



September 30, 2021

MEMORANDUM

FOR : The Regional Director
1515 L&S Bldg., Roxas Blvd.
Ermita, Manila

THRU : The Provincial Environment and Natural Resources Officer

FROM : The Appraisal Committee

SUBJECT : **APPRAISAL OF THE LAND COVERED BY
MLA No. 045318-16 OF THE ECORESORT DEVELOPMENT
CORP. AT BGY. TUMARBONG, ROXAS, PALAWAN**

I. Scope and Purpose

Constituted on April 25, 2019 under Regional Special Order Numbered 205 pursuant to Section 4.5 of the DENR Admin. Order (DAO) No. 98-20 of May 1998 as amended by DAO 2010-26 of 13 October 2010 tasked with the appraisal of public lands covered by applications for sales, leases, and or permits; this committee is here charged with the duty of determining the value of the land subject hereof as applied for Miscellaneous Lease, the applicant having actually been using the area as jetty.

II. Identity of the Property

Immediately bounding west of the foreshore bordering Puerco (Kalagsingan) Island in Tumarbong, Roxas, Palawan, the land subject hereof and now known as Plan Mlc. 045318-16-D with an area of Two thousand one hundred twenty five (2,125) square meters is bounded on the east by Flc. 045318-118-D and on all other sides by the Green Island Bay in the Sulu Sea.

III. Classification and General Condition

Puerco island represents Block III of Project 14-C which was approved on 22 December 1960, an agricultural (alienable or disposable) mass of the public domain contain in the Map Numbered LC 2419. The land subject hereof forms part as increment thereof, an area accessible by at least a forty-five-minute pumpboat trip east from Roxas, Palawan proper.

According to use, it was found falling inside the commercial zone as gleaned from the land use conversion presented and is located within the vicinity where the recent trend of development generally is shifting to tourism.

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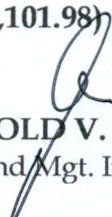
It is now utilized as jetty that entailed a construction cost of Sixteen million three hundred seven thousand five hundred sixty six (P16,307,566.00) pesos about Two million (P2,000,000.00) pesos worth of which is within it's abutting foreshore hence, there being no additional improvement proposed, the value of the improvement is at Fourteen million three hundred seven thousand five hundred sixty six (P14,307,566.00) pesos

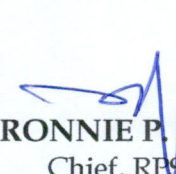
IV. Best Use

Considering trend shifts from fishing to tourism, it is now seen more suited for commercial purposes as is likewise indicated by the Assesor's Office in declarations of real property each a copy of which are hereto attached alongside schedule of valuations by both the assessor and the BIR.

V. Appraisal

In light of the criteria laid down by the DENR Admin. Order No. 98-20 of 20 May 1998 specifically Section 3 thereof as amended, the committee took foremost consideration of its current use hence, after careful analysis and deliberation taking into account all factors affecting its potential land uses, and with government issued valuations made available namely; that of the assessor amounting to Five Hundred (P500.00) pesos per square meter and that of the BIR amounting to Sixty (P60.00) pesos per square meter, the committee hereby adopts that of the Assessor at **FIVE HUNDRED (P500.00) PESOS** per square meter in accordance with DAO 2010-26. The committee then sets its annual **rental fee** at three percent (3%) of the value of the land pursuant to LAO No. 8-3 amounting to Thirty-one thousand eight hundred seventy five (P31,875) pesos plus another three percent (3%) of the value of improvement pursuant to LAO No. 47 amounting to (P429,226.98) pesos and 98/100 or a total of **FOUR HUNDRED SIXTY ONE THOUSAND ONE HUNDRED ONE AND 98/100 (P461,101.98) pesos.**

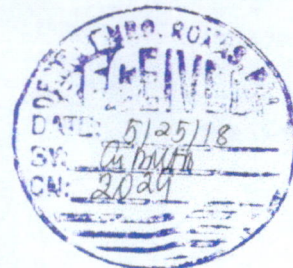

ARNOLD V. GONZALES
Land Mgt. Inspector


RONNIE P. LILANG
Chief, RPS


RONIE B. GANDEZA
OIC-CENRO

Recommending Approval:


ERIBERTO B. SAÑOS
PENRO



AGRICULTURAL, FORESHORE, MISCELLANEOUS
LEASE APPLICATION

FLA No. 045318- 162 representation in the foregoing
1. The undersigned hereby makes application under the provisions of Chapter VIII/X of CA 141 as amended, to lease for a period of 20 years the tract of land described as follows: Puerco Island situated in the Barrio of Tumarong, Municipality of Roxas, Province of Palawan, Island of Puero, Philippines, containing an area of 5.8 hectare/s, 21 are/s, and 20 centare/s, the shape and dimensions of which are indicated in the sketch at the reverse hereof. eco Resort Development Corporation Inc.

2. My name is Robert John R. Horrigan, 46 years of age; the place of my birth is Buezon City. I am a citizen of the Philippines and my Post Office Address is 105 Caliranga St. Anala Alabang Village, Muntinlupa City. I am married/single/widow and the name of my spouse is Mayette Horrigan who is a citizen of the US. I am not employed in the government service. I possess funds and personal property with which I expect to put into beneficial use the land applied for within the period fixed by law: (juridical person). (the application should be accompanied with a project study indicating among others, the plan of development of the land applied for and the financial capability of the applicant to underwrite project study, and with articles of incorporation and certificate of registration with the SEC for juridical entities)

3. I have been upon and examined the land applied for, and it contains no improvement or indications of settlement, except as follows: (clearing).

