I understand that any applicant who willfully and knowingly submit false statement or executes false affidavits in connection with his application shall be deemed guilty of perjury and punished accordingly and that any person, who not being qualified to apply for public land files an application or induces or permits another to file it in his behalf shall be runished by a fine or not more than five thousand pesos and by imprisonment or not more than five thousand pesos and by imprisonment for not more than five years, or both, and in addition thereto, his application shall be rejected or cancelled and in any amount paid on account thereof forfeited to the Government, and he shall not be entitled to apply for any public land in the Philippines. GERALD JEREMY H. LU (Signature of Applicant) AFFIDAVIT REPUBLIC OF THE PHILIPPINES PROVINCE OF PALAWAN MUN./CITY OF Puerto Princesa)City Tirst having duly sworn upon oath, depose and say: That I have read or someone has read to me and I thoroughly understand the foregoing application; that I signed the application this affidavit in the presence of the officer who administered the oath and that each and every statement in the application is true and correct; "SO HELP ME GOD" 52100 GERAED JEREMY H. (Applicant) 25th day of August 2003 Before me, at the place aforesaid, on this He exhibited to me his Residence Certificate No. 403/495 issued on the 2014 of day of June 192 this affiwhich shows him on the date of said certificate to be VETASCO (Officer Authorized to Administer Oath) Engineer I/Deputy Public Land Inspector Official Title) Page No. Book No. Series of

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PENRO Compound, Sta. Monion, Puerto Princesa City

LOT VERHICATION

TO WHOM IT MAY CONCERN-

| This is to certify that the tract of land identified identical to Lot No. 1917-12 1909-14 Located at I Puerto Princesa City containing an area of 740 to be within ALIENABLE & DISPOSABLE LAND Map No. 1946, Project No. 1-13, 112-13, cert | square meters has been verified |
|---|--|
| This certification is issued upon request of the purpose of Tatonb Tatonb Tatonb | for |
| NOELN, SUMIDO OIC, Forest engineering and Intrastructure Unit Approved by: | CONRADO M CORPUZ. Chief, Forest Met. Services ELIO D. PAGLINAWAN CENRO |
| SUBSCRIBED AND SWORN to before me this at Puerto Princesa City. Certification fee 731 100 Outh fee: 730 100 O.R. No. 2992387 D Date: 8/177/7003 | majae 4. Junte MAYSIE G. JUSTO Administrativee Officer II |

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PENRO Compound, Sta. Monica, Puerto Princesa City

August 26, 2003

Date

LOT VERIFICATION

TO WHOM IT MAY CONCERN:

| This is to certify that the tract of land identifi | cd as Lot No. 5179-A-1.0a a-04- |
|--|---------------------------------|
| identical to Lot No. 5179, Cad-800-D Located at | Barangay Sta Loundes, |
| Puerto Princesa City containing an area of 2,808 | square meters has been verified |
| to be within ALIENABLE & DISPOSABLE LANI | |
| Map No. 1246 , Project No. 1-E, B-k-V, co | ritified on Janaury 15, 1936 |
| | |
| | L . |
| This certification is issued upon request of | Gerald Jeremy H. Lu for |
| the purpose of Homes tead Apprication | • |
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| | • |
| Verified by: | Attested by: |
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| nort v. sumpo | CONRAP V M 3CORPUZ |
| OIC, Forest engineering and | Chief, Forest Mgt. Services |
| Infinstructure Unit | |
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| Approved by: | · \\ |
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| 2 KO | EELIO & PAGLINAWAN . |
| | (OENRO |
| | t to the stand |
| SUBSCRIBED AND SWORN to before me the | is day of 2003 |
| at Puerto Princesa City. | |
| | de i serebi est baberitire |
| | MAYSIE G. JUSTO |
| | Administrativee Officer II |
| Certification fee | |
| Oath fee: | • |
| O.R. No. | |
| Date: | |
| | • |

DECLARATION OF REAL PROPERTY

(FILED UNDER REPUBLIC ACT NO. 7160)

| Owner MGTR DEVELOPMENT CORPORATION | | | | | | (Address) | OMPLEX, GENER | AL SANT | DS CITY |
|------------------------------------|------------------|------------------|--|---------------------------------------|--------------|--|---------------------------|----------------------|---|
| Administrator | | | | | | · | | | |
| | | | | . 7 | (Address) | DADEDTV | | | |
| | DES | SCRIPTIO: | N AND OTHI | | | | | | OITV |
| Location of Pr | operty | | r and Street) (Barangay | | | A. LOURDES PUERTO P ggay/District) Municipali | | | CITY |
| | | | | | | | | | пусску |
| Certificate of T | itle No | TCT-1 | | | | No1 | | | |
| D dami | | | Survey No. | | | | | | |
| Boundaries | North | N-020 (L | OT 2), 013 (LOT 5179-A) South | | | _S-012 (LOT_5 | <u>378), 018 (LOT 517</u> | 8-D), 002 | (LOL3)67, CA_ |
| | East | E-015 (LQT 5179- | c), SULU SEA, 013 (LOT.5179-A) West — ts, lots, or streams by which bounded or nam | | | | <u>W-ESTEBAN AG</u> | <u>iUINALDC</u>) | · |
| | | (State stre | ets, lots, or streams | by which bounded | or nan | nes of owners | or adjoining rand | 5) | |
| | | | 1 (a) LAND (AGR | · · · · · · · · · · · · · · · · · · · | | | | | |
| OWN | ER'S DECLARA | ATION | | · · · · · · · · · · · · · · · · · · · | SESSO | DR'S FINDIN | | Market Values | |
| Kind | Area | Value | K ind | Area in Hec. | ļ | Class | Unit Values | Marke | et Values |
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| Total | | P | Total Adjusted N | larket Value | | | | <u> </u> | |
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| Total | | | | AAARDZYIAL IN | nueri | DIAL SUFC | 1414 | | |
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| OWN | ER'S DECLAR | T | | | | Unit Values | Adjustments | Ma | rket Value |
| Kind | Area_ | Value | Kind | | | 170.00 | Adjustitions | - 17.0 | 7,031,200.00 |
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| Total | | P | Total | 41, | 360.00 | | | 1. | 1,001,200.00 |

565.98, RESPECTIVELY, TRANSFER TAX PAID UNDER O.R. NO. 3699240 DATED 8/19/2003 IN THE AMOUNT OF P38,701.60.

| | | BUILDING AND | R'S DECLAR | ATION | | | |
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DECLARATION OF REAL PROPERTY

(FILED UNDER REPUBLIC ACT NO. 7160)

| Owner CITRA MINA SEAFOOD CORPORATION | | | | | ABUEG SR. ROAD, BGY. BANCAO-BANCAO, PUERTO PRINCESA CITY | | | | | |
|---|--------------------|---------------------------------|-------------------------------------|-----------------------------|---|--|-------------------|----------------|---------------|--|
| Administrator | | | | (Address) | | | | | | |
| | DEC | CDIDTIA | N AND OTHI | ED DARTIC | 111 A | • | ROPERT | Y | | |
| | - | | | ст. | | | | | CITY | |
| Location of Property (Number and Steet) | | | | | STA, LOURDES PUERTO PRIN (Barangay District) Municipality | | | | | |
| o do atomica de atomica. | | 71075 | Cadastral Lot No | | | 2 PSD 04 153860 | | | | |
| ertificate of 4) | ille No | | Survey No. | | | PSD-04-153860 | | | | |
| Boundaries | North | | N-020 (LOT 2) | -020 (LOT 2) South | | | | | | |
| | Nottii N-020 (1 | | |)W-014 (| | | OT 5178-A), 002 | LOT 5167. | CAD-800-D) | |
| | Tast | (State stree | as, lots, or streams | by which bounde | d or nac | nes of owners | of adjoining L | inds) | | |
| | | | E(a) LAND (AGR | ICULTURAL/N | HNER | AL.) | | | | |
| OWNI | R'S DECLARA | HON | | .1. | 881.880 | DR'S FINDIN | GS | | | |
| Kind | Area | Value | K ind | Area in Hee. | T | Class | Unit Value | Mark | et Values | |
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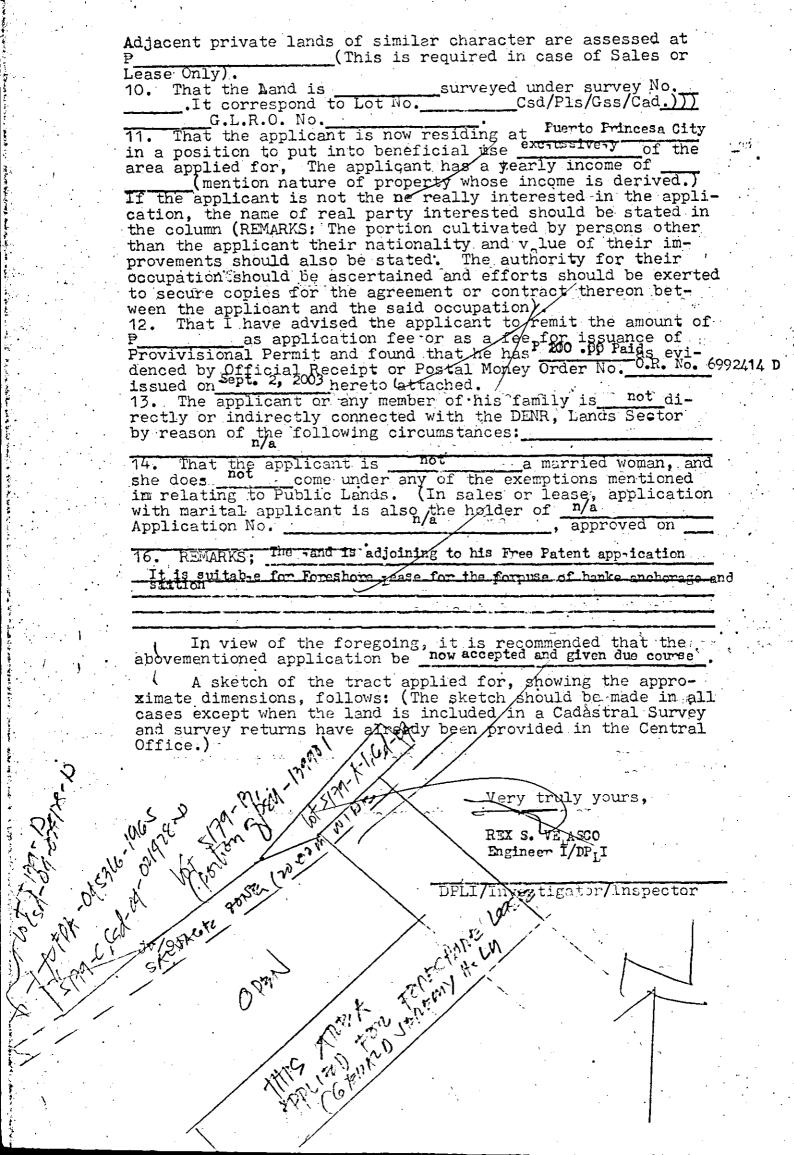
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Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Fernandez Street, Puerto Princesa City

The Director of Lands
Manila TIRU The CERO,
Fuerto Princesa City

per dated

| isua - | I have the honor to certify that on Sept. 2, 2003 19 1 personally visited and examination of the sept. 2, 2003 19 1 personal person | |
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| 1. | That the land is described as follows: (give as accurate a description of the physical con of the lpossible, not omitting to mention the kind and approximate age of vegetation, or | ditio |
| • | growing as well as improvements found thereon; such as fruit trees, houses, clearing, giving kind, number & age thereof by whom planted or made and when: | etc |
| | Foreshore Land of 10t No. 5179-C, Csd-04-021428-D and | |
| | 5179-A-1-Cad-04 | |
| | That the land is approximately 3.00 kilometers from the nearest provincial attona, Road to Roaxs and is yes easily accessible | |
| ща | (give name of town, barrio or sitio) BEY. Sta Lourdes Froper state mean transportation to the land and the description of the way that is state whether it is publ | 9 |
| ٠. | private road, trail of way Road (This is required in case of sale lease application of | nte ntv |
| . 3. | That the applicant yes place post or signed on the corner of the bra | ict |
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Republic of the Philippines Province of Palawan City of Puerto Princesa OFFICE OF THE PUNONG BARANGAY Barangay Sta. Lourdes

CERTIFICATION

To Whom It May Concern:

This is to certify that Mr. Gerald Jeremy H. Lu, is the actual claimant / occupant of foreshore land adjoining LOT no. 5179-A Csd-04-021429-D (portion) and LOT no. 5179-C Csd-04-021428-D (FPA-045316-1965), located at sitio Tagbariri, Brgy. Sta. Lourdes, Puerto Princesa City, Palawan. I further certify that the foreshore land applied for has no adverse claimant. It is free from claims and conflicts.

This certification is being issued upon the request of the subject person for whatever legal purpose it may serve him best.

Issued this 3rd day of September, 2003.

Lorenzo P. Reyes Punong Barangay PUERTO PRINCESA CITY

September 03, 2003 Date: Bgy. Sta | ourdes, PPC

The Community Environment and Natural Resources Officer

Bgy. Sta Monica, Puerto Princesa City

Sir:

I/We have the honor to request for a Survey Authority to for piece survey/segregate Agricultural/Commercial/Residential/Foreshore area situated at Barangay of lot No. 5179=G.Csd-04-021428-DPuerto Princesa City. and portion of lot No. 5179-A,Csd-04-021428-D Geodetic hire Engineer inten d to Ne-son M. Gabyan to execute the said survey should this request in granted.

Appreciating so much your favorable action on this.

Respectfully yours,

GERALD JEREMY H. LU

appricant



White in of the Obilionnes OFFICE OF THE PRESIDENT PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT

PCSD CLEARANCE

Its sharp to the mardide of the Palawan Council for Sasta hade Develope on recogniconstitutions. Not 7611 and concerned by the Department of Inversions and Science of some se-444 Note as precided to its Mease, indomed Agreen consult. PCSD decidety December 1994, the 2. More tonancous a cool for

INTEGRATED SEAFOODS PROCESSING AND SUPPORT FACILITIES COMPLEX

Name of Project

Interior North National Highway, Barangay Sta. Louides Puerto Princesa City

Location (Street/Sitio, Barangay: Municipality)

CTTRA MINA SEAFOODS CORPORATION

Name of Proponent

15 - Clearance is issued subject to the following terms and conditions:

- Constitue: the proposed permanent structures ourside of the 20 meter survaise page from the highest water fide.
- Social Formit to Operate for the 500 KVA power generator set from DI Nova complete to with the growission of the Clean Air Act.
 - Strictly culcive no culting of remaining majoroves along the coast of the ground line
- Obtain mayor and sand to be infliend for the construction from a local source and looking proof of all had PCSDS within 60 days from issanice of PCSD (learning)
- Subject to ECSDS baseline study of the amaichate coastal matrix (cor), from which we'll be affected by construction activities especially of the puriate port and other earth mayinbetwitten of the project.
- Solimit water quanty test result, of the a fraction coastal water at baseling data place is construction and operation of the project.
- Greepi only to local residents in hiting personnel.
- Implement a solid waste management scheme property for proper disposition and segregation of generated wastes during operation.

This SEP Clearance is non-transferable and or cannot be assigned to new person Only the above carned proponent is entitled to the cyles and providere apparation iberato

Non-compliance with any of the above conditions shall be sufficient cause for the suspension or cancellation of the elearance and or penalty of fine in an amount not to exceed Juffy Thousand Pesos (Php5/1000) for every violation thereof pursuant to Section 19 of PCSD Adiam Order No. 00-06, series of 2002.

Phys Clearance is approved on Contractor of

Executive Director

DENR-RAJMINAJESPA-CENRO PUERTO PRINCESA CITY

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY INVIRONMENT AND NATURAL RESOURCES OFFICE
Fernandsz Street, Fuerto Princesa City

March 31, 2004

Date

The Philiprine Port Authority
Puerto Princesa City
Palawan

Sir:

I have the honor to inform you of our receipt of the following application:

Kind of Application Name of Applicant. Purpose of Filing Location of the Land Barrio of Municipality of Province of

Area Description Boundaries Foreshore Lease Application No.-0453I6-129-D

: Gerard Jeremy H. Iu

: banka anchorage/station/wharf

Sta Loundes

: Puento Princesa City

: Farawan

. 5,446 Sq.M.

: Fran Fri-045316-129-D (attached)

: NW.,-Iot 2, GSD-04- od Tot 5179, Cad 800-D.

NE Foreshore Land E Suru Sea Sk Foreshore Land

Before taking action on this application, we should like to be advised whether the land applied for will be needed by the Government for any further public improvements: whether its use and occupation by the applicant will obstruct navigation and whether, for some other reason, the said land should not be disposed of.

Early attention hereto will be appreciated.

Very truly yours,

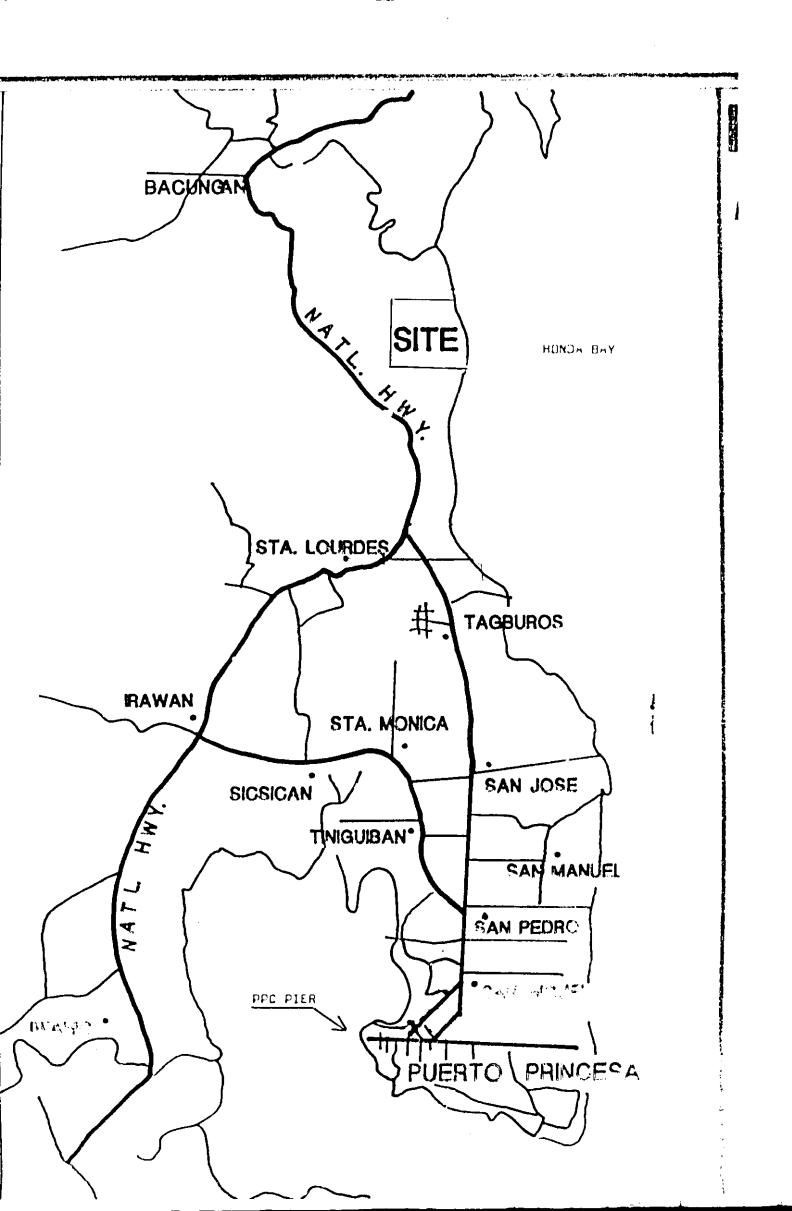
For the Director of Lands:

PAGLINA WAN

MINRO

Copy Furnished:

THIS SITE more or less 25 kms.
from the Port of Puerto Prin.





PMO PUERTO PRINCESA

Port Area, Puerto Princesa City, Palawan Tel. Nos. 434-5321 / 434-2945 / 434-5626 / 434-6606

1st Indorsement 20 APRIL 2004

Respectfully forwarded to the District Manager, Philippine Ports Authority, Port District Office of Luzon, Manila the herein letter from MR. ROGELIO D. PAGLINAWAN, DENR-CENRO, Puerto Princesa City, relative to Foreshore Lease Application of MR. GERALD JEREMY H. LU situated at Bgy. Sta. Lourdes, Puerto Princesa City. The area being applied for is approximately 15 km from the Baseport of Puerto Princesa. At present, the Philippine Ports Authority has no improvement plan of the port; likewise, it could not affect the future port developments in said area.

For your favorable consideration.

ATTY. EDGAR C. PILAR, MNSA

Port Manager

ECP/mns/Int

PHILIPPINE PORTS AUTHORITY
PDO-SOUTHERN LUZON
APR 2 6 2004

(6; 3) TIME BY: A

Republic of the Philippines REGIONAL TRIAL COURT OF PALAWAN Fourth Judicial Region

OFFICE OF THE CLERK OF COURT
Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN :

THIS IS TO CERTIFY that this Office has no knowledge of any pending case filed before this Plan FLI - 045316-129-D.

Court of Lot No. Not Indicated

Located at Sta. Lourdes, Puerto Princesa City

Issued upon request of Gerald Jeremy H. Lu for whatever purpose it may serve him/her best.

At Puerto Princesa City, this 19th day of

April, 2004

XXXX

Modern Ja Babanga RHODORA F.E. BABANGA Clerk of Court

O.R. No. 19869349 Dated: 4/19/04



Republic of the Philippines Office of the City Mayor CITY TOURISM OFFICE City of Puerto Princesa

23rd April 2004

MR. ROGELIO D. PAGLINAWAN

Community Environment and Natural Resources Officer Bgy. Sta. Monica Puerto Princesa City

Sir:

This has reference to the Foreshore Lease Application No. 045316-129-D of Mr. Gerald Jeremy H. Lu located in Bgy. Sta. Lourdes, this city. The ocular inspection conducted by this office on April 22, 2004 revealed that the subject area/land applied for foreshore lease forms part of the adjoining Citra Mina Storage Plant/Seafoods Market, which is currently under construction.

The foreshore lease area applied for is partly covered with patches of mangroves with a sandy and rocky beach area. The area is along the coastal waters on the eastern side of the city, facing Honda Bay, which is a tourist destination.

