



COMPREHENSIVE DEVELOPMENT AND MANAGEMENT PLAN for Forest Land Use Agreement for Tourism (FLAgT) of Pangatalan Island

Agreement Holder : Sulubaaï Environmental Foundation, Inc.

FLAgT Area : 2.19 hectares

Location

Region : Region IV-B (MIMAROPA)
Province : Palawan
Municipality : Taytay
Barangay : Depla
Sitio : Pangatalan Island

Boundary Coordinates : N: 11° 05' 20.10" N; 119° 33' 50.52" E
E: 11° 05' 14.09" N; 119° 33' 51.41" E
S: 11° 05' 08.36" N; 119° 33' 45.43" E
W: 11° 05' 14.15" N; 119° 33' 45.28" E

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Physical Description : Pangatalan Island is characterized by a low-lying hill with the highest point at 21 meters above sea level with a moderately sloping 5-10 degrees surface. Presently covered with flora and fauna and situated in the Shark Fin Bay of Palawan, surrounded by mangroves, seagrass and rehabilitated coral reefs.

Date Submitted : 22 November 2021

Submitted by :

A handwritten signature in black ink, appearing to be "Frédéric TARDIEU", written over a horizontal line.

Frédéric TARDIEU
Chairman/Founder

ACRONYMS

BIR	-	Bureau of Internal Revenue
CENRO	-	Community Environment And Natural Resources Office
CDMP	-	Comprehensive Development and Management Plan
DENR	-	Department of Environment and Natural Resources
DENR-EMB	-	Department of Environment and Natural Resources- Environmental Management Bureau
DOT	-	Department of Tourism
FLAgT	-	Forest Land Use Agreement for Tourism
FLUP	-	Forest Land Use Planning
HA	-	Hectares
LGU	-	Local Government Unit
MIMAROPA	-	Mindoro, Marinduque, Romblon, Palawan
MPA	-	Marine Protected Area
NIPAS	-	National Integrated Protected Areas System
P&L	-	Profit and Loss
PCC	-	Post-larvae Capture-Culture-release
PCGA	-	Philippine Coast Guard Auxiliary
PCG	-	Philippine Coast Guard
PCSD	-	Palawan Council for Sustainable Development
PENRO	-	Provincial Environment and Natural Resources Office
PIMPA	-	Pangatalan Island Marine Protected Area
PNP-MG	-	Philippine National Police Maritime Group
SEF	-	Sulubaaï Environmental Foundation, Inc.
SEC	-	Securities and Exchange Commission
SLUP	-	Special Land Use Permit
SMILO	-	Small Island Organization
SRP	-	Sulu Reef Prosthesis
UNESCO	-	United Nations Educational, Scientific and Cultural Organization
WWF	-	World Wildlife Fund

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1. GENERAL INFORMATION

Agreement Holder : Sulubaaï Environmental Foundation, Inc.

Approximate Area : 4.2 hectares

Applied for FLAgT Area : 2.19 hectares

Location :

Region : Region IV-B (MIMAROPA)

Province : Palawan

Municipality : Taytay

Barangay : Depla

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Physical Description :

Pangatalan Island is characterized by a low-lying hill with the highest point at 21 meters above sea level with moderately sloping 5-10 degrees surfaces. Presently covered with flora and fauna and situated in the Shark Fin Bay of Palawan, surrounded by mangroves, seagrass, and rehabilitated coral reefs.

2. INTRODUCTION

2.1. FLAgT APPLICATION PROCESS

Pursuant to DENR Administrative Order No. 2004-24 or the Rules and Regulation Governing the Use of Forestlands For Tourism Purposes governing the use of Forest Lands, SEF shall prepare and submit Comprehensive Development and Management Plan (CDMP) provided that the applied area are found suitable and available for FLAgT pursuant to Section 9 of the order, subject to vested rights, licenses/ leases, permits or other tenurial instruments. This plan shall outline the appropriate schemes, activities, and arrangements which are compatible with the SEF's facilities for the protection of the environment, marine ecosystem, and natural resources in the area and shall benefit the host community.

The FLAgT application of Sulubaaï Environmental Foundation, Inc. started in 2016 and has already undergone deliberations regarding several requirements up to the present. The proponent, with high hopes, humbly wishes for its approval of CDMP of the assigned review committee. The approved CDMP shall then serve as the concrete guidelines for SEF implementation of protecting the environment and conservation of natural resources in Pangatalan Island. The table below shows the history of FLAgT application process of Sulubaaï Environmental Foundation as reference.

Table 1: History of the FLaGt Application Process

DATE	OBJECT	PROCESS GONE THROUGH
12/16/2016	Submission	Submission of the FLaGt application to the CENRO Taytay
04/18/2017	Endorsement	Endorsement of the FLaGt application to the DENR-Region IV-B (MIMAROPA)
Nov 2018	Inspection	Ocular inspection on Pangatalan Island conducted by Ms. Ramina & Mr. Mantubig
01/28/2019	Meeting (face-to-face)	Meeting in the office of Mr. Mantubig in Manila (DENR Region IV-B (MIMAROPA))
05/17/2019	Submission	Submission of the CDMP to the CENRO, Taytay, Palawan
07/18/2019	Endorsement	Endorsement of the CDMP to PENRO, Palawan
08/13/2019	Reception	CDMP received by the DENR Region IV-B (MIMAROPA)
10/02/2019	Inspection	On Site Ocular inspection Mr. Alfred Lopez of DENR Region IV-B (MIMAROPA)
11/13/2019	Meeting (face-to-face)	Meeting in the office of Mr. Mantubig in Manila (DENR Region IV-B (MIMAROPA)). Discussion regarding FLaGt Map
02/21/2020	Meeting (face-to-face)	Meeting in the office of Mr. Mantubig in Manila (DENR Region IV-B (MIMAROPA)). Discussion regarding the GeoPoint and the SEP Clearance concern
05/19/2021	Meeting (online)	Deliberation of the Comprehensive Development and Management Plan
06/03/2021	Letter	Received letter from DENR regarding the modifications in the CDMP
06/09/2021	Submission	Submission of the 2nd version of the CDMP after receiving the letter from June 3rd
06/10/2021	Meeting (online)	Technical Conference was held
07/16/2021	Letter	Received letter from DENR requesting for modifications and additional requirements for the CDMP
08/20/2021	Submission	Submission of the 3rd version of the CDMP after receiving the letter from July 16th
09/07/2021	Letter	Received letter from DENR requesting for modifications and additional elements for the CDMP
11/08/2021	Submission	Submission of the 4th version of the CDMP by Sulubaaï, after the letter of September 7th.

2.2. SULUBAAÏ ENVIRONMENTAL FOUNDATION, INC.

Since 2011, Pangatalan Island is a rehabilitated island acquired and now operated by a Philippine non-profit organization named Sulubaaï Environmental Foundation, Inc. (SEF), duly registered in Securities and Exchange Commission (SEC) under CN 201212105 on July 2nd, 2012 (*See Appendix 11.2*). SEF was founded and established by Chairman Mr. Frédéric Tardieu, together with his wife Christiane M.

Tardieu and other members of the Board of Trustees, who decided to revive the island wherein, the ecosystems were already devastated: 1.2 ha of mangroves burnt, 2.8 ha of trees were cut, and the sand was excavated from the beach. Located in Barangay of Depla, Municipality of Taytay, Province of Palawan. Pangatalan Island has an area of 4.2 ha and is classified as timberland.

Thus, SEF wanted to relieve the vegetation of the island, including the mangroves and clean its coastal area. The foundation exerted an effort to restore and protect the marine ecosystems around Pangatalan Island and the nearby. Forthwith, SEF started a program to help rehabilitate the marine resources in the bay in cooperation with the local communities.

The foundation, wishes to open the Pangatalan Island for tourist guests utilizing the existing facilities that the foundation already has and expand its development and build infrastructure in an eco-friendly way. The said development will involve earthmoving activities but will not affect the vegetation and existing ecosystem that the foundation already restored. The proposed tourism activities and its income will benefit the maintenance and sustainability of the foundation.

The proposed island resort will involve land and water activities such as interaction with existing environmental activities of the foundation, outreach projects to the local communities surrounding the island while enjoying nature, rejuvenation, while eating healthy and organic food during their stay. With this kind of activity, it will educate the visitors and create environmental awareness that can contribute to the betterment of Philippine Marine Ecosystems primarily in the province of Palawan.

2.3. ADMINISTRATIVE STATUS

Pangatalan Island is declared in the name of Ms. Joy Blasselle as Occupant/Administrator under two (2) separate Declaration of Real Property as follows;

- Tax Declaration No. 015-0409-A, with 2.3 ha and assessed as Coconut Land (*See Appendix 11.3*)
- Tax Declaration No. 015-0410-A with 1.2 ha and assessed as Cashew Land and Coconut Land (*See Appendix 11.4*)

By virtue of the Declaration of Consent (*See Appendix 11.5*) duly signed by its Administrator Ms. Joy Blasselle, Sulubaaï Environmental Foundation (SEF), a Filipino-based foundation represented by its Founder and Chairman Mr. Frédéric Tardieu was lawfully allowed to conduct restoration activities to revive the island.

3. OBJECTIVES

3.1. GENERAL OBJECTIVE

This Comprehensive Development and Management Plan (CDMP) generally aims to establish an effective and efficient on-site management plan which is already aligned to the mission of the foundation. SEF aims to “plan and implement projects and programs for the restoration, protection, conservation, and management of the natural resources of Palawan, including terrestrial and marine, flora and fauna, and community-based initiatives, to promote and develop environmentally sustainable principles and practices”.

In the beginning, due to the devastating condition of the island, SEF performed restoration actions in Pangatalan Island. It took several years to relieve whatever life remained on the island. Followed by its action to empower and implement restoration, protection, and education in the whole bay of Shark Fin (Taytay), and some other parts of Palawan. Taking care of marine life and the ecosystems and educating its people is the primary objective and advocacy of SEF, and with the support of the community, local government, the office of the Department of Environment and Natural Resources, and other related Philippine government agencies, the ecosystem will be relieved.

3.2. SPECIFIC OBJECTIVES

In compliance with the Forest Land Use Agreement, the following specific agreement shall be followed:

- To institutionalize an efficient management system for Pangatalan Island
- To institute sustainable activities within the island and outside the community.
- To ensure the sustainable protection and conservation of not only the applied area for FLAgT but for the whole island as well.
- To reduce the risk of soil erosion within the island
- To establish an organizational structure for the management of this plan; and
- To create an effective financial plan for the implementation of this CDMP.

On the other hand, these specific jobs have been done already for the past nine (9) years and are continuously managed by the foundation to protect and conserve the island's environment and marine ecosystem as well. To cite on what SEF already restored and developed for Pangatalan Island, they established three (3) main projects, wherein;

1. Project “Pangatalan Sustainable Island” (since 2012)

Specific objectives:

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

2. Project “Pangatalan Island Marine Protected Area” (PIMPA) and coral reef restoration” (since 2015)

Specific objectives:

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

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

Specific objectives:

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

4. AREA DESCRIPTION

4.1. LOCATION & AREA APPLYING FOR FLAgT

Pangatalan Island is situated on the North East side of Palawan Island. It lies within Shark Fin Bay in the northern part of the Municipality of Taytay, located in the Barangay of Depla, Province of Palawan. The island is surrounded by its nearby Barangays Sandoval, Silanga, Mabini, and Batas.

Since 2016, Pangatalan Island has been surrounded by a 44ha marine protected area, wherein SEF founded and established the Pangatalan Island Marine Protected Area (PIMPA) and has been approved by the Barangays of Depla, Silanga, and the Municipality of Taytay. PIMPA is implanted at the junction between the Tanguigui Channel and the bay. The channel connects the Shark Fin Bay to the Bay of Taytay on the South and constitutes one of the three (3) apertures of the bay (to the open Sulu Sea on the East and to Immorogue Bay on the North).

The figure below illustrates the location of Pangatalan Island in the Philippine map. Followed by the location map provided by the Community Environment and Natural Resources Office (CENRO)



Figure 1: Location of Pangatalan Island in the Philippines.

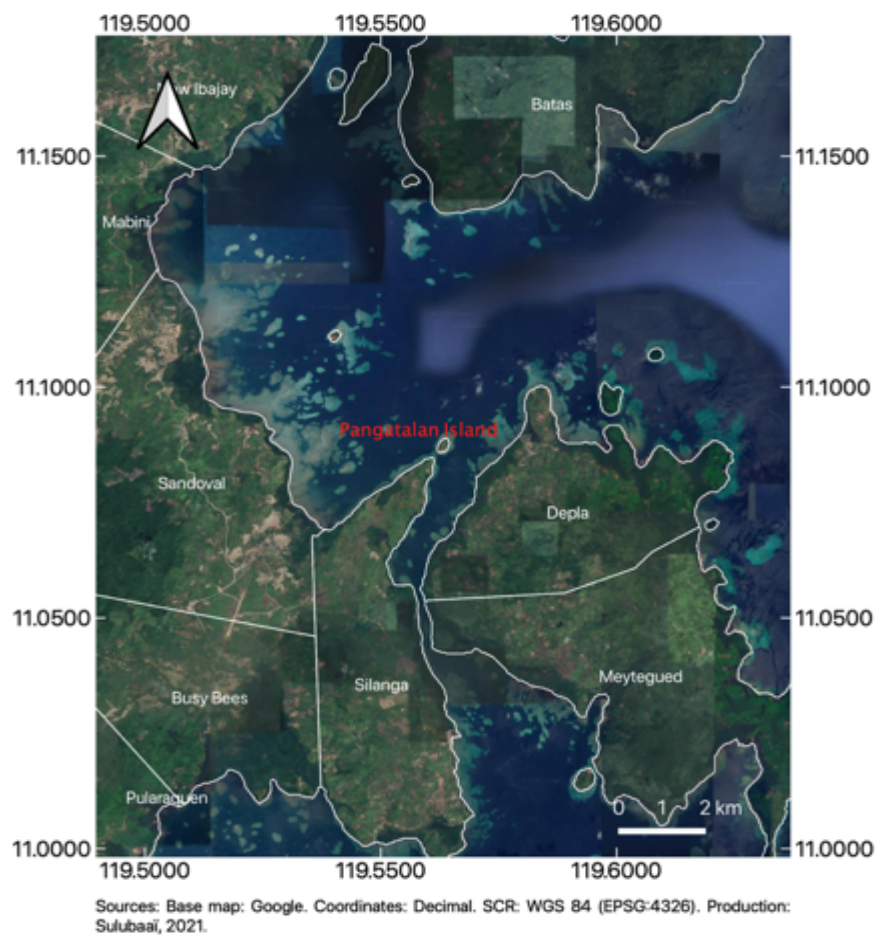


Figure 2: Location of Pangatalan Island in Shark Fin Bay.

On October 2, 2019, Mr. Alfred Lopez, from the office of the DENR-MIMAROPA, Region IV-B conducted an on-site ocular inspection to determine the area applicable for the FLaGT application of the foundation. The proposed area is 21, 989 sq. m. Followed by the preparation of the plan and which is subject for submission and approval. The figure below illustrates the map that was signed and confirmed by SEF representative and Chairman Mr. Frédéric Tardieu, after the technical meeting on June 10, 2021 and the aerial view of the proposed coverage of the FLaGT.

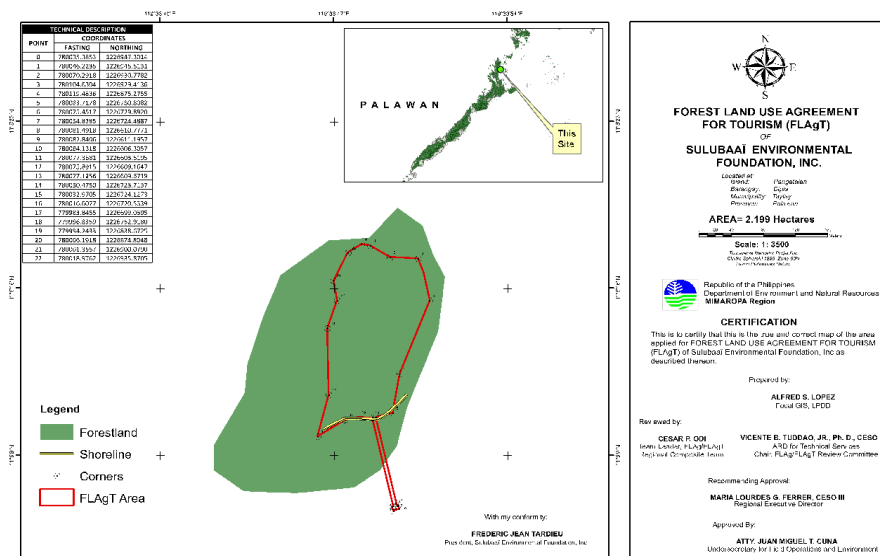


Figure 3: Copy of Plan Applying for FLaGT and Subject for Approval

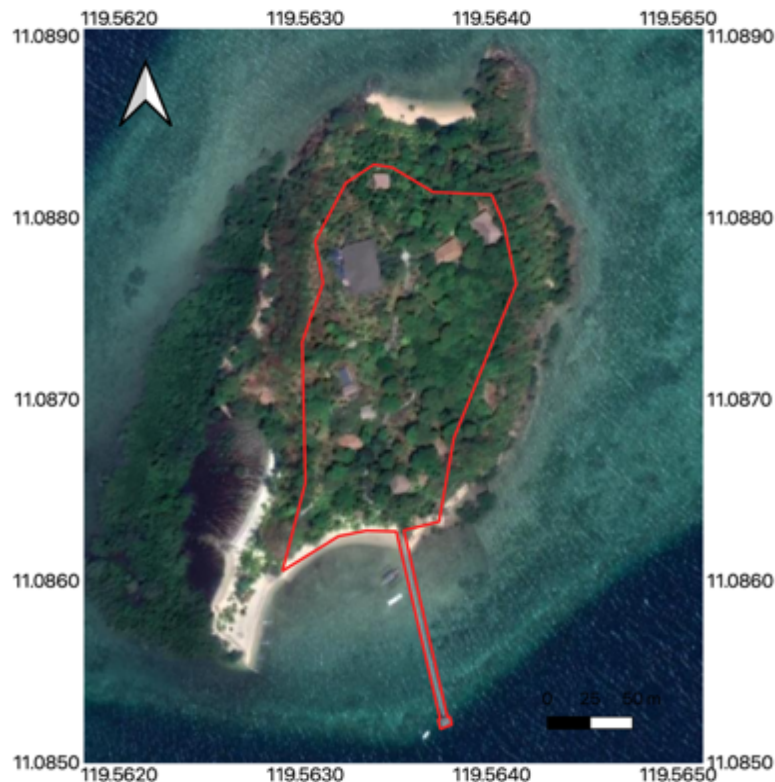


Figure 4: Proposed Coverage Area with Coordinates Applying for FLaGT

4.2. HISTORY

Not much is known about the history of the island aside from the fact that before 2011, Pangatalan Island was a private property with four (4) existing concrete buildings and with only one caretaker living on the island. During that time, the surrounding habitats had been widely exploited leading to impacts sometimes hardly reversible without human interventions.

Before the intervention of SEF, the previous occupations of the people who are living in Pangatalan Island, is “kaingin” wherein vegetation and trees had been cut down to be sold or burnt into charcoal. The vegetation on the island was then reduced to bigger trees with sizes between 2 to 6 meters and grasses at the bottom.

In 2013, the DENR inspected the island and its remaining vegetation to number 306 trees for a residual density of 1/140m². The loss of vegetation density had consequences to limit the resistance of vegetation to hard weather conditions. In addition, denuded soils suffered from hard tropical rains and had been strongly eroded by torrential water dispersion, leading to a poor vegetation development and resilience.

On the other hand, coral sands forming beaches by accumulation around the island had also been exploited. Enormous quantities of coral sands had been sold to beach owners in the nearby areas. It was the primary source of income for the former occupants of Pangatalan Island. However, there are no definite records of quantities sold but we assume it has led to beach erosion on the South-West side of the island.

According to previous records, Pangatalan Island coast used to comprise 2.58 ha of mangroves. Unfortunately, 0.851 ha had been exploited and destroyed in the past. The impacted areas was recorded by SEF into two separated zones;

- Zone 1: South-Eastern - 0.49 ha, the entire mangrove belt has been cut down causing erosion of substrate and complete loss of habitat. It is a wind and waves exposed zone so all evidence of past mangroves and substrate had been erased.
- Zone 2: South-Western - 0.35 ha, it has been cut from the shore and exploited and fortunately was stopped before the complete destruction of the belt. Substrate and habitat are still present. It is also completely protected from waves and winds.

The following figures below illustrates the before and after intervention of the foundation in Pangatalan Island.

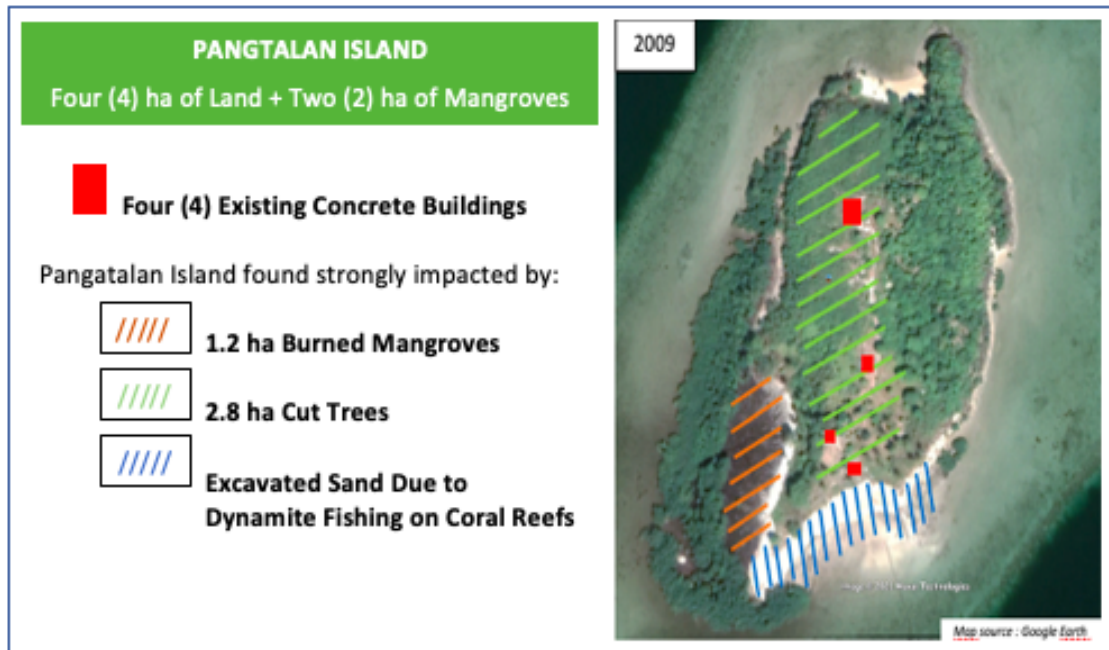


Figure 5: Aerial view of Pangatalan Island's Initial State in 2011



Figure 6: Before-After Images to Illustrate the 60,000 Plants Added by SEF on Pangatalan Island Within Eight (8) Years



Figure 7: Before-After Images to Illustrate the 10,000 Mangrove Propagule Planted by SEF on Pangatalan Island



Figure 8: Before-After Images to Illustrate the Cleaning of the Beach Made by SEF on Pangatalan Island

These illustrations evidently show that the natural resources of Pangatalan Island and its marine environment were severely damaged by unjustifiable human practices until 2011. That is the main reason why Sulubaaï Environmental Foundation, Inc. (SEF) was established. To restore the ecosystems of the island and its surroundings and create a long-term sustainable management plan including other areas.