And to the best of my knowledge and belief, it neither is timber nor mineral land.

Proposed to be put up on the land applied for are intended solely for jetty purposes. (Include the kind and value of improvement proposed/crop to be raised if the land will be devoted for agriculture)

4. This application is made in good faith for the exclusive benefit of the applicant and not either directly or indirectly for the benefit of any other person, corporation, association or partnership, and for the actual purpose of using the land for the object specified in this application and for no other purpose. I will not sell, assign, transfer, sublet or in any manner, encumber the land or rights that I may acquire, without the approval of the DENR having first been had and obtained as provided in Section 40 of CA 141 as amended)

5. The land applied for is not mortgaged with the bank; a copy of the deed of Mortgage of which is hereto attached.

6. I agree to defray all the expenses that may be incurred in the survey of the land applied for, in the advertisement of this application, and other legal and necessary expenses; deposit on account thereof, such amount as the Regional Executive Director may require and conform to the delimitation, classification, survey or resurvey of the land herein applied for.

7. I agree that a strip of forty (40) meters wide from the bank on each side of any river or stream that may be found on the land applied for, shall be demarcated and preserved as permanent timberland to be planted exclusive to trees of known economic value, and I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after a contract of lease shall have been executed in my favor. Note: (not applicable where the land applied for is for residential, industrial or commercial purposes)

8. I am not a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporation, association or partnership which are engaged in agriculture and are holders of agricultural public land in the Philippines:

9. I understand that this application conveys no right for me to enter upon, occupy, cultivate, or make clearing on the land until the same has been finally approved and the lease contract executed, and that any lease applicant who willfully and knowingly submits false statement or execute false affidavit in connection with the foregoing application shall be deemed guilty of perjury and punished by a fine of not more than Two Thousand Pesos and by imprisonment for not more than five years, and in addition thereto, his application shall be cancelled and all amount paid on account thereof forfeited to the government, and he shall not be entitled to apply for any public land in the Philippines.

Robert John R. Horrigan
Applicant

AFFIDAVIT

ID EC0577724

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF ROXAS)

I, Robert John R. Horrigan the person making this application having first been duly sworn hereby depose and say: that I have read or someone has read to me and I thoroughly understand the foregoing application; that I signed this application and affidavit in the presence of the Officer who administered the oath; that each and every statement in said application is true and correct.

Robert John R. Horrigan
Applicant

Before me this FEB 13 2018 day of February personally appeared Robert John R. Horrigan known to me to be the same person whose name appears in the foregoing and in my presence signed the said application, subscribed and swore to this affidavit, exhibiting EC0577724 issued on 2018 in,

Filing Fee P 1020.00
OR No. 2489368
Date 20 May 2018

JUD NO. 30
PAGE NO. 7
BOOK NO. LXXVII
SERIES OF 2018

ATTY. MA. BUENCONSEJO LIM NARRAZID
NOTARY PUBLIC
UN. and Management Inspector
PTR NO. 115533
ISSUED ON 01-03-2018 - PTO. PRIN CITY
TIN NO. 138-380-513/ROLL NO. 21228



RECEIVED
DATE: 9-16-2021
DRN: 2021-4171
BY: APRIL N. BALTAR

**AGRICULTURAL, FORESHORE, MISCELLANEOUS
LEASE APPLICATION**

MLA No. 045318-

1. The undersigned hereby makes application under the provisions of Chapter VI/IX of CA 141 as amended, to lease for a period of 25 years the tract of land described as follows: _____ situated in the Barrio of Tumabong, Municipality of Roxas, Province of Palawan, Island of Palawan, Philippines, containing an approximate area of _____, the shape and dimensions of which are indicated in the sketch at the reverse hereof.

2. My name is Henry Joseph Domasig 32 years of age; the place of my birth is Manila; I am a citizen of the Philippines and my Post Office Address is Brgy. 2, Roxas, Palawan. I am married/single/widow and the name of my spouse is (N/A) who is a citizen of the Philippines. I am not employed in the government service. I possess funds and personal property with which I expect to put into beneficial use the land applied for within the period fixed by law: (_____).

(the application should be accompanied with a project study indicating among others, the plan of development of the land applied for and the financial capability of the applicant to underwrite project study, and with articles of incorporation and certificate of registration with the SEC for juridical entities)

3. I have been upon and examined the land applied for, and it contains no improvement or indications of settlement, except as follows: (_____).

And to the best of my knowledge and belief, it neither is timber nor mineral land.

Proposed to be put up on the land applied for are intended solely for _____ purposes. (include the kind and value of improvement proposed/crop to be raised if the land will be devoted for agriculture)

4. This application is made in good faith for the exclusive benefit of the applicant and not either directly or indirectly for the benefit of any other person, corporation, association or partnership, and for the actual purpose of using the land for the object specified in this application and for no other purpose. I will not sell, assign, transfer, sublet or in any manner, encumber the land or rights that I may acquire, without the approval of the DENR having first been had and obtained as provided in Section 40 of CA 141 as amended)

5. The land applied for is not mortgaged with the N/A; a copy of the deed of Mortgage of which is hereto attached.

6. I agree to defray all the expenses that may be incurred in the survey of the land applied for, in the advertisement of this application, and other legal and necessary expenses; deposit on account thereof, such amount as the Regional Executive Director may require and conform to the delimitation, classification, survey or resurvey of the land herein applied for.