As of the present, this office does not have any need of the area for public improvement and interposes no objection of the occupation of the said land for purposes of banca anchorage/station/wharf provided, however, that said development and operation would not be detrimental to the natural environment and marine ecosystem of Honda Bay to the extent that it will affect tourism activities thereat.

It is hereby noted that compliance with existing laws, rules and regulations on the environment and tourism should be adhered to and complied with in relation to the proposed establishment of the banca anchorage/station/wharf.

Thank you.

Very truly yours.

MELINDA J. SAN JUAN-MOHAMAD
City Tourism Operations Officer II-OIC

623 My 5/4



Republic of the Philippines

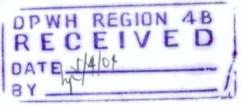
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

Region-IV-B, MIMAROPA

OFFICE OF THE DISTRICT ENGINEER

Palawan 3rd Engineering District

Puerto Princesa City



1st Indorsement April 26, 2004

Respectfully forwarded to the Regional Director, DPWH-Region IV-B, EDSA, Quezon City, the herein Foreshore Lease Application No 045316-129-D of Mr. Gerard Jeremy H. Lu, Bgy. Sta. Lourdes, this city with the information that this office interposes no objection since the land being applied for is not within the required road right of way of the national road and will not affect any future construction and improvements of this office

For his guidance and concurrence

DANILO R. ALAGAC District Engineer 164 13TH STREET, SOUTH HARBOR, PORT AREA, MANILA, PHILIPPINES 1002 TELS. (02) 301-9576 TO 80; 82-83, 301-9672 / 69 FAX (02) 301-9679, 301-9582; 301-9579

PD0-SL 04043014

2nd Indorsement 30 April 2004

Respectfully returned to the CENR Officer, DENR, CENRO, Fernandez Street, Puerto Princesa City, the within Foreshore Lease Application of GERALD JEREMY H. LU for a parcel of land containing an area of 5,446 sq.m. more or less situated at Barangay Sta. Lourdes, Puerto Princesa City, Palawan for banka anchorage/station/wharf purposes.

This Authority, by virtue of P.D. 857, has no objection to this application inasmuch as this Office has no plans for future port development in the area applied for within the next five (5) years, provided that:

- a) The area applied for shall be subject to recall by government when public interest so requires;
- b) No port or port related structure shall be constructed at subject area without the prior clearance/approval of the Authority; and
- c) No cargo handling activities shall be conducted at subject area without the prior clearance/approval of the Authority.

HECTOR E. MIOLE
Port District Manager

PMO-Puerto Princesa

2004(2)FLA/LU

CC:



Republic of the Philippines

DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

Region IV-B, Southern Tagalog PIBLIN

OFFICE OF THE REGIONAL DIRECTOR

EDSA, Quezon City

2nd Indorsement May 19, 2004



Respectfully forwarded to the Honorable Secretary, Department of Public Works and Highways, Port Area, Manila, ATTENTION: Atty. Camilo G. Foronda, OIC-Legal Service, the herein Foreshore Lease Application No. 045316-129-D of Mr. Gerard Jeremy H. Lu situated at Barangay Sta. Lourdes, Puerto Princesa City.

Please be informed that this Office concurs with the recommendation of the District Engineer that the land being applied for is not within the required national road right-of-way and shall not be affected by future construction/improvement programs of the District Office.

For his information and concurrence.

ALFREDO ATOLENPINO, CESO III

12FLC

Republika ng Pilipinas Kagawaran ng Katarungan ANGASIWAAN SA PATALAAN NG LI CAH (LAND REGISTRATION AUTHORITY) Lunsod ng Quezon

TO ALL WHOM IT MAY CONCERN:

This is to certify that the status of plan Fli-045316-129-D (FORESHORE LEASE), situated in the Barangay of Sta. Lourdez, City of Puerto Princesa, Province of Polawan, cannot be ascertained due to lack of pertinent records on file in this Authority.

It is further certify that when plotted on our Municipal Index Sheet thru its tie line and as per Cadastral Map presented, plan Fli-045316-129-D falls on Sulu Sea.

This certification is issued upon request of Loraine Enigo, with postal address at Rm. 316 Star Centrum Bldg., corner Malungay, Senator Gil Puyat Ave., Makati City, for reference purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 24th day of May 2004.

Fees Paid: P 30.00 O.R. No. : 3919389-5

Dated : 5/12/04

LINGAYO

Ordinary & Cadastral Decree Division

Plotted by: MARINO G. JAVIER

DMINISTRATOR

ullio

JOSE

Recommended for approval

RECTO AN

Geodetic Engineer II Plan Examination Section

CO A /CASTRO

ctg. Chief Projection Section Status by

Status checked by: LEONARDO S.

Plotting checked

RIOTOTAR



Republic of the Philippines DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

OFFICE OF THE SECRETARY

Manila

SUBJECT:

Foreshore Lease Application No. 045316-129-D GERARD JEREMY H. LU Situated at Barangay Sta. Lourdes Puerto Princesa City

> 3rd Indorsement May 28, 2004

Respectfully returned to the CENRO OFFICER, CENRO-DENR, Fernandez Street, Puerto Princesa City, the herein set of papers relative to the above-captioned subject, interposing no objection to the same, in view of the concurrence of the Regional Director, DPWH, Region IV-B, EDSA, Quezon City, in his 2nd Indorsement dated May 19, 2004 to the 1st Indorsement dated April 26, 2004 of the District Engineer, DPWH, Palawan 3rd Engineering District, Puerto Princesa City, with the information that the land being applied for is not within the required national road right-of-way and shall not be affected by future construction/improvement program of this Office.

ANTONIO A. INOCENTES

Undersecretary



Lodgment Fee :

Date Issued

Official Receipt No. : 0448434

At the City of Puerto Princesa

P 3000.00

: May 7, 2004

Republic of the Philippines DEVELOPMENT CONTROL COMMITTEE City of Puerto Princesa

APPLICATION FOR LOCATIONAL CLEARANCE (CONSENT ON MERIT USE)

| Application Name | : CITRA MINA SEAFOOD CORP. |
|---|---|
| Address | : Abueg Sr. Road, Bgy. Bancao-Bancao |
| | Puerto Princesa City |
| Representative | : JAMES D. TAM, |
| Telephone No. | : 434-5963 / 1// |
| | (1/// |
| Signature | : |
| S | |
| Property Location | : Sitio Magarwak |
| | Bgy. Sta. Lourdes. |
| | Puerto Princesa City |
| Property Identifier | : Foreshore Lease fronting TCT No. 171075 property |
| Project Description | Construction of concrete causeway for loading and unloading of fish catchand boat provisions during low tide. |
| Project Cost | P 3,000,000,000 |
| Decision Notification | : Mail () Phone for collection () Delivery (x) |
| Office Use : | |
| Lodgment Date : <u>07</u> Application No. : <u>2</u> | 7 MAY 2009 28-0088-09 |
| _ | EDWIN A. RONA ity Zoning Inspector DCC Secretary |

Republic of the Philippines DEVELOPMENT CONTROL COMMITTEE

City of Puerto Princesa

DCC RESOLUTION NO. 88-2004

A RESOLUTION GRANTING LOCATIONAL CLEARANCE TO THE APPLICATION OF CITRA MINA SEAFOOD CORPORATION TO CONSTRUCT A CONCRETE CAUSEWAY ON THE FORESHORE AREA IDENTIFIED AS PLAN FLI-045316-129-D COVERING AN AREA OF FIVE THOUSAND FOUR HUNDRED FORTY SIX (5,446) SQUARE METERS, SITUATED IN SITIO MAGARWAK, BARANGAY STA. LOURDES, CITY OF PUERTO PRINCESA, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, in his application dated 07 May 2004, Mr. James D. Tan, authorized representative of Citra Mina Seafood Corporation requests this Committee for a locational clearance to construct a Concrete Causeway for loading and unloading of fish catch and boats anchorage purposes;

WHEREAS, in the meeting held on June 3, 2004, this Committee deliberated on issues pertaining to the application;

WHEREAS, after due deliberation, the Committee believed that the request of Citra Mina Seafood Corporation could be given due consideration and granted locational clearance, subject to the following conditions:

- Barangay Sta. Lourdes Resolution endorsing the proposed project;
- Submittal of the survey plan and foreshore lease application duly approved by the Department of 2. Environment and Natural Resources-Region IV -B MIMAROPA;
- Clearance from the Department of Public Works and Highways; 3.
- Clearance from the Philippines Ports Authority (PPA); and 4
- 5 The proposed project shall secure an appropriate Environmental Compliance Certificate.

NOW THEREFORE, on motion of Mr. Arnaldo U. Favila, City Assessor, duly seconded by Engr. Vicente C. Licerio, Jr., City Assessor,

BE IT RESOLVED, as it is hereby resolved, to grant a locational clearance to the application of Citra Mina Seafood Corporation to construct a Concrete Causeway, on the foreshore area identified as Plan FLI-045316-129-D covering an area of Five Thousand Four Hundred Forty Six (5,446) square meters, situated in Sitio Magarwak, Barangay Sta. Lourdes, City of Puerto Princesa, subject, however, to the above-stipulated conditions.

RESOLVED FURTHER, that copies of this resolution be furnished the Office of the City Mayor, the Office of the Sangguniang Panlungsod and Citra Mina Seafood Corporation represented by Mr. James D. Tan, for their information and/ or appropriate action.

APPROVED.

RESOLUTION APPROVED ON 03 June 2004 at the City of Puerto Princesa.

EDWIN A. RO Zoning Inspector

DCC Secretary

ARNALDO U. FAVILA

Member/City Assessor

VICENTE C. LICERIO, JR.

Member/City Engineer

ROGELIO C. DAQUER

Member/City ENRO

GREGORIO Q. AUSTRIA

Member/City Councilor

(Absent)

CARLITO A. HERRERA

Member/ABC Representative

ATTESTED BY:

GEL PADO Chairman, DCC

City Planning and Development Coordinator

Republic of the Philippines City of Puerto Princesa OFFICE OF THE SANGGUNIANG BARANGAY Barangay Sta. Lourdes

EXCERPT FROM THE MINUTESOF THE REGULAR SESSION OF THE SANGGUNIANG BARANGAY STA. LOURDES, PUERTO PRINCESA CITY, HELD ON AUGUST 7,2004 AT THE BARANGAY HALL.

Present:

Punong Barangay, Presiding Hon. Lorenzo P. Reyes Brgy, Kagawad Hon, Natividad A. Odasco Brgy. Kagawad Hon, Lilia B. Mandragora Brgy, Kagawad Hon, Gerardo L. Valeña Brgy. Kagawad Hon. Pablo P. Barte Brgy, Kagawad Hon, Wilfreda L.Aguilar Brgy, Kagawad Hon. Dante G. Palmes Brgy. Secretary Hon, Loida P. Jamandre

Absent:

Hon. Bernardita M.Elamparo Brgy. Kagawad Hon. Louise Glenn A. Sandoval Brgy. SK Chairman

RESOLUTION NO. 25 SERIES OF 2004

A RESOLUTION SUPPORTING THE REQUEST OF THE PROPOSED CONSTRUCTION OF A CAUSEWAY AS PART OF THE SUPPORT FACILITY OF CITRA MINA SEAFOOD CORPORATION'S INTEGRATED FISHERY COMPLEX BUILDING SITUATED AT SITIO TAGBARIRI, BRGY. STA. LOURDES, THIS CITY.

WHEREAS, based on inquiry with Mr. James Tan, Manager, Citra Mina Seafood Corporation by Sangguniang Barangay Members, the proposed causeway shall not contribute environmental hazards, shall not disturb peaceful living of the residents and shall comply necessary measures and provisions imposed by concerned agencies;

WHEREAS, the main objective of the causeway will enable the fishermen to unload their fish products, load ice, water and fuel during low tides.

WHEREAS, the causeway will serve as a shelter for the fishermen and their bancas during strong winds or typhoons.

NOW THEREFORE, on the motion of Kgd. Pablo P. Barte duly seconded by all members present;

BE IT RESOLVED, as it is hereby resolved to support the construction of the causeway to be situated at Sitio Tagbariri, Brgy. Sta. Lourdes, this city.

CARRIED UNANIMOUSLY

I HEREBY CERTIFY, of the correctness and authenticity of the above mentioned Resolution of the Sanguniang Barangay of Sta. Lourdes, City of Puerto Princesa.

ODA P. JAMANDRE
Brgy. Secretary

Page 2 of Resolution No. 25 Series of 2004

ATTESTED BY:

LORENZO P. REYES Punong Barangay

CONCURRED:

NATIVIDA A. ODASCO Brgy. Kagawad

GERARDO C. YALENA Brgy. Kagawad

WILFREDA L. AGUILAR Brgy. Kagawad

LOIDA P. JAMANDRE Brgy. Secretary LBM andvagera

LILIA B. MANGRAGORA Brgy. Kagawad

PABLÓ P. BARTE Brgy. Kagawad

DANTE G. PALMES Brgy. Kagawad

SIGNED:

LORENZO P. REYE Punong Barangay



Republic of the Philippines City of Puerto Princesa CITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

City Hall Building, City of Puerto Princesa

August 23, 2004

INSPECTION REPORT

SUBJECT: REQUEST FOR CERTIFICATION OF THE IEE REPORT OF CAUSEWAY PROJECT OF CITRA MINA SEAFOODS CORPORATION LOCATED AT SITIO MAGARWAK, BGY STA. LOURDES. CITY OF PUERTO PRINCESA

REFERENCE:

- Note from the City ENR Officer, Rogelio C. Daquer
- Initial Environmental Examination (IEE) Report

ACTIVITIES TAKEN:

Conducted site inspection and interviewed Mr. James Tan, Operations Manager

DATE OF INSPECTION: July 05, 2004

FINDINGS:

1. The proposed site of causeway project is adjacent to the titled lot of Citra Mina Seafood Corporation under TCT No. 171075 containing an area of 40,000 squaremeters.

The proposed project is allowed within the proposed site, which is classified as general Industrial Zone as per interview with the City Zoning Officer III.

- 2. Upon validation of the IEE Report, the following documents were not attached:
 - a. Appendix B Zoning Certification for the Causeway Project:
 - b. Barangay Resolution allowing the construction of causeway as one of the support facilities of Citra Mina Seafood Corporation;
 - c. Plate showing the perspective and layout of the project.
- 3. The Liaison Officer of the Corporation was asked to submit items 2.a and 2.c so that the endorsement will be issued to them. The Liaison Officer replied that Operations Manager would be coming from abroad on the 16th of July and he would be the one to be asked on those matters.

The Operations Manager went to the Office last 17th of July. The undersigned explained the findings and asked him to furnish the Office with the lacking documents and he replied that he would ask their Project Engineer.

Up to this time, there are no documents being submitted to the Office.

4. The approved Survey Plan for Foreshore Lease Application (FLA) of the subject corporation contains 5.448 squaremeters. It shows that the area has a sharp curve, which might cause risks to the drivers of vehicles passing through the facility.

The applied area is enough only for the causeway structure and there is no area for parking/anchorage of pump boats delivering seafood to the corporation, and there is no area that will serve as a leeway for the laborers to move freely during the construction of the causeway.

5. The wharf of the causeway based on the approved survey plan is too narrow for the drivers of pick up trucks to maneuver in going back to the plant.

RECOMMENDATIONS:

- 1. The proponent is requested to implement the mitigating measures stated in their IEE Report and the following:
 - a. Furnish the City ENRO with the following documents: Zoning Certification: and the Plates showing the perspective and layout of the project.
 - b. Apply additional foreshore lease area or the whole frontage of the titled property under TCT No. 171075, and amend the approved survey plan of FLA having an area of 5,448 and it was in the name of the corporation. The additional foreshore area will be used for anchorage of boats (both corporation-owned and of the suppliers') during loading of seafood and also if there is bad weather.
 - c. Consider also in the design of the causeway to avoid sharp curve to prevent accidents.
 - d. Design and construct the wharf of the causeway wider enough to accommodate pick up trucks to maneuver in going back to the plant.
- 2. The undersigned favorably recommends the Causeway Project of Citra Mina Seafood Corporation for endorsement taken into account the above stated recommendations.

Inspected by:

MARY ANN JOY M. MADRIÑAN

Community Development Officer II

August 25, 2004

CERTIFICATION

THIS IS TO CERTIFY that the personnel from the City ENRO had conducted site inspection on the CAUSEWAY PROJECT of Citra Mina Seafood Corporation, located at Sitio Magnwak, Barangay Sta. Lourdes, this City. This Office favorably endorses the project for the issuance of Environmental Compliance Certificate, provided the proponent will strictly comply with all the environmental laws, rules and regulations and will consider all the recommendations stated in the Inspection Report of CDO II Mary Ann Joy M. Madriñan dated 23 August 2004, copy hereto attached.

ROGELIO C. DAQUER

<u>City</u> ENRO



Republic of the Philippines Department of Environment and Natural Resources ENVIRONMENTAL MANAGEMENT BUREAU

Region IV-MIMAROPA L & 8 Blog., Roxas Blvd., Ermita, Manita Tel: No 635-97-86-400-6960

ECC-4B-193-PA-5020-2004

ENVIRONMENTAL COMPLIANCE CERTIFICATE

The Department of Environment and Natural Resources Region-IV hereby issues this guidelines to the proposed CAUSEWAY PROJECT of Citra Mina Seafoods Corporation located at Interior North National Highway, Sitio Magarwak, Brgy. Sta. Lourdes, Puerto Princesa City, Palawan after complying with the Environmental Impact Assessment (EIA) requirement as prescribed in the promulgated guidelines implementing Section 3 (b) of P.D. 1121 and Section 2 of P.D. 1586 and DENR Administrative Order No. 96-37, DENR Administrative Order No. 42 dated C2 November 2002 and DENR Administrative Gricor No. 30 Series of 2003

This Certificate is not a permit and is being issued subject to the following conditions/requirements:

I. PRE-CONSTRUCTION PHASE

- Should there be any other permit/clearances that will be required from other government agencies prior to project implementation, same shall be furnished this Office within fifteen (15) days upon its issuance.
- the project shall conform with the zoning ordinance of Puerto Princesa City, Palawan; otherwise, this certificate shall be considered null and void ab initio;

II. OPERATION PHASE

- 3. This certificate is valid only for the proposed **536.77 meters long Causeway Project,** the structures shall be 10 meters wide from the bottom and 8 meters wide on top. The road shall be 20 certimeters thick concrete. Stairs shall be formed on strategic spots at the sides. Mooring butts for berthing shall be installed along the causeway on both sides located in Sitio Magarwak, Brgy, Sta. Lourdes. Puerto Princesa City Palawan:
- 4 That throwing/pouring of solid wastes to the water shall be avoided;
- That wastewater, used oil/fuel shall be properly disposed of to preclude water contamination; workers and ships personnel should be properly informed of the proper wastes disposal;
- That safety of the workers and the general public during construction and operation shall be implemented within the premises of the project.
- That materials to be used in the construction of the causeway project shall be emanated from the legitimate source and that construction shall not cause siltation/sedimentation of water body;
- 8. That extreme care to the corals, mangroves and other marine organisms along and nearby causeway area shall be undertaken during construction and operation of the project to preclude damages;

ECC-45-123-PASSAFCCA Gravers Select Conserver

- 9 That an Environmental Monitoring Fund (EMF) and Multi-partite Monitoring Team (MMT) for the project shall be established by the proponent, the amount of which will be agreed upon by the DENR-EMB Region IV Island Provinces and the proponent in the preparation of a Memorandum of Agreement (MOA) within thirty (30) days from the receipt thereof,
- 10. That the DENR shall not be impeded from conducting monitoring anytime without prior notice in coordination with concerned groups;
- 11. A solid waste generation and disposal plan shall be prepared, and the same shall be submitted to this Office thirty (30) days upon approval,
- That all other mitigating measures cited in the submitted documents shall be 12. implemented,
- That used oils shall be properly contained and disposed to prevent water pollution 13 of the underground and coastal water,
- 111. OTHERS
- 14 That the transfer of ownership of this project carries the same conditions in this ECC for which a written notification shall be made by herein grantee to DENR -EMB Region IV MIMAROPA within fifteen (15) days from such transfer;
- Any expansion from the existing approved operation shall be subject to separate ECC application.
- 16 That the proponent shall conduct annual monitoring of the water quality in the area particularly on the para notars of physical and chemical, oil and grease. a descriptive report of which shall be submitted to EMB Region IV MIMAROPA annually:
- That Citra Mina Seafoods Corporation shall be severally accountable for any 17. misrepresentation and failure to state material information in the submitted documents.

Non-compliance with any of the above conditions shall be sufficient cause for the suspension or cancellation of this Certificate and/or payment of fine in an amount not to exceed Fifty Thousand Pesos (P 50,000.00) for every violation thereof, at the discretion of the DENR pursuant to Section 9 of PD 1586 and Section 6(b), Article IX of DENR Administrative Order No. 98-37

Given this 21 September 2004.

Recommending Approval.

BUENA FE A MIOFLORIDO

Chief, EW

Approved by

ROBERTO D. SHEEN Regional Directs

2965605 F 4,000.00 02 September 2004

ECC 48 183 PA 8020 2004

rluods Corp (Causeway)

Page 2 of 2 pages



Republic of the Philippines
Department Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCE OFFICE
Sta. Monica, Puerto Princesa City

MEMORANDUM

| FOR | | Provincial Environment and Natural Resources Officer Sta. Monica, Puerto Princesa City | |
|--------------------------------|-----------------------|---|---------------------------------------|
| FROM . | | The Appraisal Committee constituted per (Special Order No. Dated tasked with the appraisal of (FIA-045316- 129 Situated at (Bgy. Sta Lourdes, Puento Princesa City |) |
| SUBJECT | | APPRAISAL REPORT OF FORESECRE LARGE APPLICATION 0.045316=129 of GERALD JEREMY H. LU OF PIAN F7i-045316-129-D, Bgy. Sta Lourdes Puent | |
| | | Princesa City, Palawan | 0 |
| DATE | *. | October 19, 2004 | |
| . SCOPI | E AND PURPO | OSE OF THE APPRAISAL | |
| and Section 4. | 5 of DENR A | onstituted pursuant to Special Order No. 39, dated Nov. Idministrative Order No. 98-20 dated May 20, 1998 is charge Sar Varue of the gand preparatory to its In Jeremy H. Lu | d with the duty |
| II. PROPI | ERTY IDENT | IFICATION LOCATION AND OWNERSHIP | |
| | s surveyed | under Approved Pran F21-045316-129-D with an area | of 5,446 |
| Sq. M. , To | cated in Ba | mangay Tagbarimi, Sta Loundes, Puento Princesa Cit; | у |
| | | | / |
| n/a Foreshore | ease Applic | arly identified as Lot No. Plan F-i-045316-129-D in the approved subdivision ation No-045316-129-D It contains a square meters, under Transfer Certificate name of the Republic of the Philippines. Issued by the Regis | plan n approximate of Title No. |
| ny | a | on n/a | |
| The property i | s bounded by | the following properties: | |
| North : Fore | shore () ase | area | |
| East. Forest | lors area (| suju sea) | |
| South, (Lot | No. 2, Psd- | 04-153880) Foreshore Area | (A) - X |
| West, Lot | No. 2, Psd- | 04-153880 | |
| Per zoning pl ocular inspec | Correction the forego | ATION, IMPROVEMENTS AND GENERAL CONDITION inversion into Industriar Zone commerciar) planning officer and has been observing property is classified as Adjoining the Arienabre and | |
| and and i | t is within | the conversion into Industria, Zone (commercia.) | |

applicable for Third Class Industrial land s

Appel of White persons in 110.00 (peses) per Spure Maters

Let d A. ad Appenied Value p. 599,060,00(peacs)

HOHEMNA APPARAN. Potes The area applied for the Construction of Concrete 1 Cuase War Froject to serve the Citra Mina Scaffood Comp.