Figure 9: Before-After Aerial Picture of Pangatalan Island to Illustrate the Revegetation Action of SEF

For the record, SEF founded the Pangatalan Island Marine Protected Area (PIMPA) in 2015, and by initiating in 2017 a marine protected area around Pangatalan Island with the support of the locals and LGU's concerned. The positive impact of this MPA is demonstrated by the annual monitoring surveys conducted by SEF. The Figure 10 below represents the boundaries of PIMPA in the island.

Furthermore, the survey conducted by the WWF Taytay in the MPAs located in the municipal waters of Taytay showed that the MPA of Pangatalan Island is the most productive of those MPA in terms of fish abundance and biomass.

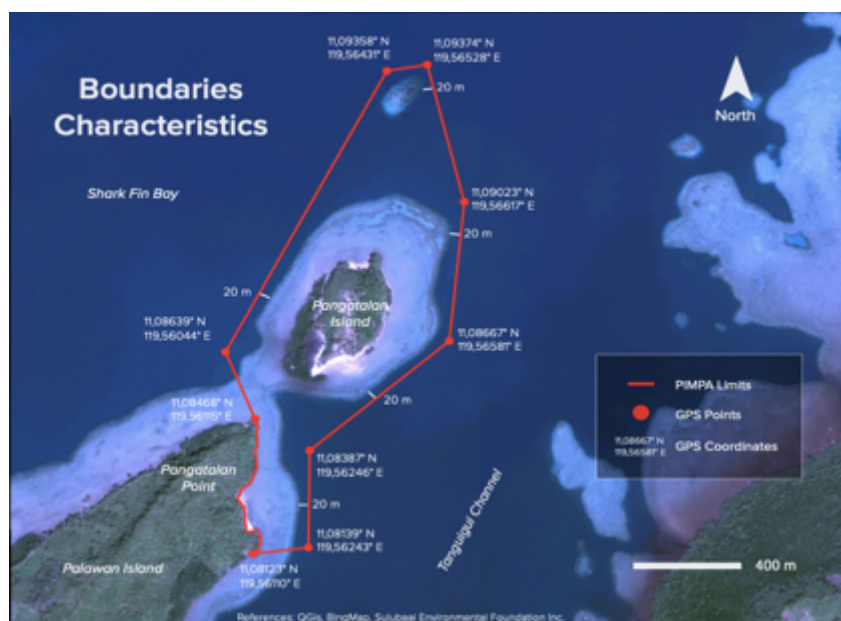


Figure 10: Map of Pangatalan Island Marine Protected Area (PIMPA)

4.3. TOPOGRAPHY

The island covers 4.2 ha of land including 2 ha of mangroves. The highest point of the island is situated twenty-three (23) meters above sea level. It comprises two (2) coastlines: the main shore on the South East side, and a small beach on the Northside. The island has exceeding steep slopes.

4.4. DRAINAGE

Pangatalan island's natural drainage system is quite small given the size of the island. However, the plan is to envision the island with a design that could separate its system into four (4) catchment basins: North, West, and East have a small and steep catchment basin and the South part of the island is significantly huge and leveled. However, if for instance, the said basin is inadequate, artificial surface or man-made drainage will possibly be required.

Palawan has two (2) frequent seasons: rainfall (rainy) and sunny (dry). During the rainy season, the rainfall can be extremely copious. There was the significance of water run-off that take part in the vegetation growth of the Island during the time when its condition was distressing. It reduces the probability of landslides. However, those run-offs also have a negative impact on the coastal and marine ecosystems. As the rainwater enters the ocean, the sediment particles eventually settle out onto the seagrass beds and coral reefs, and rocks lining the bays. And the increasing amount of freshwater in the ocean is causing drastic changes in saltwater habitats.

To reduce those impacts, the SEF focused its effort on revegetation and run-off breaker installations. Run-off occurred mainly on the beaches:

- South Side shore: on this part, the rain catchment basin is important due to the slope which is moderate. Installations such as retention ditch and stone dams are already finished and run-off up to this present almost nonexistent.
- North Side shore: the slopes on this side of the island are pretty steep and less vegetation is obviously visible. Although the planting of trees is completed and stone dams have been built, run-off still manifests whenever strong rains occur. For this reason, part of SEF's mitigating plan is to build a retention ditch to reduce the negative impact of run-offs.

4.5. CLIMATE

Pangatalan Island has a tropical monsoon climate that features two (2) distinctive seasons and both have transitional months throughout the year.

First, is the dry season that runs for five (5) months, between the months of December to April with transitional months of April to May. In this season, the area is

under the influence of the Amihan, a cold and dry Northeasterly wind. During this time, it may not rain at all for several months.

Whilst, the wet season takes place between June and October, with transitional months of October to November, runs for another five (5) months, locally known as Habagat, a warm and wet wind coming from Southwest. At this time of the season, it typically rains a couple of hours a day, however, there are some rain events that may last up to days.

The temperature in this area remains stable throughout the year, averaging between 27 and 28 °C (80 and 83 °F). During the day, temperatures may range between 24 and 32 °C (75 and 89 °F) respectively. Humidity, relatively, stays around 75% year-round.

The graphics below present the annual data of temperature, precipitation, humidity and water temperature in Coron which is about 150km North of Pangatalan Island.

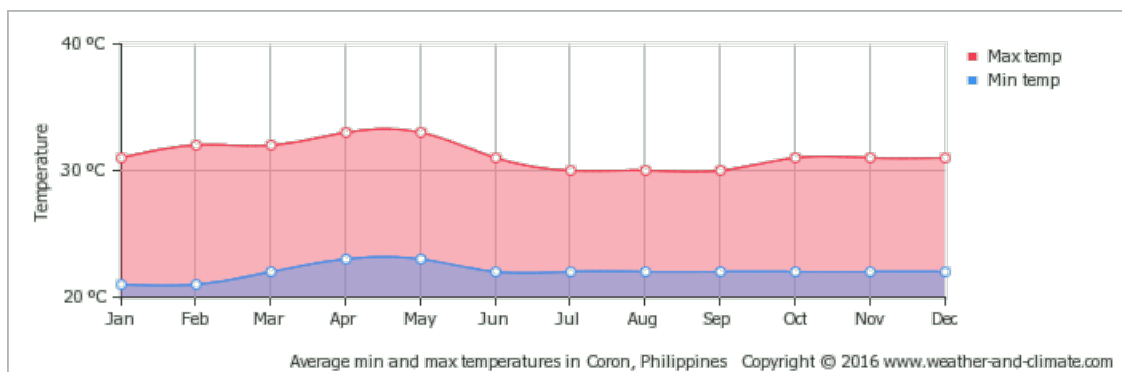


Figure 11: Average Min. and Max. Temperatures in Coron, Philippines (2016, source: weather-and-climate.com)

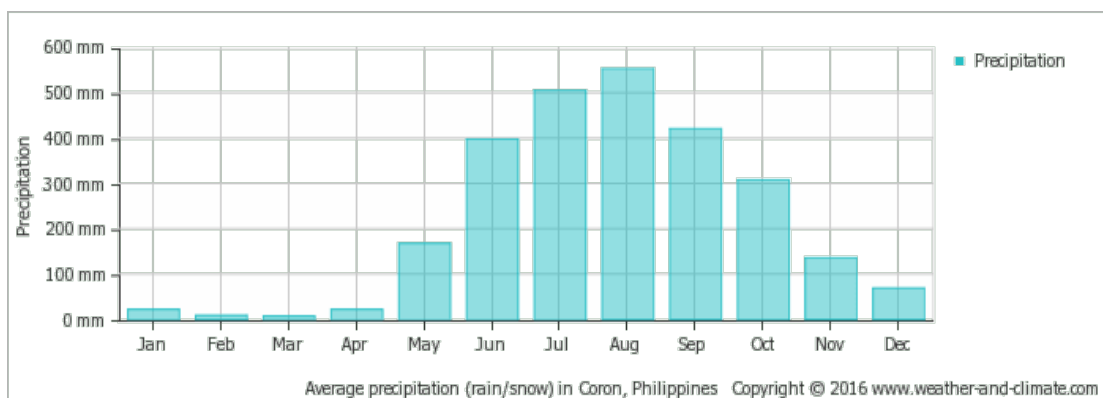


Figure 12: Average Precipitations in Coron, Philippines (2016, source: weather-and-climate.com)

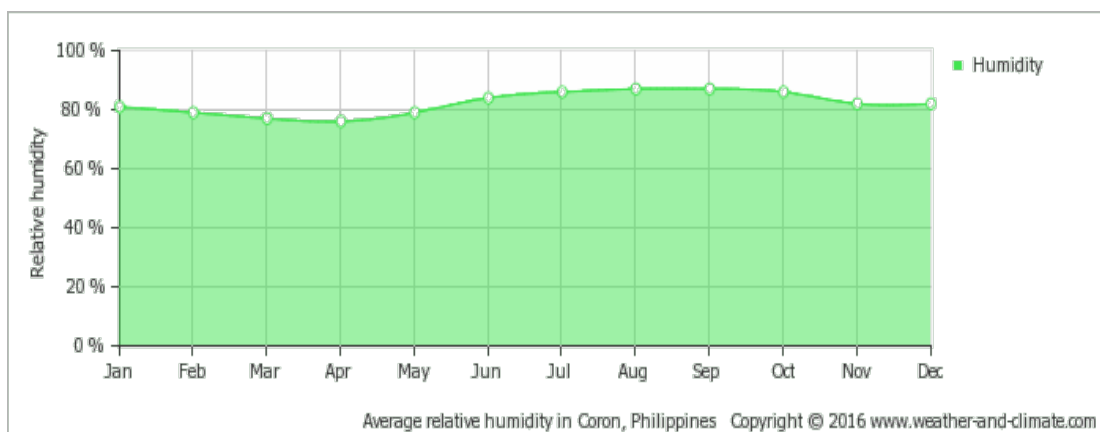


Figure 13: Average Relative Humidity in Coron, Philippines (2016, source: weather-and-climate.com)

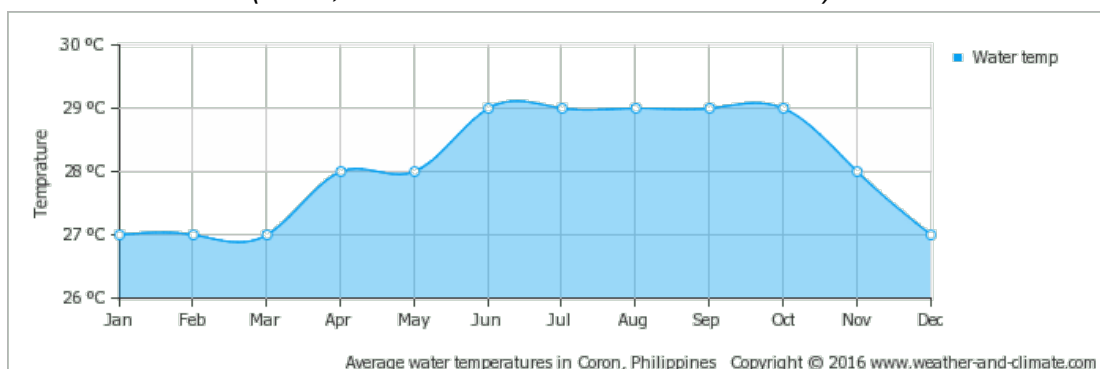


Figure 14: Average Water Temperature in Coron, Philippines (2016, source: weather-and-climate.com)

4.6. GEOLOGICAL ASPECTS

4.6.1. GEOHAZARD CERTIFICATION

The issued Geohazard Certificate by the DENR MINES AND GEOSCIENCES BUREAU, MIMAROPA Region already defined that (See Appendix 11.6);

“Most of the area covered by the application to FLAgT has significant relief making coastal flooding unlikely, and therefore has nil susceptibility to flood hazards. However, the portion of the area near the southern shoreline may potentially be affected by meteorologically induced coastal hazards. Flooding may be experienced due to storm surges and other coastal hazards associated with typhoons and/or strong winds. In consideration of this, the southern portion of the site is given a low to

moderate susceptibility rating to flood hazards. Areas with moderate susceptibility to flood hazards experience flood heights ranging from 0.5 to 1,0 meter, while those with low susceptibility to this hazard may be inundated by floodwaters with heights less than 0.5 meters. The portion of the island covered by the application is characterized by a low-lying hill peaking at 21 meters above the sea level with moderately sloping (5-10°) surfaces and poor degree of dissection. Because of the moderate relief within this area, it is considered to have moderate susceptibility to rain-induced landslide hazard and other forms of mass movement. “

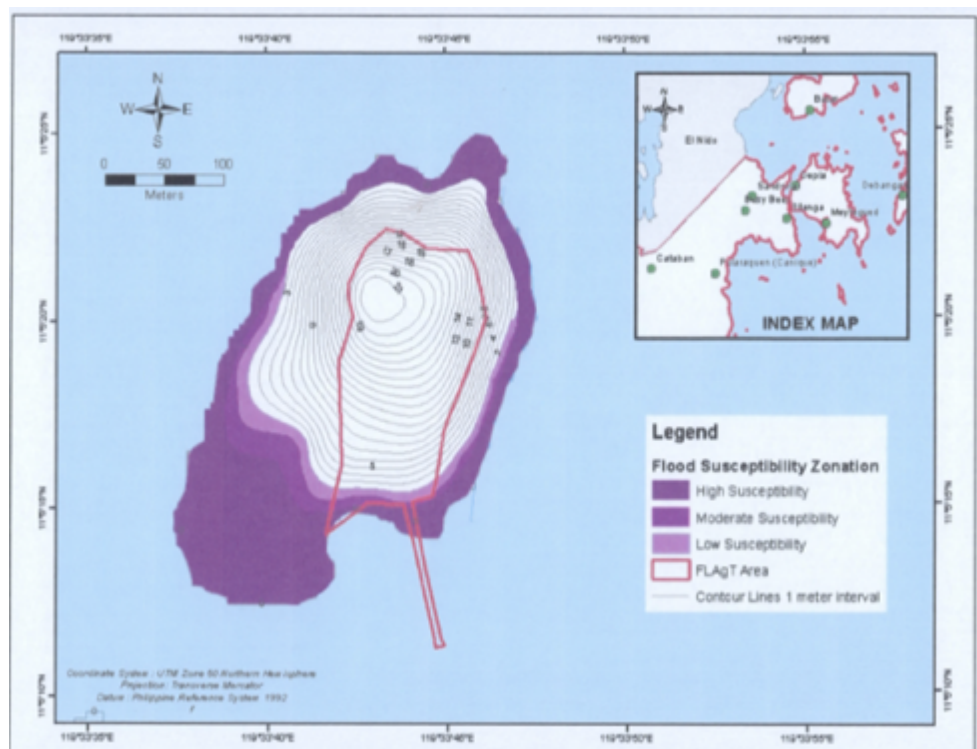


Figure 15: Flood Susceptibility Map of Pangatalan Island

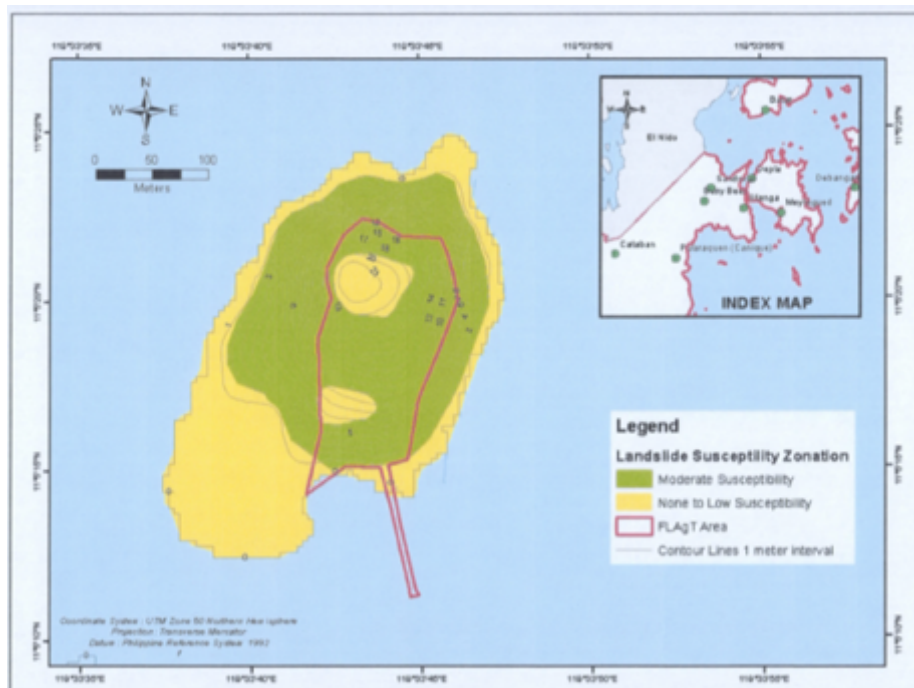


Figure 16: Landslide Susceptibility Map of Pangatalan Island

4.6.2. SOIL CONDITION

The soil in Pangatalan Island was severely eroded before due to the lack of vegetation. This was aggravated by the fact that the island is extremely inclined (120 meters wide, 400 meters long, and 23 meters high) due to heavy rainfall events. The island is craggy but the layer of soil is quite thin. In order to reduce the effect of erosion, SEF leveled the soil and assembled the rocks as walls to maintain the magnitude. In addition, the foundation also planted thousands of trees.

A rough estimation of the soil texture analysis was performed by SEF in June 2021 to determine the percentage of sand, silt, and clay. Two samples were collected (See Figure 17) located at the mid-slope labeled as Sample 1 and near the beach area as Sample 2.



Figure 17: Soil samples Collected on Pangatalan Island in June 2021

The classic protocol was applied to both samples in determining the percentage of sand, silt, and clay. Sample 1, soil type is Clay-Loam. According to vaderstad.com, clays soils (clay-loam) have a good ability to transport water by capillary action from deep layers but the rate is slow, so plant water requirements are not met through capillary water. These soils are darker in color and soil aggregation is more distinct. Aggregation decreases the risk of crusting. These soils must be tilled at the correct water content in order to be easily cultivated. There is a risk of cladding if conditions are too dry, or of smearing if they are too wet. These soils have a good ability to improve their structure through the action of climate, roots.

On the other hand, in Sample 2, the soil type is Sandy-Clay and can be categorized as Sands soils. From the same source of information, sandy soils are often dry, nutrient deficient, and fast-draining. They have little (or no) ability to transport water from deeper layers through capillary transport. Therefore, tillage of sandy soils in the spring should be kept to a minimum in order to retain moisture in the seedbed. The nutrient- and water-holding capacity of sandy soils can be improved by adding organic material. The table below shows the percentage of collected soil type samples in Pangatalan Island.

Table 2: Percentage of Sand, Silt, and Clay in the Collected Soil Samples in Pangatalan Island

SOIL TYPE	SAMPLE1 (Middle)	SAMPLE 2 (Bottom)
	Clay Loam	Sandy Clay
% Sand	37.4 %	43.3 %
% Silt	28.0 %	17.3 %
% Clay	34.6 %	39.4 %

The next figure below illustrates the position of the samples in the reference of soil textures' categories.

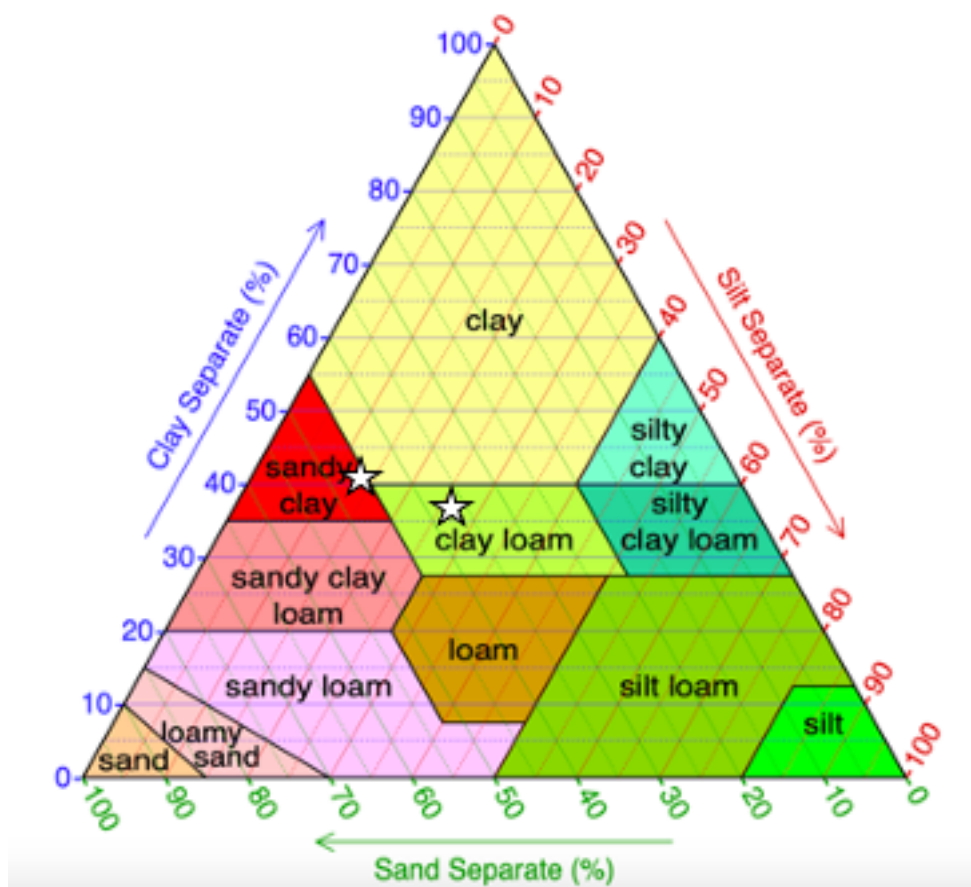


Figure 18: The Stars Show the Position of the Two (2) Soil Samples in the Diagram

4.7. VEGETATION AND FOREST COVER

Before SEF intervention in Pangatalan Island in 2011, there was mainly grass and few trees to be seen. Since then, with the effort of the foundation, SEF has made a record of the total number of plants and trees in the island. About 60,000 plants and trees were planted and 10,000 mangroves were propagated. Figure 19 shows the map of the vegetation and forest covered on Pangatalan Island in 2015.

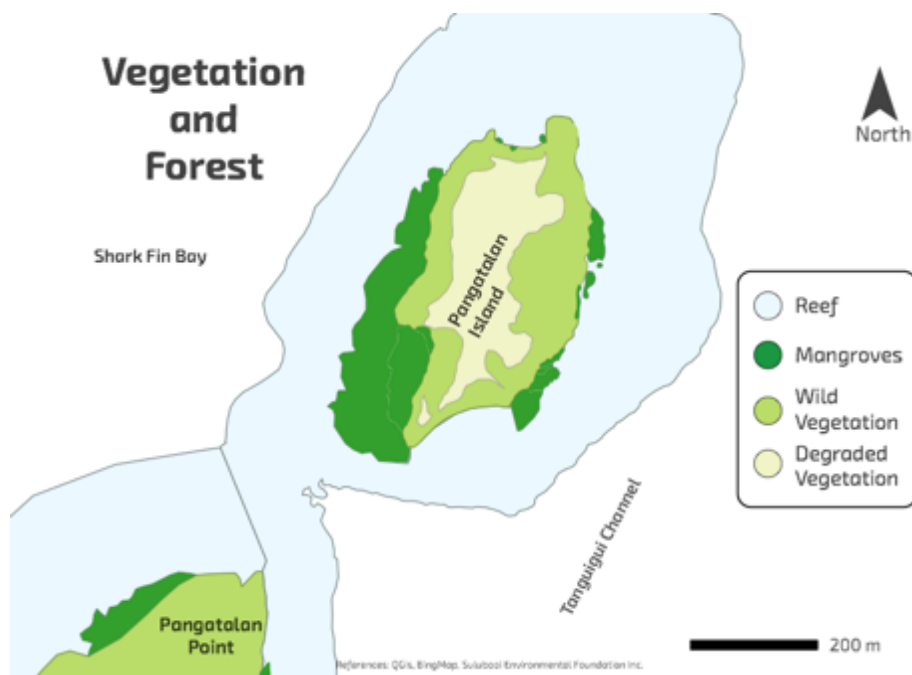


Figure 19: Map of the Vegetation and Forest Cover on Pangatalan Island in 2015

4.7.1. MANGROVE RESTORATION PLAN

There are two (2) restoration zones of mangroves in Pangatalan Island. First is the Eastern zone where mangrove restoration sites cover an area of 1,000 sq. m. Before, mangrove in the island has been completely cut down and the effect is unbearable. The area is strongly exposed to waves during Amihan wind, resulting in the disappearance of all substratum and soil in the bay. The figure below illustrates the map of mangrove restoration done in the island.