7. I agree that a strip of forty (40) meters wide from the bank on each side of any river or stream that may be found on the land applied for, shall be demarcated and preserved as permanent timberland to be planted exclusive to trees of known economic value, and I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after a contract of lease shall have been executed in my favor. Note: (not applicable where the land applied for is for residential, industrial or commercial purposes)

8. I am _____ a member, stockholder, officer, representative, attorney, agent, employee or bondholder of the following corporation, association or partnership which are engaged in agriculture and are holders of agricultural public land in the Philippines: .

9. I understand that this application conveys no right for me to enter upon, occupy, cultivate, or make clearing on the land until the same has been finally approved and the lease contract executed, and that any lease applicant who willfully and knowingly submits false statement or execute false affidavit in connection with the foregoing application shall be deemed guilty of perjury and punished by a fine of not more than Two Thousand Pesos and by imprisonment for not more than five years, and in addition thereto, his application shall be cancelled and all amount paid on account thereof forfeited to the government, and he shall not be entitled to apply for any public land in the Philippines.

Henry Joseph Domasig
Applicant

AFFIDAVIT

REPUBLIC OF THE PHILIPPINES,
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF ROXAS, PALAWAN

I, _____ the person making this application having first been duly sworn hereby depose and say: that I have read or someone has read to me and I thoroughly understand the foregoing application; that I signed this application and affidavit in the presence of the Officer who administered the oath; that each and every statement in said application is true and correct.

Henry Joseph Domasig
Applicant

Before me this _____ day of _____ personally appeared _____ known to me to be the same person whose name appears in the foregoing and in my presence signed the said application, subscribed and swore to this affidavit, exhibiting _____ issued on _____ in NOTARY PUBLIC

Doc. No. 462
Page No. 98
Book No. 240

SEP 16 2021

UNTIL DEC 15 2021
PTR NO. 233/22/09/2020
IBP NO. 1/25/12/11/2020
Land Management Inspector/DPLI



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

APPLICATION FOR PERMIT AND ACCEPTANCE OF CONDITIONS

Provisional Permit Application No. : 045318-

1. The undersigned hereby makes application pursuant to the provisions of Act No. 3077 and Bureau of Lands Administrative Order No. 8 as Amended, for a permit to temporarily occupy and use for jetty purposes, the tract of land located in the Barrio of Tumarbong, Municipality of Roxas, Province of Palawan containing approximately an area of 2125s q. m. bounded as follows:

- N-Green Island Bay;
- E-foreshore;
- S-Green Island Bay; and
- W-Green Island Bay

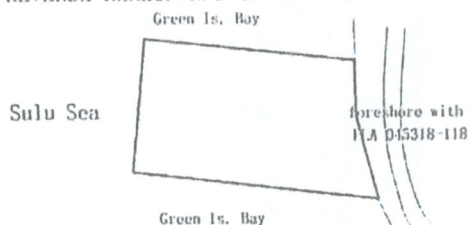
2. I make this application for my exclusive benefit and not for the benefit of any other person; and I shall not lease or sublease the land applied for and/or the improvements thereon to any other person nor allow such other person to derive benefit from it either directly or indirectly.

To show that I possess the qualifications required by law, the following statement of facts is submitted:

3. My name is Robert John R. Horrigan; 46 years of age; born in Quezon City; and is into hospitality resorts business. The applicant is a citizen of the Philippines with Post Office address at 205 Caliraya St., Ayala Alabang Village, Muntinlupa City. He is married and the name of her late Spouse is Mayette Horrigan of the Philippines.

4. I am holder of MIA 045318-

5. I have read the instruction and conditions specified in this application and hereby undertake to abide by them as well as the provisions of the aforesaid Admin. Order No. 8 as Amended, under which the permit is to be issued and I promise to comply with all the laws and regulations governing the occupation and use of public lands. THIS APPLICATION MAY THEREFORE BE CONSIDERED AS MY ACCEPTANCE OF THE CONDITIONS PRESCRIBED BY EXISTING LAW, RULES AND REGULATIONS AS WELL AS THOSE WHICH TO PROTECT PUBLIC INTERESTS, MAY BE PROPOSED BY THE DENR SECRETARY OR THE DIRECTOR OF LANDS AS EXPRESSLY STATED AT THE REVERSE HEREOF AND IN THE PERMIT TO BE ISSUED.



Robert John R. Horrigan

(Signature of the Applicant)

Witnesses:

- 1. _____ Address _____
- 2. _____ Address _____

Subscribed and sworn to before me this 25th day of May 2017 in Roxas, Palawan; affiant exhibiting Passport ID No. EC 0577724 issued on _____ in Roxas, Palawan.