Decrured Project Cost P 3,000.000.00 see attached apprioation APEA. for recational Project issued by the City Development Control Committee

OMP COMMING THOM COM. TO USUAN O MUSSON) AN ARE ACH, OF IMERCOVEMENTS

19 3,000.000.00 Total Repres Cost

 $\approx 3,0000e00 \text{ X } 0.10 = \text{P } 300,000.00$ Designation of

Selfa no le Depart de Sil

And Dynamian -

3,000,000.00.300,000.00 =F 0,700300000 2,700,000.00% 1/15 =F 108,000.00 03,000,000.00 -100,000.00 =F 0,000,000 April 1 State State

Computation based from the Appraisa- Manuer per DA)-No.98-20 dated May 20,1999

VII. APPRAISED VALUE OF PROPERTY

LAND

= P 599,060.00

IMPROVEMENTS

= P2,892,000.00

TOTAL

= P3,491,060.00

VIII. RECOMMENDED RENTAL RATE PER ANNUAL = 3percent(Av]) prus 1percent (Avimpr.)

0.03(599,060.00) =P17,971.80

MPROVEMENT 0.01 (P2,892,000.00) = P28920.00

Tota-: P.26,891.80

RECOMMENDED RENTAL/ANNUM = F46,891.80

RECOMMENDED RENTAL/MONTH = P3,907.65

IX. **SIGNATORIES**

Engineer 1/DFLI

NZAGA

Member

Chairman

APPROVED:

ATTY.

ENCLOSURES: 1. Approved Pjan of F-i-055316-129-D

2. Phi-ippine Port Authority C-earance

2. City Tourism Crearance
3. DPWH Crearance

4. IRA Clearance SDCC RESOLUTION No. 88-2004
6. City ENRO Clearance

STANDARD DEPTH:

- 1. For Residential Lands 20 meters
- 2. For Commercial Lands 20 meters

CORHER IMPLUENCE:

- 1. For Rusidontial Lands 10%
- 2. For Commercial Lands 10%

INDUSTRIAL LANDS:

The Schedule of Market Values for Industrial Lands in the opinion of real estate appraisers and of this office are as follows:

CIV22

MARKET VALUE PER SQUARE METERS

| | | P200.00 |
|--------|---|----------|
| Pirst | - | 170.00 / |
| Second | - | 110.00 |
| Third | - | 50.00 |
| Fourth | - | 20.00 |
| Fifth | - | 20.00 |

Residential lands situated in Grown Print Area (GPA) composed of Barangays San Pedro, San Jose, Tiniguiban, San Manuel, Sta. Monica, Sicslcan, Irawan, Tagburos and Sta. Lourdes within the Fifteen (15) kilometers radius from the Urban Center (city proper) shall be valued as follows

| | | P150.00 + |
|--------------|---|-----------|
| First Class | - | 100.00 - |
| Second Class | - | 70.00 - |
| Third Class | - | |

Residential land's in Rural Areas (Barrio/town sites) outside the Fifteen (15) kilometers from the Urban Center (city proper) shall be valued as follows:

| | • | · P50.00 |
|--------------|-------------|----------|
| First Class | • | 40.00 |
| Second Class | | 30.00 |
| Third Class | - | 00.00 |

CERTIFIED PHOTOCOPY FROM THE ORIGINAL:

JOCELVET R. ALAGADY / C



REPUBLIC OF THE PHILIPPINES DEPARTMENT OF FINANCE BUREAU OF INTERNAL REVENUE

Revenue District No. 36 Puerto Princesa City



October 21, 2004

MS. CATHERINE DELARMENTE

Puerto Princesa City

Madam:

This is to inform you that there was no established zonal valuation of properties classified as industrial located at Sta. Lourdes, Puerto Princesa City, Palawan.

Please be reminded that this zonal valuation was established in February 1992 and was implemented in June of 1997.

Please be guided accordingly.

SOLON B. ALCANTARA

Revenue District Officer TIN: 134-679-566

By:

TEODORA C. SUMAGUE Asst. Revenue District Officer



Cert. Fee: P 15.00 O.R. No.: 00616023 Date : 10-21-04

: PPCity

Place



Republic of the Philippines
Department Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RES

COMMUNITY ENVIRONMENT AND NATURAL RESOURCE OFFICE Sta. Monica, Puerto Princesa City

MEMORANDUM

FOR

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and

Natural Resources Officer

Puerto Princesa City

SUBJECT

FLA -045316-129

GERALD JEREMY H. LU OF PLAN FN-045316-129-D,

BGY. STA. LOURDES,

PUERTO PRINCESA CITY, PALAWAN

DATE

October 22, 2004

We are forwarding to you the complete records/carpeta of FLA -045316-129 of Gerald Jeremy H. Lu together with the new appraisal report in prescribed form, covering Plan Fli-045316-129-D with an area of 5,446 sq.m. under the Provision of DAO No. - 2004-24, dated August 24, 2004.

For his information, reference, record and APPROVAL.







kepublic of the Philippines

Department of Instronment and Habile Resources

Region IV

PROYINGIAL LIVIRONHINE AND HATHRAL RESOURCES DIFFICE
Sta. Monica, Partin Princesa City

Let The 433:2377 Email senter Systemictum

November 4 2001

MEMORARDUM

TO

The Community Environment and

Natural Resources Officer Puerto Princesa City

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT

Appraisal Report: FLA 045316-129

Lot FLI 045316-129-D. Sta. Lumber. PPC

Returned is the carpeta of the FLA of Mr. Gerald Jeremy H. Lu with duly approved appraisal.

After review it was observed that while the application is claimed private of applicant Lu, the plan was approved for Citra Mina Corporation hence the need to reconcile the identity-relationships of parties.

Further, it lacks clearance of riparian owner Jovero in favor of the applicant.

Please work back the above concerns before any progress action on the matter.

ATTY. VINGILIO N. TIDIGSON



Citra Mina

SEAFOOD CORPORATION

Lot No. 5, GSC Fish Port Complex Tambler, General Santos City Tel. No. 380-7314; Fax: 380-7309

REPUBLIC OF THE PHILIPPINES)
CITY OF GENERAL SANTOS)S.S.

SECRETARY'S CERTIFICATE

I, ALEXANDER T. LU, Filipino, of legal age, married, and with postal address at General Santos City after having been sworn in accordance with law, hereby depose and state that:

- 1. I am the duly elected, qualified and constituted Corporate Secretary of CITRA MINA SEAFOOD CORPORATION, a domestic corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal place of business at Tambler, General Santos City.
- 2. As Corporate Secretary, I have in my custody the corporate records of the Corporation including, among others, the Minutes of the Meetings of the Board of Directors and Stockholders of the Corporation;
- 3. As such Corporate Secretary, I hereby certify under oath that at a special joint meeting of the Board of Directors and Stockholders of the Corporation held on October 22, 2004 at the principal place of business of the Corporation mentioned above, during which a quorum of the Board of Directors and shareholders, the following were unanimously passed, approved and adopted by the majority of the Board of Directors present:

Resolution No. 008 Series of 2004

WHEREAS, it has been the general consensus of the majority of the members of the board to forego the right of applying for a homestead title of land situated near the titled land of the Corporation;

WHEREAS, it has been agreed that the Corporation shall authorize Gerald Jeremy H. Lu, one of the Board of Directors, to apply for a Homestead and have the title in his name;

WHEREAS, it has been agreed that the Corporation shall construct rock causeway/pier/wharf as support facility of the corporation to its fishery complex at Magarwak, Sta. Lourdes, Puerto Princesa City;

WHEREAS, it has been agreed that the Corporation shall use the foreshore lease of Gerald Jeremy H. Lu, one of its Board of Directors, for the construction of the causeway.

NOW THEREFORE, upon the joint motion of the Board as a body;

"BE IT RESOLVED, as it is hereby resolved that the Corporation shall forego the right of applying for a homestead title of land situated near the titled land of the Corporation; that the Corporation shall authorize Gerald Jeremy H. Lu, one of the Board of Directors, to apply for a Homestead and have the title in his name; that the Corporation shall construct rock causeway/pier/wharf as support facility of the corporation to its fishery complex at Magarwak, Sta. Lourdes, Puerto Princesa City; that the Corporation shall use the foreshore lease of Gerald Jeremy H. Lu, one of its Board of Directors, for the construction of the causeway."

THEREILY CERTIFY to the correctness of the foregoing excerpts of the minutes.

ALEXANDIR 1. LU
Corporate Secretary

Attested by:

JOAQUIN T. LU President

SUBSCRIBED AND SWORN to before me this subscribed affiant having exhibited to me his Community Tax Certificate No. 02517175 issued at General Santos City on March 31, 2004.

That the above named Alexander T. Lu who presented the foregoing instrument is personally known to me.

Book No. Lxxx

Series of 2004

ATTY RAUL JOSEFINO F. MIGUE

UNTIL DECEMBER 31, 2004

TBP LIFETIME NO. 3/30/433 PTR NO. 112/1/1/1/1/1/5/10/4

ไห หน. เมษาน์บ์7-648

REPUBLIC OF THE PHILIPPINES) S. S. General Santos City

AFFIDAVIT

I. Gerald Jeremy H. Lu, of legal age: Filipino. single, a resident of Cabe Subdivision, General Santos City, after having been duly sworn to in accordance with law, do hereby depose and say:

- 1. That I am the owner of a parcel of land with Homestead application number 045316-455(E045316-309) located at Magarwak, Sta. Lourdes, Puerto Princesa City:
- 2. That the said parcel of land is along side the shore of the said area, of which has a foreshore lease application number FLA 045316-129 with an area of 5,446 sq. m covered by plan FLI 045316-129-D;
- 2 That I am one of the Board of Directors of Citra Mina Seafood Corporation;
- 4. That in one of our Board meetings I have agreed to let the Corporation use my foreshore lease for a causeway/pier;
- I hereby avow under penalty of law to the whole truth of the contents of the foregoing affidavit.

IN WITNESS WHEREOF, I have hereto affixed my signature this NOV 2.6.2004 at General Santos City.

GERALD JEREMY H. LU
Affiant

Coeral

3UBSCRIBED AND SWORN TO BEFORE ME. this 26 day of November 2004 at General Santos City, affiant exhibited his Community Tax Certificate No. 0.2463322 issued on January 7, 2004 at General Santos City.

The shore-named Gerald Jeremy H. Lu who presented the foregoing integrally complete affidavit is personally known to me.

The above named person represented to me that his signature on the foregoing instrument was voluntarily affixed by him for the purpose stated in the said instrument and he declared that he have executed the instrument as his five and voluntary act and deed.

Da Na - á Paga No. - 7

Eco No Series of

ATTY. CORNELIO RUIZ BALIADII.

10TARY FURTH.

UNTIL DECEMBER 01 2005

10 % 579179 - 15/104

PTR 4 11/98/19 175/5



Republic of the Philippines Department Environment and Natural Resources Region IV COMMUNITY ENVIRONMENT AND NATURAL RESOURCE OFFICE Sta. Monica, Puerto Princesa City

MEMORANDUM

FOR

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

SUBJECT

FLA-045316-129

GERALD JEREMY H. LU OF PLAN FII- 045316-129-D

BRGY. STA. LOURDES, PPCITY

DATE

December 1, 2004

This has with reference to your memorandum dated November 04, 2004, we respectfully submit the following:

- Affidavit of Gerald Jeremy H. Lu; 1.
- Secretary's certificate of Citra Mina;
- 3. Transfer of Homestead Rights executed by Reynoso C. Jovero, Jr.;
- Copy of Homestead Application No. 045316-309, E-045316-455. 4.

For your information, reference and record.



Department of Environment and Natural Resources
Region IV
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Tel/Fast 433-2377 Email penro © pal-onl.com

6 January 2005

MEMORANDUM

TO

The Community Environment and

Natural Resources Officer Puerto Princesa City

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT

FLA-045316-129

GERALD JEREMY H. LU OF PLAN FII-045316-129-D

BRGY. STA. LOURDES, PPCITY

Returned is the complete records of the above-subject inclusive your memorandum dated December 1, 2004 and annexes. For publication, posting and preparatory to public bidding.

ATTY. VIRGILIO B. TIDNGSON

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMEN+ AND NA+URAL RESOURCES OFFICE Fernandez Street, Puerto Princesa City

January 10

SUBJECT: F_A-045316-129 Gerald Jeremy H. Lu

Bgy. Santa Iou des, PFC

The LMS, Peno, Sta Monica, Fue to Fincesa City TILLIVEL 22 MAR 2005 ds

Sir/Madam:

Enclosed are three (3) copies each in English and Spanish of the of public land in ...

of Fuerto Frincasa City protein e ursranawa.

requested that one copy in English and one copy in Spanish be posted in and protein and prote that such copies of the notice be made to remain so posted for a period of six (6) consecutive weeks immediately following said date:

- 1. In a conspicuous place on the land applied for.
- A 2. On the bulletin board, if any, in the barrio of.

On the termination of the above-mentioned period of posting, please fill ou and accomplished he enclosed form of affidavi, showing he he copies of no ice have been duly posted as herein indicated. Upon accomplishment of affidavit, it should be submitted to the CENTO, Pro at Sta. Monica, Pue to Princesa City with your

Our bid for the land should be sumitted on or before the time and date of auction. You must either personally attend the bidding or be duly represented with special power of attorney so that your bid may be raised with necessary.

Very 'ruly yours,

Encls. : as stated.

Copy Furnished:

CENTIFIED POSTED FOR PUPPLIE INFORMATION - NOTICE FR MINCH & , NOOT to MAY 06, 2005

> JOHNNY P. LILANG Chief, Land Mgt. Sector

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Fernandez Street, Puerto Princesa City

January 10,2005

SHBJECT: FIA-045316-129

Gerand Jeremy H. Lu

Bgy. Sta. Iourdes, Puerto Princesa City

The Cecords Office Community Environment and Natural esources Office Puerto Princesa City

Sir/Madam:

Enclosed are three (3) copies each in English and Spanish of the notice of auction pertaining to your above noted application for a tract of public land in the barrio of Sta. our des Municipality of Puerto Princesa City professer of Spanish be posted in requested that one copy in English and one copy in Spanish be posted in each of the following places on or before and that such copies of the notice be made to remain so posted for a period of six (6) consecutive weeks immediately following said date:

- 1. In a conspicuous place on the land.applied for.
- X 2. On the bulletin board, if any, in the barrio of

On the termination of the above-mentioned period of posting, please fill out and accomplished the enclosed form of affidavit, showing the the copies of notice have been duly posted as herein indicated. Upon templishment of affidavit, it should be submitted to the PPC at Sta Monica, Puerto Princesa City with your of the princesa City

Our bid for the land should be sumitted on or before the time and date of auction. You must either personally attend the bidging or be duly represented with special power of attorney so that your bid may be raised with necessary.

Very 'ruly yours,

Encls. : as stated.

Copy Furnished:

• • . : : . •

LEASE OF PUBLIC LANDS

| Notice is hereby given that the Commu | |
|--|---|
| Office at Puerto Princesa City will accept oral of | or written bids not later than TEN (10:00 |
| o'clock A.M. on was 21, 2005 | , for the lease for Beac |
| Resort purposes of the tract of land herein below | / described: |

Location

Sta. Lourdes, Puerto Princesa City

Description

FLA-045316-129

Boundaries

See attached plan

Area

5,446 sq.m.

Appraised value of Land

110.00/sq.m. P599,060.00 for the whole

tract

Value of Existing Improvements:

P2,892,000.00

Value of Proposed Improvements:

Applied for by

GERALD JEREMY H. LU

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

| Partiant 10, 2005 | , 20 | | (|
|-------------------|------|--|---|
|-------------------|------|--|---|

CERTIFICATION TO WHOM IT MAY CONCERN :

This is to certify that this copy of Notice of Lease of Public Land was received by this office on March 21, 2005 and was posted for Public information from March 22,2005 to May 3, 2005 for an inclusive of six(6) consecutive weeks.

Regional Executive Director

RIZATITA B. FRANCISCO Records Officer

+

ARRENDAMIENTO DE TERRENO PUBLICO

| | | una subasta oral en la Officina de Terrenos | para el |
|-------------------------------|------------|---|--------------|
| Princesa City | | | . • |
| derecho de arrendar para fin | es <u></u> | la parcela de terreno que a conti | nuacion se |
| describe. Se aceptaran oferta | is escr | itas en la forma prescrita para el caso a las | i diez de la |
| mañana de diche dia a lo mas | tarder. | | |
| | | | |
| Situation | : | Bgy, Sta. Lourdes, PPCity | |
| Description | ; | FLA-045316-129 | |
| Linderos | : | | |
| Superficio | : | 5,446 sq.m. | |
| Tasacion del Terreno | : | P110.00/metro cuadrado P599,060.00 terrenos | todos los |
| Valor de las mejoras | • | Existentes : P2,892,000.00 | |

Propuestas

Gerald Jeremy H. Lu

Se adjudicara el derecho de arriendo a la persona que ofreza la major rental annual, que no sera menos de tres por ciento (3%) del valor del terreno mas uno por ciento (1%) del valor delas majoras propuestas y/o existents. Para que una persona tenga a derecho a participar en la subasta debera ser un solicitante calificado para arrendar terreno publico y debera depositar antes del comienzo de la misma una cantidad equivalente al alquiler de tres (3) meses. No se aceptara mas que un deposito en dinero efectivo, giro postal, "treasury warrant", cheque certificado, chequede cajero, o cheque de gerente. Toda persona que presentareuna oferta por alguna otra podra hacerlo bajo un poder debidamente ejcutado. Durante la subasta, el poster tendra que hacer un deposito adicional cada vez que se aumento su oferta para completar el alquiler de tres meses; de lo contrario, la oferta asi aumentada no sera aceptada. Se reserva el derecho de rechazar todas o cualquiera de las proposiciones.

Ciudad de (12.0.27), 10, 1005 , 20 (-

GENRO

CENTIFICATION TO WHICH IT MAY CONCERN :

Regional Executive Director

This is to certify that this copy of Notice of Lease of Public Land was received by this office on March 21, 2005 and was posted for Public information from March 22,2005 to May 3, 2005 for an inclusive of six(6) consecutive weeks.

Valor de las mejoras :

Solicitado por

All fills B. Francisco Recognis Officer

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Fernandez Street, Puerto Princesá City

January 10 webos

SUBJECT:FIA-025316-129
Gerald Jeremy H. Lu
Bgy. Sta Lourdes, Puerto Princesa City

The Applicant
Bgy. Sta ourdes, Puerto Princesa City

Sir/Madam:

Enclosed are three (3) copies each in English and Spanish of the notice of auction pertaining to your above noted application for a tract of public land in the barrio of Sta. Tou det , Municipality of Pue to Princesa City , profine of Palawar: The say in requested that one copy in English and one copy in Spanish be posted in each of the following places on or before that such copies of the notice be made to remain so posted for a period of six (6) consecutive weeks immediately following said date:

- 1. In a conspicuous place on the land_applied for.
- X 2. On the bulletin board, if any, in the barrio of.

On the termination of the above-mentioned period of posting, please fill out and accomplished the enclosed form of affidavit, showing that the copies of notice have been duly posted as herein indicated. Upon accomplishment of affidavit, it should be submitted to the GIN O, PPC at Sta Monica, Puerto Princese with your base.

Our bid for the land should be sumitted on or before the time and date of auction. You must either personally attend the bidding or be duly represented with special power of attorney so that your bid may be raised with necessary.

Very truly yours.

Encls. : as stated.