To help the initiation of regrowth on the East zone, a 35 meter-long dike made of stone has been built. It is 60 centimeters high and situated 10 meters away from the first mangrove transplanted trees. Its role is to reduce the wave's intensity and facilitate sediment accretion in the mangrove regrowth area.

These conditions make it more difficult for any mangrove to grow back (wind and waves are compromising the development of plants). The area was occupied by *Rhizophora sp.* at the front and *Sonneratia alba* at the back. SEF's study shows that *Sonneratia alba* has more substantial resistance capacity to ruff conditions and that

the blunt pneumatophore will help maintain the soil necessary for *Rhizophora* species. Owing to the fact that the survival rate in this area is relatively low (less than 25%) both genus will be regularly transplanted until the regrowth is noticeable. This is one of SEF's priorities over the years.

The second restoration zone is on the Western side of the island. This is the biggest mangrove restoration area done by SEF's PIMPA. The covered area reached 3, 470 sq. m. A residual surrounding belt prevented the substrate from disappearing. It is also extremely protected from wind and waves all year long. All conditions are conclusive for efficient restoration.

In this area, the actions had been undertaken since April 2016. For the record, 6,000 mangrove propagules collected around the island had been placed in the area. It comprised 3,000 *Rhizophora Stylosa*, 500 *Rhizophora Mucronata* and 2,500 *Rhizophora Piculata*. The propagules appear to have a high percentage of survival and growth nearly close to 100%.

In order to sustain the needs for mangrove plants, SEF collaborated with different institutions and other Philippine government agencies, like PCGA, PCG, and LGU's for external projects. The foundation will maintain a nursery of 400 sq. m. summed up to 500 - 1,000 propagules inside the area.

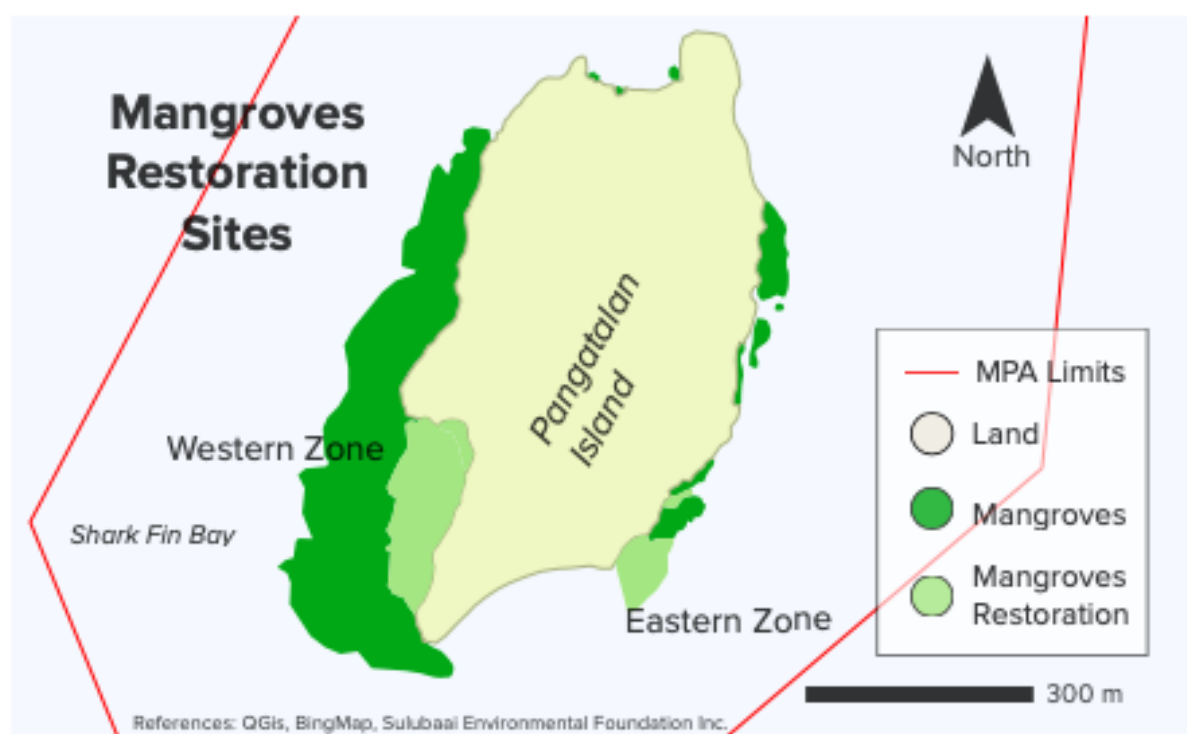


Figure 20: Map of the Mangrove Restoration Since 2012

4.8. FOREST RESOURCE DATA

In 2014, the office of the DENR-CENRO, Taytay, Palawan (See Appendix 11.7) conducted an on-the-spot inventory of the existing trees (not planted by SEF) on Pangatalan Island; 306 trees from 20 of several kinds. The inventory report of trees made by the DENR in 2014 is presented in the table below.

Table 3: Summary of the Inventory of Trees Conducted by the DENR CENRO Taytay, Palawan in 2014

Tree Species (Common Name)	Number of Trees
<i>Almon</i>	1
<i>Malaruhat</i>	2
<i>Malugai</i>	2
<i>Pagatpat</i>	1
<i>Talisay</i>	2
<i>Molave</i>	15
<i>Narra</i>	2
<i>Bacuan</i>	73
<i>Cashew</i>	2
<i>Coconut</i>	2
<i>Dulo</i>	4
<i>Iniam</i>	47
<i>Iniola</i>	43
<i>Kalumpag</i>	2
<i>Mabunot</i>	11
<i>Malamanga</i>	9
<i>Mango</i>	10
<i>Misc.</i>	77
TOTAL	306

Included In this report, the Officer in Charge of Forest Station Warden further stated the following:

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

In the same report, the DENR-CENRO strongly recommended the approval of the area applied for a Special Land use Permit (SLUP).

4.9. DEMOGRAPHY AND COMMUNITY DESCRIPTION

Pangatalan Island is a small community with usually 4 to 8 people living on the island. These people stay and work hard the whole year to restore and relieve the environmental condition of the island. On the other hand, there are hired workers who come daily from the closest villages of Barangays Depla and Sandoval. If the FLAgT is approved, SEF may accommodate up to 8 guests during 100 days per year.

4.10. INFRASTRUCTURES AND UTILITIES

The island already has existing concrete improvements even before SEF came in 2012. The redevelopment of the said structures presented an opportunity to improve the property's functionality. However, the foundation needed to obtain the permits from the Municipality of Taytay for the renovations/constructions of the existing buildings.

The environmental restoration implemented since 2011 has greatly increased the flora and fauna. SEF will not only preserve it but also continue to implement restoration projects where needed. Nowadays, Pangatalan Island has become an environmentally sensitive travel destination, where guests can enjoy a wild and pleasant environment. By creating an interaction between guests and the environmental team of the foundation, SEF may change the way visitors will think about taking care of the environment including the marine ecosystem.

SEF, assessed opportunities for the additional infrastructure plans, however prioritized what is beneficial for the environment of the island and its marine ecology. They identified the opportunities to improve its system functionality and to continue the mission of the foundation.

Although the foundation was not aware of The Water Code of the Philippines or PD 1067 specifically Article 51 whereas;

“The banks or rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, fishing or salvage or to build structures of any kind.”

The foundation already developed the island according to this rule and added its key principles of ecological efficient designs that are sustainable to all living organisms thereof. Moreover, in 2018 and 2019, a Representative from the office of the DENR conducted an ocular inspection and geo-tag the land and the infrastructures of Pangatalan Island (See Appendix 11.8).

4.10.1. LOCATION AND AREA OF STRUCTURES

Up to this date, the infrastructures on Pangatalan Island covered an area of 780 sq. m. Below are the detailed coordinates and images of improvements established in Pangatalan Island.

Table 4: List of the Infrastructures on Pangatalan Island with Their Area in Sq. M.

BUILDING STRUCTURES	PURPOSE	AREA Sq.M.	COORDINATES OF THE CORNERS
Main villa	Tourism	250	119.56314; 11,08729. 119,56331; 11,08786 1156337; 11,08763. 119,56323; 11,08758
Cottage A	Tourism	64	119,56333; 11,08824. 119,56334; 11,08825 119,56341; 11,08870. 119,56333; 11,08817
Cottage B	Tourism	64	119,56343; 11,08655. 119,56348; 11,08661 119,56353; 11,08656. 119,56348; 11,08651
Kitchen	Staff	72	119,56376; 11,08789. 119,56381; 11,08782 119,56371; 11,08775. 119,56366; 11,08782
Staff house	Staff	156	119,56395; 11,08806. 119,56404; 11,08794 119,56396; 11,08788. 119,56387; 11,08800
Waiting place	Staff, Tourism	30	119.56323; 11.08638. 119.56327; 11.08639 119.56328; 11.08636. 119.56324; 11.08634
Diving hut	Env. Project	25	119.56353; 11.08637. 119.56356; 11.08639 119.56358; 11.08636. 119.56354; 11.08634
Warehouse	Equipment	54	119.56321; 11.08679. 119.56326; 11.08679 119.56327; 11.08675. 119.56320; 11.08671
Solar house	Equipment	23	119.56315; 11.08705. 119.56321; 11.08772 119.56323; 11.08703. 119.56317; 11.08700
Office	Env. Project	24	119.56395; 11.08809. 119.56399; 11.08810 119.56401; 11.08806. 119.56397; 11.08804
Massage hut	Tourism	18	119.56325; 11.08692. 119.56331; 11.08693 119.56332; 11.08689. 119.56326; 11.08688
Pier	Equipment	210	119,56348; 11,08629. 119,56374; 11,08526
Septic tank	Equipment	12	
4 Water tanks	Equipment	64	
Concrete path	Equipment	198	



Figure 21: Pictures of the Buildings of Pangatalan Island

Few constructions are located within the 40 meters distance from the shoreline and some are built close to the sea for a certain purpose, whereas;

- ✓ A diving hut is constructed to shelter the diving equipment of the marine biologists working for SEF.
- ✓ The waiting shed is made out of wood, without walls, its purpose is to shelter the guards of the marine protected area in case of bad weather conditions, and also a holding/ waiting area whenever there are visitors.

These buildings illustrated in Figure 21 are designed in an economical way and its landscaped are blended with nature that will be seen below in Figure 22.

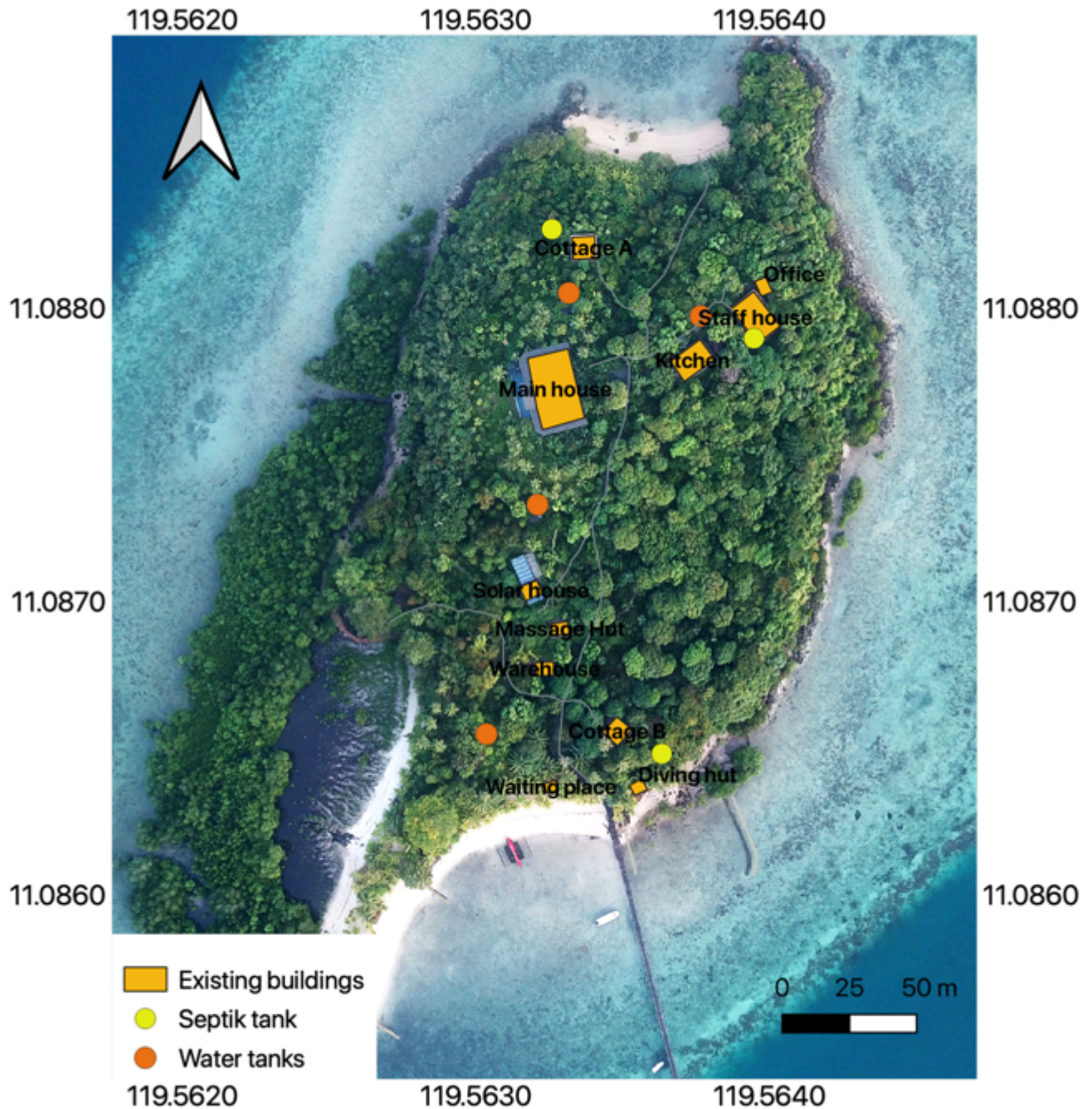


Figure 22: Map of the Infrastructures on Pangatalan Island

4.10.2. PLANS OF THE INFRASTRUCTURES

The following figures below are the existing improvements with their corresponding floor plans.