Administering Officer

APPLICATION FOR PERMIT AND ACCEPTANCE OF CONDITIONS

Provisional Permit Application No.: 045318- 122

1. The undersigned hereby makes application pursuant to the provisions of Act No. 3077 and Bureau of Lands Administrative Order No. 8 as Amended, for a permit to temporarily occupy and use for jetty purposes, the tract of land located in the Barrio of Tumarbong, Municipality of Roxas, Province of Palawan containing approximately an area of 2125s q. m. bounded as follows:

N-Green Island Bay;
E-foreshore;
S-Green Island Bay; and
W-Green Island Bay

2. I make this application for my exclusive benefit and not for the benefit of any other person; and I shall not lease or sublease the land applied for and/or the improvements thereon to any other person nor allow such other person to derive benefit from it either directly or indirectly.

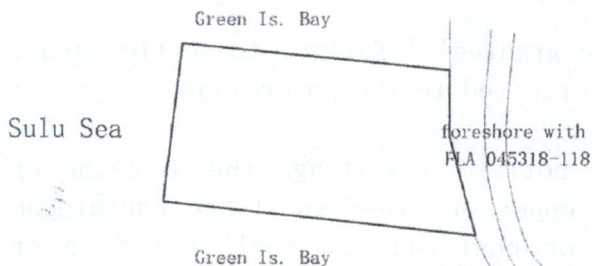
To show that I possess the qualifications required by law, the following statement of facts is submitted: Too Resort Development Corporation, Inc. by:

3. My name is Robert John R. Horrigan; 46 years of age; born in Quezon City; and is into hospitality resorts business. The applicant is a citizen of the Philippines with Post Office address at 205 Caliraya St., Ayala Alabang Village, Muntinlupa City. He is married and the name of her Spouse is Mayette Horrigan of the Philippines.

4. I am holder of MLA 045318- 16.

5. I have read the instruction and conditions specified in this application and hereby undertake to abide by them as well as the provisions of the aforesaid Admin. Order No. 8 as Amended, under which the permit is to be issued and I promise to comply with all the laws and regulations governing the occupation and use of public lands. THIS APPLICATION MAY THEREFORE BE CONSIDERED AS MY ACCEPTANCE OF THE CONDITIONS PRESCRIBED BY EXISTING LAW, RULES AND REGULATIONS AS WELL AS THOSE WHICH TO PROTECT PUBLIC INTERESTS, MAY BE PROPOSED BY THE DENR SECRETARY OR THE DIRECTOR OF LANDS AS EXPRESSLY STATED AT THE REVERSE HEREOF AND IN THE PERMIT TO BE ISSUED.

Robert John R. Horrigan
(Signature of the Applicant)



Witnesses:

1. _____ Address _____
2. _____ Address _____

Subscribed and sworn to before me this 25th day of May 2017 in Roxas, Palawan; affiant exhibiting Passport ID No. EC-0577724 issued on _____ in Roxas, Palawan.



ATTY. ALLAN B. CARLOS
COMMISSIONED NOTARY PUBLIC FOR PALAWAN
NOTARY OFFICE
PUEBLO PRINCESA CITY ATTORREYS ROLL NO. 40766
PTR NO. 1143312, 2/7/2015
REGISTERED AS A NOTARY PUBLIC



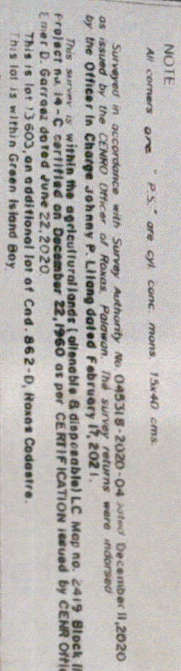
Doc No. 340
Page No. 69
Book No. XXVII
Series 9 2018

CONDITIONS UNDER WHICH PERMIT SHALL ISSUE OUT

1. The application is not made for the benefit of any person other than the applicant.
2. The permit is to be issued under the conditions prescribed under Admin. Order No. 8 as Amended and such additional conditions as the DENR Secretary or the Director of Lands may deem necessary based on attending circumstances to protect public interests, which special conditions shall expressly be stated in and made part of the permit.
3. The grantee shall occupy and put the land subject of the permit to the use for which the permit is to be issued within two months from the date of issuance, and failure to do so shall constitute a ground for cancelation of the permit and forfeiture of fees.
4. No structure will be constructed on the land without its plan having been previously approved by the authorities in accordance with local ordinances and which structure shall be temporary and easily removable at the expense of the permittee. In all cases, even if the structure is temporary, a building permit must first be secured.
5. The permit is not transferrable and neither the land nor the improvements thereon shall be leased, transferred, sold, conveyed, mortgaged or in any manner encumbered and or assigned without the written consent of the DENR Secretary or the Director of Lands, as the case may be, which consent may be given only if and when the said permit is still subsisting or when the period thereof has not yet expired. In the event that the permit has already expired, no transfer or assignment shall be allowed but the application recommended in the name of the new applicant desiring to succeed the original grantee. In case of transfer or assignment, the transferor and the transferee shall be held jointly and severally liable for any arrears in the payment of permit fees by the transferor.
6. Should the permit be cancelled by reason of the grantee's failure to settle permit fees, all improvements found thereon shall be forfeited to the government
7. Upon discovery, the grantee shall immediately notify in writing, the Director of Lands of the existence in the land of gold, copper or other substance containing minerals, guano, gums, precious stones, coal or coal oil and shall not take or remove nor offer from there to take or remove any quantity of the said product.
8. The permit is subject to the favorable recommendation by the District or City Engineer, the Customs Commissioner, and further findings of the District Land Officer concerned, if said recommendation and findings are necessary but were not available and were therefore not considered at the time the permit is issued.
9. Persons holding licenses issued by the Forestry Sector shall have right-of-way on the land as well as the right to cut, collect, and remove timber thereon.
10. Any timber growing on the land shall not be cut and disposed for commercial purposes without license from the Forestry Sector.
11. The land covered by the permit and/or any improvement that may be constructed thereon shall be used exclusively by the grantee. In case it is found out that the