Copy Furnished:

Africant of bornd of - ho harized, in a fair zed,

ARRENDAMIENTO DE TERRENO PUBLICO

| | Por el presente se ano | | | ne 27 20 | 15 | | 4 |
|------------------------------|--|--|--|---|--|---|--|
| | Por el presente se ani | ıncıa | que en el dia | 1 000 | T | | le a |
| | b ulez de la manana tendre | LILLEGA | a thin but there or | n en la Offic | ma de Terrenc | s en Pu | erto |
| Pı | rincesa City | L | 9a5 e | | | _ рага | el |
| de | erecho de arrendar para fin | ies T | omephone la pa | arcela de terr | eno que a con | tinuacioi | n se |
| | escribe. Se aceptaran ofert | | | prescrita p | ara el caso a la | is diez d | e la |
| m | añana de diche dia a lo mas | tarde | er. | | | | |
| | | | | | | | |
| | Situation | : | Bgy. Sta. Lou | | | | |
| | Description | ; | FLA-045316- | 129 | | | |
| | Linderos | : | | | | | |
| | Superficio | : | 5,446 sq.m. | | | | |
| | Tasacion del Terreno | : | P110.00/metr | o cuadrado | P599,060.00 | todos | los |
| | | | terrenos | | | | |
| | Valor de las mejoras | : | Existentes | : P2,892,00 | 00,00 | | |
| | Valor de las mejoras | | Propuestas | | | | |
| | Solicitado por | | Gerald Jerem | v H. Lu | | | |
| | Series Par | | | • | | | |
| te e g p a le | derecho a participar en le erreno publico y debera quivalente al alquiler de tra fectivo, giro postal, "treasu erente. Toda persona que eoder debidamente ejcutado dicional cada vez que se a o contrario, la oferta asi a odas o cualquiera de las pro- | depores (3 prese). Durante nument opposie | esitar antes del) meses. No se a arrant', cheque co entareuna oferta rante la subasta, ato su oferta para cada no sera acep ciones. | comienzo de ceptara mas ertificado, ch por alguna o el poster ten completar el | e la misma u que un deposi equede cajero, tra podra hace idra que hacer alquiler de tra | na canti to en di o chequ erlo baj un depo es meses | nero le de lo un osito s; de |
| | Ciudad de | my 10 | 0, 2005 | _, 20 | | | |
| | | | | | | | |
| | CERTIFICATION | | | 1 1 | 22. | | |
| To Whom | It May Concern: | | | Solu | Luian | ***** |) - |
| TH | nis is to certify that | this | s copy of | ROGELIO | PAGLINA | WAN | |
| Notice o | of Sale was received by | y thi | is office | (| CENRO | | |
| sy me or | March 14, 2005 and w | as po | osted for | , | $\mathcal{O}_{\mathcal{I}}$ | | |
| public i | information from March | 14. | 2005 to | | | | |
| | , 2005 for an inclusi | | Λ Λ | Regiona | Executive Di | rector | |
| consecut | tive weeks. | 10 | salal | | | | |
| | | | EREMY H. LU | | | | |
| | GERA | LU J | ENERT IT LO | | | | |

LEASE OF PUBLIC LANDS

| Notice is he | ereby given that the | Community Enviro | nment and | Natural Resources |
|----------------------|------------------------|------------------------|---------------|-------------------|
| Office at Puerto Pri | ncesa City will acco | ept oral or written be | ids not later | than TEN (10:00) |
| o'clock A.M. on | June 27, 2005 | 20 | , for the | lease for Beach |
| Resort purposes of | the tract of land here | ein below described: | | (44) |

Location

Sta. Lourdes, Puerto Princesa City

Description

FLA-045316-128

Boundaries

See attached plan

Area

5,446 sq.m.

Appraised value of Land

110.00/sq.m. P599,060.00 for the whole

tract

Value of Existing Improvements:

P2,892,000.00

Value of Proposed Improvements:

Applied for by

GERALD JEREMY H. LU

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

To Whom it May Concern:

This is to certify that this copy of Notice of Sale was received by this office by me on Mrach 14,2005 and was posted for public information from March 14,2005 to April 18,2005 for an inclusive of six (6) consecutive weeks.

GERALD JEREMY H. LU

Regional Executive Director

LEASE OF PUBLIC LANDS

| | | ommunity Environment and Natural Resources oral or written bids not later than TEN (10:00) |
|---|---------|---|
| o'clock A.M. on Resort purposes of the tract of | 7, 2005 | , for the lease for Beach |
| Location | : | Sta. Lourdes, Puerto Princesa City |
| Description | | ELA-045316-128 |

Boundaries :

See attached plan

No. Control of the Co

5,446 sq.m.

Appraised value of Land

110.00/sq.m. P599,060.00 for the whole

tract

Value of Existing Improvements:

P2,892,000.00

Value of Proposed Improvements:

Applied for by

Area

GERALD JEREMY H. LU

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

| danuart 10, 2005 | , 20 (| |
|---|--------------------------------|---|
| posted fr. march 12, 2008 to may a, sope | ROGELIO D. PAGLINAWAN CENRO | _ |
| Chief, Land Mgt, Sector | Regional Executive Director | |

ARRENDAMIENTO DE TERRENO PUBLICO

| Por el presente se anun | ncia que en | el dia Ja | me 27, 20 | 05 | de a |
|---|--|--|------------------------------|-----------------------------|----------------------------------|
| las diez de la mañana tendra l | lugar una | subasta oral | en la Offic | ina de Terre | nos en Puerto |
| Princesa City | Lease | | | | para el |
| Princesa City derecho de arrendar para fines | s Foresho | e la par | cela de terr | eno que a co | ntinuacion se |
| describe. Se aceptaran ofertas | s escritas e | en la forma j | prescrita pa | ara el caso a | las diez de la |
| mañana de diche dia a lo mas t | | | | | |
| | | | | | |
| Situation | | y. Sta. Lourd | _ | | |
| Description | ; FL | A-045316-1 | 29 | | |
| Linderos | : | | | | |
| Superficio | | 46 sq.m. | | | 1 1 |
| Tasacion del Terreno | : P1 | 10.00/metro | cuadrado | P599,060.0 | 0 todos los |
| | | renos | | | |
| Valor de las mejoras | | | : P2,892,00 | 0,00 | |
| Valor de las mejoras | | opuestas | | | |
| Solicitado por | : Ge | rald Jeremy | H. Lu | | |
| gerente. Toda persona que p poder debidamente ejcutado. adicional cada vez que se au lo contrario, la oferta asi aun todas o cualquiera de las prop | Durante la mento su c nentada no | a subasta, e oferta para c o sera acepta | l poster ten completar el | dra que hace alquiler de | er un deposite tres meses; de |
| Ciudad de de annam | y 10, 200 |)5 | , 20 | | |
| | | * | San Care ROSELIO | Chia D. PAGLIN | |
| En from march | 12, 20 | 25 | | CENRO | AWAN |
| May on, sers | 12,50 | 25 | Regional | 10 | |

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMEN+ AND NA+URAL RESOURCES OFFICE Fernandez Street, Puerto Princesa City

Sir/Madam:

Enclosed are three (3) copies each in English and Spanish of the notice of auction pertaining to your above-noted application for a tract requested that one copy in English and one copy in Spanish be posted in each of the following places on or before the day of the same that such copies of the notice be made to remain so posted for a period of six (6) consecutive weeks immediately following said date:

- -1. In a conspicuous place on the land.applied for.
 - 2. On the bulletin board, if any, in the barrio of.

On the termination of the above-mentioned period of posting, please fill out and accomplished the enclosed form of affidayit, showing that the copies of notice have been duly posted as herein indicated. Upon accomplishment of affidavit, it should be submitted to the 227 422 at 344 to 10 10 10 27 47 10

Our bid for the land should be sumitted on or before the time and date of auction. You must cither personally attend the bidding or be duly represented with special power of attorney so that your bid may be raised with necessary.

Very 'ruly yours,

Encls. : as stated.

Copy Furnished:

Recovered 05-72-05

LEASE OF PUBLIC LANDS

| Notice is hereby given that Office at Puerto Princesa City will a o'clock A.M. on Resort purposes of the tract of land | accept o | ommunity Environment and Natural Resources oral or written bids not later than TEN (10:00, for the lease for Beach nelow described: |
|--|----------|---|
| Location | : | Sta. Lourdes, Puerto Princesa City |
| Description | : | FLA-045316-126 |
| Boundaries | : | See attached plan |
| Area | : | 5,446 sq.m. |
| Appraised value of Land | ; | 110.00/sq.m. P599,060.00 for the whol tract |
| Value of Existing Improvement | ents: | P2,892,000.00 |
| Value of Proposed Improver | nents: | |

Applied for by

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

GERALD JEREMY H. LU

CERTIFICATION

To Whom it May Concern

This to certify that thiscopy of Notice of Sale was received by this office by me on March 7,2005 and was posted for public information from March 7,2005 to April 11,2005 for an inclusive of six(6) consecutive weeks.

Regional Executive Director

Bgy. Captain

ARRENDAMIENTO DE TERRENO PUBLICO

| Por el presente se am | uncia que en el dia _ | 9 2 2 2 2 | de a |
|--|--|---|--|
| La Esa de la mañana tandra | i lugar una subasta (| ral en la Offic | ma de Terrenos en ruerto |
| Princesa City derecho de arrendar para fin | 1 2-0 | | para el |
| derecho de arrendar para fin | ies Forepanne_ la | parcela de ten | eno que a continuación se |
| describe. Se aceptaran ofert | as escritas en la form | na prescrita p | ara el caso a las diez de la |
| mañana de diche dia a lo mas | s tarder. | | |
| internation de la constant de la con | | | |
| Situation | | ourdes, PPCity | |
| Description | FLA-04531 | 6-129 | |
| Linderos | : | | |
| Superficio | 5,446 sq.m | | |
| Tasacion del Terreno | P110.00/m | etro cuadrado | P599,060.00 todos los |
| | terrenos | | 160 |
| Valor de las mejoras | Existentes | ; P2,892,00 | 00,00 |
| Valor de las mejoras | | | |
| Solicitado por | Gerald Jer | | |
| A 2 | | | que ofreza la major rental |
| annual, que no sera menos ciento (1%) del valor delas a derecho a participar en terreno publico y debera equivalente al alquiler de trefectivo, giro postal, "treas gerente. Toda persona que poder debidamente ejcutad adicional cada vez que se lo contrario, la oferta asi a todas o cualquiera de las pr | la subasta debera si depositar antes de res (3) meses. No si ury warrant', cheque presentareuna ofert o. Durante la subasi aumento su oferta pa umentada no sera ac oposiciones. | er un soficitation of commenzo de aceptara mas e certificado, cha por alguna da, el poster te ara completar e eptada. Se rese | e la misma una cantidad que un deposito en dinero nequede cajero, o cheque de otra podra hacerlo bajo un ndra que hacer un deposito el alquiler de tres meses, de |
| Ciudad de | ry 10, 1005 | , 20 | |
| To Whom it May Concern: This is to certify tha Notice of sale was receive b by me on March 7, 2005 and w public information from Marc April 11,2005 for an inclusi executive weeks. LORENZO Brgy. | t this copy of by this office las posted for the 7, 2005 to live of six (6) | rootelio | PAGLINAWAN CENRO |

Water Targett

To how it may Concern:

This is to critify that this coly of stic of sale was recrive y this office by a cn Carch 7, 2005 and use conted for autic information from worth 3, 2005 to active of six (6) active marks.

LTCITZ - 4753 Sray. Crotain Republic of the Philippines

Department of Environment and Natural Resources

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Fernandez Street, Puerto Princesa City

January 10, 2005

SUBJECT: FLA-045316-129

Gerald Jeremy H. Lu
Bgy. Sta Lourdes, Puerto Princesa City

The City Tresurer City Har, Puerto Princesa City

Sir/Madam:

Enclosed are three (3) copies each in English and Spanish of the notice of auction pertaining to your above noted application for a tract of public land in the barrio of Sta Tourdes , Municipality of Puerto Princesa City , profine notes Palawar: He is y in requested that one copy in English and one copy in Spanish be posted in each of the following places on or before March 21, 2005 and that such copies of the notice be made to remain so posted for a period of six (6) consecutive weeks immediately following said date:

- 1. In a conspicuous place on the land applied for.
- M2. On the bulletin board, if any, in the barrio of.

On the termination of the above-mentioned period of posting, please fill out and accomplished the enclosed form of affidavit, showing the the copies of notice have been duly posted as herein indicated. Upon complishment of affidavit, it should be submitted to the at Sta Monica. Pusto Princess. City.

Our bid for the land should be sumitted on or before the time and date of auction. You must either personally attend the bidding or be duly represented with special power of attorney so that your bid may be raised with necessary.

Very buly yours

Encls. : as stated.

Copy Furnished:

Communication (Communication Communication C and the second of the second the same of the sa

~ 78 TO

LEASE OF PUBLIC LANDS

| Notice is | hereby | given | that the | Community | Enviro | onment a | nd 1 | Vatural | Res | ources |
|------------------|------------|-------|-----------|--------------|-----------|-----------|------|---------|------|--------|
| Office at Puerto | Princesa | City | will acce | pt oral or v | vritten b | ids not l | ater | than TI | EN (| 10:00) |
| o'clock A.M. or | a Jin | e 27, | 2005 | | 20 | , for | the | lease | for | Beach |
| Resort purposes | of the tra | ct of | land here | in below de | scribed | : | | | | |

Location

Sta. Lourdes, Puerto Princesa City

Description

FLA-045316-128

Boundaries

See attached plan

Area

5,446 sq.m.

Appraised value of Land

110.00/sq.m. P599,060.00 for the whole

tract

Value of Existing Improvements:

P2,892,000.00

Value of Proposed Improvements:

Applied for by

GERALD JEREMY H. LU

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

January 10, 2005 ,20

CERTIFICATION

To Whom it May Concern:

This is to certify that this copy of Notice of Sale was received by this Office by me/on March 22, 2005 and was posted for public information from March 22, 2005 to April April 21, 2005 for an inclusive of six (6) consecutive weeks.

Regional Executive Director

ROGELIO I. HITOSIS City Treasurer

on 12 - 110

ARRENDAMIENTO DE TERRENO PUBLICO

| | Por el presente se anuncia o | que en el dia | June 27, 2005 | de a |
|---|--|--|---|--|
| | las diez de la mañana tendra lugar | una subasta | oral en la Officina | de Terrenos en Puerto |
| | | | | |
| | Princesa City derecho de arrendar para fines | mashome la | parcela de terrene | o que a continuacion se |
| | describe. Se aceptaran ofertas escr | ritas en la for | ma prescrita para | el caso a las diez de la |
| | mañana de diche dia a lo mas tarde | | | |
| | | | | |
| | Situation : | | ourdes, PPCity | |
| | Description : | FLA-04531 | 6-129 | |
| | Linderos : | | | |
| | Superficio : | 5,446 sq.m | | |
| | Tasacion del Terreno: | P110.00/me terrenos | etro cuadrado P | 599,060.00 todos los |
| | Valor de las mejoras : | Existentes | : P2,892,000.0 | 00 |
| | Valor de las mejoras : | Propuestas | | |
| | Solicitado por | Gerald Jero | emy H. Lu | |
| | annual, que no sera menos de tre ciento (1%) del valor delas major a derecho a participar en la sub- terreno publico y debera depos equivalente al alquiler de tres (3) efectivo, giro postal, "treasury wa gerente. Toda persona que preser poder debidamente ejcutado. Dura adicional cada vez que se aumenta lo contrario, la oferta asi aumenta todas o cualquiera de las proposic | ras propuestas asta debera se sitar antes de meses. No se rrant', cheque ntareuna ofertante la subasto su oferta pada no sera ac | y/o existents. Par er un solicitante c el comienzo de l e aceptara mas qu certificado, chequ a por alguna otra a, el poster tendra ara completar el al | a que una persona tenga alificado para arrendar a misma una cantidad e un deposito en dinero nede cajero, o cheque de podra hacerlo bajo un a que hacer un deposito quiler de tres meses; de |
| | Ciudad de danuary 10 | , 2005 | , 20 | τ, |
| | | | ROGELIONS | PAGLINAWAN ENRO |
| | | | | |
| To whom it Ma | CHRTIFICATION | | Regional E | xecutive Director |
| This is Notice of Sal by me/on Mar- public inform spril spril | s to certify that this copy of the was received by this Office th 22, 2005 and was posted for sation from March 22, 2005 to 21, 2005 for an inclusive of ecutive weeks. | ¢ r | - AA | |

City Treesbeer

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Popublic of the Finlippings Department of Fine from a strand National Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Department of Fine Principle Can

January 10, 2005

SUBJECT

FLA-045316- 129

Gerald Jeremy H. Lu Egy. Sta Leurdes, PPC

The Laker.

Sir.

It is requested that this notice be published in your newspaper once wheels to a period of six (6) consecutive weeks paren before. March 21, 2005. In the printing to be an six (6) point type.

After publishing the notice for the period herein above sound please summer confull to this Onlice in traplicate, showing the date of publication A egyptor the job of ponce should be not often to the bill. It is 15, where report not more a copy of your least showing the publication of the attached notice be familiabled this variet immediately after each issue. As payments for the advertisement may not be purely an andit if these terms it are not complicated with plant a observation closely in all minimum your fifth.

If the publication cannot be started on the date manerical please norms three calcinated in the publication of the calcinated and the calcinated a

Vary traly yours. A

ROGALIO DE PAGLIN WAN

takno.

Inch. Notices

North

recound by Makell Smarrowth from palower from 3-22-01

LEASE OF PUBLIC LANDS

| | accept o | |
|----------------------------|----------|--|
| Location | : | Sta. Lourdes, Puerto Princesa City |
| Description | : | FLA-045316-129 |
| Boundaries | : | See attached plan |
| Area | : | 5,446 sq.m. |
| Appraised value of Land | : | 110.00/sq.m. P599,060.00 for the whole tract |
| Value of Existing Improvem | ents: | P2,892,000.00 |
| Value of Proposed Improver | nents: | |

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

GERALD JEREMY H. LU

Applied for by

January 10, 2005

| | ROGELIO D. PAGLINAWAN |
|---|-----------------------|
| | |
| • | CENRO |

. 20

Regional Executive Director

ARRENDAMIENTO DE TERRENO PUBLICO

| Por el presente se anun- | eia que en el dia de a |
|--|--|
| las diez de la mañana tendra l | igar una subasta oral en la Officina de Terrenos en Puerto |
| Princesa City | para el |
| derecho de arrendar para fines | la parcela de terreno que a continuacion se |
| describe. Se aceptaran ofertas | escritas en la forma prescrita para el caso a las diez de la |
| manana de diche dia a lo mas ta | |
| | |
| Situation : | Bgy. Sta. Lourdes, PPCity |
| Description : | FLA-045316-129 |
| Linderos : | |
| Superficio : | 5,446 sq.m. |
| Tasacion del Terreno: | P110.00/metro cuadrado P599,060.00 todos los |
| | terrenos |
| Valor de las mejoras : | Existentes : P2,892,000.00 |
| Valor de las mejoras : | Propuestas |
| Solicitado por : | Gerald Jeremy H. Lu |
| | |
| a derecho a participar en la terreno publico y debera de equivaiente al alquiler de tres efectivo, giro postal, "treasury gerente. Toda persona que pr poder debidamente ejcutado, adicional cada vez que se aun | ajoras propuestas y/o existents. Para que una persona tenga subasta debera ser un solicitante calificado para arrendar positar antes del comienzo de la misma una cantidad (3) meses. No se aceptara mas que un deposito en dinero warrant", cheque certificado, chequede cajero, o cheque de esentareuna oferta por alguna otra podra hacerlo bajo un Durante la subasta, el poster tendra que hacer un deposito nento su oferta para completar el alquiler de tres meses; de entada no sera aceptada. Se reserva el derecho de rechazar osiciones. |
| Ciudad de (() () () () | 10, mos , 20 <u> </u> |
| | ROOELIONS PAGLINAWAN |
| | Regional Executive Director |

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Bgy. Sta. Monica, Puerto Princesa City

| 22-223 | January 10, 2005 |
|--|---|
| | Date |
| PER THOUSAND OFFICE | |
| The Official Gazette C/o National Printing Office | · |
| Edsa, Quezon City r COSDS SEC. ALM. DIV. | |
| Sir: Two(2) copies: | in Spenish and |
| I have the honor to enclose two (2) copies in | English of a notice of the land Application No. |
| | |
| It is requested that this notice be published in the a period of six (6) consecutive weeks to start on or before the start of the start | Official Gazette once a week for |
| and completed not later thanapril 25, 2005 | <u> </u> |
| After publishing the notice for the period herein triplicate a certificate of the Director of Printing sl publication of the notice of auction. It is also requested the publication of the attached notice be furnished this issue. | nowing the inclusive dates of an accept of your paper showing |
| | |
| If we do not hear from you on or before will be presumed that the publication of the notice carequested. | it and will be made as herein |
| | truly yours, C |
| | Sufficial ELIO D. BAGLINAWAN |
| ROS | ELIO D. PAGLINAWAN CENRO |
| | |
| Encis.: as stated. | 5 to the Four 5 25/100 |
| Note: Publication expenses in the amount of <u>two</u> thousawas paid directly to that Office under Official Reco | oipt No |
| dated | |

LEASE OF PUBLIC LANDS

| N | Notice : | is hereby | given | that t | he i | Community | Environ | nent | and | N | atural | Res | ources |
|-----------|----------|-------------|----------|---------|-------------------|--------------|------------|------|-------|------|--------|------|--------|
| Office at | Puerto | Princesa | City v | vill ac | :c e p | t oral or w | ritten bid | not | late | r th | ıan TI | en (| 10:00) |
| o clock | A.M. | on Ju | ne 27 | | _ | ot oral or w | 2005 | _, f | or ti | ne i | lease | for | Beach |
| Resort n | urnose | s of the tr | act of l | and he | rei | n below des | cribed: | | | | | | |

Location

Sta. Lourdes, Puerto Princesa City

Description

FLA-045316-129

Boundaries

See attached plan

Area

5,446 sq.m.