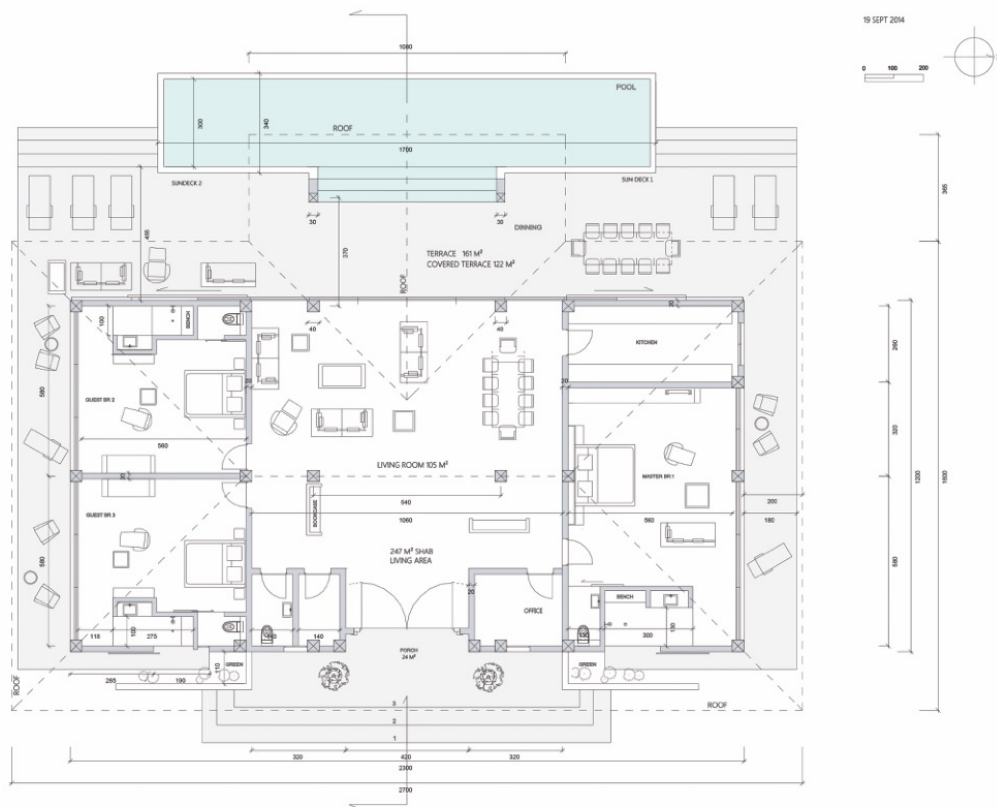


Figure 23: Image and Floor Plan of the Main Villa

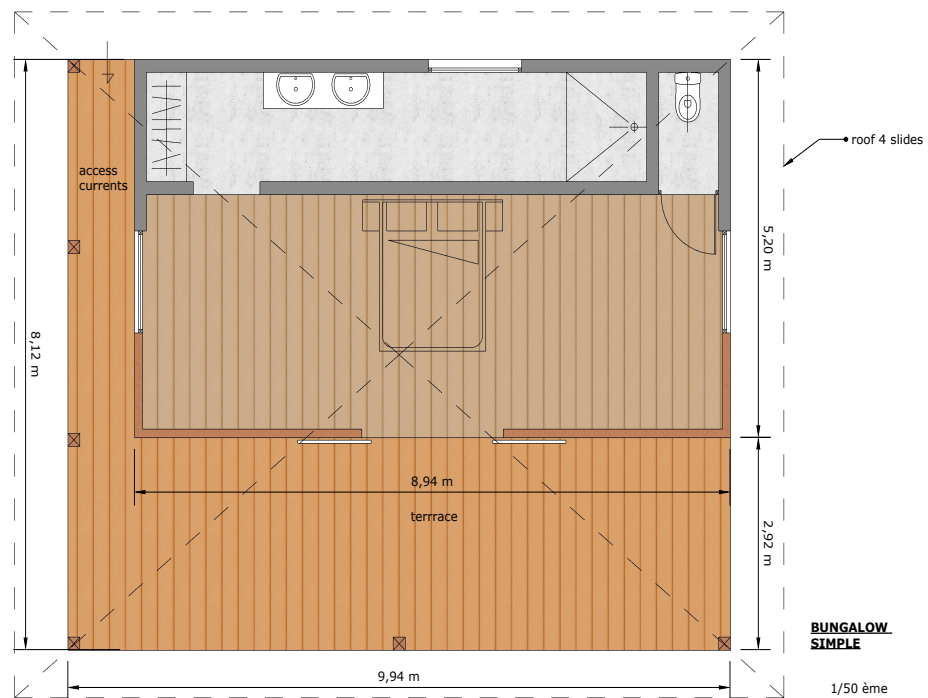


Figure 24: Image and Floor Plan of the Cottage A

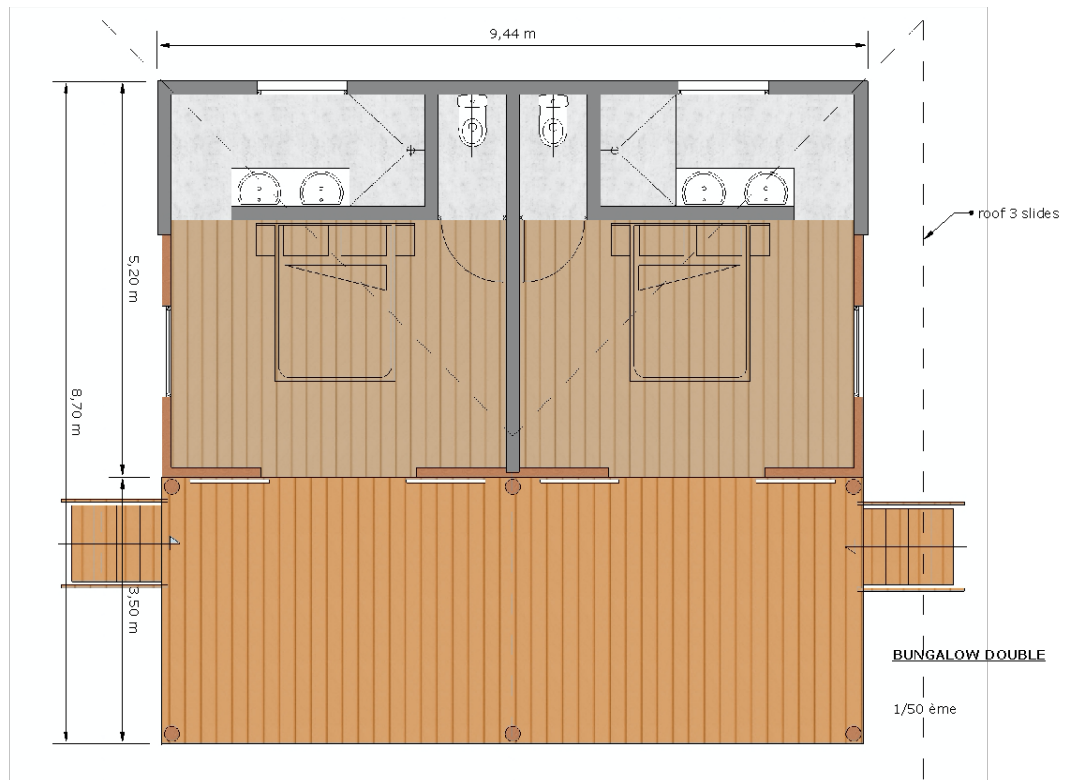


Figure 25: Image and Floor Plan of the Cottage B

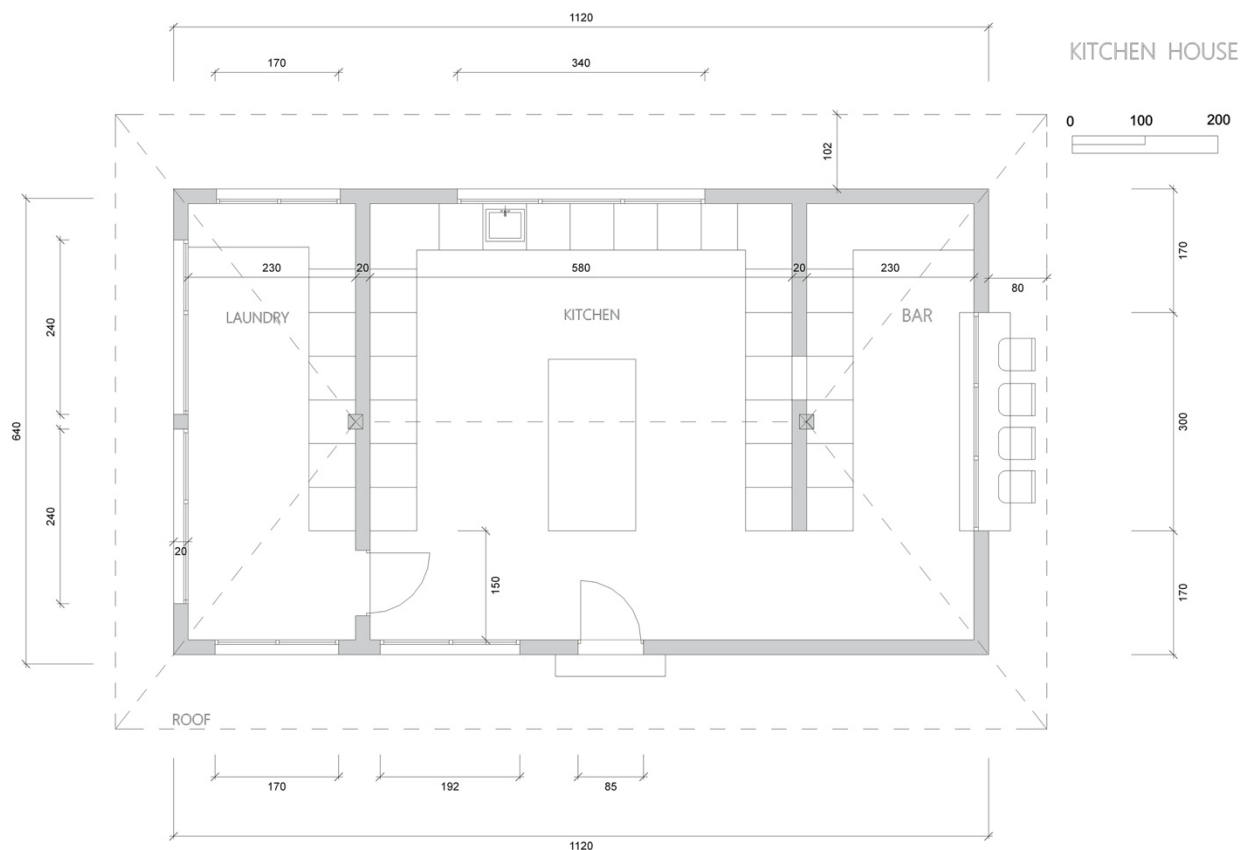


Figure 26: Image and Floor Plan of the Kitchen

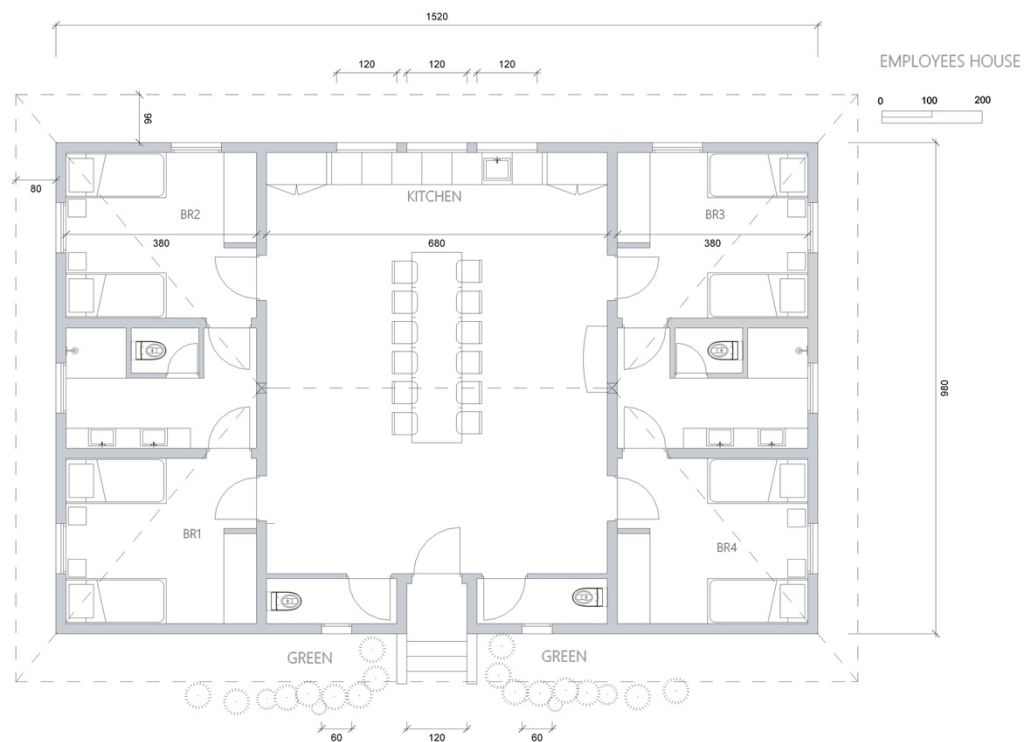


Figure 27: Image and Floor Plan of the Staff House

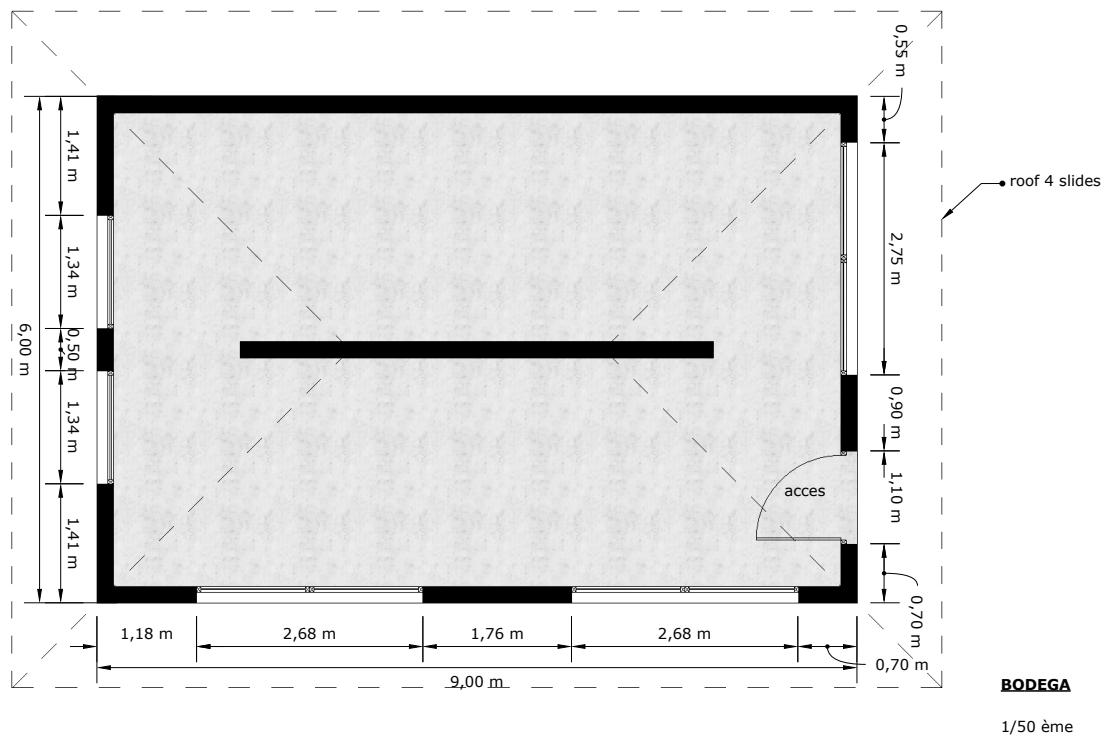


Figure 28: Image and Floor Plan of the Warehouse

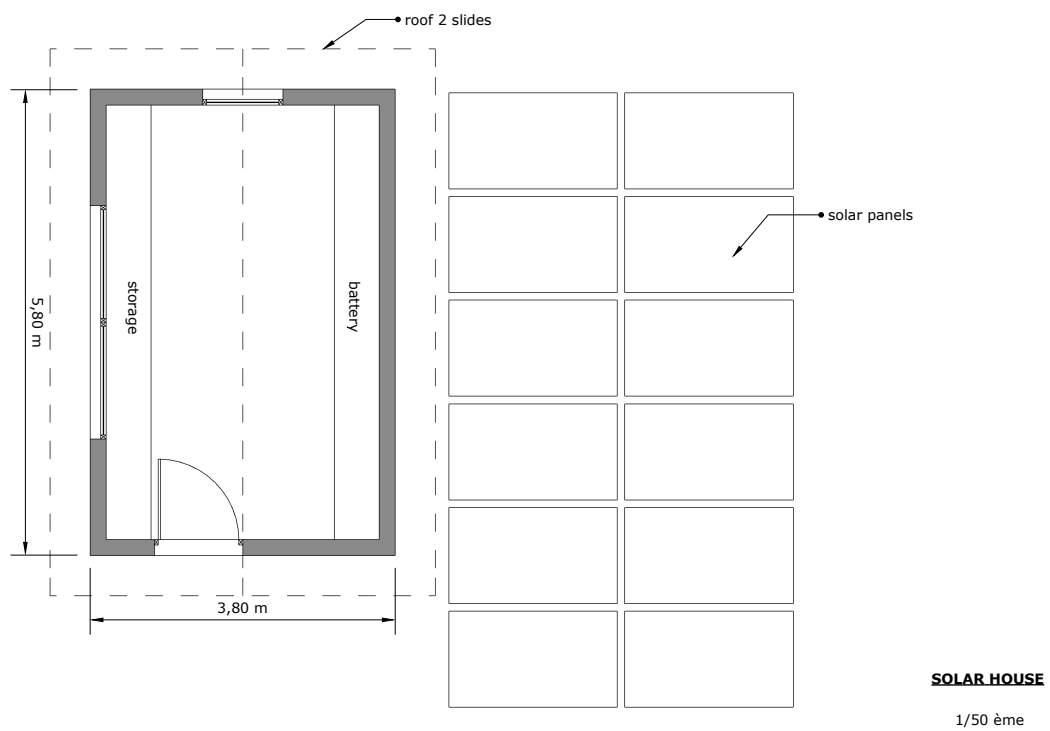
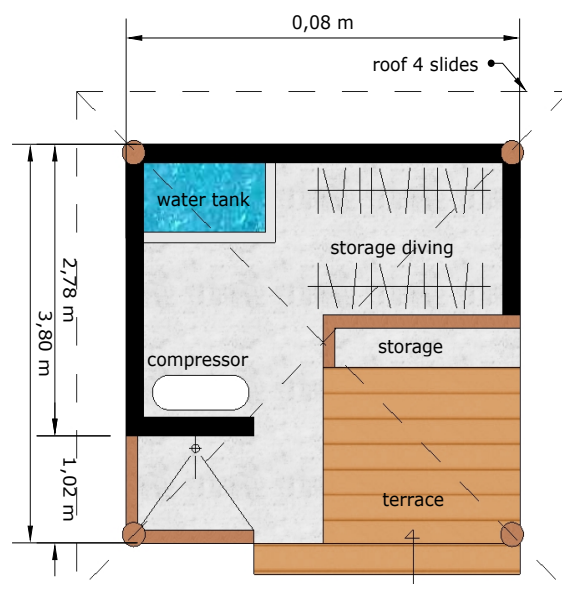


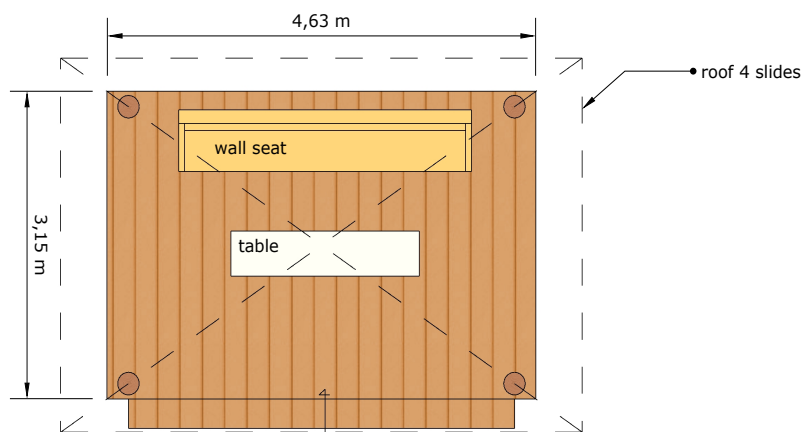
Figure 29: Image and Floor Plan of the Solar House



DIVING

1/50 ème

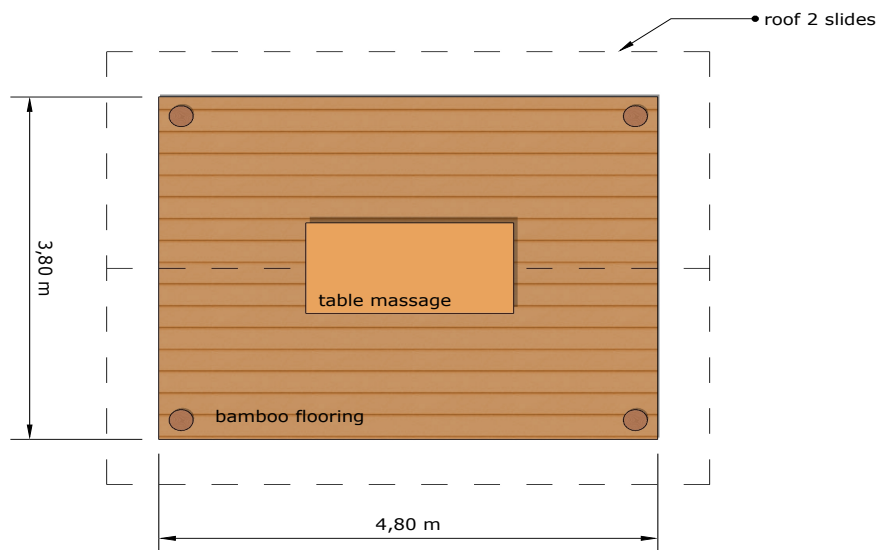
Figure 30: Image and Floor Plan of the Diving Hut



WAITING PLACE

1/50 ème

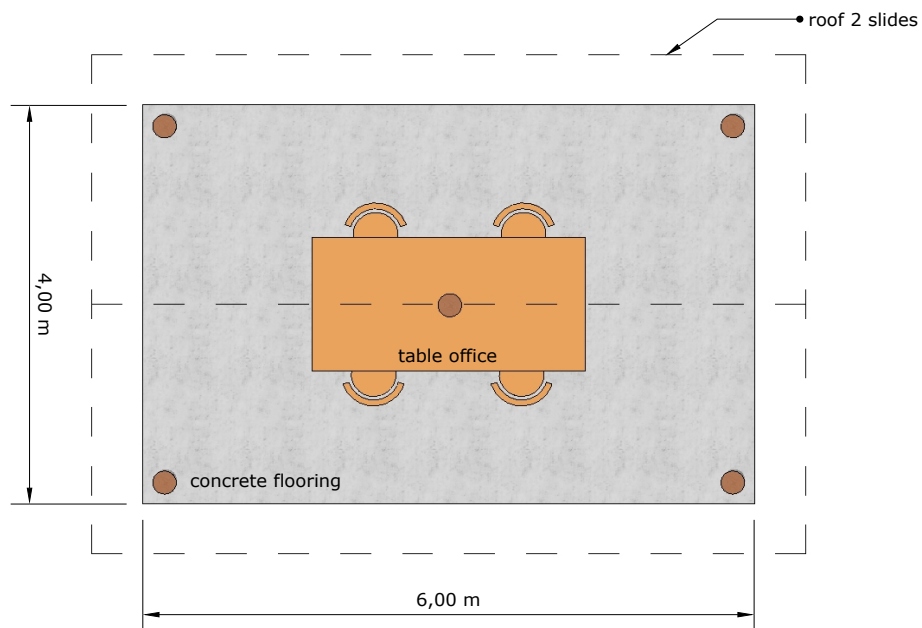
Figure 31: Image and Floor Plan of the Waiting Place



MESSAGE HUT

1/50 ème

Figure 32: Image and Floor Plan of the Massage Hut



OFFICE
1/50 ème

Figure 33: Image and Flooring of the Office

4.11.ENVIRONMENTAL INFORMATION

4.11.1. SHARK FIN BAY

Given its orientation and relatively closed configuration, the bay is well protected and only exposed to residual swell generated by the Amihan wind. There are instances that the reefs are moderately exposed to wave actions, fortunately, there are mangroves occupying more than 90% of the coast line and with an area of 900 ha. Reefs are numerous in the bay covering an area of 1,600 ha. as well. The bay can be considered as a shallow bay having the deepest point of 30 meters. Overall, the Shark Fin Bay has a protected environment of 8,000 ha where water has shorter visibility in surrounding environments (15 meters maximum) and hard corals are not growing deeper than 20 meters.

4.11.2. PANGATALAN ISLAND AND PIMPA

Terrestrial ecosystems of Pangatalan Island represent 8.9 % of the area (4 ha). Intertidal ecosystems constituted by shore, muddy rocky sand, sargassum and mangroves occupy 13.97 ha for 31% of the total area. Underwater ecosystems cover 26.8 ha and represent 59 % of PIMPA. Ecosystems dominated by hard corals, comprising Reef Flat, Reef Crest and Reef Slope cover 25 % (11.3 ha) of the marine protected area.

Pangatalan Island and its associated ecosystems (both sandy and shore) occupy 8% (5 ha). Open waters with a maximum depth of 26 meters are mainly covered at the bottom by fine silty mud and sand. They represent 32% (14.6 ha) of the area. Highly productive ecosystems such as Mangroves and Seagrass respectively cover 2.081 ha and 4.712 ha for 4.6% and 6.9%. Table 5 shows the identified areas of the ecosystems of the island.

The present cartography, as shown in Figure 35 was established by photo from the Aerial Bing-map database. Field verification had been conducted through snorkeling and scuba diving in order to prove the accuracy and the quality of the map. The cartographic process revealed the presence of thirteen (13) combined different terrestrial and marine ecosystems.

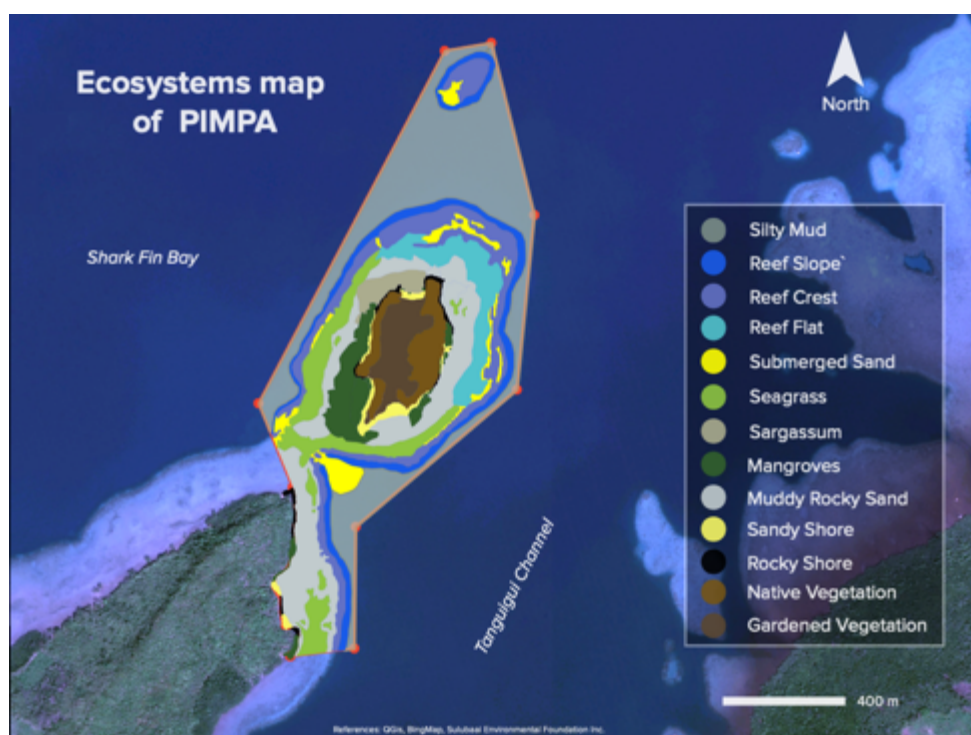


Figure 34: Map of the Ecosystems of Pangatalan Island and PIMPA

Table 5: Areas of the Ecosystems Identified on Pangatalan Island and PIMPA

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

4.11.3. CORAL REEF RESTORATION

Since 2011 SEF worked on ecosystems restoration on Pangatalan Island:

- Revegetation of the island (as presented in 4.2)
- Restoration of the mangrove area (as presented in 4.7.2)
- Restoration of the coral reefs: which will be presented hereafter.

Within the area of PIMPA we can distinguish two (2) coral reefs entity: a fringing reef surrounding the island and the Palawan coast with an isolated patch reef on the Northside. Wherein, they respectively cover 10.52 ha and 1.41 ha (23.45% and 3.14% of PIMPA area).

Previous impacts had led to the degradation of coral reefs' condition. In the affected area 67% (7.6 ha) of reefs are degraded comprising 4 ha of hardly impacted reefs. The portion of the reef with the better conditions of coral cover is situated on the North East side in the shallow zone.

Indeed, it is composed of reef flat and crest ecosystems. There are multiple causes of degradation and it is due to the following:

- Overfishing illegally using cyanide, dynamite, etc.
- Bleaching events evidently happened during 1998, 2004 and 2010
- Coastal habitats destruction

Resulting in the following marine ecology problem:

- Loss of coral structure or low coral cover and with high mortality
- Siltation
- Poor fauna biomass

The following map (Figure 35) and Table 6 illustrate the conditions of coral reefs within PIMPA. Observation and analysis had been conducted through snorkeling and scuba diving.

Table 6: States of the Coral Cover Located in the Marine Protected Area and Areas

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

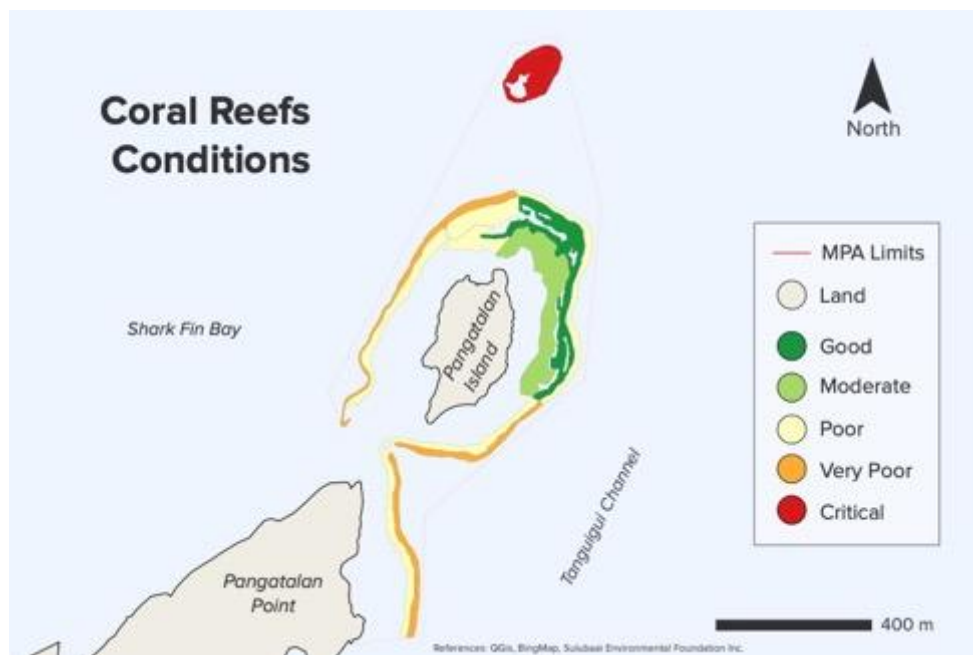


Figure 35: Map of the Coral Reef Conditions Inside the Marine Protected Area

In order to restore the coral reefs that are destroyed by blast fishing, SEF designed an artificial reef called Sulu-Reef-Prosthesis (SRP), Figure 36 demonstrates the SRP made by the foundation. Its purpose is to restore reef habitats by stabilizing rubble fields, providing a hard substrate for coral transplantation and coral natural recruitment. SRP of multiple sizes are placed in groups to generate reef and habitat complexity. Respecting the species diversity, broken or unstable coral fragments are collected within the surroundings and transplanted on SRP without using any chemicals or plastic materials.