		Official Receipt of the Republic of the Philippines	
		Nº 7489368 R	
		Date <u>05/30/2018</u>	
Agency <u>DENR CEMRO ROXAS PAL</u>		Fund	
Payor <u>Robert John R. Horrigan</u>			
Nature of Collection	Account Code	Amount	
Misc. Lease Application Fee		P 1,000.00	
TOTAL		P 1,000.00	
Amount in Words <u>One thousand pesos only</u>			
<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Money Order	Drawee Bank _____ _____	Number _____ _____	Date _____ _____
Received the amount stated above.			
<div style="text-align: center;">  Collecting Officer </div>			
NOTE: Write the number and date of this receipt on the back of check or money order received.			

SE	TECHNICAL SEN ORIGINAL AND AGGREGATE SE TECHNICAL REC	ACT1	<p>Hydraulic floor</p> <p>Survey Shuttles</p> <p>Assessment of floor</p> <p>Protein compound</p> <p>Acid inspection</p> <p>Control verification</p> <p>Cold survey (2018) 1998</p> <p>DNA verification</p> <p>Acid verification</p> <p>Final Examination</p>	<p>1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-17</p>
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17,496 ES

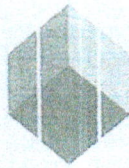
REPORT DEVELOPMENT COMPANY
(Land Owner)
(FOR SAMPLE SUBDIVISION ONLY)

VERIFICATION FEE

Paid Under _____
O.R. No. 3258571
Date: 05-20-21

1 Lots 5 Corners _____

[illegible]



REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION

Ground Floor, Secretariat Building, PICC
City Of Pasay, Metro Manila

COMPANY REG. NO. CS200808699

CERTIFICATE OF FILING
OF
AMENDED ARTICLES OF INCORPORATION

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the amended articles of incorporation of the

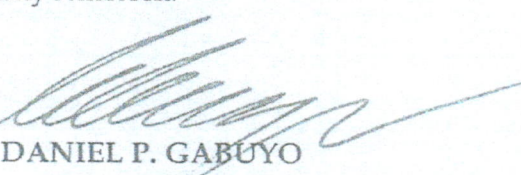
ECORESORT DEVELOPMENT CORP.

DOING BUSINESS UNDER THE NAME AND STYLE OF BANWA PRIVATE ISLAND
(Formerly: ECORESORT DEVELOPMENT CORP.)
(Amending Article I thereof)

copy annexed, adopted on June 14, 2019 by majority vote of the Board of Directors and by the vote of the stockholders owning or representing at least two-thirds of the outstanding capital stock, and certified under oath by the Corporate Secretary and a majority of the Board of Directors of the corporation was approved by the Commission on this date pursuant to the provision of Section 15 of the Revised Corporation Code of the Philippines, Republic Act No. 11232, which took effect on February 23, 2019, and copies thereof are filed with the Commission.

Unless this corporation obtains or already has obtained the appropriate Secondary License from this Commission, this Certificate 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/lending company and time shares/club shares/membership certificates issuers or selling agents thereof; nor to operate a fiat money to virtual currency exchange. Neither does this Certificate constitute as permit to undertake activities for which other government agencies require a license or permit.

IN WITNESS WHEREOF, I have set my hand and caused the seal of this Commission to be affixed to this Certificate at Pasay City, Metro Manila, Philippines, this 19th day of July, Twenty Nineteen.


DANIEL P. GABUYO
Assistant Director

SO Order 1188 Series of 2018

MVA/qba

SECRETARY'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, **CARLOS MARTIN M. TAYAG**, of legal age, Filipino, being the Corporate Secretary of **ECORESORT DEVELOPMENT CORPORATION** (the "Corporation"), a corporation duly organized and existing under the laws of the Philippines, with principal office address at Purok Bagong Silang, Poblacion 1, Roxas, Palawan, Philippines, do hereby certify, that at the Joint Annual Meeting of the Shareholders and Board of Directors of the Corporation held on 5 May 2020, the Board of Directors passed and approved the following resolutions:

RESOLVED, as it is hereby resolved, that Henry Joseph Domasig ("Mr. Domasig") be appointed as the Corporation's attorney-in-fact, fully authorized to execute, sign, and deliver any documents, including the Miscellaneous Lease Application, and process any other applications or transactions that may be required by the Department of Environment and Natural Resources.

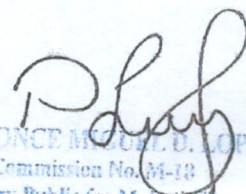
RESOLVED FINALLY, that the Corporation hereby ratifies all acts performed by Mr. Horrigan in pursuit of the foregoing authority.

IN WITNESS WHEREOF, I have hereunto affixed my signature this ____ day of MAY 29 2020 at Makati City, Metro Manila.