Appraised value of Land

110.00/sq.m. P599,060.00 for the whole

tract

Value of Existing Improvements:

P2,892,000.00

Value of Proposed Improvements:

Applied for by

GERALD JEREMY H. LU

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make a deposit equivalent to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or manager's check can be accepted. A person bidding in representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) month's rental, otherwise, such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

| January | 10, | 2005 | 20 | |
|---------|-----|------|----|--|
| | | | | |

EOGELIO D. RAGLINAWAN CENRO

ARRENDAMIENTO DE TERRENO PUBLICO

| 2 . (| A1 D. C. | | 1 Tunn 27 | Tone | J. H. |
|---|---|--|---|--|---|
| Por el | presente se anunc | ia que en el dia | June 21 | ing de Terreno | de a |
| las diez de la | mañana tendra lu | gar una sudasta oi | ai en la Ome | ma de Telleno | para el |
| Princesa Cit | y , \(\frac{1}{2} \) | Romeshore head | ornala da tarr | cono que a cont | innacion se |
| derecho de ar | rendar para lines | la p | a prescrite p | oro al caso a la | s diez de la |
| describe. Se | iceptaran otertas | escritas en la form | a prescrita pi | ma ci caso a ia | - halleton |
| mañana de dio | che dia a lo mas ta | der. | 1 | House | 7 3 |
| 14 (4 | | Boy Sta Lo | urdes, PPCity | Hanry. | ile ? |
| Situati | | FLA-045316 | -129 | | |
| Descr | ros | C 2 | 1.00 | | |
| Super | | 5,446 sq.m. | · · | | |
| | ion del Terreno : | P110.00/me | ro cuadrado | P599,060.00 | todos los |
| Lasac | ton der renene . | terrenos | | | |
| Valor | de las mejoras : | Existentes | : P2,892,00 | 00,00 | |
| Valor | de las mejoras : | Propuestas | | | |
| | rado por : | Gerald Jeres | ny H. Lu | | |
| ciento (1%) a derecho a terreno publ equivalente a efectivo, giro gerente. Tod poder debida adicional cas lo contrario, | del valor delas ma participar en la s ico y debera de al alquiler de tres o postal, "treasury a persona que pr amente ejcutado. I | tres por ciento (ajoras propuestas y subasta debera ser positar antes del (3) meses. No se warrant", cheque e seentareuna oferta Durante la subasta nento su oferta par entada no sera ace esiciones. | y/o existents. If un solicitant comienzo de aceptara mas certificado, ch por alguna o , el poster ter a completar el | e calificado por e la misma u que un deposi- de que de cajero, otra podra hace de la decer- la alquiler de tra la decer- | ara arrendar ma cantidad to en dinero o cheque de erlo bajo un un deposito es meses; de |
| | | 10, 2005 | | | |
| Ciud | ad de | | , 20 | | |
| | | | ROGELIO | DEPAGLINA DENRO | WAN |

Meeinel s copies

of the NOTTCE (Cease of Public Parole) w/

ELA : 043/6-129, Cereld breny H. Cy,

official for publication is "popublicat"

a Speriosh neugraper.

then P. Villeleix

REPUBLICA

1326 Sunset Drive, Brookside Hills, Cainta, Rizal

AFFIDAVIT OF PUBLICATION

ARRENDAMIENTO DE TERRENO PUBLICO

Por al presente se anuncia que en al dia June 27, 2005 de a las diez de la manana tendra lugar una subasta oral en la Officina de Terrenos en Puerto Princesa City para el derecho de arrendar para fines Foreshore Lease la parcela de terreno que a continuacion se describe. acepataran ofertas escritas en la forma prescrita para el caso a las diez de la manana de diche dia a lo mas tarder

Situacion: Brgy. Sta. Lourdes, **PPCity** Descripcion: FLA-045316-129 Linderos Superficie: 5,446 metro cuadrado Valor de Tasacion: P110.00/metro cuadrado P599,060.00 todos los terrenos Valor de las Mejoras (Existentes) : P2,892,000.00

Valor de las Mejoras (Propuestas): Solicitado por : Gerald Jeremy H. Lu

Se adjudicara el derecho de arriendo a la persona que ofreza la major rental annual, que no sera manos de tres por ceinto (3%) del valor del terreno mas uno por ciento (1%) del valor de las mejoras propuestas y/o existentes. Para que una persona tenga a derecho a partcipar en la subasta debera ser un silicitante calificado para arrendar terreno publico y debera depositar antes del comienzo de la misma una cantidad equivalente al alquiler de tres (3) meses. No se aceptara mas que un deposito en dinero efectiva. postal, "treasury warrant" e certificado, cheque de cajero e de gerente. Toda persona stare una oferta por alguna dra hacerlo bajo un poder te ejecutado. Durante la , el poster tendra que hacar un to adicional cada vez q te su oferta pe La. Se reserva el derech rechazar todas o cualquiera de las proposiciones.

Ciudad de January 10,

2005

ROGELIO D. PAGLINAWAN CENRO

Regional Executive Director

REPUBLICA Feb. 19, 26, March 5, 12, 19 & 26, 2005

I. INGRID PALISOC-AGRAVANTE. of legal age and a resident of Cainta, Rizal, Philippines, after been duly sworn in accordance with law, depose and states:

That she is the owner of IRP Publishing;

That IRP Publishing is the publisher of REPUBLICA, a weekly spanish newspaper of general circulation in the Philippines;

That a judicial notice / order re: Arrendamiento de Terreno Publico - Gerald Jeremy H. Lu, printed copy of which is herewith attached, was published in REPUBLICA, every Saturday, Feb. 19, 26, March 5, 12, 19 & 26, 2005.

Further, affiant sayeth not.

LISOC-AGRAVANTE Publisher

SUBSCRIBED AND SWORN to before me this

Philippines, affiant exhibiting to me her Residence Certificate No. CCI220420625286 issued at Cainta, Rizal on February 8, 2005.

NOTARY PUBLIC Doc. No 3.73

Page No. .7.6 Book No.

Scries of 2005

aguniang Panlalawigan c of the Philippines augnayan na rin sa ronment and Natural Resources karating sa tanggapan conmental Resources hanggang suno at ng hasabing fishing ves-Navy nga umano ang

antala sinuportahan Mr. Rowell Aballa ng Ariston Sandoval ng ang pahayag ng st. Imposible talaga may apprehension na ahil negatibo naman na ng live fish ang vessel kaukulang roong ong ipinakita ang mga uto.

nay plano talagang ng live fish ang F/V Wai subalit hindi nga bigyan dahil walang on ang traders nito na onio

atag ang

erine A. Santos

ng mga serye ng pubtations, consultative ched plan mariing pagtutol ng qm. gingisda at traders sq.m. ng matatag ang stand unian Panlalawigan D JEREMY H. LU

quatic Re- all bids. Rodriguez, ang ordinansa ay pa lamang bukas pa SP sa anumang, 2005

T AND NATURAL RESOURCES OFFICE

nica, Puerto Princesa City

ITO DE TERRENO PUBLICO

le a las diez de la mañana tendra lugar una subasta oral en la Officiana erecho de arrendar para fines Foreshore la parcela de terreno que a n la forma prescrita para el caso a las diez de la mañana de diche dia

idrado P599,060.00 to dos los terrenos

reza la major rental annual, que no sera menoa de tres por ciento (3%) lelas majoras propuestas y/o exitents, para que una persona tenga a tante calificado para arrendar terreno publico y debera depositor antes lquiler de tres (3) meses, no se aceptara mas que un deposito en dinero tificado, chequede cajero, o cheque de gerente. Toda persona que un poder debidamente ejcutado. Durante la subasta, el poster tendra n naman ng customs at ento su oferta para completar el alquiler de tres meses, de lo contrario, el derecho de rechazar todas o cualquiera de las proposiciones.

> ROGELIO PAGLINAWAN CENRO

2005

lic of the Philippines ironment and Natural Resources

IT AND NATURAL RESOURCES OFFICE

nica, Puerto Princesa City

OF PUBLIC LANDS

and Natural Resources Offices at Puerto Princesa City will accept ck A.M on June 27, 2005 for the lease for Wharf banca-docking

irdes, Puerto Princesa City

P599,060.00 for the whole tract

,000.00

abatas ang haing n offering the highest annual rental, which shall not be less than three na magbabawal sa e per centum (1%) of the value of the proposed and/or existing ili, pagbebenta at id to participate in the bidding, he must be a qualified public land is no mga buhay na same, make a deposit equivalent to at least three (3) months rental. certified checks, cashier's, check can be accepted. A person bidding in wated power of attorney. During the bidding, the bidder has to make ittee on Ag- aplete the three (3) month's rental, otherwise, such bid as mised, shall

> ROGELIO PAGLINAWAN **CENRO**

Republic of the Philippines) Puerto Princesa City, Palawan) S.S

AFFIDAVIT OF PUBLICATION

I EDGARDO LUMBRE JAVAREZ, resident and domiciled at No. 22 Garcellano Commercial Complex, Rizal Avenue, Puerto Princesa City, Palawan, Philippines.

That I am the Managing Editor of Weekly Newspaper PALAWAN MIRROR of general circulation in PALAWAN PROVINCE and PUERTO PRINCESA CITY and in SOUTHERN TAGALOG REGION composed of LAGUNA, QUEZON, BATANGAS, CAVITE, MINDORO OCCIDENTAL & ORIENTAL, MARINDUQUE, ROMBLON and RIZAL PROVINCE, state that the "JUDICIAL, LEGAL, EXTRAJUDICIAL NOTICES, ADVERTISEMENTS, NOTICE OF BIDDINGS AND COMMERCIAL appearing in the left side margin thereof has been published in the PALAWAN MIRROR for one/two/three (1/2/3) consecutive issues once a week.

March 31 & April 07, 14, 21, 28 & May 05, 2005

IN WITNESS WHEREOF, I have hereto signed the foregoing "SWORN STATEMENT" in Puerto Princesa City, Palawan, Philippines, on this day of April, 200

haging Editor

SUBSCRIBED AND SWORN to before me day of April, 2005 at Puerto Princesa City, Palawan, Philippines by EDGARDO LUMBRE JAVAREZ, who exhibited to me his Residence Certificate No. 1 7 1 3 2 4 7 3 issued at Puerto Princesa City, on January 21, 2005.

Doc. No. Page No. Book No. Series of 200 J

> Issued TIN

OJ MEDIA Form No. 003

To the careta of FLA NO. OUS \$10-129 CITAMINA.

Republic of the Philippines
Office of the Press Secretary

National Printing Office

EDSA corner NIA Northside Road Däiman, Quezon City

April 25 20 05

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY THAT Notice of Sale of Public Lands issued by CENRO-Puerto Princesa City, applied for by GERALD JEREMY H. LU, FLA-045316-129

was published in the Official Gazette, to wit:

| VOLUME | NUMBER | PAGE | DATE OF ISSUE |
|--------|--------|------|----------------|
| 101 | 12 | | March 21, 2005 |
| | 13 | | March 28, 2005 |
| | 14 | | April 4, 2005 |
| | 15 | | April 11, 2005 |
| | 16 | | April 18, 2005 |
| | 17 | 2892 | April 25, 2005 |

and the last issue has been officially released by this Office on April 25, 2005

| Fully | paid | X | Partial | publication: | | |
|-------|------|------|---------|--------------|---|--|
| P | 7.64 | . 25 | | Balance | ₽ | |
| O.R. | No | 32 | 34349 | | | |

Date: 2-4-05
ROGELIO D. PAGLINAWAN

CENRO PUERTO PRINCESA CITY

2-cris

MERLINA E. EUSEBIO Acting Supt. of Printing

RELEASED BY DATE:
DATE:
DATE:
ADM.



EDSA corner NIA Northside Road Diliman, Quezon City

| Apr.11 25 | 20 05 |
|---|-------|
| *************************************** | &U |

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY THAT Postuce of gale of Public toward is could by CERRO-Duants Princess City, applied for by monath J NAY 4. 1.4. 1.4-0.5316-109

was published in the Official Gazette, to wit:

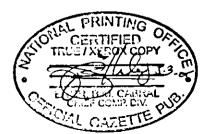
| VOLUME 101 | NUMBER 1? | PAGE | DATE OF ISSUE |
|---------------|--------------|------|------------------|
| | 13 | | March 29, 2005 |
| | 14 | • | April 7, 2009 |
| | 15 | | sprik (11, 2009) |
| | 10 | | pell 1 , 2005 |
| | 17 | 2092 | pril 25, 2005 |

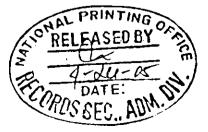
and the last issue has been officially released by this Office on

| Fully paid Partial publication: | |
|---------------------------------|---------------------------------------|
| P | भ ना स्था ८ व्या १००० स्थापना १००० |
| O.R. No. 323/3/9 | roting dupt. of Printing |
| Date: 2-7-05 | |

POSMIO D. POSINAWAN ALLIA CALLES CARE LIGHT

2-cris





Republic of the Philippines) Puerto Princesa City) S. S.

AFFIDAVIT OF PUBLICATION

I, ARIEL P. MILLONES, of legal age, single, and a resident of Puerto Princesa City, having been duly sworn to in accordance with law, do hereby depose and say:

That I am the Office Manager of the weekly newspaper PALAWAN SUN, of general circulation in the province of Palawan and the City of Puerto Princesa.

| That the Notice of Lease of Prublic Levels |
|--|
| filed by Community Fining and Material Resources Office Bgy. Str. Monica, Puete Princes City |
| Mational Resources office Boy. Str. |
| monica , Queite Princea City |
| appearing in the right margin hereof is being published in the Palawan Sun for consecutive week(s)/issue(s) covering the period of Issue No(s). 30 - 21 - 32 - 23 - 34 \$ 27 |
| much 29, mr & aprily, 12, 19 926 mx |
| To may 3, mr |
| IN WITNESS WHEREOF, I hereto signed the following SWORN STATEMENT in Puerto Princesa City, Palawan, Philippines, this |
| day of MAY 0 4 2005 |

ARIEL P. MILLONES Office Manager

| SUBSCRIBE AND SW | ORN TO before me to | his |
|--|---------------------|--|
| day of MAY 0 | 4 2005 | at Puerto |
| Princesa City who exhi Number 04/4/10 8 | issued at F | nunity Tax Certificate Puerto Princesa City |
| on Jamery 10 | mr. | |
| | awer | ga-lulan M. VERGARA-U |
| A ¹ | TY. MA. ELIZA | M. VERGARA-U |
| | NOTARY PU | BLIC FOR PALAW |
| | AND PUER | TO PRINCESA CIT |
| 411 | | CEMBER 31, 2005 |
| PAGE NO. 23 | | LDG., RIZAL AVE. |
| BOOK NO. 42 | | PRINCESA CITY |
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| | IBP NO. | 596341/12-29-04 |



2/F Lustre Bldg., Malvar Street, Puerto Princesa City, 5300 Palawan,

Philippines Telefax (048) 433-4249 Website: http://www.palawen.net/ palsun/e-mail: palsun@pal-onl.com

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

Bgy. Sta. Monica, Puerto Princesa City

LEASE OF PUBLIC LANDS

Notice is hereby given that the Community Environment and Natural Resources Office at <u>Puerto Princesa City</u> will acceptoral later than TEN (10:00) o' clock A.M. on June 27, 2005, for the lease for <u>Wharf Docking Area</u> purposes of the tract of landburgers.

Sta. Lourdes, Puerto Princesa City Location FLA-045316-129 Description See attached plan Boundaries 5.446 sq. m. 110.00/sq.m. P599,060.00 for the whole tract Appraised value of land P2 892 000 00 Value of existing Improvements Value proposed Improvements G :RALD JEREMY H. LU Applied for by

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three the right to lease the land will be awarded to the person offering the rightest attribute tental, which shall not be less than drifte (3%) of the value of the land plus one percentum (1%) of the value of the proposed and/or existing improvements. In order that a p to participate in the bidding, he must be a qualified public land applicant, and must, before the commencement of the same, make to at least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or to a least three (3) months rental. Only deposit in cash, money order, treasury warrant, certified checks, cashier's check or to a least three (3) months of the person bidding in representation of another may do so under a duly executed power of attorney.

During the bidding, the bidder has to make an additional deposit every time his bid is raised, to complete the three (3) months bid between the proposition of another may do so under a duly executed power of attorney. such bid as raised, shall not be accepted. The right is reserved to reject any or all bids.

City of Puerto Princesa, January 10, 2005.

(sgd.) ROGELIO D. PAGLINAWAN CENRO

Regional Executive Director

(Palawan Sun Issue Nos. 30-31-32-33-34 & 35/ March 29, 2005 to April 5,12,19,26, 2005 & May 3, 2005)

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

Bgy. Sta. Monica, Puerto Princesa City ARRENDAMIENTO DE TERRENO PUBLICO

Por el presente se anuncia que en el dia June 27, 2005 de a las diez de la manana tendra lugar una subasta oral en la O Puerto Princesa City <u>Lease</u> para el derecho de arrendar para fines <u>foreshore</u> la parcela de terreno que a continuacion se diofertas en la forma prescrita para el caso a las diez de la manana de diche dia a lo mas tarder.

> Situation Description Linderos Superficio Tasacion del Terreno Valor de las mejoras Valor de las mejoras Solicitado por

FLA-045316-129

5,446 sq. m. P110.00/metro cuadrado P599,060.00 todo los ten P2 892 000 00 Existentes Propuestas Gerald Jeremy H. Lu

Se ad sal cara el derecho de arriendo a la persona que ofreza la major rental annual, que no sera menos de tres por ciento (3 nas uno por ciento (1%) del valor delas majoras propuestas y/o existents. Para que una persona tenga a derecho a participa mas uno por ciento (1%) del valor delas majoras propuestas y/o existents. Para que una persona tenga a derecho a participa ser un solicitante calificado para arrendar terreno publico y debera depositar antes del comienzo de la misma una cantidad y de tres (3) mese. No se aceptara mas que un deposito en dinero efectivo, giro postal, "treasury warrant", cheque certifica o cheque de gerente. Toda persona que presentareuna oferta por alguna otra podra hacerlo bajo un poder debidament subasta, el poster tendra que hacer un deposito adicional cada ves que aumento su oferta para completer el alquiler de tres la oferta así aumentada no sera aceptada. Se reserva el derecho de rechazar todas o cualquiera de las proposiciones.

Ciudad de Puerto Princesa, January 10, 2005.

(sgd.) ROGELIO D. PAGLINAWA CENRO

Regional Executive Director

(Palawan Sun Issue Nos. 30-31-32-33-34 & 35/ March 29, 2005 to April 5,12,19,26, 2005 & May 3, 2005)

Republic of the Philippines) Puerto Princesa City

AFFIDAVIT OF PUBLICATION

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That I am the Office Manager of the weekly newspaper PALAWAN SUN, of general circulation in the province of Palawan and the City of Puerto Princesa.

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ARIELP MILLONES Office Manager

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2/F Lustre Bldg. Malvar Street, Puerto Princesa City, 5300 Palaven Philippines Telefax (048) 433-4249 Websita http://www.palawan.net/ paisun' e-mail palsun@gal-ont.com

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BY

on, M

July 11, 2005

The Community and Environment and Natural Resources Office CENRO, Sta. Monica Puerto Princesa City



Sir:

Our company CITRA MINA SEAFOOD CORPORATION would like to submit our bid for the rental of FLA-045316-129, represented by GERALD JEREMY H. LU covering Plan Fli-045316-129-D, located in Brgy. Sta Lourdes, Puerto Princesa City.

In this regards, we respectfully submit to pay the bid in the amount of P46,891.00 composing the 3% of the appraised value of the land and 1% of the improvements.

For your consideration and approval.

Very truly yours,

JAMES D. TAN Attorney in fact of applicant Jeremy H. Lu

SUBSCRIBED AND SOWRN TO before me this July 11, 2005 at Puerto Princesa City, James D. Tan is personally known to the notary public.

Doc. No. 22X Page No. 45 Book No. XVII Series of 2005



ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan, Phillippines
Until December 31, 2005, Rizal Avenue, Puerlo Princesa City
Attorneys Roll no. 40766, PTR no. 8256108 1/19/05
IBP Lifetime Roll no. 4178, Registered US and UK Embassy



Official Receipt of the Republic of the Philippines

Nº 1898828 D

07-12-05 Date Fund Agency DENA CITRALINA CORP. Har Lourde Accounty Inalotatutoti Amount Code Collection 46,8911 7/10-PU6.891. TOTAL Amount in Words ninety mb Bank Date Drawee Number Cash Seriex Cory
Check Money Order Received the amount stated above. MINORDA ANPRES Collecting Officer NOTE: Write the number and date of this receipt on

the back of check or money order received.



Emplify of the Philippines
Department Foundation and Notional Resources
Foundation
Continuation From English MENT AND NATURAL FEBOURGE OFFICE
On Monica, Fuerto Foundam Cay

July 12, 2005

SUBJECT: FORESHORE LEASE APPLICATION NO.- 045316-129 GERALD JEREMY H. LU PLAN FLI-045316-129-D BGY, STA LOURDES, PUERTO PRINCESA CITY

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

Thru: The Land Management Services

Sir:

In line with the scheduled bidding of the above-subject application, I have the honor to submit herewith my report to wit:

- 1. That a sealed bid with public bidding was conducted on July 12, 2005 at 10:00 A.M., relative to the Foreshore Lease Application No.-045316-129 of CTITAMINA SEAFOOD CORPORATION, represented by: Gerald Jeremy H. Lu;
- 2. That during the bidding there was no other bidder present except the applicant-bidder;
- 3. That at exactly 10:00 A.M. the bid of the application was opened;
- 4. That the applicant-bidder offered and bidded for the Annual Rental, three percentum (3%) of the appraised value of the land (P17,971.80) for the whole area plus one percentum (1) of the appraised value of the existing improvements (P 28,920.00) with a total amount of P 46,891.80;
- 5. That the bidder paid the amount of P 46,891.80 representing the annual rental bidding and received by this Office under O.R. No. 1898828-D issued on July 12, 2005; and
- 6. That the bid ended without any adverse bidder or claims, it is absolutely free from claims and conflicts.

In view of the foregoing, it is recommended that the lease contract be approved and granted to the successful applicant-bidder- CITRA MINA SEAFOOD CORRPORATION, represented by : Gerald Jeremy H. Lu.

I solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of my knowledge and information.

Very truly vons.

Vand Manage Lent Officer III

SUBSCRIED AND SWORN to before me this 12th day of July 2005, at Puerto Princesa City.

ROSELICANPAGLINAWA Community Lux nonment and Natural Resources Officer



Regul local the Philippines
Department Environment and Natural Resources
Leaguen 19
POMMUNITY ENVIRONMENT AND NATURAL RESOURCE OFFICE
Start Local Libraria Reno essações

MEMORANDUM

FOR The Provincial Environment and

Natural Resources Officer

Sta Monica, Puerto Princesa City

THRU : The Land Management Services

ROM : The Community Environment and

Natural Resources Officer

TLA-045316- 129

GERALD JEREMY H. LU

BGY STA. LOURDES, PUERTO PRINCES A CITYON EL

OATL July 13, 2005

Nicaror Herra Aer @ Bacuraan -

Forwarded to you is the complete carpeta of the above subject with the report of bidding conducted by : Land Management Officer III Renato S. Gonzaga of this office on July 12, 2005.

Considering that the applicant-bidder is the only bidder and has already paid the corresponding annual rental of the land applied for and considering further that the same land is free from claims and conflicts, it is hereby strongly recommended that the Lease Contract be now issued granted in favor of the applicant. Attached herewith is the certificate of Publication in the Official Gazette and Affidavit of Publication in Palawan Sun, Palawan Mirror and Republica.

For your information and records.