Figure 36: Artificial Reefs Made and Monitored by SEF in Order to Restore the Coral Reefs

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

4.12.SECURITY

Pangatalan Island is located in an area protected by a semi-closed bay, where the risk of typhoons and landslides is low because it is now leveled and covered with vegetation. Regarding the risk of fire or bush fire, the island is equipped with enough water supply as inspected and found compliant in the office of Taytay's Fire Inspection Department.

Sulubaaï Environmental Foundation also employs two (2) security personnel to guard the property and to report any intrusion in the marine protected area especially the fishing activities which are not allowed inside. In 2021, SEF coordinated with the PNP-MG providing them the local control point for the bay.

4.13.ENVIRONMENTAL MITIGATION MEASURES

Since Pangatalan Island is established, there will be no improvements to make as of the moment. However, during the construction phase, SEF is fully aware of the potential environmental impacts of its activities. Several impacts have been identified, which SEF has a strategy of sustainability from the beginning. Consideration has been given to the scale of the impacts and can be pronounced as minor impacts.

4.13.1. CONSTRUCTION PHASE

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

The environmental aspects are likely to be impacted by this development in a good way. The quality of air since the revegetation program of SEF has improved over the years due to thousands of floras planted on the island. With respect to the wastewater of the island, since 2011 there are a maximum of six (6) people living on the island, these are the only potential producers of waste. The foundation built a multi-chamber concrete septic tank that is water-tight, highly durable, higher effluent capacity, with long life expectancy.

SEF also ensures that there are no hazardous waste generators that can directly harm the flora and fauna, and the marine living organisms of Pangatalan Island. In fact, the island is powered by 95 percent solar sources. The foundation has been practicing living in an environment "free" from harmful man-made equipment that can damage the island's healthy ecosystem.

In addition, the foundation has been implementing solid waste segregation and transportation to the MRF center of Taytay, Palawan. SEF makes certain that there is no waste left on the island or in the sea as well.

With this kind of system, SEF was awarded by three (3) of the recognized departments of the Philippines in 2019:

- The label “Sustainable Island” by the SMILO (Small Island Organization) (See Appendix 11.9)
- The label “Zero Carbon Resort” by the PCSD (See Appendix 11.10)
- The label “Responsible Tourism” by the Responsible Tourism Institute (See Appendix 11.11)

4.13.2. OPERATIONAL PHASE

Sulubaaï Environmental Foundation will just continue what they have started in order to sustain the needs of their mission (providing a home to the marine life surrounding the island), to help and teach the citizens of the nearby areas to properly take care of their source of food.

If Pangatalan Island will be open to visitors, SEF foundation will maintain the maximum number of guests up to only eight (8) people. It aims to promote eco-tourism activities of which the intention has been clearly cited from the beginning. The guests will be brief that they should respect the wild, flora and fauna, and all living organisms including marine life. Encourage them not to use harmful chemicals during their stay, which is so far a normal practice on the island. The foundation is a patron of organic ingredients and materials in their daily lives.

SEF will only open the island exclusively for 100 days per year or equivalent to three (3) months of each year. Just enough to provide funding for the environmental activities of the foundation. Although there will be only a small number of visitors, it will still give employment to their nearby neighbors like in Barangay Depla, Sandoval, etc. It will provide revenue to the residents who are in need of a job but still can go home on a daily basis.

5. DEVELOPMENT PLAN

5.1. GENERAL STRATEGY

The general strategy of SEF is to continue and focus on its environmental projects for the next 25 years with the help from the projected financial source coming from the eco-tourism activity of Pangatalan Island.

The main project of the foundation at present, is the Sea Academy, which encompasses the previous restoration programs implemented on Pangatalan Island extending not only in the surrounding bay of the island but in the area of Palawan. The primary objective of the Sea Academy Project is to restore marine biodiversity and replenish the fish population of Shark Fin Bay (Palawan, Philippines) for the benefits of local communities. The main stake is to secure and increase the food supply since local populations critically depend on marine resources.

The intention of the foundation has four (4) optimistic main goals;

1. To PRESERVE the healthy ecosystems by applying for three (3) participative MPA's of 50 ha each
2. To RESTORE coral reefs and increase fish populations
3. To TEACH and TRAIN the community and visitors as well for a sustainable management of marine resources
4. To SHARE and IMPART the experience, knowledge and replicate it in the area Palawan, Philippines and other Southeast Asian countries.

SEF will provide the necessary infrastructures, knowledge and training to the local communities in order to educate them on how to restore and protect their source of living without too much intervention from the foundation.

Sea Academy Project is SEF's long term master plan in the next twenty-five (25) years that aims to bring back to life the coral reefs, to increase the number of fishes and protect marine biodiversity not only in Palawan and areas in the Philippines but in South-East Asian countries as well.

The first phase of the Sea Academy Project started earlier this year and will be concluded up to 2024. SEF executed the Sea Academy project in the Barangays of Depla, Sandoval and Silanga in Shark Fin Bay. The second phase will be extended to the barangays of mainly Mabini, Meytigued and Batas area between 2024 to 2028 while continuing to improve the management plan of the first three (3) barangays. And for the following years, the foundation would like to preserve what they have started and aim to continue these programs and encourage other areas in the Philippines and even in other countries to replicate and perform the same.

The following charts below displays the environmental activities, maintenance and the tourism plan of Pangatalan Island for the next twenty-five (25) years.

Table 7: Gantt Chart of the Environmental Projects of SEF

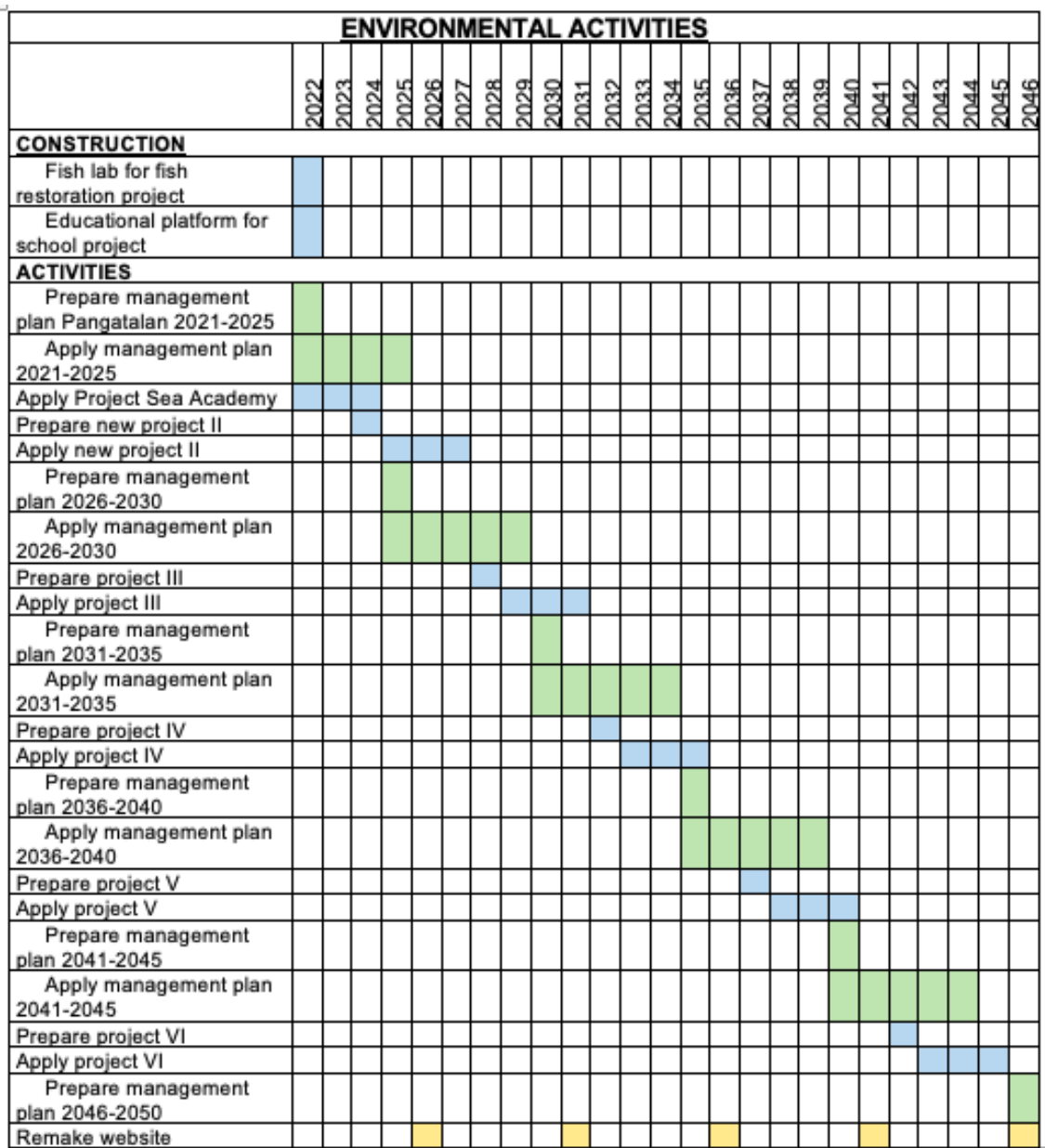


Table 8: Gantt Chart of the Maintenance

MAINTENANCE of PANGATALAN ISLAND																									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
RENOVATIONS, BUILDINGS (ROOF, WALLS)																									
Staff house																									
Kitchen																									
Cottages																									
Pier																									
Main house																									
Massage hut																									
Bodega																									
Solar house																									
REGULAR MAINTENANCE																									
Furnitures																									
Floors																									
Windows, doors, curtains																									
Pipes																									
Solar system																									
Electrical system																									
Fridges, oven																									
Fans, lights...																									
Electrical devices																									
Internet device																									
Bed sheets, towels, literies, vaisselle																									
Boats and car																									
Gardening																									

Table 9: Gantt Chart of the Tourism Plan of Pangatalan Island

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

5.2. BOUNDARY AND MAINTENANCE

SEF is intended to follow and ensure that the foundation maintains the boundary zone of Pangatalan island is according to the regulations of the Philippine Law wherein clearly stated;

“Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.”

“The Forest Zone includes the Protection Forest and Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and specific proclamations of Forest Reservations, and related issuances as well as with approved City/Municipal Forest Land Use Plan (FLUP), if any.”

5.3. INFRASTRUCTURE DEVELOPMENT

5.3.1. PERMANENT IMPROVEMENTS

Permanent improvements have been built from 2013 to 2016 and SEF did not build any additional infrastructures thereon. Every improvement is well maintained annually and it has its own intended purpose for the foundation and now can also be used for future eco-tourism activities of the island once the FLAgT is approved. (See *plans of infrastructure at 4.10.2*)

This year, SEF started the first phase of the Sea Academy Project. Supported and approved by the DENR-EMB, PCSD, UNESCO, and the LGU's, the said project is based on the creation of three (3) additional Marine Protected Area (MPA) in Shark Fin Bay. As part of the Sea Academy project, the foundation will need to construct a fish lab facility that measures 32 (4 by 8 meters) square meters more or less.

The fish lab building is necessary for the restoration technique that the foundation will conduct to expedite the increase of fish populations. This technique is called Post-larvae Capture-Culture and release (PCC). The procedure of PCC is here as follows;

1. To capture fish post-larvae in the wild wherein it is inside MPA's of Shark Fin Bay,
2. Then send and raise to the intended fish lab, after 2 to 3 months or until they reached their juvenile size,
3. Release them again inside the MPA

Following these steps with the help of the fish lab that will serve as the fish's temporary habitat before releasing them into the wild will decrease their mortality rate. If these procedures are maintained the local community will be the primary beneficiary of the program.

The fish lab will measure 32 square meters (4m x 8m) that is made of concrete materials to secure a good environment for raising a tiny fish. The fish lab should have the right amount of shade, balance temperature, and clean at all times to avoid contamination that can affect the growth of the fish. It will shelter small aquariums with a volume between 0.05 and 1 cubic meter that will be used to raise the fish separately according to their species and traits. The fish lab would need to be located very close to the sea in order to be supplied by seawater and to carry the fish in and out of the fish lab and then return to the sea again. However, due to the environmental concern regarding the 40 meters legal easement, the foundation nevertheless complied.

The coordinates of the four (4) corners of the fish lab are herewith, as follows;

- 119.563164, 11.086744
- 119.563201, 11.086798
- 119.563163, 11.086796
- 119.563203, 11.086745

The figures below present the location and the details planned for the fish lab on Pangatalan Island.

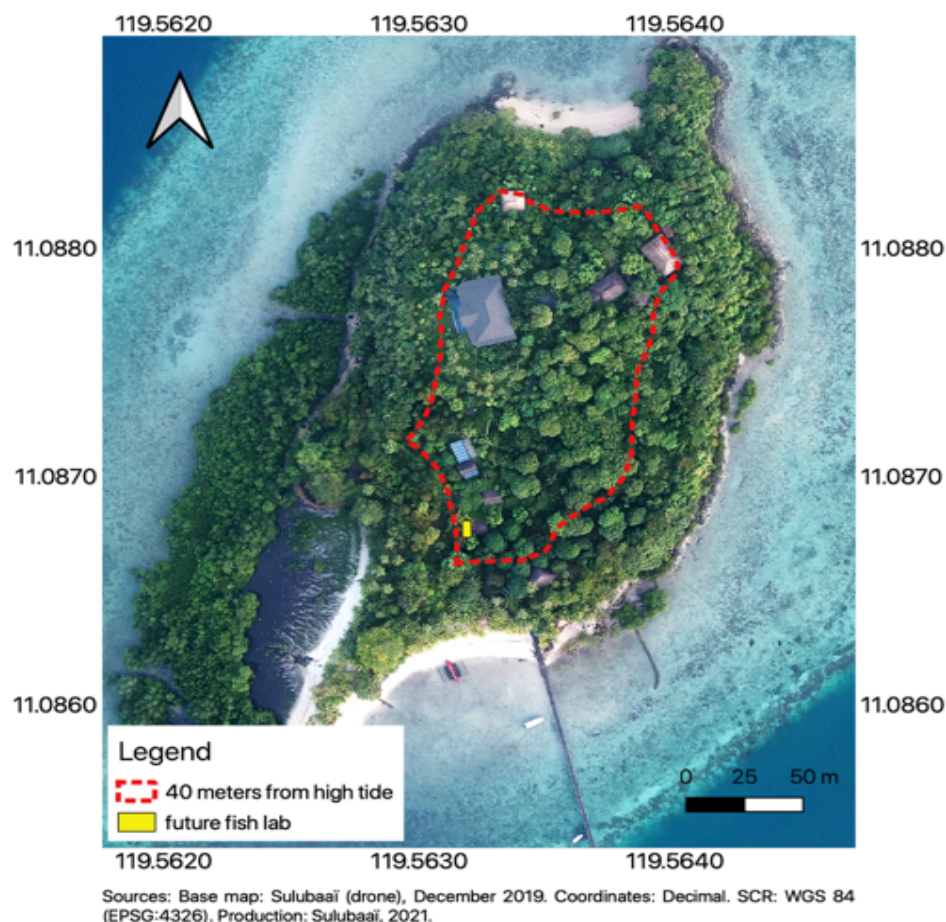


Figure 37: Map of the Location of Future Fish Lab on Pangatalan Island

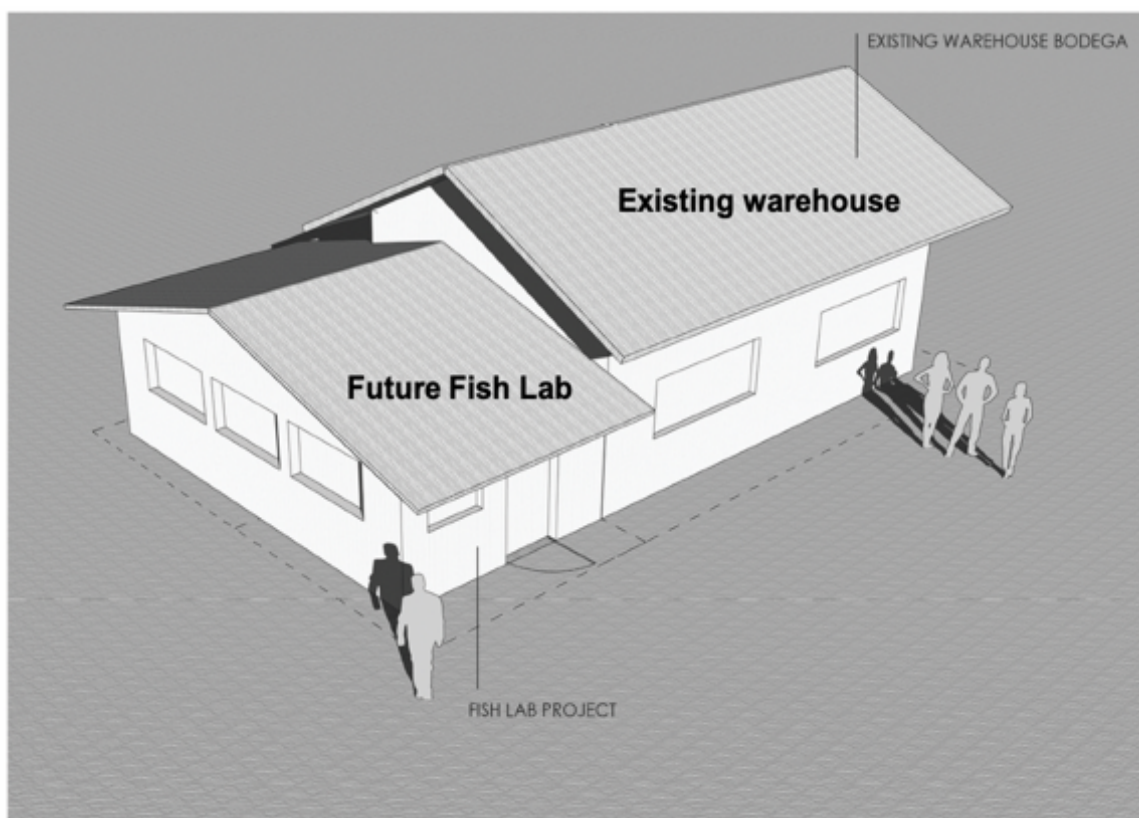
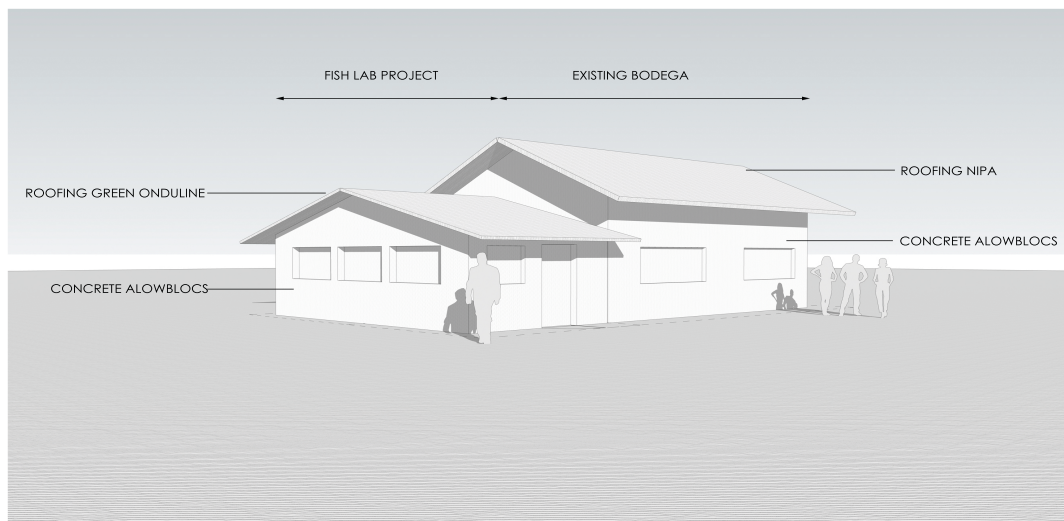


Figure 38: Three-Dimensional Visualization of the Future Fish Lab

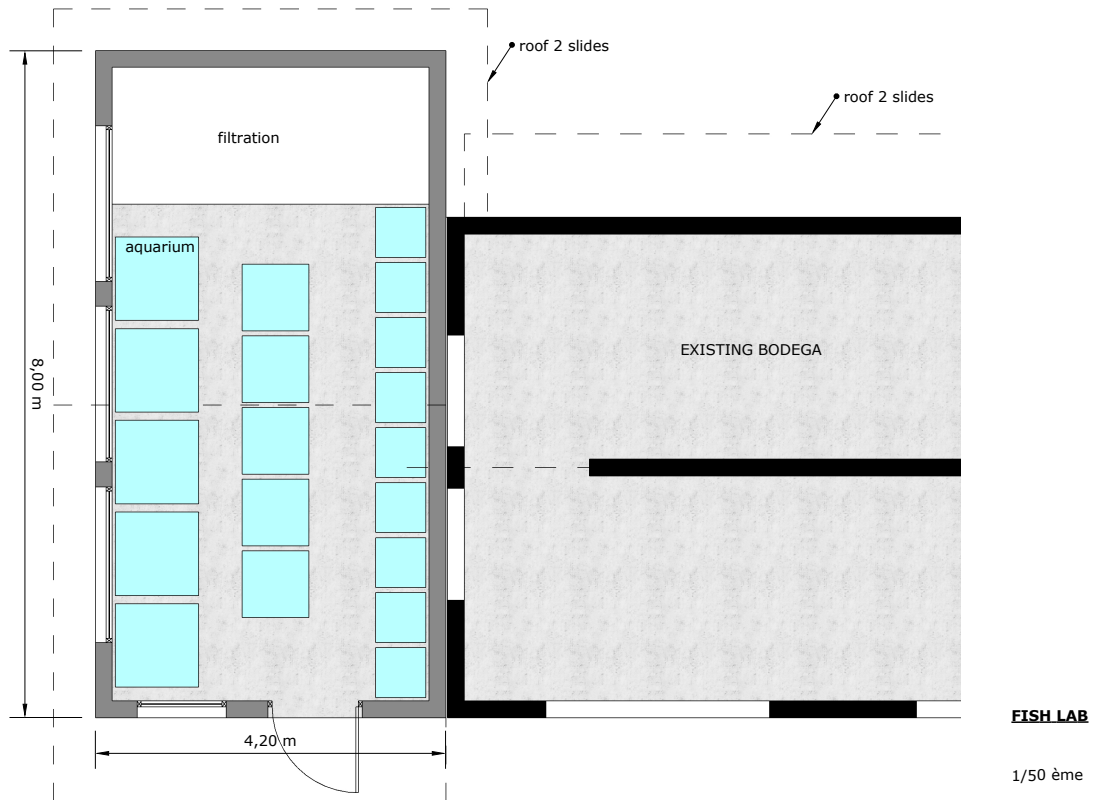


Figure 39: Detailed Plan of SEF's Fish Lab Project



Figure 40: Example of the Equipment Inside a Fish Lab as Sulubaaï Plan

5.3.2. TEMPORARY IMPROVEMENTS

There is currently a shelter where the carpenters work for the island's furniture and fixtures. It is an open house without walls and made of nipa with four wood posts. This will be dismantled in time after the repairs are completed.