CARLOS MARTIN M. TAYAG
Corporate Secretary

SUBSCRIBED AND SWORN to before me this MAY 29 2020 in Makati City, Philippines, affiant who is personally known to me and whose identity I have confirmed through his Passport with No. P1669809A issued on 19 January 2017 at DFA Manila and will expire on 18 January 2022.

Doc. No. 330;
Page No. 067;
Book No. I;
Series of 2020.


ATTY. PONCE M. UY, D. LOPEZ
Commission No. M-18
Notary Public for Makati City
Until December 31, 2020
21st Floor, Philamlife Tower
6767 Paseo de Roxas, Makati City
Roll No. 20360

PTR No. 8121103 / 03-Jan-2020 / Makati City
ISP No. 092277 / 23-Sept-2019 / Makati City



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE



NON-PROFESSIONAL DRIVER'S LICENSE



Last Name, First Name, Middle Name

DOMASIG, HENRY JOSEPH MEE

Nationality Sex Date of Birth Weight (kg) Height(m)
PHL M 1988/12/25 55 1.67

Address
1867 C F HUERTAS ST SANTA CRUZ MANILA

License No. Expiration Date Agency Code
N04-20-002932 2024/12/25 N04

Blood Type Eyes Color
O+ BLACK

Health Conditions
2 A

Signature of Licensee

EDGAR C. GALVANTE
Assistant Secretary

I. RESTRICTIONS:

1. MOTORCYCLES/MOTORIZED TRICYCLES
2. VEHICLE UP TO 4500 KGS G V W
3. VEHICLE ABOVE 4500 KGS G V W
4. AUTOMATIC CLUTCH UP TO 4500 G V W
5. AUTOMATIC CLUTCH ABOVE 4500 G V W
6. ARTICULATED VEHICLE 1600 KGS G V W AND BELOW
7. ARTICULATED VEHICLE 1601 UP TO 4500 G V W
8. ARTICULATED VEHICLE 4501 & ABOVE G V W

II. CONDITIONS:

- A. WEAR EYEGLASSES
- B. DRIVE ONLY W/SPECIAL EQPT FOR UPPER LIMBS
- C. DRIVE ONLY W/SPECIAL EQPT FOR LOWER LIMBS
- D. DAYLIGHT DRIVING ONLY
- E. ACCOMPANIED BY A PERSON W/NORMAL HEARING

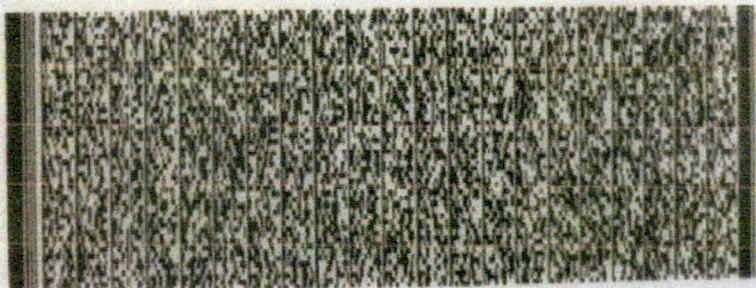


Serial Number
153462627

III. ORGAN DONATION:
I WILL NOT DONATE ANY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:
NAME:-
ADDRESS:-
TEL. NO.:-

NON-PROFESSIONAL DRIVER'S LICENSE



No. 0002543484 (REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF PALAWAN

Transfer Certificate of Title

No. T- 20932

IT IS HEREBY CERTIFIED that certain land situated in the Sitio of Puerto Barrio of Tumarbong, Municipality of Roxas, Province of Palawan, Island of Palawan, more particularly bounded and described as follows:

LOT F (IV-14) 152-A-D

Beginning at a point marked "1" of Lot F(IV-14)152-A-D, being S. 31-26 W., 4111.80 m. from C & GS STA "TOME" Pto. Prin. City,

S. 49-56 W., 89.34 m. to point 2;

(SEE PAGE A)

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of*

AQUOSPIRIT INC., with address at Deep Forrest Garden Resort, Abueg Road, Banciao-Banciao, Jacana, Puerto Princesa City, Palawan, Philippines, Represented by its Director, BONCHITA L. MANABAT, subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of November, in the year nineteen hundred and Seventy-six in Registration Book No. 14, page 29, of the Office of the Register of Deeds of PALAWAN as Original Certificate of Title No. E-2687, pursuant to a FREE patent, in the name of JUAN KATON, granted by the President of the Philippines, on the 11th day of November, in the year nineteen hundred and Seventy-six, under Act No. P.D./ 1529.

This certificate is a transfer from TRANSFER Certificate of Title No. T-10820 which is cancelled by virtue hereof in so far as the above described land is concerned.

CERTIFIED PHOTO COPY FROM
THE ORIGINAL ON FILE

Jana O. Heredero
JANA O. HEREDERO

REGISTRAR

DATE: 12-9-2008

NO 381-5 AMOUNT 84/-

PUERTO PRINCESA CITY

(Owner's Postal Address)
Tocoban

Entered at Puerto Princesa City
Philippines, on the 7th day of MAY
in the year two thousand and EIGHT
at 1:55 P.m.