8-01-W

Splice June

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Fernandez Street, Puerto Princesa City

CERTIFICATION

TO WHOM IT MAY CONCERN:

| This is to certify that as of this office date Augus received any filed protest/claim involving FLA - 045 | $\frac{t \circ 4 \times 005}{316 - 129}$ this office has not |
|--|--|
| of Lot No. Plan FLi -045316-129-D With an area of, Puerto Princesa C | 5,446 pg. meters |
| This certification is issued in favor of the applicant _ for whatever legal purpose that may serve him best | Genald Jenemy H. Lu, |

RIZALINA B. FRANCISCO LMO I

Acting Records Officer

Republic of the Philippines Department of Environment and Natural Resources Region IV

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Sta. Monica, Puerto Princesa City

F.L.A. No. 045316-129 Gerald Jeremy H. Lu Applicant - Successful Bidder Fli 045316-129-D Area = 5,446 sq.m. Sta. Lourdes, Puerto Princesa City

ORDER OF AWARD

From the records of this Office, it appears:

| 1. | That the above-noted application was filed on | Aug. 3, 2003 | by _ | Gerald Jeremy H. Lu |
|----|--|-------------------|-------|---------------------|
| •• | for a tract of land situated in the place indicate | above, for reside | ntial | purposed, more |
| | particularly described as follows: | | | |

 Lot/Plan
 :
 FLI 045316-129-D

 A r e a
 :
 5,446 Square meters

 Location
 :
 Sta. Lourdes, Puerto Princesa City

 Boundaries
 :
 North - Honday Bay
 :
 South - Honday Bay

 East - Honday Bay
 ;
 West - Lot 5179-A-1

- 2. That upon investigation conducted by a representative of this Office and the Department of Public Works and Highways, it was found that the land is suitable for the purpose to which it will be devoted not needed by the Government for future public improvements, and free from private claims and conflicts:
- 3. That the DENR Provincial Environment and Natural Resources Officer, Puerto Princesa City having approved the appraisement of the land at P110.00 per square meter or P599,060.00 for the whole tract and the existing and/or proposed improvements thereon at P2,892,000.00 respectively, notice calling for bids for the right to lease the land was duly advertised in accordance with law; and
- 4. That the auction of the right to lease the land held on July 12, 2005 at 10:00 A.M. the highest bid received was that of the applicant who offered an annual rental and deposited the amount of P46,891.80 under Official Receipt No. 1898828-D dated July 12, 2005.

It appearing that the proceedings had in connection with the F.L.A. No. 045316-129 were in accordance with law and existing regulations, the right to lease the land covered thereby is hereby awarded to the applicant, Gerald Jeremy H. Lu at a yearly rental of P46,891.80 to be paid annually in advance on or before the 5th day of January of each year during the life of this lease at DENR, PENRO or CENRO, Puerto Princesa City.

This application should be entered in the records of this Office as Foreshore Lease Entry No. 0453-06-01 ____.

The deposit of the applicant in the amount of P46,891.80 should be credited as full payment of the annual rental on the land and subsequently the contract of lease shall be executed.

All rentals payable under this lease shall draw interest at the rate of 4% per annum from the after the date they become due and payable as provided herein.

This award shall further be subject to provisions of the Public Land Law (Commonwealth Act No. 141, as amended, particularly to the following conditions, to wit:

- 1. The successful bidder shall commence the construction of the improvements appropriate for the purpose for which the land is leased within six (6) months from the date of this award and shall complete the said construction within eighteen (18) months from the said date:
- 2. The land shall be subject to the easement and servitudes provided for in Sections 109-114 of Commonwealth Act No. 141, as amended;
- 3. The land shall not be subdivided, encumbered or conveyed without the previous consent of the Secretary of the Department of Environment and Natural Resources; and
- 4. The successful bidder shall not permit, either by contract or otherwise, any other person, corporation, association or partnership to have any interest in, or rights to, the imrpovements now existing or that may hereafter be introduced on the land applied for without the previous consent of the Secretary of Department of Environment and Natural Resources.

Non-compliance with any of the terms and conditions hereof and/or of the rules and regulations governing the lease of public lands will result in the revocation of the lease and the cancellation of the application and the improvements introduced on the land will be forfeited to the government.

The Community Environment and Natural Resources Office, Puerto Princesa City is hereby directed to see to it that the provisions of this award regarding the construction of the improvements appropriate for the purpose for which the land is leased within the period herein stipulated are complied with a report forthwith upon notice of non-compliance.

27 December 2005

Copy Furnished:

The CENRO
Puerto Princesa City

Gerald Jeremy H. Lu Sta. Lourdes, Puerto Princesa City RAYMUNDO D. CRISOSTOMO

OIC-PENRO

Republic of the Philippines DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES REGION IV-MIMAROPA

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Sta. Monica, Puerto Princesa City

LEASE CONTRACT

(under Chapter IX Com. Act No. 141 as amended)

WHEREAS, Gerald, Jeremy H. Lu, Filipino, of legal age, single with post office address at Barangay Sta. Lourdes, Puerto Princesa City

and qualified to lease public land under Commonwealth Act No. 141, as amended, has filed with the Department of Environment and Natural Resources a Foreshore Lease Application No. 045316-129 for a parcel of land situated in Sta. Lourdes, Puerto Princesa City (Palawan) Philippines, herein after more particularly described;

WHEREAS, the Provincial Environment and Natural Resources Officer with the authority of the Secretary of Environment and Natural Resources first had and obtained, proceeded as required by law with the advertisement and calling for bids for the right to lease the land applied for; and

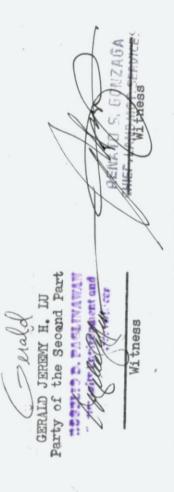
WHEREAS, no claim having been presented nor any objection raised to the granting of the lease, the right to lease the land conducted on <u>July 12, 2005</u> and awarded to Gerald Jeremy H. Lu

NOW, THEREFORE, This agreement of lease made and entered on the 5th day of January 2006 by and between Raymundo D. Crisostomo, Provincial Environment and Natural Resources Officer, acting for and on behalf of the Republic of the Philippines under the provisions of Commonwealth Act No. 141, as amended, hereinafter known as the PARTY OF THE FIRST PART, and the said Gerald Jeremy H. Lu hereinafter known as the PARTY OF THE SECOND PART.

WITNESSETH:

FIRST. - That the PARTY OF THE FIRST PART, for and in consideration of the rents, covenants and conditions hereinafter contained, to be paid, kept and performed by the PARTY OF THE SECOND PART, has demised, leased and let, and does hereby demise, lease and let unto the PARTY OF THE SECOND PART the land, together with the appurtenances thereunto of right belonging, lying and being in the barrio of Sta. Lourdes City of Puerto Princesa City Province of Palawan, Philippines, being a part of the public domain, the property of the said Republic of the Philippines, and more particularly described on page eight (8) of this contract, and survey Plan No. FLI 045316-129-D

SECOND. – TO HAVE AND TO HOLD the said described premises unto the said PARTY OF THE SECOND PART for the full term o twenty five (25) years, from and including the <u>5th</u> day of <u>January 2006</u> at a yearly rental of <u>P46,891.80</u> Philippines Currency, to be paid annually in advance



on or before the <u>5th</u> day of <u>January</u> of each and every year, during the life of this lease, at the Department of Environment and Natural Resources, PENRO or CENRO offices, which lease may be renewed for another period of twenty five (25) years at the option of the PARTY OF THE FIRST PART, and if the circumstances of the case would so warrant. All rents payable of the PARTY OF THE FIRST PART, under this lease shall draw interest at the rate of four per centum (4%) per annum from and after the date they become due as provided therein.

THIRD. – It is hereby understood and agreed that the appraised value of the land for the first ten years from <u>January 5, 2006</u> to <u>January 4, 2016</u> shall not be lower than <u>P599,060.00</u> for the whole tract of <u>5,446</u> square meters and on the appraise value of the improvements existing on the land and those proposed to be introduced thereon.

Provided, however, that a new appraisal of the land and improvements shall be made every <u>five</u> years from <u>January 05, 2006</u>, and the annual rental after each re-appraisal shall not be less that three per centum (3%) of the reappraised value of the land plus <u>one</u> per centum (1%) of the value of the improvements; and provided, further, that such annual rental shall not be less than <u>P 46,891.80</u>; and provided, further, that appraisals, may be made as often as new development and improvements are made over the area leased.

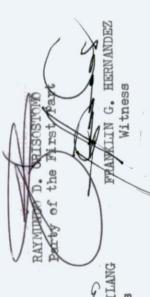
FOURTH. – It is hereby covenanted and agreed that the PARTY OF THE SECOND PART shall construct on the land hereby leased permanent improvements appropriate for commercial purposes, and that the plan of any building or other improvements to be erected on the premises shall first be submitted to the Secretary of Public Works and Highways for his approval, as provided in Section 66 of Commonwealth Act No. 141, as amended, and that the said PARTY OF THE SECOND PART shall complete such construction within eighteen (18) months, from the date of the award.

be used for <u>commercial</u> purposes only, and should the lessee use or attempt to use the premises or permit them to be used for any purposes other than that mentioned herein, then, and in that event this agreement shall at once terminate, and all the rights to and interests in said lease shall be forfeited and all improvements made by the PARTY OF THE SECOND PART on the premises shall vest in and become the property of the Republic of the Philippines, unless the PARTY OF THE FIRST PART shall find sufficient cause to waive the rescission and forfeiture from a violation of the conditions herein prescribed.

SIXTH. – That the said PARTY OF THE SECOND PART hereby covenants to and with the said PARTY OF THE FIRST PART to pay the rent herein agreed upon; to said PARTY OF THE FIRST PART, his successors or duly authorized agents, at the time and in the manner herein set forth and to pay all taxes levied on said land and on the improvements how existing and those to be introduced on the land during the period of this lease.

SEVENTH. – That the said PARTY OF THE SECOND PART shall not sublet the whole or any part of the premises herein described, or the improvement therein, assign this lease, or encumber his rights thereunder, without permission, in writing of the PARTY OF THE FIRST PART first had and obtained.

GERALD JEREMY H. LU Party of the (Second Part





FOURTEENTH. – That the covenants, provisions, clauses and conditions of this lease shall extend to and be binding upon, the successor or successors of the PARTY OF THE FIRST PART, and to and upon the successor or successors, assignee or assignees, or legal representatives of the PARYT OF THE FIRST PART, and they are legally bound thereby.

FIFTEENTH. – It is also agreed that the lease application filed and on which the granting of this lease is predicated, shall be considered as part of this contract and any omission and misrepresentation in, or violation of the statements in the said lease application shall give the right to the PARTY OF THE FIRST PART to rescind this contract, to recover the land and to forfeit all amounts already paid and the improvements made or existing thereon.

SIXTEENTH. – That this lease shall terminate and expire on the 4th day of January 2031 unless sooner terminated under the provisions hereof, and that no presumption of renewal or continuance beyond that day can arise, the PARTY OF THE SECOND PART hereby waiving all rights in this respect conferred by Article 1670 of the Civil Code.

SEVENTEENTH. – That upon the termination of this lease or of any extension hereof, all the improvements made by the PARTY OF THE SECOND PART, its successors or assignee, shall vest in and become the property of the Republic of the Philippines, except when the termination is due to any of the causes enumerated in Paragraph 13 of this contract.

THIRTEENTH. A – It shall be the obligation of the lessee to guarantee and provide the general public free access to, and full use and enjoyment of, the beach and nearby coastal water, either in the pursuit of the inhabitants lawful occupation or their recreation needs. For this purpose, the lessee shall establish and provide a road-right-of-way suitable size, which in no case shall be less than three meter in width, and location that will permit the public access to the beach area and sea waters without paying any toll to the lessee. Failure or refusal to comply with this condition shall be valid ground for rejection of application or revocation of the lease award or contract;

THIRTEENTH. B – That when the national interest so requires, the President of the Philippines may review, amend, modify revise, rescind or revoke this lease contract or any conditions or provision therein;

THIRTEENTH. C – That upon recommendation of the Secretary of Natural Resources, the President may pending the conduct of appropriate hearing, summarily suspend and order the cessation of all activities and operations under this lease contract for violation of any of the conditions or provisions therein or of any condition prescribed in duly issued rules and regulations of the Department of Environment and Natural Resources;

THIRTEENTH. D – That the land herein leased shall not be used for any purpose other than that for which the same was applied and any change

EIGHT. – That the PARTY OF THE SECOND PART hereby waives all rights to notice of demand for the payment of rent as provided in the Rules of Court as well as all other periods of grace.

NINTH. – That the PARTY OF THE SECOND PART hereby further waives any right to any reduction of rent on account of any loss or damage suffered by reason of extraordinary, unforeseen, fortuitous events.

TENTH. – It is further covenanted and agreed that for a breach of any of the covenants herein by the said PARTY OF THE SECOND PART save these covenants for breach of which special provision is made, the PARTY OF THE FIRST PART may elect to declare this agreement rescinded and void and, after having given thirty (30) days' notice, in writing, to the said PARTY OF THE SECOND PART, may enter and take possession of the said premises and all improvement actually existing thereon, and the said PARTY OF THE SECOND PART hereby covenants and aggress to give up the possession thereof.

ELEVENTH. – That in case any and all structures and improvements by this lease authorized to be constructed and made shall be let or hired for the use of the public, the PARTY OF THE SECOND PART shall annually submit to the Department of Finance for his approval, a tariff of any and all rates of fees desired to be charged to, and collected from any and all persons for the use of such structure and improvements; and that no such rates of fees shall be charges and collected by the PARTY OF THE SECOND PART from any person or persons whatever unless said approval, shall be so had and obtained, and it is agreed that said Department of Finance may regulate any such tariffs or rates of fees.

TWELFTH. – That this lease is made subject to the easements of the coast police and other easements reserved by the law of waters now in force in the Philippines, and to the provisions of Sections 41, 109, 110, 111, 112, 113 and 114 of Commonwealth Act No. 141, as amended, and to any law or now existing or which may hereafter be enacted by Act of Congress and to all easements and other rights acquired by owners of adjacent lands and those bordering upon the foreshore or marshy lands.

THIRTEENTH. - That if at any time during the existence of this lease, or at any time when the lessee has obligation pending with the Government, in accordance with Commonwealth Act No. 141, as amended, it should appear that the land leased is necessary for the public interest, for the protection of any source of water, or for any work for the public benefit that the Government wishes to undertake, the PARTY OF THE FIRST PART may order the cancellation of the lease, upon payment of the value of the improvements if any, made thereon by the lessee; Provided, that in the event that only a portion or certain portions of the land are necessary for the aforesaid purposes, the lease may only be amended and modified by excluding the said portion or portions, as the case may be, in which case, the rental shall be reduced correspondingly; Provided, further that if it is shown to the satisfaction of the PARTY OF THE FIRST PART that, the exclusion of the portion or portions referred to herein the remaining portion cannot be used by the PARTY OF THE SECOND PART for the purpose for which this contract is executed, the said PARTY OF THE FIRST PART of the value of the improvements on the land, or shall remove said improvements provided such removal cause no damage to the land.

GERALD JERENY H. IU party of the Second Part

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Parky of the Fhrst Raif

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Witness

in land use shall be subject to the approval of the Housing and Land Use Regulatory Board;

THIRTEENTH. E — That in case the said Party of the Second Part shall sublet the whole or any part of the improvements on the land, the government shall be entitled to a share of fifty (50%) per centum of the sublease rental in excess of 10% OF THE ASSESSED VALUE OF THE BUILDING AND OTHER IMRPOVEMENTS ON THE LAND LEASED. Accordingly, out of the proceeds of the sublease, any amount in excess of ten percent (10%) of the assessed value of the improvement subleased, shall be divided equally between the government and the lessee.

Eighteen, - In addition to the foregoing, this lease shall be subject to the other provisions of Commonwealth Act No. 141, as amended.

IN WITNESS WHEREOF, the said parties have hereunto set their hands.

For and in behalf of the Secretary of the DENR: RAYMUNDO D, CRISOSTOMO OIC-PENRO Party of the First Part DENR ID NO. 297 SIGNED IN THE PRESENCE OF REPUBLIC OF THE PHILIPPINES) CITY OF PUERTO PRINCESA) On this 8th day of August 200 before me Raymunds Criss stome and Geral & Jeveny Us with before me personally appeared Residence issued at Certificate No. , to me known to be the same person who signed the foregoing documents and acknowledged to me that on behalf of the Republic of the Philippines he executed the same as his free and voluntary act.

CITY OF PUERTO PRINCESA) Doc. No. _____ Page No. _____ Book No. Series of _____

The within contract, conveying one (1) parcel of land, and consisting of eight (8) pages, including those of which his acknowledgement and the technical description of the land are written, has been signed by him and this two (2) witnesses on the left margin of each and every page thereof.

Each and every page of the contract is sealed with my notarial seal.

| | | | | ² 9. | , | |
|---|----------------------------|----------|------------|--|--------|--|
| • | | 14/8 | OWN | | NOTARY | PUBLIC |
| Doc. No Page No Book No. Series of _ | 207 42 XVIII 2000 | | | Commissing Until Departments Attorneys | 000 | 3. CARLOS for inflativo a Prolitopines envia, Puerth Pronnes City of 7241477; PSC, 010406 inne US and UK Emparon |
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REPUBLIC OF THE PHILIPPINES) : S.S.

| On this day of | , before me personally appeared | | | | |
|--|---|--|--|--|--|
| | with Residence Certificate No. | | | | |
| issued at | on | | | | |
| to me known to be the same pers | son who signed the foregoing documents and | | | | |
| acknowledge to me that he executed the | same as his free and voluntary act and of the | | | | |
| entity he represents. | | | | | |

The within contract, conveying one (1) parcel of land consisting of eight (8) pages, including those on which this acknowledgement and the technical discretion of the land are written, has been signed by him and his two (2) witnesses on the left margin of each and every page thereof.

Each and every page of the contract is sealed with my notarial seal.

NOTARY PUBLIC

| ~ | Official Receipt of the Republic of the Philippin's | | | | | |
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| | Nö | 5648 | 092 G | | | |
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ACCOUNTABLE FORM No. 51-C REVISED JANUARY, 1992 (ORIGINAL) Official Receipt of the Republic of the Philippines 5504096 12-12-07 Date Agency DGNR Fund Payor CITRA MINA SLAGOOD Nature of Account Collection Code berechelis TOTAL Amount in Words Number Date 12-05. Money Ord Received the amount stated above. Collecting Officer NOTE: Write the number and date of this receipt on

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ACCOUNTABLE FORM No. 51-C-REVISED JANUARY, 1992 (ORIGINAL) Official Receipt of the Republic of the Philippines 3785599 No Date 01-N Agency, DENA Fund Account Nature of Code Collection Immal intal Jorenheu leave LIINA TOTAL theniad ught Amount in Words Hir KLUES 4 Number Date Cash Bank 0283 01-05-11 as de On Check Money Order Received the amount stated above.

NOTE: Write the number and date of this receipt on the back of check or money order received.

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December 13, 2012

(EMER D. GARRAEZ)
DENR-CENRO
Brgy. Sta. Monica
Puerto Princesa City

the appropriate of mining

Dear Sir,

Greetings!

We would like to request to your office an ORDER OF PAYMENT for foreshore lease annual rental, for the amount of FORTY SIX THOUSAND EIGHT HUNDRED NINETY ONE & 80/100 ONLY P46, 891.80. This will be paid before January 5, 2013.

Thank you very much for instantaneous respond.

Very truly yours,

MS. CLOTILDE M. SEPULVEDA Assistant Manager

Republic of the Philippines Department of Environment and Natural Resources COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE PENRO - Compound, Bgy. Sta. Monica, Puerto Princesa City

DENR, IV-26, Collection

ORDER OF PAYMENT

| MEMO | TAN | JIN I TIM |
|------|-----|-----------|

| | TO | ² ,d | The Bill Collector -DENR-CENRO, Pu | ierto Prince | esa City | | |
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| * | N A | ame of Rei | nition CITRA Pep. Pry | , cer | atd Ly | | |
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| | Descript CASH/C | ion of Ren | ittance: 10 No. | i i | | | |
| E | he | Prepared | by: | | CONT | Approved by: | CORPUT |
| | | | | | Posted by: | | |
| | | | | | MI | NERVA T. AN | DRES |

O.R. No. /173378-B Date Paid: /- 2-13

Bill Collector



CITRA MINA SEAFOOD CORPORATION
Sitio Magarwak, Bgy. Sta. Lourdes,
Puerto Princesa City, Palawan
Tel. No. (048) 723-0238

CHECK VOUCHER

005708 .. No.

| PAY TO: DENK - COURD, PUELLED PRINCERS CUT! | Date: 0tc 17, 2012 | | |
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ACCOUNTABLE FORM No. 51-C Revised January, 1992

(ORIGINAL)

| *** | Official Receipt of the Republic of the Philippines | | | | |
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| Agency DENN | - OFNIM PPC Fund | | | | |
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| Nome W | number and date of this receipt on | | | | |

the back of check or money order received.

CONTIPIED XOUX COPY:

Agting Bill Collector



December 10, 2013

EMER D. GARRAEZ DENR-CENRO

Brgy. Sta. Monica Puerto Princesa City DENR-RA, MINAROPA-CENR

Dear Sir,

Greetings!

We would like to request to your office an ORDER OF PAYMENT for foreshore lease annual rental, for the amount of FORTY SIX THOUSAND EIGHT HUNDRED NINETY ONE & 80/100 ONLY P46, 891.80. This will be paid before January 5, 2014.

Thank you very much for instantaneous respond.

Very truly yours,

MS. CLOTILDE M. SEPULVEDA

Assistant Manager

ACCOUNTABLE FORM NO. 51-C Revised January, 1992 (ORIGINAL)

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|--|--|--|----------------------|---------------|
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| Agency DEM | R-PENRO | Fund | | |
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| the back o | I CHECK OF HOREY OF GET | COLUMN TAX OF SERVICE MAN SERVICE STATE OF THE SERV | .5 | |

ACCOUNTABLE FORM No. 51-C Revised January, 1992

(ORIGINAL)

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CENTIFIED PHOTOCOPY.