5.3.3. OTHER IMPROVEMENTS

There is no further improvement planned aside from the continuous beautification of the landscapes of the island for the next coming years. At the same, infrastructure upgrades are not solely required as a direct consequence of the proposed eco-tourism project.

6. PLANTATION

Not applicable.

7. MONITORING AND EVALUATION

The objective of SEF is to focus on the continuous restoration of the ecosystems and to ensure that the eco-tourism activity will not negatively impact the environment.

In 2017 SEF published a management plan for Pangatalan Island and its marine protected area. In addition, the foundation regularly submits reports annually in connection with their existing environmental projects pertaining to their activity, scientific report, media coverage, financial reports, and committee reports (scientific committee, steering committee, and local committee). This management plan is revised every five (5) years.

In connection to the ecotourism activity, SEF follows the grid of evaluation created by SMILO (Small Islands Organization) for the Sustainable Island Award, which includes five (5) topics:

- Sustainable water supply
- Sustainable energy supply
- Sustainable waste management
- Biodiversity preservation
- Landscapes quality

The SMILO committee regularly controls the sustainability of Pangatalan island to ensure that it still deserves the Sustainable Island Award obtained in 2019 and that Sulubaaï keeps improving the sustainability of its developments. SMILO is an international network of small islands which aims to support small islands to become more sustainable.

Regarding the socio-environmental projects, SEF proceeds to evaluation using indicators usually based on regular scientific monitoring:

- The coral restoration project includes regular monitoring of the restoration sites and presenting the results into scientific articles published in scientific peer-reviewed journals.
- The Sea Academy project includes the regular evaluation of the social and environmental effects, the results are published in the yearly reports of the project and the scientific results are published into scientific peer-reviewed journals.

In addition, below herewith are SEF's goals including its timeline and activities.

Table 10: SEF's Goals Including Activities and Timeline

GOALS	INDICATORS	ACTIVITIES	TIMELINE
Ecotourism Activities of Pangatalan Island's Visitors	-6 to 8 guests will be accommodated in Pangatalan Island.	-Education regarding the ongoing projects of SEF -Community out-reach program during their accommodation	-As soon as CDMP is approved for FLAgT. -Eco-tourism activity will be implemented as long as needed to provide funding for the environmental projects of SEF.
Sea Academy Project	-Construction of the Fish Lab. -Creation and Approval of the community-based MPA's	-PCC Procedure or Post-larvae Capture-Culture and Release -Preserving the ecosystems of Pangatalan -Restore coral reefs and increase fish population -Teach and train the community and the visitors -Empower communities for sustainable management of marine resources -Share and impart experience to other areas of Palawan and Southeast Asian countries	-The project will be implemented from 2021 to 2024 (according to the budget provided by the funding organizations). -Follow-up of this project
Coral Reef Restoration	-178 sq.m. of available artificial surface for coral plantation	-Restoration technique called Sulu Reef Prosthesis (SRF) designed by SEF	-Until the foundation reached the highest percentage of survivorship rate of the corals using SRP

8. MARKET AND UTILIZATION

8.1. MARKET INFORMATION

Pangatalan Island will be advertised as an eco-friendly and sustainable resort providing an outstanding quality of service. The resort will also promote the advocacy of Sulubaaï Environmental Foundation and its commitment to conserving and

protecting the environment, especially marine biodiversity. The island will offer its existing infrastructures for tourist guests listed as follows;

- A 250 square meters cozy villa with a sizable living room and offers comfort with one (1) suite room and (two) 2 bedrooms. Additional facilities are the patio and a swimming pool adjacent to the villa which is surrounded by natural terrains
- A cottage with a terrasse overlooking the 180 degrees scenic view of the island
- A modern and fully equipped kitchen that serves organic local food presented in delicious menus
- A massage hut that provides a variety of services for the purpose of improving health, beauty, and relaxation

Pangatalan Island will offer a luxurious yet natural ambiance health resort that enables the guests to relax and rejuvenate exclusively. The resort will also encourage the guests to enjoy water activities like snorkeling, island hopping provided with speed boat service for transportation. Environment awareness and interactions with the biologists of the foundation. At Pangatalan Island's resort, guests are offered an exceptional vacation experience.

8.2. UTILIZATION

Pangatalan Island's resort will be rented exclusively including all the facilities therein accommodating a maximum of eight (8) adults including children. The resort will utilize the DOT's allowable 100 nights per year of guests preferably.

The income of the resort will help provide funds not only for the projects of Sulubaaï Environmental Foundation for their research and scientific missions but help the local communities in providing services, job opportunities, and many more.

9. ORGANIZATION

9.1. COMPANY ORGANIZATION

SEF is officially registered as a Filipino organization.

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

Sulubaaï Environmental Foundation (SEF) was established in 2012 as a non-profit Philippine organization, by two (2) French nationals and three (3) Filipino incorporators. Mr. Frédéric Tardieu is the current Official Representative and also the Founder and Chairman of the foundation. The figure below is extracted from the Article of Incorporation of SEF, citing the names of the incorporator of SEF.

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

*Figure 41: Identities of the Five (5) Founders of SEF
(Extracted from the Article of Incorporation of SEF)*

9.2. PROJECT ORGANIZATION

9.2.1. STAFF

SEF is a small organization composed of the majority of local employees from the nearest villages of Barangay Depla and Sandoval wherein situated and less than 5 kilometers away from Pangatalan Island. The foundation consists of the following;

- One (1) Environmental Project Manager
- Two (2) Marine Biologists
- Two (2) Guards for the Marine Protected Area (MPA)
- One (1) Boatman
- One (1) Electrician
- Five (5) Housekeepers
- One (1) Cook
- Three (3) Farmers
- Five (5) Workers (for maintenance, gardener, and liaisons)

Figure 42 shows the images of SEF's Core Team as of 2021.



Figure 42: SEF Core Team in 2021

9.2.2. LABOR

Pangatalan Island current distribution of labor is organized in three (3) teams:

1. Pangatalan Island maintenance takes good care of the surroundings mainly the garden, infrastructures, and equipment.
2. Reception teams that handle the accommodation of the visitors.
3. The SEF team manages the environmental projects in the marine protected areas, coordination of the community activities, and scientific monitoring.

Pangatalan Island's resort will also provide additional employment opportunities for the people of Brgy. Depla and the immediate surrounding communities. The employment opportunities have significant economic implications in the short term as the absolute increases in wage earners in the locality.

Herewith below illustrates the up-to-date organizational structure of SEF in Pangatalan Island.

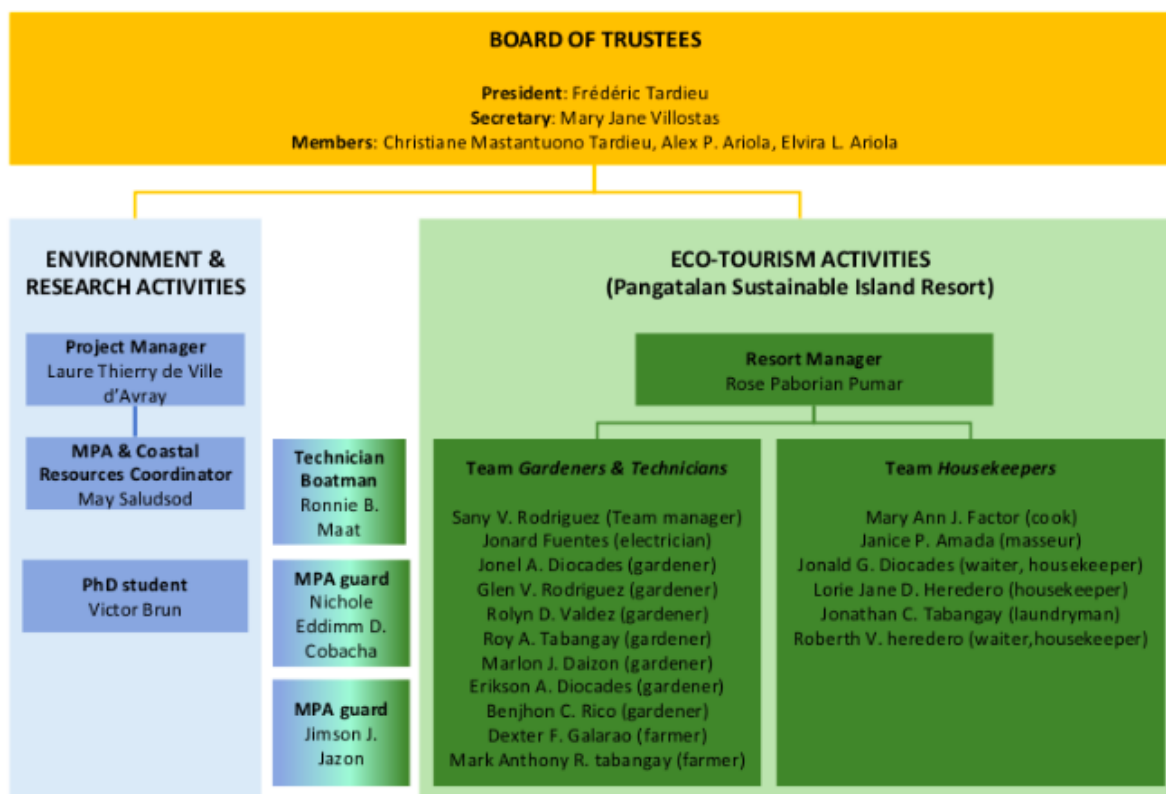


Figure 43: SEF Organizational Structure

10. FINANCIAL ASPECTS

10.1.COSTS

10.1.1. DEVELOPMENT

The cost of development of the project is 36 million and to date, all the facilities presented in the table are already built (from 2015 to 2017) and were assisted by Taytay Municipality in 2017.

Below is the detailed initial investment of SEF for the facilities of Pangatalan Island

Table 11: Details of the Initial Investment of SEF to Build the Facilities on Pangatalan Island

Categories	Costs (PHP)
Acquisition of “Right of way” of Pangatalan Island	3,000,000
Material construction and equipment (sub-total)	19,200,000
Main house	4,650,000
Two cottages	736,000
Staff house	2,291,000
Kitchen	620,000
Solar house	300,000
4 water tanks	400,000
Warehouse	600,000
Way	500,000
Pier	1,200,000
Office	100,000
Massage hut	100,000
Building equipment (doors, windows, etc.)	7,703,000
Supply systems (sub-total)	3,500,000
Solar system (6 lithium batteries, 25 standard batteries, 32 solar panels)	2,000,000
Water supply system	1,500,000
Boats (1 speedboat (10 meters long), 2 speedboats (5 m long))	3,000,000
Labour regarding the construction phase	7,300,000
<u>TOTAL</u>	<u>36,000,000</u>

10.1.2. POST DEVELOPMENT PHASE

The total cost of Pangatalan Island (including maintenance, labor, taxes, consumption, communication) is about 9 million pesos per year.

Table 12: Projected Detailed Expenses for 2021 and the Next Coming Years

Categories	Costs (PHP)
Employment	
Salary (16 employees, 13 months)	3,420,000
Employer contributions for employees	310,000
Taxes	
Mayor permit	26,000
Construction and land taxes	38,000
FLAgT taxes	436,000
Accountant	35,000
Consumption	
Food, water, gas	1,400,000
Gasoline, diesel	500,000
Subscriptions	
Internet – Phone	100,000
Lawyer, LBC transfers	100,000
Maintenance	
Buildings and equipment	800,000
Vehicles (Boats and car)	350,000
Diving equipment	200,000
Communication - Administrative	
Transportation and accommodation	1,000,000
Assistance to local communities and barangays	250,000
Extra cost	35,000
Estimated Construction Expenses for the Fish Lab	2,000,000
TOTAL	11,000,000

The estimated cost of the fish lab including the construction materials and labor is about two (2) million pesos. This amount is fully funded by the Monaco Foundation as part of the Sea Academy Project of Sulubaaï Environmental Foundation, Inc. The table below shows the estimated cost of materials for the SAP.

Table 13: Estimated Cost of Construction Materials for the Sea Academy Project

SEF Fish Lab construction materials and cost estimation			
Construction:	Material:	Quantity:	Amount: (PhP)
Floor	Concrete ciment	32sqm	200,000
Walls	Hollow block	65 sqm	140,000
Windows and door	Wood	10 sqm	100,000
Roof	Asphalt Onduline	48 sqm	420,000
Equipment		Quantity:	Amount:
Filtration	NA	2 sets	590,000
Aquariums	NA	95 units	550,000
TOTAL			2,000,000

10.2.SOURCES OF FINANCE

From 2011 up to the present, Sulubaaï Foundation's majority source of finances came from the personal loans of Mr. Frédéric Tardieu, the Founder, and Chairman of SEF. The Sea Academy project is funded by private and public grants, donations, and the personal loans of Mr. Frédéric Tardieu.

Hopefully, if the FLAgT is approved, Pangatalan Island will be open for the acceptance of tourists/guests. The proposed price per night will range to PhP 150,000.00 per night for each couple with full services included during their stay. This intended tourism activity of Pangatalan Island will enable the foundation to continue with its environmental projects.

10.3.RETURNS

For the past ten years, SEF has invested about 75 million (Philippine peso) coming from the personal savings of the founders. The philosophy of the foundation is not to make any personal profit but to invest in socio-environmental projects in the Philippines and with an outcome that is obviously palpable.

This year, due to the effect of the pandemic, it is more difficult to look for potential sponsors who will help the foundation to continue with its projects. If FLAgT is obtained, SEF will be able to continue their future projects in Pangatalan Island and expand in other areas of Palawan and in the Philippines.

The projected return of investments amounting to Php 3,000,000.00 is based on the amount invested of the SEF since 2011 by the founders without interest gain. Although it was mentioned that the amount invested by the founders was their personal funds, their main objective is to gain revenue from the ecotourism activities that the island may offer to sustain and continue their projects for the next 25 years. Thus, the return on investment is not the concern of SEF but to make their current projects be viable. In addition, any potential funds coming from the tourists' guests of the island will still be invested in the community and environmental projects of the foundation.

10.4.FINANCIAL ANALYSIS

SEF aimed the Pangatalan Island to be the first luxury sustainable ecotourism island in the municipality of Taytay, Palawan while continuing their dedication and commitment to taking care of the environment and marine ecology.

The foundation received several international awards for having sustainable and eco-friendly facilities and equipment in Pangatalan Island. Using their updated solar system facility, septic tanks, and waste management and providing local employment.

On the other hand, Pangatalan Island can be considered as new in the tourism business and the profit is projected to be utilized for SEF on-going projects. The management prepared a pro forma based on the projected expenses rather than expected financial returns (*See table 13 for reference*). The pro forma will help to establish and identify initial business revenues and profits that will generate the cash flow necessary to repay loans and investments.

Pangatalan Island Resort will also apply the method of consolidated P&L (Profit and Loss) as a management tool to report and measure the financial performance of the island for the next following years. With this, it will be easy to determine the profitability of Pangatalan Island. In addition, it will reflect management's ability to successfully maximize revenues and minimize expenses that will contribute to the success of SEF projects.

The table below presents the output and input, showing the financial feasibility of the project.

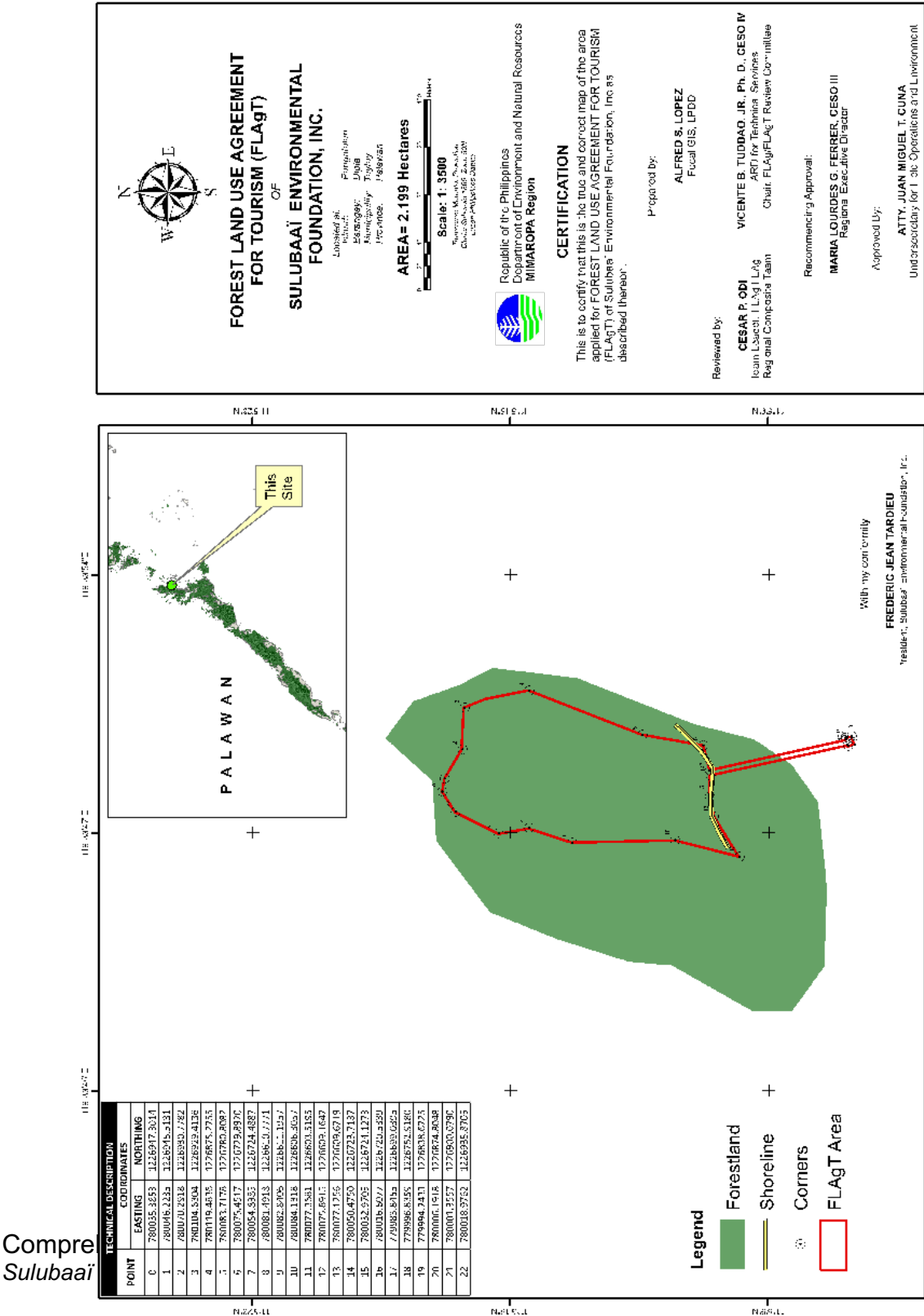
Table 14: Forecast Budget of Pangatalan Island Privatization for Sustainable Tourism for the Next 25 Years (2022-2046)

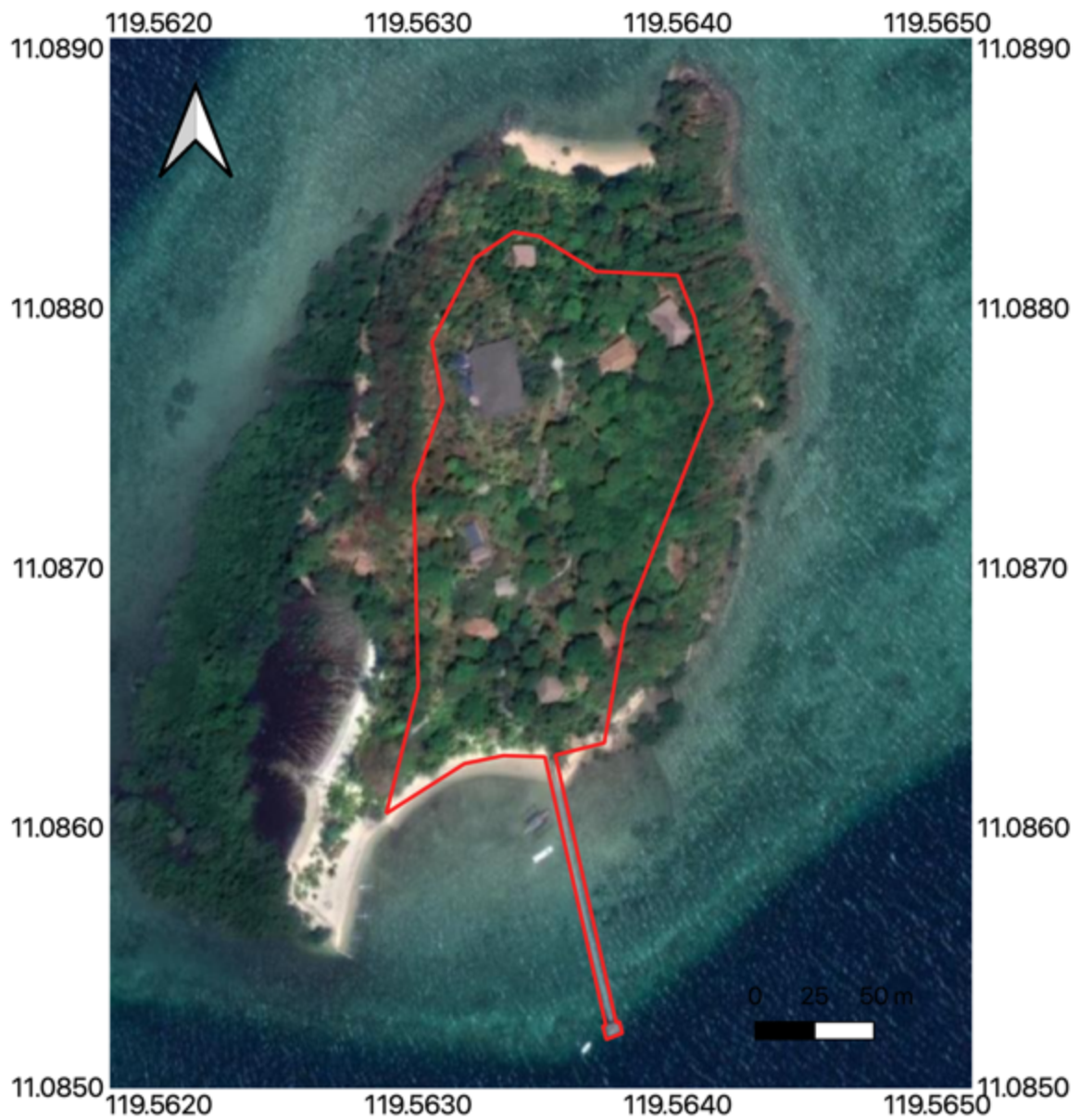
Table 15: Years	Inflation rate	Expenses/year (with inflation)	Extra maintenance	Total expenses/year	Price of the room /night (with inflation)	Estimated nb of room and days rented /year	Total income/year	Total benefits/year
2022	-	9,000,000	+ 300,000	9,300,000	150,000	180	27,000,000	17,700,000
2023	+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