ATTY. ANTONIETO B. JUSTO
(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (CONTINUATION OF THE TECHNICAL DESCRIPTION)

S. 56-04 W., 56.55 m. to point 3;
 S. 86-53 W., 82.68 m. to point 4;
 S. 81-58 W., 87.12 m. to point 5;
 N. 33-27 W., 81.48 m. to point 6;
 N. 10-19 E., 40.00 m. to point 7;
 S. 89-36 E., 328.82 m. to point 1; point of

beginning; containing an area of TWENTY FIVE THOUSAND ONE HUNDRED
 AND TWENTY NINE (25,129) SQUARE METERS.

All points on the ground are marked as follows: Points 1-2-3
 and 4 by G.I.S. on Trees and the rest by P.S. Cyl. Conc. Mons.

Bounded on the SE., and SW., along lines 1-2-3-4-5-6-7 by
 Salvage Zone and on the North along line 7-1 by Lot F(IV-14) 154-D.

Bearings True.

This lot was surveyed in accordance with law and existing re-
 gulations promulgated thereunder, by Eduardo R. Salvador, Private
 Land Surveyor, on July 6, 1975 and was approved on October 3, 1975.

NOTE:

This lot is covered by FPA NO. (IV-14) 152-A.

-X-X-X-X-X-X-X-

ATTY. ANTONIETO B. JUSTO
 Register of Deeds
 ocs

EXEMPTED PHOTO COPY FROM
 THE ORIGINAL ON FILE

EDNA O. HEREDERO
 RECORDS OFFICER

DATE: 7-7-2008

BOOK 881-5 AMOUNT \$84-

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

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

REGISTRY OF DEEDS FOR THE PROVINCE OF PALAWAN

Transfer Certificate of Title

No. T- 20933

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Roxas, Province of Palawan, more particularly bounded and described as follows:

F-(IV-14) 154-D

Beginning at a point marked "1" of Lot No. F-(IV-14) 154-D, being S. 31-26 W., 4111.80 m. from C & G.S. Triangulation "STA "TOME" Puerto Princesa, F-(IV-14) 154-D, thence

(SEE PAGE A)

is registered in accordance with the provisions of section 103 of the Property Registration Decree in the name of*

KALIKSI, INC., with address at A.R.L. Bldg., Rizal Avenue, 5300 Puerto Princesa City, Palawan, Philippines, Represented by its Director, DOMINGO G. CASTILLO. . . . subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 6th day of December, in the year nineteen hundred and Seventy-six, in Registration Book No. 14, page 35, of the Office of the Register of Deeds of Palawan, as Original Certificate of Title No. E-2693, pursuant to a Free patent in the name of IRENIO Q. PAZ, granted by the President of the Philippines, on the 11th day of November, in the year nineteen hundred and Seventy-six, under Act No. P.D. 1529.

This certificate is a transfer from TRANSFER Certificate of Title No. T- 10818 which is cancelled by virtue hereof in so far as the above described land is concerned.

A CERTIFIED PHOTO COPY OF ORIGINAL
ON FILE:

ALFONSO MARROYO
LAND REGISTRATION EXAMINER
IN-CHARGE OF OFFICE
CERT. FEE 936 DR# 4354
DATED 7-25-2008 AT PP. V

Entered at Puerto Princesa City,
Philippines, on the 7th day of MAY
in the year two thousand and EIGHT
at 2:35 P.m.

ATTY. ANTONIETO B. JUSTO
(Register of Deeds)

PUERTO PRINCESA CITY, PALAWAN

(Owner's Postal Address)
Ocsaban

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. (CONTINUATION OF THE TECHNICAL DESCRIPTION)

- N. 89-36 W., 328.82 m. to point 2;
 N. 0-19 E., 54.40 m. to point 3;
 N. 21-27 E., 77.50 m. to point 4;
 N. 68-09 E., 64.02 m. to point 5;
 S. 66-07 E., 161.76 m. to point 6;
 S. 57-38 E., 108.35 m. to point 7;
 S. 2-39 E., 29.17 m. to the point 1; point of

beginning; containing an area of THIRTY THREE THOUSAND SIX HUNDRED AND NINETY FIVE (33,695) SQUARE METERS.

All points on the ground are marked as follows: Point 7 by G.I.S. on trees and the rest by P.S. Cyl.Conc. Mons.

Bounded on the South along line 1-2 by F-(IV-14)152-A-D; on SW., NW., NE., and SE., along lines 2-3-4-5-6-7 and 1 by Salvage Zone.

Bearings true.

This lot was surveyed in accordance with law and existing regulations promulgated thereunder by Eduardo R. Salvador, Private Land Surveyor, on July 6, 1975 and was approved on October 3, 1975.

NOTE:

This lot is covered by F.P.A. No. (IV-14) 154.