WAMALAIDA S. TALABUCON AO - I/PENRO Cashier

| 曾译文 | Official Receipt of the Republic of the Philippines | | | | | | | | |
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Republy of the Midippines CITY OF PUBLICO PRINCESA OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

| | 032-7041 | | Property Identification No.: | | 134-02-032-02-020 | | |
|--------------|--------------------------------|-----------------|------------------------------|--|------------------------------|--|----------------|
| Owner: | CITRA MINA SELFCOD CORPORATION | | | | TIN: | | |
| Address: | ABUE | G SR. ROAD, | BGY. BANCAD-BA | NCAO, PUERTO PRINCESA CITY | | Telephone No. : | |
| Administrati | or/Beneficial Use | Br' | | | | TIN: | |
| Address: | | | | | | Telephone No. : | |
| Location of | Property: | | | | LOURDES | | RINCESA CITY |
| | | Mil | mber and Street | (Barangay/District) | | (Municipality & Province/City) | |
| OCT/TCT/CI | CCT/CLOA No. : | | | Survey No. 1 | | PSD-04-153860 | |
| CCT : | | | TCT-17107S | Lot No. | | 2 | |
| CCT Date. | | | | Bik, No | 0. | | |
| Boundaries: | North, 020 | (LOT 2) | | | | | |
| | East 013 | (LOT 5179-A) |) | | | | |
| Youth: 021 | (LOT 1) | | | | | | |
| | West: 014 | (LOT 5178-A | , 002 (LOT 5167, CA | AD-80(1-D) | | | |
| KIND OF DO | OPERTY ASSES | SED : | | AND RESIDENCE AND AN ADDRESS OF A SECURIOR AS A SECURIOR A | | | |
| X LANG | | | | MACHINERY | | | |
| | DING No. of S | \$ number of | | OTHERS | | | |
| BUIL | | scription : | | | | | |
| | brier De | scription . | | | | | |
| 0.0 | esification | 6. | rea (Sqm) | Market Value | Actual Use | Assessment Level | Assessed Value |
| | | | 0,000.00 | 6,800,000.00 | INDUSTRIAL | 40.00 | 2,720,000.00 |
| 19 | IDUSTRIAL | (6) | 0,000.00 | 0,000,000.00 | INDOSTRIAL | 40,00 | 2,720,100.00 |
| | | | TOTAL: | 6,8(0,000.00 | | | 2,720,000.00 |
| Total Asses | sad Value | | 77.440 | ART - FOAT ON - IN LISTUPACE OF | TWENTY THOUSAND PE | SOS ONLY | |
| | | | TWO | WITT TOW DENIES LIFTINGS | | | |
| | Exemp: | | TWO | MIL. JUNI SEV. TH MUNDRE | | fectivity of Assessmen | t: 1Q, 2612 |
| | Exemp | | TWO | MILL JUN SEVEN HUNDRE. | | fectivity of Assessmen | t : 1Q, 2612 |
| Appraised 8 | | | Recommended | | | fectivity of Assessmen | k: 1Q, 2612 |
| | | | | | Approved By: | Fectivity of Assessmen OVEN C.V. BALUYU | , |
| | ŝy. | | | | Approved By: SGD. ENGR. J | OVEN C.V. BALUYU CITY ASSESSOR | Υ .)σεε |
| 56 | D. ROMEO T. | GAID | Recommended | | Approved By: SGD. ENGR. J | OVEN C.V. BALUYU | Υ .)σεε |
| 56 | D. ROMEO T. I | SAID No.: 032-4 | Recommended | | Approved By: SGD. ENGR. J | OVEN C.V. BALUYU CITY ASSESSOR Previous A.V. Php | Υ ./στε |

Water This declaration is for wall property tailation purposes only and the valuation indicated nerein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sanagomang Panangtod under Ordinance No. 501 dated 2011-11-02. It does not and cannot by itself along powership or legal late to the property.

GENERATED BY FORACE System 10 Form Version 1.0 PRINTED SY FOR URINT DATE 2018 Que2102 46 13

Bondont bellimber Bedlieber Smith Bondol Bondo Bondollin



Republic of the Philippines TITY OF PUERTO SITHCESA

UNITED OF THE CITY TREASURER

REAL PROPERTY TAX CLEARANCE

TO WHOM IT MAY CONCERN :

This is to certify that Mr/Ms/Mrs/Company CITRA MINA SEAFOOD CORPORATION has paid the realty taxes on his/her/their properties as follows

| TO NO. | LOCATION | KIND AREA (SQ.M.) | A.V. | WSIC | SEF | O.R. NO. | O.R. DATE | PAYMENT |
|--------|-------------|-------------------|------|------|-----|----------|-----------|---------|
| | STALLOURDES | L 40,000 50 | | | | | | |

This is to certify further that said Mr/Ms/Mrs/Company CITRA MINA SEAFOOD CORPORATION has no pending tax obligation on the abovementioned property/ies due to this City as of this date.

The certification is isrued upon the request of CITRA MINA SEAFOOD CORPORATION for whatever legal purpose it may serve him/her pest

Given this 20th day of May, 2016 in the CITY OF PURR NO PROBLEMA

CR No.

0943812

O.F. Date:

20-May-2016

O.P. Amount : 100.00



REPUBLIC OF THE PHILIPPINES DEPARTMENT OF FINANCE

BUREAU OF INTERNAL REVENUE

Revenue Region No. 6 Manila

Revenue District Office No. 36 Puerto Princesa City - Palawan

July 04, 2016

PUERTO PRINCESA CITY BARANGAY: SANTA LOURDES

| STREET/SUBDIVISION | VICINITY | CLASSI- FICATION | 1ST REVISION ZV/SQ.M. | INITIAL ZV/SQ.M. |
|------------------------------|----------------------|---|--------------------------|---------------------|
| ALL LOTS | | RR | 65.00 | |
| | | Α | 3.50 | |
| | | A1 | 4.90 | |
| | | A2 | 2.90 | |
| | | A4 | 2.40 | |
| | | A5 | 3.15 | |
| | | A6 | 2.35 | |
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Certified Correct:

00859769

LUZ MAGDALENA A. BOCITA

OIC-Asst. Revenue District Officer

O. R. No. 2016-000457-002426

DATE : '07/01/2016 PLACE : PPCITY

Note: DEPARTMENT ORDER NUMBER 23-97 DATED NOVEMBER 11, 1997

PREDOMINANT USE OF PROPERTY

a. " ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHCH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION."

b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.





Republic of the Philippines
Department of Environment and Natural Resources
Region IV- B, MIMAROPA
COMMUNITY ENVIRONMENT AND NATIVE

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

MEMORANDUM

FOR

The Regional Director

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

SUBJECT

SUBMISSION OF RE-APPRAISAL OF THE FORESHORE LEASE APPLICATION FOR THE ANNUAL RENTAL FEE OF F.L.A. NO.-045316-129, CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU LOCATED AT BGY. STA. LOURDES. PUERTO

PRINCESA CITY.

DATE

August 5, 2016

Submitted is the re-appraisal Report of Approved Foreshore Lease Application No.-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu with an approved Lease Contract and shall be re-appraised the land and improvements every five years from January 5, 2006 with an Annual Rental/Lease in the amount of P46,891.80 and while the new computed and recommended annual rental fee is in the amount of P47,636.40

IN VIEW HEREOF, it is recommended that the approval of the re-appraisal price value be approved which is fair and reasonable.

For his information, records and consideration.

EMER D. GARRAEZ

CENRO

Copy furnished:

Mr. Gerald Jeremy H. Lu
 Citra Mina Seafood Corporation
 Sitio gbairi, Bgy. St. Lourdes,
 Puer Princesa City

CENTO/File



Department of Environment and Natural Resources Region IV PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE Sta. Monica, Puerto Princesa City Region IV-MIMAROPA

August 12, 2016

MEMORANDUM

FOR

The Regional Director

DENR -R4, MIMAROPA, 1515 L & S Building

Roxas Boulevard, Ermita, Manila

Attention :

The Chief, Licenses, Patents and Deeds Division

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT :

APPRAISAL REPORT

Forwarded is the memorandum of CENRO Puerto Princesa City dated August 05, 2016 inclusive the Committee Appraisal Report covering a foreshore land covered by Foreshore Lease Application No. 045316-129 of Citra Mina Seafood Corporation represented by Jerald Jeremy H. Lu.

The total appraised value of the land and improvements is Php 2, 686,560.00 with computed monthly rental of Php 3,969.70

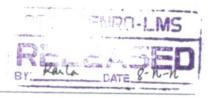
For his review and approval.

ORIGINAL SIGNED JUAN C. DELA CRUZ

Copy Furnished:

Puerto Princesa City, Palawan

Mr. Gerald Jeremy H. Lu Santa Lourdes, Puerto Princesa City



Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denrpalawan@yahoo.com

1 3 OCT 2016 SUBJECT

FORESHORE LEASE APPLICATION NO. 045316-129 Citra Mina Seafood Corporation Rep. by Gerald Jeremy H. Lu Brgy., Sta. Lourdes, Puerto Princesa City

DENR PEMRO PALAWAN RECORDS The PENR Officer Sta. Monica, Puerto Princesa City, Palawan SIR: In order that appropriate action could be taken on the above-noted public land application, please submit/comply with the following requirements marked "X" hereunder pursuant to Sec. 9, DAO No. 2004-24. x 1). Foreshore Lease Application or Miscellaneous Lease Application as the case maybe In case of corporation, association or partnership; Articles of Incorporation, certificate of Registration from the SEC and Board Resolution authorizing the Pres. or any representative 2.) Approved survey plan 3.) Report of investigation 4.) Up-dated Appraisal report of the Committee on Appraisal Up-dated BIR Certification zonal value Up-dated Municipal Assessor's Office certification of assessed value or Copy of Tax Declaration of adjacent property x 5.) Certification or comment and recommendation of the District/City Engineer, DPWH with the Concurrence of the Secretary of DPWH x 6.) Certification or comment and recommendation of the Local Ports Authority concerned with the Concurrence of the General Manager of the PPA x 7.) Certification or comment and recommendation of the Department of Tourism if for beach resort purposes x 8.) Comment and recommendation from the Municipal Planning & Development Officer (MPDO) Planning, Zoning for their flood control program 9.) Environmental Compliance Certificate (ECC) 10.) Feasibility study or development plan of the area stating among others the financial and technical capability of the applicant to undertake the project 11.) Others: For strict compliance. Very truly yours regional Director

Mr. Gerald Jeremy H. Lu Citra Mina Seafood Corporation Sitio Tagbariri, Brgy. Sta. Lourdes, PPC, Palawan

JANET/call-up Fla-045316-129, PPC, Palawan



Republic of the Philippines

Department of Environment and Natural Resources

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

MEMORANDUM

TO

The CENRO

Puerto Princesa City

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT

FORESHORE LEASE APPLICATION NO. 045316-129

November 07, 2016

POSITION

OF CITRA MINA SEAFOOD CORPORATION REP. BY GERALD JEREMY H. LU, BRGY. STA. LOURDES,

PUERTO PRINCESA CITY.

Forwarded is the checklist from the Regional Director, dated October 13, 2016 regarding the above subject for compliance pursuant to Sec. 9, DAO No. 2004-24.

For your information and appropriate action.

For the PENRO:

JOHNNY P. LILANG Supervising ECOMS/Chief, TSD Officer-In-Charge

Copy Furnished:

The Regional Director Mines and Geosciences Bureau DENR, R4B, MIMAROPA 1515 L&S Bldg., Roxas Blvd. Ermita, Manila

Rbel

PALAWAN RECORDS

RELEASED

BY CAS

BY

Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add:denrpalawan@yahoo.com

101-17 y # 105-16





November 21, 2016

PALANAN RECORDS

MEMORANDUM

FOR

The Regional Director

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU

The Provincial Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and

Natural Resources Officer

Sta. Monica, Puerto Princesa City

SUBJECT

FORESHORE LEASE APPLICATION NO.-045316-129 OF

CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU, BGY.

STA. LOURDES, PUERTO PRINCESA CITY.

In compliance to PENRO Memorandum dated November 7, 2016 anent the letter dated October 13, 2016 from the Office of the Regional Director, respectfully submitted are the following requested documents/attachments to Foreshore Lease Application No.-045316-129 of Citra Mina Seafood Corporation represented by Gerald Jeremy H. Lu located in Bgy. Sta. Lourdes, Puerto Princesa City, as follows:

- 1. Foreshore Lease Application No.-045316-129 of Citra Mina Seafood Corporation
- 2. Preliminary Report of Investigation
- 3. Clearance from the Office of the District Engineer, Palawan 3rd Engineering District together with the concurrence from the Regional Director, Department of Public Works and Highways (DPWH), Region IV-B, Quezon City.
- 4. Clearance from the Office of the Port Manager, Philippine Ports Authority (PPA), Puerto Princesa City together with the concurrence of the Port District Manager, Manila.
- 5. Clearance from the City Tourism Office (CTO), Puerto Princesa City.
- 6. Certification from the City Environment & Natural Resources Office (City ENRO)
- Locational Clearance from Development Control Committee (DCC), Puerto Princesa City.

For his information, records and reference.

Copy furnished:

CENRO/File

FIE FASED &

Republic of the Philippines

Department of Environment and Natural Resources

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

December 06, 2016

SIGNATURE

MEMORANDUM

FOR

The Regional Director

DENR-RIVB MIMAROPA

1515 L&S Building, Roxas Blvd., Manila

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT FORESHORE LEASE APPLICATION NO. 045316-129

OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU, BRGY. STA. LOURDES, PUERTO PRINCESA CITY

Forwarded is the Memorandum of CENRO Puerto Princesa City dated November 21, 2016 together with the documentary requirements submitted in compliance to that Office instruction.

For information and record.

Copy Furnished:

DENR-CENRO, Puerto Princesa City

File Rbel

DENR PENRO PALAWAN RECORDS

JUAN C. DELA CRUZ

Sta. Monica, Puerto Princesa City

Telefax (048) 433-5638/email add:denrpalawan@yahoo.com

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® CITRA MINA CANNING CORPORATION

Sitio Magarwak, Brgy Sta Lourdes Puerto Princesa City, Pala Nan Tel.20.: (048) 723-0238 OATE JAN 0 7 200 661
NAME:
POSITION:
SIGNATURE: Juba

January 4, 2019

EMER D. GARRAEZ DENR-CENRO

Brgy. Sta. Monica Puerto Princesa City

Dear Madam,

Greetings!

We would like to request to your office an ORDER OF PAYMENT for foreshore lease annual Rental, amounting FORTY SIX THOUSAND EIGHT HUNDRED NINETY ONE & 80/100 P 46,891.80. This will be paid before January 5, 2019.

Thank you very much for instantaneous respond.

Very truly yours,

MS. CLOTILDE M. SEPULVEDA Manager Palawan Operation

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ACCOUNTABLE FORM No. 51-C Revised January, 1992

(ORIGINAL)

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Certified True Copy From the Original

FRANCIS M. PASCUAL

DENR-CENRO PPC

Collecting Officer



Lot No. 5, PFDA Fish Port Complex Tambler, General Santos City 9500, Philippines Tel. No.: +6383-554-1802 * Fax No.: +6383-554-1800 URL: www.cmcanning.com EU Approval 1047

EO-COR-19-048

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December 13, 2019

FELIZARDO B. CAYATOC OIC CENRO

Puerto Prinsesa City, Palawan

Dear Mr. Cayatoc,

Greetings of good day!

DSITION .. IGNATURE.

This letter is in connection to the closure of our company business in PALAWAN effective November 30, 2019, which also prompted us to request the closure of our Environmental Compliance Certificate (ECC) issued by the Environmental Management Bureau (EMB) -Department Environment & Natural Resources (DENR) Region IV-MIMAROPA.

In view of the above, may I humbly request your good office to WAVE our FORESHORE LEASE in favor of CITRA MINA CANNING CORPORATION (formerly Citra Mina Seafood Corporation) as we will be endorsing the Premium Megastructure, Inc. (PMI) to be the new owner for the business continuity of the Lease Contract which will still expire on the year 2026.

I am looking for the positive response in your end and hoping for your prompt reply regarding this matter. Thank you very much.

Sincerely yours

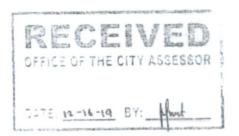
GERALD FEREMY H. LU

Top Management

For assessment sevas. of owner can confin train request in accordance they atm Mira with existing reg. Lety 45 Khife the writer of one of the writer Lety 45 Khife the writer EO-COR-19-048, Letter Request to WAVE Foreshore Lease, December 13, 2019, Page 1 of 1

a RCVd. 1/27/20





KNOW ALL MEN BY THESE PRESENTS:

This Deed of Absolute Sale made and executed by and between:

CITRA MINA SEAFOOD CORP., a domestic corporation (currently known as, CITRA MINA CANNING CORP.) duly established under the Philippine laws with principal office address at Abueg Sr. Road, Bancao-Bancao, Puerto Princesa, Philippines represented in this instance by its Corporate Secretary, JANNAH KRYSTIA H. LU, and hereinafter referred to as the "SELLER":

-and-

PREMIUMLANDS CORP., a domestic corporation with principal office address at 143 Mondrian Building, P. Ocampo Sr. Avenue Extn. San Antonio Village, Makati City, Philippines represented in this instance by its President, FRANCIS LLOYD T. CHUA, and hereinafter referred to as the "BUYER".

WITNESSETH: That

WHEREAS, the **SELLER** is the absolute and rightful owner of a certain parcel of land identified as **Lot 2**, **PSD-04-153860** situated at Brgy of Sta. Lourdes (Formerly Tagburos), Puerto Princesa City, Province of Palawan, Philippines covered by a **Transfer Certificate of Title No. 171075** which is more particularly bounded and described as follows:

Transfer Certificate of Title No. 171075

"Bounded on the SW., along lines 1-2 by Lot 1, of the subdivision plan, on the NW., along line 2-3 by the property of Esteban Aguinaldo, on the NE., along line 3-4 by Lot 3 of the subdivision plan, and on the SE., along line 4-5-1 by the Public Land. Beginning at a point marked "1" on plan being N., 04 deg. 20 'W., 14314.69 m. from BLLM No. 1, Cad-800-D Puerto Princesa Cadastre.

thence N. 67 deg. 00 'W., 322.74 m. to point 2; thence N. 31 deg. 07' E., 132.70 m. to point 3; thence S. 67 deg. 00 'E., 283.74 m. to point 4; thence S. 12 deg. 33 'W., 96.99 m. to point 5; thence S. 18 deg. 19'W., 36.14 m. to point of;"

"Containing an aggregate area of FORTY THOUSAND (40,000) square meters, more or less."



ACO.

WHEREAS, the BUYER has offered to purchase the rights and interests of the SELLER over the above- described property and the SELLER has agreed to sell the same.

NOW, THEREFORE, for and in consideration of the sum of TWENTY FIVE MILLION PESOS ONLY (PHP 25,000,000.00) which amount the SELLER hereby acknowledge to have received in full, the SELLER hereby sells, transfers, and conveys, absolutely and unconditionally, unto the BUYER, their successors- ininterests and assigns, all of their shares over the above-mentioned property, with all the improvements existing thereon.

The SELLER hereby warrants valid title to and peaceful possession of the property herein sold and conveyed and further declare that the same is free and clear of all liens and encumbrances of any kind whatsoever.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this day of 0 0 DEC 2010 in MAKATICITY, Philippines.

CITRA MINA SEAFOOD CORP.

(Currently known as, CITRA MINA CANNING CORP.) **SELLER**

Represented by:

Jannah Krystia H. Lu (Corporate Secretary)

TIN NO.: 938-298-055

Represented/by:

Francis Lloyd Chua (President)

TIN No.: 901-128-486

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES} MAKATI CITY } S.S.

JANNAH KRYSTIA H. LU and FRANCIS LLOYD T. CHUA with their respective identification cards as identified and written below their names and signatures, known to me to be the same persons who executed the foregoing instruments and who acknowledged to me that the same is their free and voluntary act and deed and that of offices they respectively represent.

The foregoing instrument is a **DEED OF ABSOLUTE SALE** consisting of **THREE (3)** pages including this page on which this acknowledgement is written and signed by the parties hereto and their instrumental witnesses on the left-hand margin of each and every page hereof.

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

Doc. No. 438
Page No. 89
Book No. 1
Series of 2019

VANESSA GAYE A. DE VEYRA NOTARY PUBLIC FOR MAKATI CITY

Appointment No. M-392 Until 31 December 2020

PTR No. 7332810/ 03 January 2019 / Makati City Lifetime IBP No. 015008 / Makati City

Roll No. 66300

4th& 6th Floors, Filipino Bidg., 135 Dela Roselly corner Legaspi Streets, Legaspi Village, Makes City



ACCOUNTABLE FORM No. 51-C Revised January, 1992

(ORIGINAL)

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CERTIFIED PHOTOCOPY FROM THE ORIGINAL:

FRANCIS M. PASCUAL
Collecting Officer
DENR-GENRO PPG

Regie Nomcida 09368637034

| REPUBLIC OF THE PHILIPPINES | S) |
|-----------------------------|--------|
| MAKATI DITA |) S.S. |

AFFIDAVIT OF WAIVER

I, **GERALD JEREMY H. LU**, of legal age, married, Filipino, with postal address at No. 004, Cabe Subdivision, Lagao, General Santos City, after having been duly sworn to in accordance with, hereby depose and say:

That I am the owner of right over a certain **Citra Mina Canning Corporation (CMCC)** formerly Citra Mina Seafoods Corporation (CMSC) located at Sitio Magarwak, Barangay Sta. Lourdes, Puerto Princesa City, Palawan.

That considering the fact that I am no longer interested to the said area and has waive our foreshore lease, I desire to transfer the same to other person;

That such as, I am waiving all my rights, interest and participation over the same in favor of **Premium Megastructure**, **Inc.** (**PMI**), with residence and postal address at 1423 the Mondrian Building, Pablo Ocampo St. Extension, San Antonio Village, Makati City.

That the said **Premium Megastructure**, **Inc.** (**PMI**) is willing to assume all obligations with business continuity of the Lease Contract in connection with the above-mentioned area.

| | | | 11 6 MAR | 2020 |
|------------------|---------------------------------------|--|-------------------------------|----------------------------------|
| IN | WITNESS WHEREOF, I | have hereunto set | my hand this | day of |
| | GERALD JEREMY H. LU | | FRANCIS LLOYD Other Pa | |
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1754 DIAN ST. PALANAN, MAKATI CITY

April 7, 2020

DENR PEMRO PALAWAN RECGROS

MEMORANDUM

FOR : The Regional Executive Director

DENR-IV, MIMAROPA Region

1515 L & S Building

Roxas Boulevard Ermita, Manila

THRU: The OIC-Provincial Environment and

Natural Resources Officer Barangay Sta. Monica, PPC

FROM: The Community Environment and

Natural Resources Officer

SUBJECT: REQUEST FOR CLARIFICATION AND/OR LEGAL OPINION

REGARDING THE TRANSFER OF FORESHORE LEASE APPLICATION NO. -045316-129 OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU

COVERED WITH APPROVED LEASE CONTRACT AND

APPROVED PLAN FLI-045316-129-D LOCATED IN BARANGAY

STA. LOURDES, PUERTO PRINCESA CITY, PALAWAN

This pertains to the above-cited subject.