11. APPENDICES

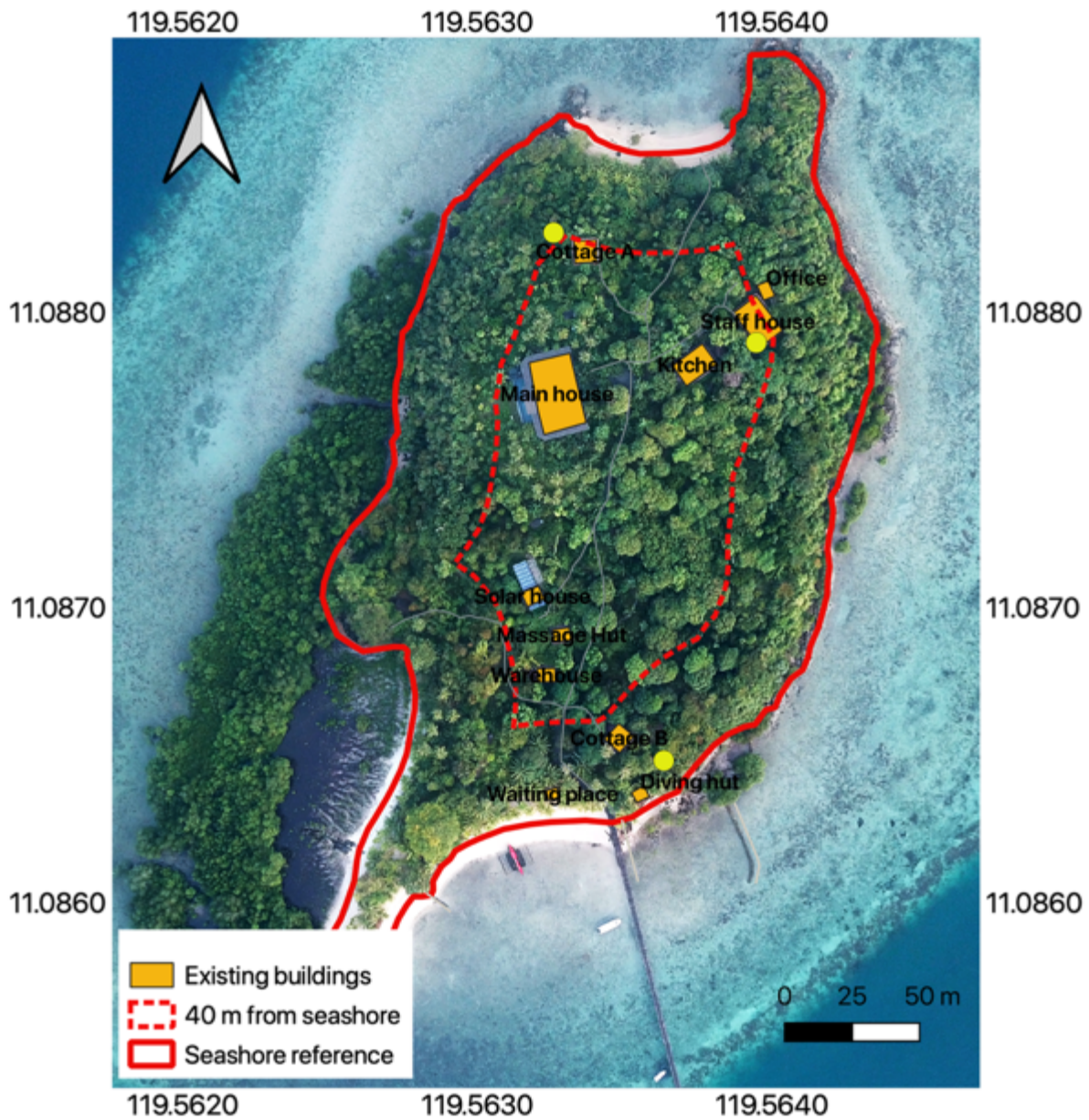
11.1.MAPS

11.1.1. GENERAL LOCATION WITH TECHNICAL DESCRIPTION






11.1.2. ROADS AND INFRASTRUCTURE DEVELOPMENT



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

11.2.SEC ARTICLES OF INCORPORATION CERTIFICATE

SHEET

 **REPUBLIC OF THE PHILIPPINES**
SECURITIES AND EXCHANGE COMMISSION
SEC Building
City of Manila

COMPANY REG. NO. CN201212105
COMPANY TIN 008-320-121

CERTIFICATE OF INCORPORATION

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the Articles of Incorporation and By-Laws of


SULUBAAI ENVIRONMENTAL FOUNDATION INC.

were duly approved by the Commission on this date upon the issuance of this Certificate of Incorporation in accordance with the Corporation Code of the Philippines (Batas Pambansa Blg.68), and copies of said Articles and By-Laws are hereto attached.

This Certificate grants juridical personality to the corporation but does not authorize it to undertake business activities requiring a Secondary License from this Commission such as, but not limited to acting as: broker or dealer in securities, government securities eligible dealer (GSED), investment adviser of an investment company, close-end or open-end investment company, investment house, transfer agent, commodity/financial futures exchange/broker/merchant, financing company, pre-need plan issuer, general agent in pre-need plans and time shares/club shares/membership certificates issuers or selling agents thereof. Neither does this Certificate constitute as permit to undertake activities for which other government agencies require a license or permit.

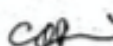
As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this certificate.

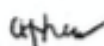
IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed at Mandaluyong City, Metro Manila, Philippines, this 2nd day of July, Twenty Twelve.


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


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


FREDERIC JEAN TARDIEU
French Passport 05AT41378


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


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


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


CHRISTIANE MASTANTUONO TARDIEU
French Passport 10AT34045


ACKNOWLEDGEMENT

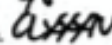
REPUBLIC OF THE ~~UNITED STATES~~ (NES)) S.S

BEFORE ME, a Notary Public for and in ~~the State of~~ ~~the State of~~ City, personally appeared:

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

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

WITNESS MY HAND AND SEAL, this  26 JUN 2012

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

ATTY. RAMON L. CAPIO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2012
RPL No. 22, 171 THE MC-218-897
MCLE No. 17-103-4306
PTR No. 27 1st JQC ISSUED ON
JAN. 2, 2012 PT PASSIG CITY
IBP No. 88 4745

RPA Form No. 1
TAX DECLARATION NO. **015-0409-A** PROPERTY INDEX NO. **066-23-015-07-008**

DECLARATION OF REAL PROPERTY
(FILED UNDER RA 7160)

Owner REPUBLIC OF THE PHILIPPINES Address _____
Administrator _____ Occupant: Joy Blasillo Address MANALO EXT., PUERTO PRINCESA CITY

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

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

Certificate of Title No. _____ Cadastral Lot No. _____ Ass. Lot No. 07-008

Boundaries:

North SEASHORE South ALN 007
East SEASHORE West SEASHORE

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

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	Area	Value	Kind	Area	Class	Unit Value
			Cashew Land	1.0000 ha	CASHES-ML	60,000.00
			Coconut Land	0.9000 ha	COCONS-ML	70,000.00
Total	0	P 0.00	Total	1.9 ha		P 123,000.

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	No./Area	Value	Market Value — 100%	Kind	No./Area	Unit Value
			Adjustments:			Market Value
			(a) Along or -12			
			no rd. frontage %			
			(b) kms to -10			
			all weather rd. %			
			(c) kms to -12			
			market (pob) %			
			Total Adjustment -34 %			
			Adjusted Market Value 66 %			
			Total			P 0.
			Total for land, plants and trees			P 123,000.
Total		P 0.00	Total Adjusted Market Value			P 91,180.

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	Area	Value	Kind	Area	Unit Value	Market Value
Total	0	P 0.00	Total	0 sq.m		P 0.

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

RPA Form No. 1

PROPERTY INDEX NO. 066-23-015-07-007

TAX DECLARATION NO.

015-0410-A

DECLARATION OF REAL PROPERTY

(FILED UNDER RA 7160)

Owner JOY BLASSELLE Address MANALO EXT., PUERTO PRINCESA CITY

Administrator _____ Address _____

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

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

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

Boundaries:

North ALN 008 South SEASHORE
East SEASHORE West SEASHORE

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

OWNER'S DECLARATION			I (a) (AGRICULTURAL/MINERAL)				ASSESSOR'S FINDINGS		
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value		
Agricultural	23000	115,000.00	Coconut Land	23000 ha	COCON2-ML	70,000.00	161,000.00		
Total	23000	P 115,000.00	Total	2.3 ha			P 161,000.00		

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

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

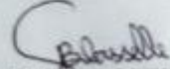
*IMPORTANT: Issued for valuation purposes and should not be considered as title to the property.

11.5.DECLARATION OF CONSENT SIGNED BY MS. JOY BLASELLE

DECLARATION

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

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



JOY BLASELLE
Declarant

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA)

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

Doc. No. 391
Page No. 20
Book No. 2004
Series of 2015


ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2015, Azaz Avenue
Puerto Princesa City, Attorney Roll No. 46754
PTR No. 0072177; 0102754, PPC
JSP LRM 04175, Registered: UK and US Embassy

11.6.COPY OF DENR MINES AND GEOSCIENCES BUREAU (MIMAROPA Region) CERTIFICATE

	<p>Republic of the Philippines Department of Environment and Natural Resources MINES AND GEOSCIENCES BUREAU MIMAROPA Region</p> <p><small>7/F DENR Building, 1515 Roxas Boulevard, Ermita, Manila Telefax No. (+632) 536-0215 / (+632) 310-1369 Email: region4b@mgb.gov.ph</small></p>	
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12 August 2021

MR. FRÉDÉRIC TARDIEU
President, Sulubaaï Environmental Foundation, Inc.
Barangay Depla
Municipality of Taytay, Palawan

Dear Mr. Tardieu:

This refers to your letter dated 21 July 2021 requesting for the issuance of geohazard certification for the site of your Forest Land Use Agreement for Tourism (FLAgT) project application in Pangatalan Island, Brgy. Depla, Taytay, Palawan. As per review of our geologic hazard database in the municipality, please be informed of the following susceptibility of the site to landslide and flood hazards based on the results of the 1:10,000 scale geohazard mapping activities conducted by the Mines and Geosciences Bureau-MIMAROPA in 2011, and the vulnerability and risk assessment and geohazard database updating in 2016.

Project Title: Forest Land Use Agreement for Tourism (FLAgT) Application in Pangatalan Island, Brgy. Depla, Municipality of Taytay, Palawan

Most of the area covered by the application has significant relief making coastal flooding unlikely, and therefore has nil susceptibility to flood hazards. However, the portion of the area near the southern shoreline may potentially be affected by meteorologically induced coastal hazards. Flooding may be experienced due to storm surges and other coastal hazards associated with typhoons and/or strong winds. In consideration of this, the southern portion of the site is given a low to moderate susceptibility rating to flood hazards. Areas with moderate susceptibility to flood hazard may experience flood heights ranging from 0.5 to 1.0 meter, while those with low susceptibility to this hazard may be inundated by floodwaters with heights less than 0.5 meters.

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

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

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

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

Very truly yours,



ENGR. GLENN MARCELO C. NOBLE
Regional Director

Attachments: as stated

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

11.7.DENR-CENRO INSPECTION 2014 (Page1/4)

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

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

INSPECTION REPORT ON SPECIAL USE APPLICATION

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

1. (a) Name of Applicant: Represented by Ms. JANABING VILLOROSA
P.O. Address:
(b) Kind and number of applicant: Forest Land Use Assessment
(c) Date of Application: Received in Manila office to fill this in).
(d) Application fee: paid under dated

2. Location and boundaries of land:

(a) Per application: Palawan
Province N. Sea
Municipality E. Sea
Barrio S. Sea
Sitio W. Sea
Area hectares

(b) As shown to inspector and as surveyed and inspected:
Province N. Sea
Municipality E. Sea
Barrio S. Sea
Sitio W. Sea
Area

3. (a) This parcel contains hectares and its Corner No. (See attached sketch) is
approximately meters from: Station
of P.M.D. Index No. of Forest Station: or Corner No.
of Block No. L.C. Project No.; or
shown on Map No. (Indicate the same in the sketch. The page
should preferably by F.Z. corners or points shown on forestry maps).

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

4. (1) This parcel is within (1) Unclassified public land per Forestry Maps No. of I. C. Project No.
of the province of Does this parcel form a part of a big body of agriculture
land potential or otherwise?

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

5. General Features:

(a) Topography or slope (See note below): Level%; Gentle% Moderate%
Steep% Very Steep% Precipitous%
(b) Exposure or aspect: North, South, East, West on valley, hillside or on top of ridge or hill (Indicate top
Of hill or ridge on the sketch).

6. Soil: (a) Texture: Gravel; Sandy; Clay; Loam; Sandy loam; Silt loam; Clay loam. About% of this
land is strewn with rocks and/or boulders.
(c) Effective depthcms; (c) Erosion: None to slight; Moderate; Severe. (see also item 24 (4)
and fill in simultaneously.)

11.7 DENR-CENRO INSPECTION 2014 (Page2/4)

7. Character of soil cover:

(a) Cultivated: hectares. Kinds and ages of crops grown and about what per centum of are is
Actually occupied by each kind of crop:

(b) Grassland: hectares (Fill in item 24(1)(b) at same time); (c) Brushland: hectares
Predominant species:

(d) Forest area: hectares. Species and stand of merchantable timber of firewood per hectares.
.....

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

(f) Mangrove swamp hectares. Species and stand of merchantable timber or firewood per
hectare:

(g) Marsh: Salt water hectares, Fresh water hectares

(h) State, giving reason, whether or not the stand shown under either (d), (e) or (f) as the case may be
can sufficiently reforest this area naturally:

8. (a) Sources of fresh water supply for domestic purposes, irrigation purposes, watering place of animal.
(State name of rivers, rocks, etc): For domestic purposes only

(b) Is the water supply inside or outside this area? (If outside, give distance from area.)

(c) Is the water supply available throughout the year or only part of the year?

(d) Is area subject to flood? No

(e) Rainfall: (1) Evenly distributed throughout the year? Yes/No; (2) if No, give number of months
distinctly dry distinctly rainy (3) Wet and dry without distinct
season? Yes/No.

9. (a) Based on your observation of cultivated areas nearby, with similar soil, is this land fertile or useless
for agricultural purposes? n/a

(b) If for tree farm or woodland purposes or for nipa-bacauan plantation, what species will the applicant
plant in this area?

(c) Adaptability of this land for the proposed use: For Tourism Purposes

10. Describe general condition, use, sustainability, and status (certified alienable and disposable, etc) of adjoining
lands within 500 meters or more on all sides of the area: n/a

11. Desirability of retaining the land for:
(a) Timber production: n/a

(b) Watershed production: n/a

(c) Betterment of the forest administration: n/a

(d) Other forest purposes (Specify, as for reforestation, grazing, etc.) n/a for Tourism Pur.

12. Possible of probable effect of the nature, occupation or the structure to be erected in connection therewith
upon:
(a) License operations: n/a

(b) Protection against kalangin: n/a

(c) Forest Revenue: Annual rental fee and other related fee n/a

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

13. Accessibility: by provincial/national road and kms from
..... (Name of town, railroad station, etc.)

14. (a) Has the applicant already occupied this land? Since when?

Kind of use land has been put into since occupation (also describe improvements introduced):
Planted with coconuts, forest trees and ornamental plants.

(b) Has the applicant cleared this area illegally? No Area actually cleared: Has Timber
destroyed: 1st group: n/a cu. m; Firewood n/a cu. m (Mangrove/Upland). Total value of Timber
destroyed: Firewood Action Taken Conduct inspection survey
of the area

15. (a) Names and addresses of claimants over and squatters in this area or portions thereof and basis of each claim
(Show in the sketch and give hectare and technical description of each claim):

11.7 DENR-CENRO INSPECTION 2014 (Page3/4)

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

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

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

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

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

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

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

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

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

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

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

(b) About what percentum of the existing forage is edible? **None**

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

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

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

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

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

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

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

11.7 DENR-CENRO INSPECTION 2014 (Page4/4)

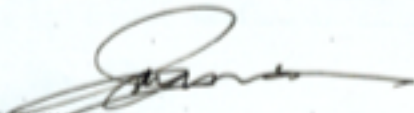
25. This application is in conflict with the following special use applications (Give date reported):
 NO

26. This application is in conflict with the following special use permits and/or lease agreements (State nature of conflict):
 The area being applied for SLUP is not in conflict of same in nature.

27. Other facts and circumstances that may help proper appraisal of your recommendation below:
 Good source of Water Supply within the area

28. REMARKS AND RECOMMENDATION: Recommended for approval

I HEREBY CERTIFY to have actually examined investigated and surveyed this area on 2014


 (Signature of Examiner)

.....
 (Designation/Title)

29. REMARKS AND RECOMMENDATION: The area being applied is suited for Special Land Use Permit hence recommended for the herein application for approval.
 Date: 2014

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

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

FELIZARDO B. CAYATOC
 CENRO

11.8.GEO-TAG IMAGES DONE BY DENR IN 2019



11.8 GEO-TAG IMAGES DONE BY DENR IN 2019 (Page2/3)



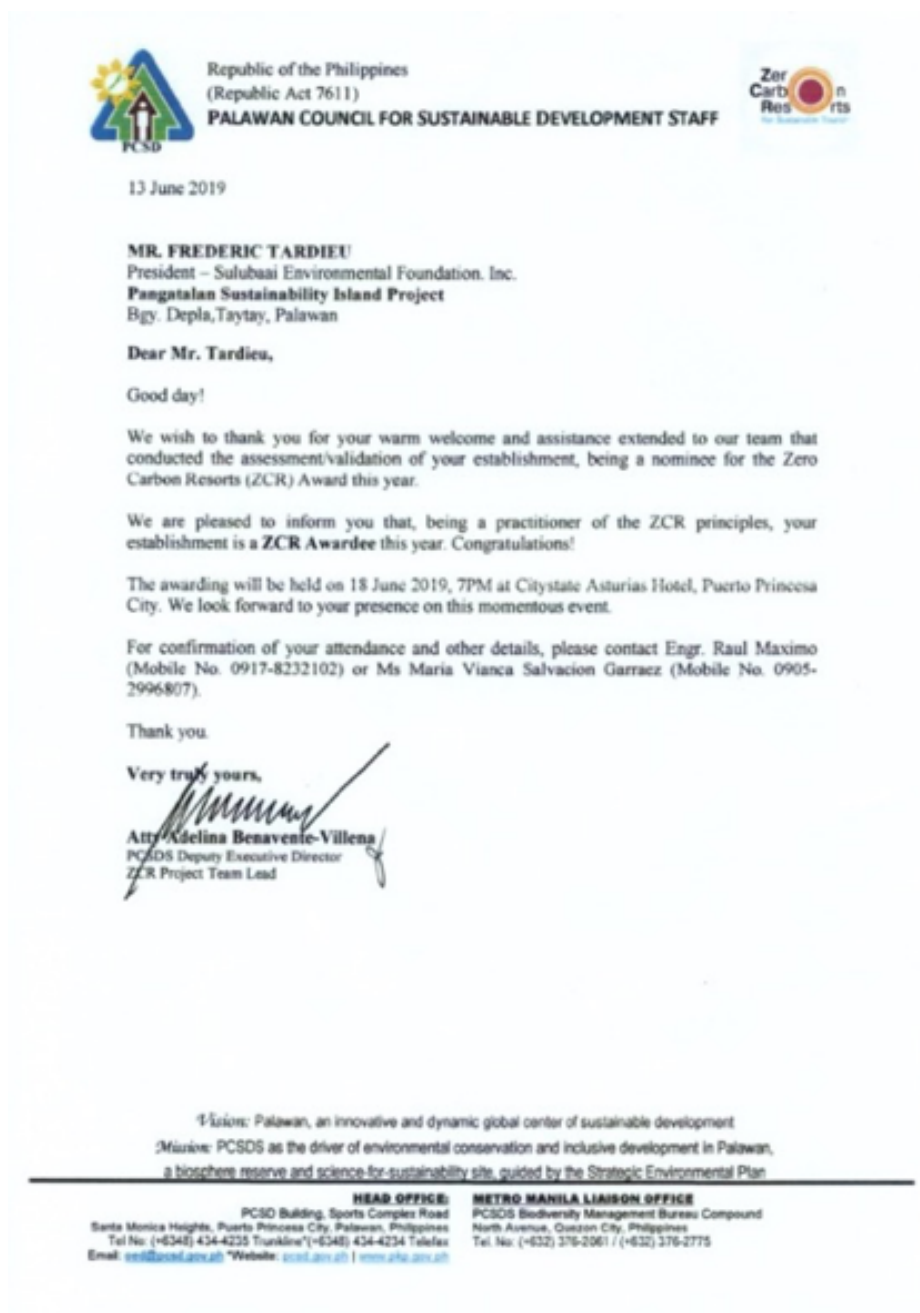
11.8 GEO-TAG IMAGES DONE BY DENR IN 2019 (Page 3/3)



11.9.SMILO CERTIFICATE AWARD



11.10. PCSD ZERO-CARBON AWARD CERTIFICATE



11.11. MISSION BLUE HOPE SPOT AWARD CERTIFICATE



Dear Fred,

Congratulations again on your approval of Pangatalan Island as a Hope Spot! As a token of our appreciation please find the Mission Blue T-shirts and Hope Spot Champion sign enclosed. If you are able, we ask that you have a photo taken of yourself at the Hope Spot wearing the Mission Blue T-shirt and a second photo taken holding up the Hope Spot Champion sign. If you are unable to take a photo at your Hope Spot you can take one at the closest beach or location you see appropriate. You can hold the sign above your head, to either side, at your waist etc. we just ask that the logo on the T-shirt as well as the sign can both be seen. The photo doesn't need to be professionally taken, a simple shot with a camera or phone will suffice. Please e-mail me these images once you have taken it as we will use on our website and media platforms to inspire others to join the wave to protect and explore our ocean!

Looking forward to supporting your efforts however we can. Welcome to the Hope Spot family!


With gratitude,
Shannon

A handwritten signature in blue ink, appearing to read "Shannon Rake".

Shannon Rake
Hope Spots Program Manager

P.O. Box 6882 · Napa, California 94581 · T (707) 492-6866 · mission-blue.org

11.12. PCSD SEP CLEARANCE FOR FLAgT



Republic of the Philippines
(Republic Act No. 7611)
PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT

SEP CLEARANCE

No. FLAgT-011320-002

Pursuant to the mandate of the Palawan Council for Sustainable Development (PCSD) under Republic Act 7611 and concurred by the Department of Environment and Natural Resources (DENR) as provided in its Memorandum of Agreement with PCSD dated 29 December 1994, this SEP Clearance is issued to:

**Application for SEP Clearance
for Forest Land-use Agreement for Tourism (FlagT) Purposes**

Name of Project

Pangatalan Island, Bgy. Depla, Taytay, Palawan

Project Location (Street, Sitio, Barangay, Municipality)

Sulubaii Environmental Foundation, Inc.

Name of Proponent

Pangatalan Island, Brgy. Depla, Taytay, Palawan

Address of Proponent

This Clearance is issued this 13th day of January 2020 in Puerto Princesa City.

O.R. No. : 798-0910
Date : 1/13/2020
Amount : ₱5,000.00



RELEASED
DATE: 01-03-2020
TIME: 3:15 pm
BY: [Signature]

[Signature]
ATTY. ADELINA B. BENAVENTE-VILLENA
Acting Executive Director, PCSDS

Not Valid Without PCSD Official Seal
(PLEASE SEE OVERLEAF FOR THE TERMS AND CONDITIONS OF THIS CLEARANCE)

Vision: Palawan, an innovative and dynamic global center of sustainable development
Mission: PCSDS as the driver of environmental conservation and inclusive development in Palawan, a biosphere reserve and science-for-sustainability site, guided by the Strategic Environmental Plan

HEAD OFFICE:
PCSD Building, Sports Complex Road
Santa Monica Heights, Puerto Princesa City, Palawan, Philippines
☎ (+6348) 434-4235 Telex (+6348) 434-4234 Telex
Email: oed@pcsd.gov.ph • Website: www.pcsd.gov.ph | www.pkp.pcsd.gov.ph

METRO MANILA LIAISON OFFICE:
Room 309, G/F Westria Residences
#77 West Avenue, 1104 Quezon City, Philippines
Tel. No. (+632) 376-2061 / (+632) 376-2775

11.12 PCSD SEP CLEARANCE FOR FLAgT (Page 2/2)

TERMS AND CONDITIONS

This Clearance is issued subject to the terms and conditions stipulated below:

1. Limit the use of 3.63 hectares for FLAgT purposes only;
2. Any expansion and/or development of the FLAgT area and future expansion of project facilities shall be subject to a separate SEP Clearance;
3. Any structure or development in the area must observe the mandatory requirement for easement under the existing laws, rules and regulations of the city and national governments;
4. Ensure the strict protection of immediate coastal and marine environment;
5. Any adverse environmental impact caused by the implementation of the project and/or nuisance to public health and safety, as determined by the appropriate government agency, shall be sufficient ground for cancellation or suspension of this Clearance;
6. Assume the full responsibility and liability for any damage to private/public property caused by the project;
7. In case there is a need for additional condition(s) to ensure environmental integrity and public safety as a result of regular monitoring/ inspection, the same shall be imposed by PCSD;
8. Secure the corresponding ECAN Board endorsement and submit copy thereof to the PCSD within 90 days from the issuance of this Clearance;
9. The issuance of the SEP Clearance is subject to a post-condition that the corresponding LGU endorsement, ECC, FPIC, licenses, permits and other similar instruments, whichever are applicable, must be subsequently secured, a copy of which shall be furnished to the PCSD;
10. In exercise of its visitorial power, authorized PCSD/S officials/personnel shall be allowed to conduct monitoring/inspection without prior notice;
11. This Clearance may be transferred to another only after the requisites stipulated in Section 15 of PCSD AO No. 6, as amended, are complied with.

Non-compliance with any of the above conditions shall be sufficient cause for the suspension or cancellation of the clearance and/or penalty in an amount not less than FIFTY THOUSAND PESOS (P50,000.00) for every violation thereof pursuant to Section 23.4 of PCSD Admin. Order No. 06, as amended.

CONFORME

I, Frederic TARDIEU, proponent/grantee of the foregoing Clearance, hereby certify that I have read and understood the Terms and Conditions for which this SEP Clearance is issued and I hereby express my conformity thereto and my commitment to abide by the provisions of Republic Act 7611, PCSD Administrative Order No. 06, as amended, and other PCSD policies related thereto.

TARDIEU Frederic
Signature over Printed Name
Date Signed February 3 2020

SUBSCRIBED AND SWORN to before me, this 3rd of February 2020 in Puerto Princesa City exhibiting to me valid government identification no. ACK NO. 61908017566 TV of affiant

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NOTARY PUBLIC
VOLL. NO. 42215
PUERTO PRINCESA CITY, PALANAN

ATTY. JOYCE C. ZADANAL-ABIA
NOTARY PUBLIC
COMMISSION EXPIRES DECEMBER 31, 2020
UNIT 11, 2ND FLOOR, CAPITAL TRADING MALL COMPLEX
FERNANDEZ STREET, PUERTO PRINCESA CITY
PTR NO. 1051451 / 01-03-19 / PAL
IBP LIFE ROLL NO. 7865

11.13. BIR CERTIFICATE OF REGISTRATION OF SULUBAAI


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

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

OCRC0000584298


CERTIFICATE OF REGISTRATION

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



RDO DRY SEAL

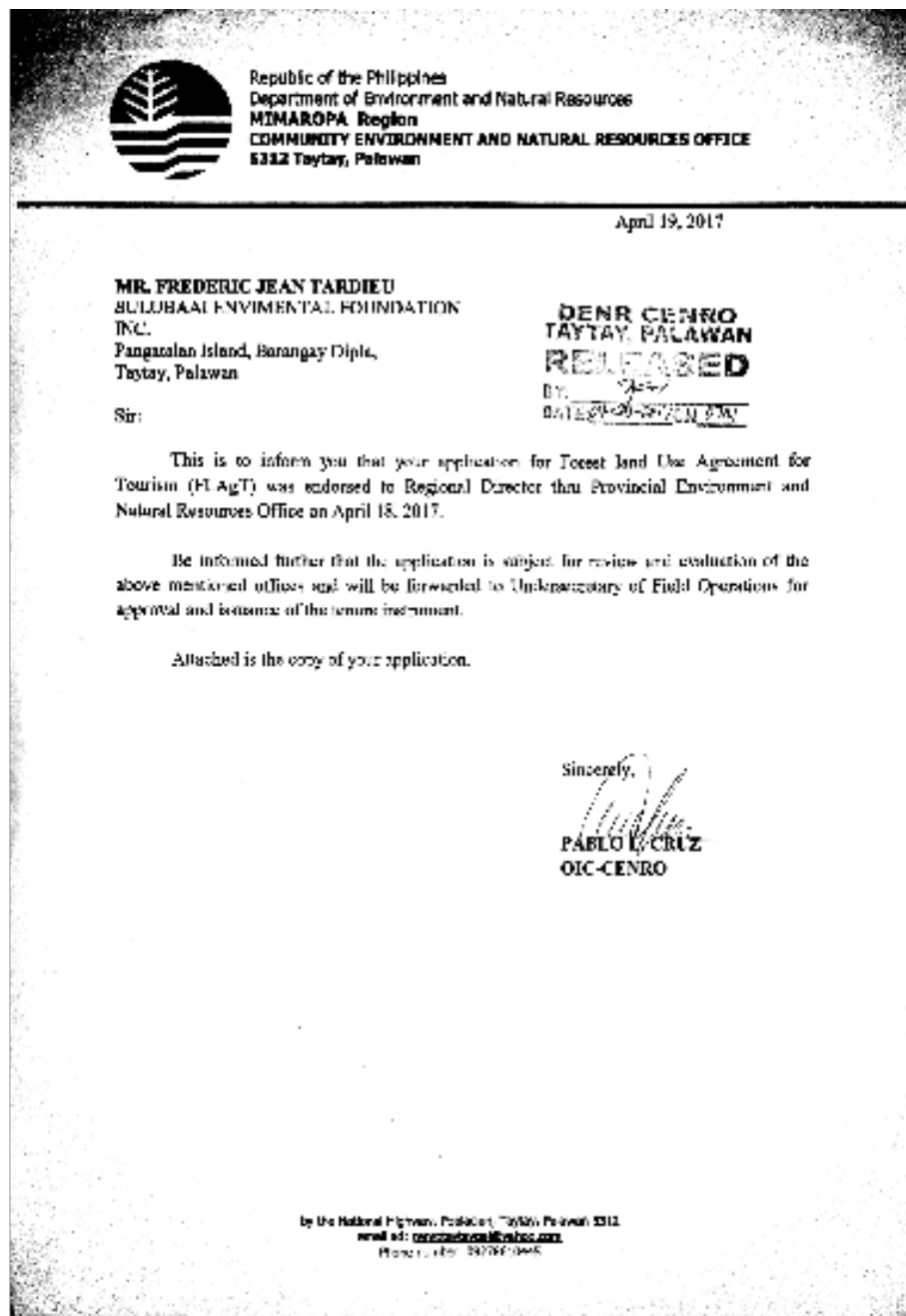
I HEREBY CERTIFY THAT THE ABOVE NAMED PERSON IS REGISTERED AS INDICATED ABOVE, UNDER THE PROVISIONS OF THE NATIONAL INTERNAL REVENUE CODE, AS AMENDED.


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

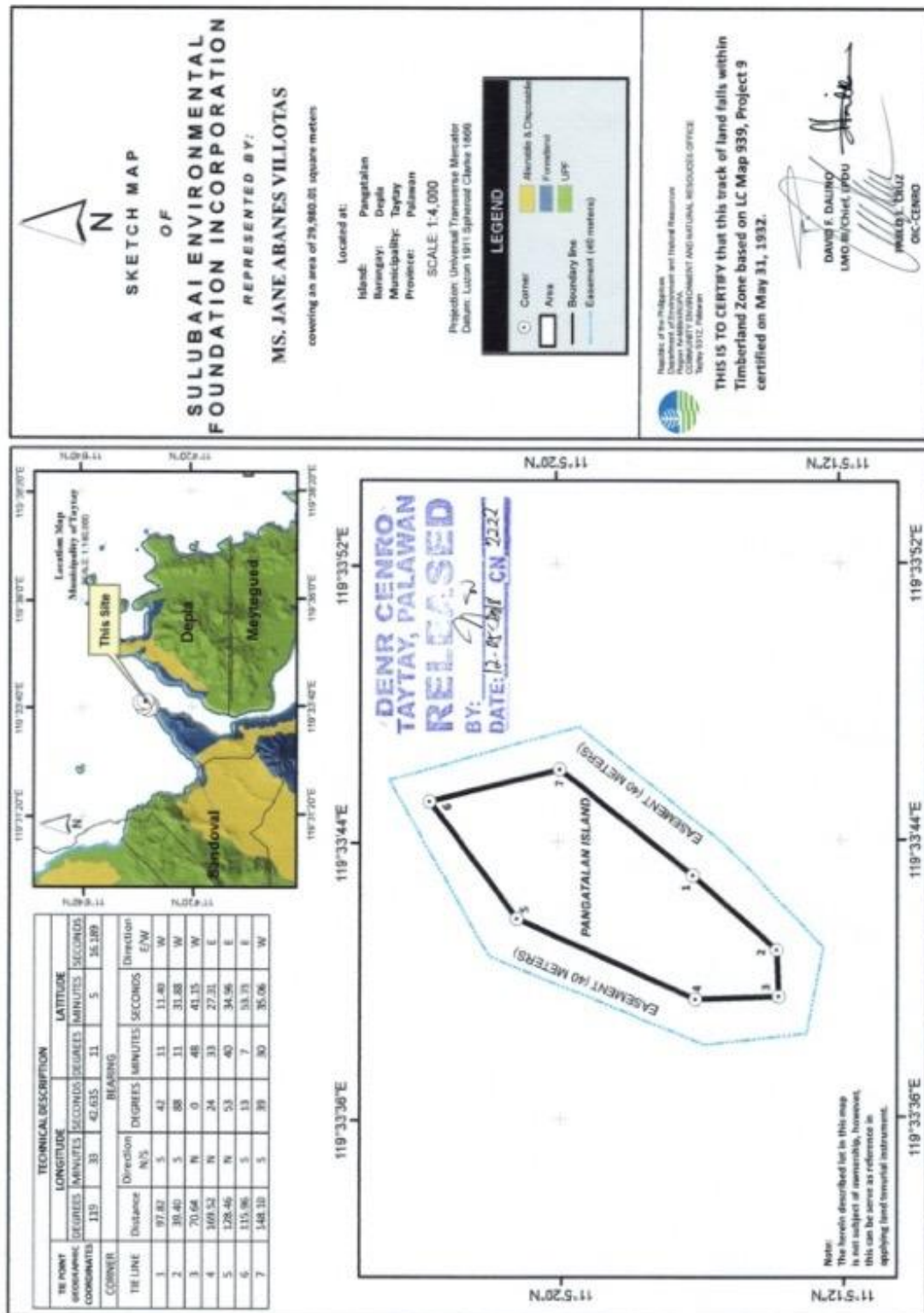
THIS CERTIFICATE MUST BE EXHIBITED CONSPICUOUSLY IN THE PLACE OF BUSINESS

EN

11.14. ENDORSEMENT LETTER (CENRO, 2017)



11.15. DENR MAP (2018)



11.16. BUILDING CERTIFICATE OF COMPLETION

NBO FORM NO. B-10

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL
CERTIFICATE OF COMPLETION

NOVEMBER 29, 2016
DATE

This is to certify that the building/structure covered by Building Permit No. 110-102-4-1 issued on 1-16-2016 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP Blg. 344).

NAME OF OWNER SULUBAAI ENVIRONMENTAL FOUNDATION, INC. (MT)
ADDRESS OF OWNER PANGATALAN ISLAND ZIP CODE _____ TEL. NO. 0990-1984125
LOCATION OF CONSTRUCTION LOT # 00000 PANGATALAN BARRAGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY COTTAGE A-E GROUP _____

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

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS P. 736,179.97
 - CEMENT (bags) 376 bags
 - LUMBER (bd ft) 2,569 bd.ft.
 - REINFORCING BARS (kg) 1,285.38 kg.
 - G.I. SHEETS (sheets) 23 yds
 - PREFAB STRUCTURAL STEEL (kg) WOODEN PILES
 - Other materials 6000 5000 BUNDLES, SAND 24M³, GRAVEL 20M³
- TOTAL COST OF DIRECT LABOR P. 200,900
This includes compensation whether by salary or contract for project architect/Engineer down to laborers
- TOTAL COST OF EQUIPMENT UTILIZATION P. N/A
- OTHER COSTS P. 53,622.4
This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE P. 990,442.37

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION
ENGR. BENIE W. CALDEON
ARCHITECT OR CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT

Contractor	PCN Lic. No.
Address	City
	State

PRC No. 0105413 Validity _____
PTR No. 6236662 Date Issued 01-07-16
Issued At P.T.O. TR 308-415-952
CTC No. _____ Date Issued _____
CONFORME: Fredrick TARDIEU Date NOVEMBER 29, 2016
OWNER/APPLICANT
(Signature Over Printed Name)

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAWAN

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

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

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Page No. 74
Book No. VI
Series of 1014

ATTY. ODESSA BUENACARZAGA
Serial No. of Commission NEL No. 2015-37
Notary Public for the City of Puerto Princesa
and in the Province of Palawan
Until December 31, 2016
Sorillo St. Poblacion, Taytay, Palawan
Roll No. 63991/April 27, 2015
PTR No. 6236610/January 4, 2016

NOTE: COPY TO BE FURNISHED THE NBO

NEC FORM NO. B-10

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL
CERTIFICATE OF COMPLETION

NOVEMBER 29, 2016
DATE

This is to certify that the building/structure covered by Building Permit No. 12010240 issued on 1-16-12 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (SP Big 344).

NAME OF OWNER: SULUBAAI ENVIRONMENTAL FOUNDATION, INC.
ADDRESS OF OWNER: PANGATALAN Island ZIP CODE: _____ TEL NO: 09991984125
LOCATION OF CONSTRUCTION: LOT NO. 4440 PANGATALAN BARANGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY: POWERHOUSE - GARAGE GROUP: _____

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

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS: P. 595,677.38
 - CEMENT (bags): 2946 BAGS
 - LUMBER (bd ft): 2491 BD. FT.
 - REINFORCING BARS (kg): 1,829.76 KG.
 - G.I. SHEETS (sheets): 25 PCS
 - PREFAB STRUCTURAL STEEL (kg): 1,500.00 KG.
 - Other materials: WOODEN TRUSS, SAND 19 M³, GRAVEL 21 M³, COCON 4500 BUNDLES
- TOTAL COST OF DIRECT LABOR: P. 175,900
This includes compensation whether by salary or contract for project architect/engineer down to laborers.
- TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A
- OTHER COSTS: P. 48,397.37
This includes professional services fees, permits and other fees

TOTAL COST OF BUILDING/STRUCTURE: P. 819,974.7

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION: ENR. BENIE TO CANDESON
ARCHITECT OR CIVIL ENGINEER (Signed And/over Printed Name)
Date: 11-16-16

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT:
Contractor: _____ PCA/Lic. No. _____
Validity: _____
Address: _____ Tel. No. _____

PROG. No. 0106413 Validity: _____
PTR No. 6236668 Date Issued: 01-09-16
Issued at: P.T.O. TR: 608-415-952

CTC No. _____ Date Issued: _____
CTC No. _____ Date Issued: _____
Place Issued: _____

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

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

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

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ATTY. ODESSA BUENA O'ARZAGA
Serial No. of Commission (NR) No. 2015-37
Notary Public for the City of Puerto Princesa
and in the Province of Palawan
Until December 31, 2016
Sorillo St. Poblacion, Taytay, Palawan
Roll No. 63991/ April 27, 2015
PTR No. 6236610/ January 4, 2016
IBP No. 959025/December 29, 2015

NOTE: COPY TO BE FURNISHED THE NSO

BUILDING CERTIFICATE OF COMPLETION (Page 3/4)

REC FORM NO. B-10

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL CERTIFICATE OF COMPLETION

DATE: NOVEMBER 29, 2016

This is to certify that the building/structure covered by Building Permit No. 126-102-43 issued on 1-16-2013 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP 344).

NAME OF OWNER: SULUBAAI ENVIRONMENTAL FOUNDATION, INC.
ADDRESS OF OWNER: PANGATALAN ISLAND ZIP CODE: 5511 TEL NO: 09994984125
LOCATION OF CONSTRUCTION LOT NO: PERMID PANGATALAN BOUNDARY: D.L.P.A. MUNICIPALITY: TAYTAY
USE OR CHARACTER OF OCCUPANCY: STAFF HOUSE GROUP:

	PLANSET	ALTERN
DATE OF START OF CONSTRUCTION	OCTOBER 17, 2015	OCTOBER 20, 2015
DATE OF COMPLETION	FEBRUARY 06, 2016	SEPTEMBER 15, 2016
TOTAL FLOOR AREA (Square Meters)	225 Sq.M	225 Sq.M
NO. OF STOREY(S)	ONE	ONE
NO. OF UNITS	ONE	ONE

SUMMARY OF ACTUAL COSTS

- TOTAL COST OF MATERIALS: 2,891,275.09
 - CEMENT (bags): 1250 BAGS
 - LUMBER (bd ft): 16,185 bd ft
 - REINFORCING BARS (kg): 10,377.2 kg
 - G.I. SHEETS (sheets): 70 pcs
 - PREFAB STRUCTURAL STEEL (kg): WOODEN TIMBERS
 - Other materials: COCONUT BUNDLES, WAREHOUSE, CRANE, etc.
- TOTAL COST OF DIRECT LABOR: P. 802,100
This includes compensation whether by salary or contract for project architect/engineer down to laborers.
- TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A
- OTHER COSTS: P. 196,434.25
This includes professional services fees, permits and other fees.

TOTAL COST OF BUILDING/STRUCTURE: P. 3,991,929.35

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION		IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT	
<p>ENGR BENJIE A. CALIBESON ARCHITECT OR CIVIL ENGINEER (Signed And Sealed Over Printed Name) Date: 11-16-16</p>		<p>Contractor: _____ Subcontractor: _____ Address: _____ Date: _____</p>	
<p>PRC No: 0106113 PRC No: 6236668 Issued at: P.T.O. CTC No: _____</p>	<p>Validity: _____ Date issued: 01-07-16 TR: 308-411-952</p>	<p>AUTHORIZED MANAGING OFFICER (Signature Over Printed Name) Date issued: _____ Date issued: _____ Date issued: _____</p>	

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

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAWAN
TAYTAY, PALAWAN

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

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

Atty. ODESSA BUENA MARZAGA
Serial No. of Commission: WP No. 2015-37
Notary Public for the City of Puerto Princesa and in the Province of Palawan
Until December 31, 2016
Sollito St. Poblacion, Taytay, Palawan
Roll No. 63991/ April 27, 2015
PTR No. 6236610/ January 4, 2016
ISSUED BY: _____

NOTE: COPY TO BE FURNISHED THE-20

BUILDING CERTIFICATE OF COMPLETION (Page 4/4)

NBC FORM NO. 3-10

Republic of the Philippines
Municipality of Taytay
Province of Palawan

OFFICE OF THE BUILDING OFFICIAL
CERTIFICATE OF COMPLETION

DATE: NOVEMBER 29, 2016

This is to certify that the building/structure covered by Building Permit No. 120 ADL 44 issued on 1-16-2012 has been constructed and completed under our supervision, conforms with the plans and specifications submitted and on file with the Office of the Building Official, and complies with the provisions of the National Building Code and Accessibility Law (BP 344).

NAME OF OWNER: SULUBAAI ENVIRONMENTAL FOUNDATION, INC.
ADDRESS OF OWNER: PANGATLAN Island ZIP CODE: 5500 TEL. NO. 0998 998 4125
LOCATION OF CONSTRUCTION: LOT NO. 120 ADL 44 BARANGAY DIPLA MUNICIPALITY OF TAYTAY
USE OR CHARACTER OF OCCUPANCY: VACATION HOUSE GROUP: ONE

	PLANNED	ACTUAL
DATE OF START OF CONSTRUCTION	<u>OCTOBER 15, 2015</u>	<u>OCTOBER 25, 2015</u>
DATE OF COMPLETION	<u>FEBRUARY 20, 2016</u>	<u>SEPTEMBER 10, 2016</u>
TOTAL FLOOR AREA (Square Meters)	<u>389.10 SQ.M</u>	<u>389.10 SQ.M</u>
NO. OF STOREYS	<u>ONE</u>	<u>ONE</u>
NO. OF UNITS	<u>ONE</u>	<u>ONE</u>

SUMMARY OF ACTUAL COSTS

1. TOTAL COST OF MATERIALS: P. 4,649,654.52

1.1. CEMENT (bags) 2,106 BAGS
1.2. LUMBER (bd ft.) 18,804 BD. FT.
1.3. REINFORCING BARS (kg) 9,079.37 KG.
1.4. G.I. SHEETS (sheets) 72 PGS
1.5. PREFAB STRUCTURAL STEEL (kg) 450 KGS CLASH
1.6. Other materials SHINGLE ASPHALT 140 BUNDLES, SAND 173 M³, GRAVEL 118 M³

2. TOTAL COST OF DIRECT LABOR: P. 1,079,600

3. TOTAL COST OF EQUIPMENT UTILIZATION: P. N/A

4. OTHER COSTS: P. 207,776.41

5. TOTAL COST OF BUILDING/STRUCTURE: P. 5,936,030.93

FULL-TIME SUPERVISOR OR INSPECTOR OF CONSTRUCTION: ENGR. BENJIE U. CAROEN
ARCHITECT OF CIVIL ENGINEER
(Signed And Sealed Over Printed Name)
Date 11-16-16

IF CONSTRUCTION WAS UNDERTAKEN BY CONTRACT

Contractor: _____ PCAB Lic. No. _____
Validity: _____
TIN: _____
Agent: _____ Tel. No. _____

PRC No. 906113 Validity: _____
PTR No. 6236669 Date Issued 01-07-16
Issued at P.T.O. TPI 308-415-952

CTC No. _____ Date Issued _____
CTC No. _____ Date Issued _____ Place Issued _____

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

REPUBLIC OF THE PHILIPPINES
CITY/MUNICIPALITY OF TAYTAY, PALAW

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

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

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Page No. 74
Book No. VI
Series of Relly

ATTY. ODESSA BUENA C. ARZAGA
Notary Public for the City of Puerto Princesa
and in the Province of Palawan
Until December 31, 2016
Sorillo St. Poblacion, Taytay, Palawan
Roll No. 63991/April 27, 2015
PTR No. 62366101 January 4, 2016

NOTE: COPY TO BE FURNISHED TO THE

11.17. BOAT BUILDER'S CERTIFICATE



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

BUILDER'S CERTIFICATE


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

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

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


NORMAN SONGCO
General Manager

11.18. BOAT CERTIFICATE OF REGISTRATION



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

CERTIFICATE OF PHILIPPINE REGISTRY

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

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

is the owner of the herein named and described vessel.

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

GENERAL PARTICULARS

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

PARTICULARS OF PROPULSION SYSTEM

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

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

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

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

Documentary Stamp Paid

Amount Paid: P 713.88
Paid Under O.R. No.: 5196702
Date: 11/13/2015

For the Administrator:

ATTY. MANUEL C. PORTUS
Regional Director