Please be informed that the above-mentioned Foreshore Lease Contract holder has already sold its titled properties identified as Lot 1 & 2, Psd-04-153860 and likewise requesting the office to waive their Foreshore Lease Application No.-045316-129 covered by Approved Plan Fli-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City, Palawan to Premium Megastructure, Inc. (PMI). Copy of the Letter request dated December 13, 2019 from Gerald Jeremy H. Lu and the Deed of Absolute Sale are hereto attached.

Hence, the said company/new owner wanted to know if they can continue and adapt the Lease Contract issued to Citra Mina Seafood Corporation considering that the expiration date of the said Lease Contract is on January 5, 2031 and considering further that it will take a long time if they start from the beginning of the processing of application for Foreshore Lease before they can make additional improvements within the foreshore area; Copy of the Lease Contract is hereto attached.

Furthermore, the Premium Megastructure, Inc. (PMI) wanted to start improving the existing developments/structure within the foreshore area made by the former company/owner if they are given favorable consideration and granted to adapt the Lease Contract and pay the annual rental/lease.

IN VIEW HEREOF, this Office would like to seek clarification and/or legal opinion if it is possible that the new owner could adapt the Lease Contract and the approved plan issued to the former owner considering the aforementioned reasons and circumstances. Finally, this could be a source of potential for the annual target for the re-appraisal of foreshore leases.

For your information, ready reference and advice of action.

SED (

FELIZARDO B. CAYATOC

CENRO PPC RPS-vgajii

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

May 7, 2020

SUBJECT: REQUEST FOR CLARIFICATION AND/OR LEGAL OPINION REGARDING THE TRANSFER OF FORESHORE LEASE APPLICATION NO. -045316-129 OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU COVERED WITH APPROVED LEASE CONTRACT AND APPROVED PLAN FLI-045316-129-D LOCATED IN BARANGAY STA. LOURDES, PUERTO PRINCESA CITY, PALAWAN

PREMIUM MEGASTRUCTURE, INC. (PMI)
Represented by Francis Lloyd T. Chua, President
143 Mondrian Building P. Ocampo Sr. Avenue Extension
San Antonio Village, Makati City, Philippines

Dear Sir:

GREETINGS!

This pertains to the letter request dated December 13, 2019 from Mr. Gerald Jeremy H. Lu regarding the above-cited subject.

Please be informed that this office has forwarded a CENRO Memorandum dated April 7, 2020 to the Regional Office thru PENRO regarding the request for clarification and/or legal opinion pertaining to the possibility that your company as the new owner of the properties previously owned by Citra Mina Seafood Corporation could adapt the Lease Contract and the approved Plan Fli-045316-129-D issued to the former owner considering that the said adjacent property was already sold to you. Copy of the said Memorandum is hereto attached.

Be informed further that no renovation of any existing improvements or construction of additional improvements or extension of development on the foreshore area covered by Plan Fli-045316-129-D located in Barangay Sta. Lourdes, Puerto Princesa City should be introduced until after a clearance has been issued by a higher office. Hence, you are advised to wait for a comment/opinion on the matter.

We trust that you are properly informed.

Very truly yours,

ELIZARDO B. CAYATOC DIC-CENRO

CENRO/File RPS-vgajii





May 18, 2020

I THE

PUERTO PRINCIPLIA

MEMORANDUM

FOR

The Regional Executive Director

MIMAROPA, Region

1515 L & S Building, Roxas Boulevard

Ermita Manila

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT

REQUEST FOR CLARIFICATION AND/OR LEGAL OPINION REGARDING THE TRANSFER OF FORESHORE LEASE APPLICATION NO.-045316-129 OF CITRA MINA SEAFOOD CORPORATION REPRESENTED BY GERALD JEREMY H. LU COVERED WITH APPROVED LEASE CONTRACT AND APPROVED PLAN FLI-045316-129-D LOCATED IN BARANGAY STA. LOURDES, PUERTO

PRINCESA CITY, PALAWAN (DOC. REF. NO. 2020-2545)

Forwarded is the memorandum dated April 7, 2020 of CENRO Puerto Princesa City, Palawan regarding the above-mentioned subject.

CENRO Puerto Princesa City is seeking clarification and /or legal opinion whether if there is a possibility that the new owner could adapt the Lease Contract including the approved plan of the former company as an integral part of the new foreshore lease application of the transferee (Premium Megastructure, Inc. (PMI), because, on December 9, 2019 the CITRA MINA SEAFOOD CORP ("Seller") and holder of Lease Contract of FLA 045316-129 covering FLI-045316-129-D between Premiumlands Corp. ("Buyer") had executed a deed of absolute sale of the titled properties of the former per Notary Public Vanessa Gaye A. De Veyra under Doc. No. 438, Page No. 89, Book No. I, Series of 2019.

Further, that on December 13, 2019 Citra Mina Seafood Corporation filed a request to CENRO Puerto Princesa City that they be allowed to waived their Foreshore Lease and endorsing the Premium Megastructure, Inc. (PMI) to be the new owner of the property involved and to be allowed to continue the said Lease Contract.

For his information, consideration and legal advice.

For the OIC PENRO

FRANKLIN G. HERNANDEZ
Chief, Management Services Division

office-In-Charge

Copy furnished:

1.

CENRO Puerto Princesa City, Palawan

PALAMA

PENRO/file RPS rsv



PERFORMANCE EVALUATION SHEET FOR FORSHORE LEASE CONTRACT

| A. BASIC INFO | ORMATION |
|---------------|----------|
|---------------|----------|

| CINFORMATION | |
|-------------------------------|---|
| 1. NAME OF COMPANY/ HOLDER | GERALD JEREMY H. LU (CITRA MINA SEAFOOD CORP) currently under management of PREMIUM MEGASTRUCTURE, INC (PMI) represented by Mr. Francis Llyod T. Chua |
| 2. TENURE INSTRUMENT/NO. | FLA No. 045316-129 with approved plan FLI- 045316-129-D |
| 3. BUSINESS ADDRESS: | PMI OFFICE-143 Mondrian Bldg. P Ocampo Sr. Avenue Ext, San Antonio Village, Makati City Sub Office- So. Tagbariri, Brgy. |
| | Sta. Lourdes, Puerto Princes City |
| 4. TOTAL AREA (HA.): | 0.5446 hectare |
| 5. LOCATION: | So. Tagbariri, Brgy. Sta. Lourdes, PPC |
| 6. DATE OF ISSUANCE: | January 5, 2006 |
| 7. EXPIRY DATE: | January 4, 2031 |
| | |

B. COMPLIANCE TO TERMS AND CONDITIONS OF THE AGREEMENT, AND EXISTING LAWS, RULES AND REGULATIONS

| 1.1 Boundary Demarcation | Undertaken | Not Undertaken |
|--------------------------|------------|----------------|
| 1.1.1. External Boundari | es | |

1. SURVEY AND BOUNDARY DEMARCATION

2. INFRASTRUCTURE FOR COMMERCIAL PURPOSES (Existing)

- 1 Concrete causeway with pier
- 1 structure

3. PAYMENT OF GOVERNMENT SHARE/RENTAL FEES

| Particulars | Amount | OR No. | Date | Remarks |
|-------------|--------|---------|------------|---------|
| Rental Fee | 46,891 | 6883492 | 01/23/2020 | Fully |
| | | | | paid |

4. RECORD OF VIOLATION OF PERTINENT ENVIRONMENTAL LAWS, RULES AND REGULATIONS, GRIEVANCE/COMPLAINT AGAINST THE HOLDER.

| Violation/Complaint/Grievance | Action Taken | Status |
|-------------------------------|--------------|--------|
| | | |
| | | |
| | | |

C. FINDINGS AND RECOMMENDATION

- On December 13, 2019 Mr. Gerald Jeremy H. Lu (Citra Mina Seafood Corporation) sent a letter to CENR Office informing about the closure of their business in Palawan with attached Deed of Absolute Sale for their titled property immediately adjacent to the foreshore lease area in favor of Premium Megastructure, Inc. (PMI) and a result thereof waived their foreshore lease and endorsed PMI to be the new owner of the lease contract;
- 2. That on April 7, 2020 a memorandum from CENR Office for the Regional Director was issued requesting for clarification and or legal opinion regarding the transfer of foreshore lease application No. -045316-129 of Citra Mina Seafood Corp. covered with Lease Contract and Approved Plan No. FLI-045316-129-D located in Brgy. Sta. Lourdes, PPC. The same was reiterated on May 7, 2020;
- 3. During inspection on October 14, 2020, the team was accompanied by Mr. Regie Moncida representative of PMI, according to him no activities was undertaken since they acquire the area despite payment of rental fee pursuant to the advice of this office pending the query for transfer of the lease in the Regional Office;
- 4. Mr. Moncida also claim that the total area approved on the foreshore lease was not all utilized by the causeway construction;
- Appraisal of the area was conducted last 2016 and set to be re-appraise on 2026 or barely six years from now unless transfer to PMI will be approve and improvements will be introduce which will warrant an immediate appraisal; and
- No record of destruction or any violation of environmental laws within and immediately adjacent mangroves area.

In view of the foregoing, the undersigned recommends that permission for the transfer of the lease in favor of PMI be granted, provided however that the latter possess the necessary minimum requirements of an applicant. It was impliedly

provided in the Lease Contract particularly Sec. 7 that assignment of lease may be granted provided that permission in writing of the DENR is first obtained which is deemed complied thru the letter of Mr. Gerald Jeremy Lu of Citra Mina dated December 13, 2019 requesting to waived the foreshore lease issued to them in favor of PMI.

In addition to this, given that PMI now is the new owner of the immediately adjacent titled property, they have also obtained the littoral and preferential right to the use of foreshore and the same should be given weight and merits in this transfer.

It is recommended further that if ever transfer will be granted, re-survey of the area be conducted to determine the precise area covered by the existing and improvements may be introduce for the purpose of appraisal for rental fee computation.

DATE OF PERFORMANCE EVALUATION OCTOBER 14, 2020

WE HEREBY CERTIFY to the correctness of the data and information as contained herein to the best of our knowledge and belief.

NAME

POSITION/DESIGNATION/OFFICE

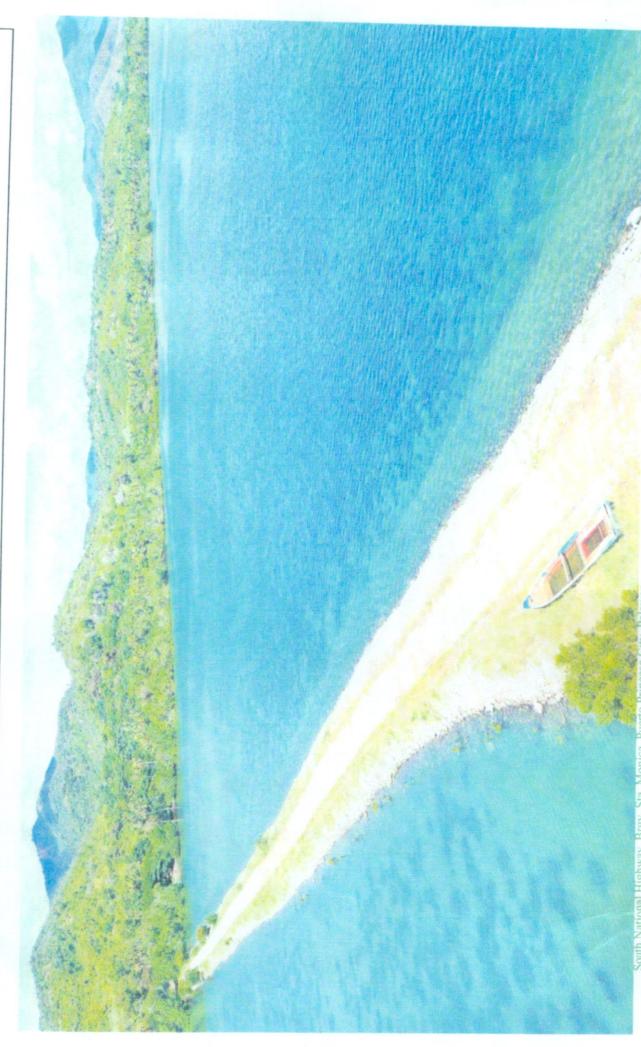
1. VALENTIN GERALD J. ALORIA II LMO I/ CENRO PPCity

2. ARJAY T. GREGAS

Forester-I/ CENRO PPCity

SUBSCRIBED AND SWORN to before me this ____ day of ______, 2019 at DENR-CENRO Puerto Princesa City.

FELIZARDO B. CAYATOC Authorized Person to Administer



Aerial shot of the causeway (foreshore lease area)

Tel. No.: (048) 433-0660 Email address: cenroppchuc@yahoo.com



Google Earth View of the Causeway (foreshore lease area)

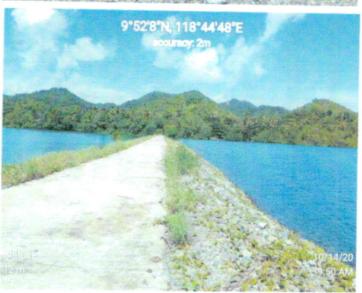
South National Highway, Brgy. Sta. Monica, Puerto Princesa City, Palawan Tel. No.: (048) 433-0660 Email address: cenroppchuc@yahoo.com

Geotagged Photos taken during evaluation of the foreshore area









October 28, 2020

MEMORANDUM

FOR

The Provincial Environment and Natural Resources Officer

Sta. Monica, Puerto Princesa City

DENR PENRO

FROM

The OIC, Community Environment and

PALAWAN RECOPDS

Natural Resources Officer

SUBJECT

SUBMISSION OF PERFORMANCE EVALUATION 10-21-2010

SHEET FOR FORHORE LEASE CONTRACT

1:27 pm

Respectfully forwarded is the Performance Evaluation Sheet for Foreshore Lease Contract.

For information and record.

FELIZARDO B. CAYATOC

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

| *** | Official Receipt of the Republic of the Philippines | | | | |
|---|---|------|-----------------|--|--|
| | Nº 14100 | | | 61 E | |
| | Date | N | 1ar-10- | 2021 | |
| Agency DENR-CENRO PPC Fund | | | | | |
| Payor Citra 1 | Mino | 9 (| Canning | Corp. | |
| Nature of Collection | | | Account Code | Amount | |
| Foreshore Lea- | | | | P 44,891.80 | |
| Rental fee for CY 2021 | | | | | |
| (Jan 2021- | Jan. | 20 | 122) | 7 - 1 - 1 | |
| | | | | No. of the last of | |
| | | | | 12-1 | |
| | | | | | |
| TOTAL | | _ | | P46,891.80 | |
| Amount in Words | Fort | 15 | ix thousan | nd eight | |
| hundred ninet | | | | 100 only | |
| ☐ Cash | Drawee | , | Number | Date | |
| 7 | UB Pa | rong | 82216 | 02/22/2021 | |
| Money Order | | | | | |
| Received the amount stated above. FRANCIS M. PASCUAL Collecting Officer | | | | | |
| NOTE: Write the number and date of this receipt on the back of check or money order received. | | | | | |

CERTIFIED PHOTOCOPY FROM THE ORIGINAL:

FROM THE ORIGINAL.

FRANCIS M. PASCUAL

Collecting Officer

DENR-CENRO PPC

MAR 1 0 2021

RDO NO. 36

PUERTO PRINCESA CITY, PALAWAN

PROVINCE:

PALAWAN

CITY/MUNICIPALITY:

PUERTO PRINCESA CITY (HIGHLY URBANIZED CITY)

| CITT/MONION ALITY. | | D.O No. | 72-17 |
|---|------------------------------------|------------------|----------------------|
| BARANGAY: | SANTA LOURDES | Effectivity Date | 23-Dec-17 |
| STREET NAME/ SUBDIVISION/CONDOMINIUM | VICINITY | CLASSIFICATION | 2ND REVISION ZV/SQ.M |
| ALONG NATIONAL HIGHWAY (NH) | WITHIN 200 M. FROM CENTER OF NH | CR | 7,000.00 |
| | | RR | 3,300.00 |
| | | 1 | 7,000.00 |
| ALONG DIVERSION ROAD | | RR | 1,800.00 |
| ALONG BARANGAY ROAD | WITHIN 100 M. FROM CENTER OF BR | RR | 2,300.00 |
| STA. LOURDES HEIGHTS SUBDIVISION | | RR | 4,500.00 |
| ROBINSONS LAND CORP | | RR | 8,300.00 |
| RANCHERO HOAI | | RR | 2,300.00 |
| WITHIN SANITARY LAND FILL | | RR | 500.00 |
| ALL OTHERS LOTS | | RR | 1,700.00 |
| ALL LOTS | | A1 | 200.00 |
| | | A2 | 200.00 |
| | | A4 | 200.00 |
| | | A5 | 200.00 |
| | | A6 | 200.00 |
| | | A12 | 200.00 |
| | SEASHORE | A39 | 1,000.00 |
| | | A40 | 2,500.00 |

Lat. _5 " 52" 15, 21" N. Form No. GSD . C . 1 All conners marked old PS, are cyl. conc_{si}mhoris; 15x6Q.cms.
Surveyed in accordance with survey entholity no. 046536-2603-54.
Sarveyed in accordance with survey entholity no. 046536-2603-54.
Sarveyed in accordance with survey returns were indorsed by the same officer on Sept. 05, 03 and the survey returns were indorsed by the same officer on Sept. 05, 03.
This survey is inside alternable and disposable area as per proj. no. I-a. LC.Mop no. 1246 as per time and Johanny 15, 1935.

as per timed an Johanny 15, 1935.
As per investigation report executed by Engheer I, REX S. VELASCO of puerle Princesa city CENRO. PSD-04-15386 AREA RECOMMENDING APPROVAL O.R. No. 4826165 Date: VERIFICATION FEE Lot/s & Corners 17 .. 2, 25, ... SI... Land owner I haveby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in comby made by me personally, or under my direct supervision in comby mith which he provisions of deplicable leave of the Aspublic of the Philippines and the rules and regulations of the Department of Environment and Metural Resources.

I surface certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground by the survey claimant or this authorited representative and that the survey claimant or this authorited representative and that it is assume that responsibility for the technical or rectiness of AS SURVEYED FOR CITRA MINA SEAFOODS MKT. OCT No. Lot No. -Cad/PLS/GSS -TCT No. SO ISLAND OF BARANDAY OF: STA LOURDEZ MUN. / CITY OF: PUERTO PRINCESA CONTAINING AN AREA OF PROVINCE OF : PALAWAN RURBAN CODE: I hereby certify to the technical corre-herein, the original featholes and com-fee in this office; wherefore, the salar approval. NA. 811-045 6 183 Nov. 24, 2003 Position verified by Piotted on P.M. 25 This approved plan , however as title to the land APPROVED LIAR 17 200 Plotted / Inked by: PLAN (:(FORESHORE LEASE) ADDITIONAL INFORMATION AFT Fli-045316-129-D : PALAWAN ent of Environment and Natural Resources SITUATED IN THE Dated ---- Issued to ---Lands Management Services SCALE 1: 200 ZONE NO.: PPCS - PTM/PRS 92; Region Office IV, MIMAROPA 20 Patent No. -OIC, REGIONAL TECHNICAL DIRECTOR - Issued to -REASON LRC Rec No. DDIA & LOPEZY 5,446. , shall not be constr

less of the survey piotted lasting of which are on thereby tecommended for L. VALENCIA

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APPROVAL

2.10-04

Date -Approved

8Q. M

Log Book Enterprises Ch. 1948 Queeza Ave., Q.C. * Tsl. 112-0228 Authorized by The Lands Management

Lat. _6. \$2" 15.21" N. Form No. Gab. C. 109/297,00 Lag Book Baierpriss Ca. 104-B Quess Ave., Q.C. * Tul. 711-4128 Authorized by The Lando Management Bursan until December 31, 1903 - All conners marked old PS, are cyl. concumbating Same.

Surveyed in accordance with survey authority no. 046386-2003-54.

Same of the survey control of the survey of the survey of the survey of the survey is made of the survey returns were indicated by the same officer on Sept. 0.9, 0.3 and the survey is inside altenable and disposable area as per proj. no. i-e i.c. Alap no. 1246 as per times of the survey is inside altenable and disposable area as per proj. no. i-e i.c. Alap no. 1246 as per times in Jonaco 13, 1935.

REX S. VELASCO of puerte Princesa city CENRO. LOT PSD-04-1338 AREA RECOMMENDING APPROVAL W 201 O.R. No. Date: Paid Under VERIFICATION FEE 3, 25. .. SI. Lot/s © Corners V Land owner 7886198 Lot No. Cad/PLS/GSS -AS SURVEYED FOR CITRA MINA SEAFOODS MKT. OCT No. ORIGINAL SURVEY TCT No. S I further certify that this plan accurately indicates the boundaries of the property as indicated to see on the ground by the survey claimant or the authorited representative and that I assume that responsibility for the isologist corretiness of the authorited representative. The survey and the accuracy of the ingritump representative to the authorited to the survey and the accuracy of the ingritump representative. PROVINCE OF : PALAWAN MUN. / CITY OF: PUERTO PRINCESA BARANGAY OF : STA LOURDEZ I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conflantly with the poveleton of applicable lears of the Republic of the Publishines and the rules and registations of the Department of Environment and National Resources. ISLAND OF : PALAWAN CONTAINING AN AREA OF RURBAN CODE: I hereby certify to the technical correct hereby, the odginal feldhotes and computes in this office; wherefore, the select approved. Position verified by Plotted on F.M. & S Piotted on F.M. & S Field Notes checked by: Computation checked by: DATE RETURNED Nov. 24, 2003 APPROVED LAR 17 200 14. 811. 11xx 6 160 Traced by: Checked & Verified by: Plotted / Inked by: Department of Environment and Natural Resources Astronomic / Traverse / Lot Data PLAN (FORESHORE LEASE) ADDITIONAL INFORMATION AFTER DI -11-045316-129-D SITUATED IN THE Dated ---Lands Management Services
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SCALE 1; 800 20 OIG, REGIONAL TECHNICAL DIRECTOR lasued to issued to -

LRC Rec No.

Date Approved

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APPROVAL

2.10-04

REASON

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LYDIA & LOPEZ Y

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BAYAN

RDO NO. 36

PUERTO PRINCESA CITY, PALAWAN

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| | | A6 | 200.00 |
| | | A12 | 200.00 |
| | SEASHORE | A39 | 1,000.00 |
| | | A40 | 2,500.00 |