-x-x-x-x-x-x-x-

ATTY. ANTONIETO B. JUSTO
 Register of Deeds

/o/s

A CERTIFIED PHOTO COPY OF ORIGINAL
 ON FILE

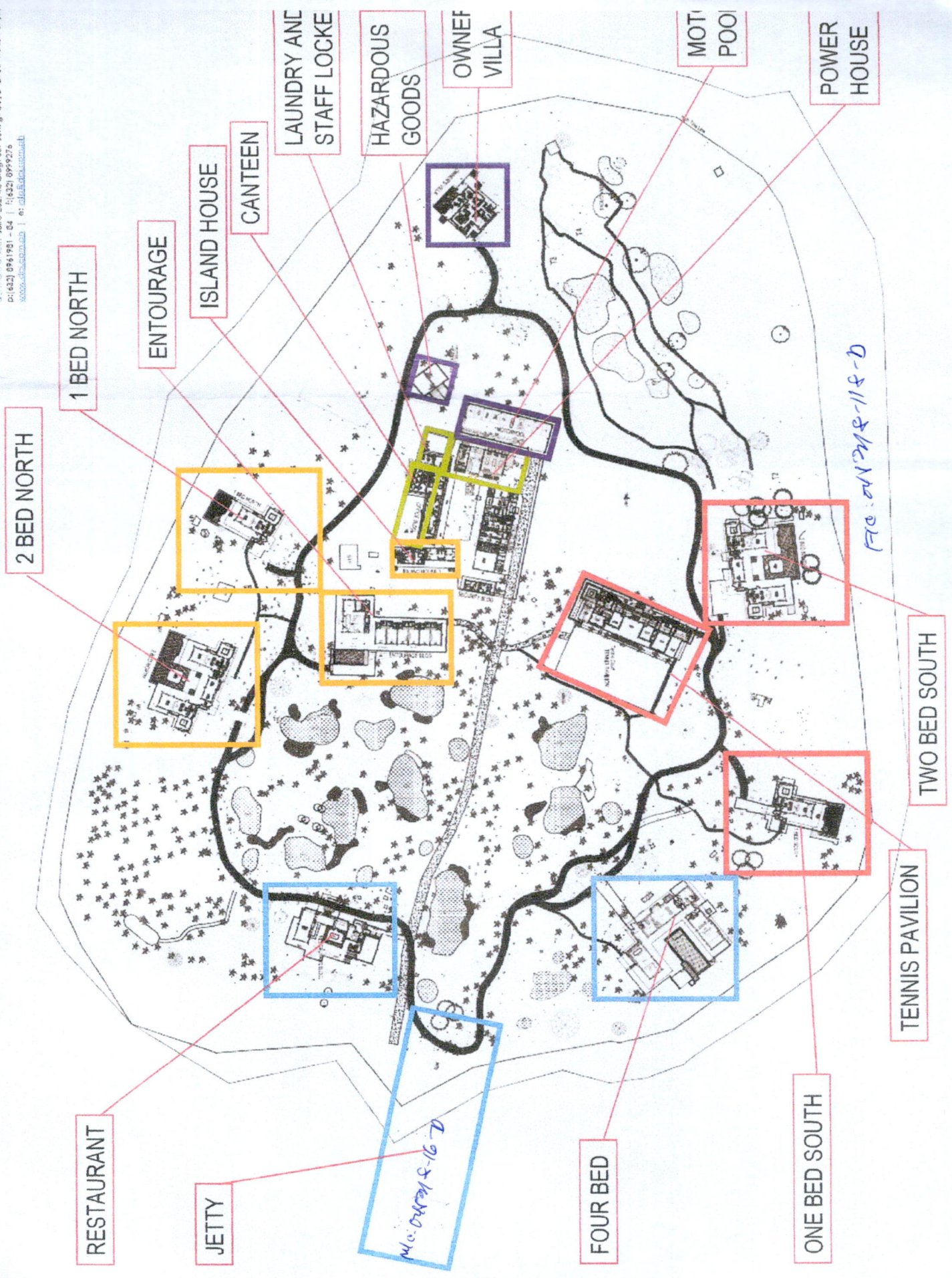
ALFONSO F. ARROYO

LAND REGISTRATION EXAMINER
 IN-CHARGE OF OFFICE

CERT. FEE 336 OR# 435-4
 DATED 7-28-2008 AT PPECITY

(Memorandum of Encumbrances continued on Page -B)
 (Technical Description continued on Additional Sheet Page -)

Register of Deeds



June 1, 2015

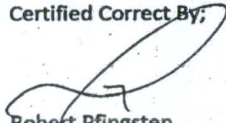
Mr Wilfredo R Angeles
CENRO
Department of Environment and Natural Resources
Roxas, Palawan

Dear Mr Angeles,

This is to certify that the Jetty built in Kaliksi Island under ECORESORT DEVELOPMENT CORPORATION has a total of construction cost of PESOS SIXTEEN MILLION THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED SIXTY SIX (16,307,566.00) with a total area of 425square meters.

This certificate is being issued for foreshore lease application.

Certified Correct By;



Robert Pfingsten
Director for Project Development



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

Revenue District No. 36
Puerto Princesa City

July 25, 2008

MS LETICIA A. BELEN
Puerto Princesa City

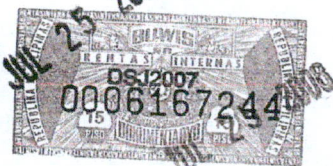
Sir:

This is to certify that the approved zonal value of the properties located at Puerto Princesa City, Palawan are as follows:

<u>Classification</u>	<u>Location</u>	<u>Zonal Value/ sq.m.</u>
Residential/Seashore	Tumarbong,	
	Roxas, Palawan	Php60.00
Agriculture		4.50

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

Please be guided accordingly.



Lotie D. Blando
LOTIE D. BLANDO
Revenue District Officer
TIN: 131-900-624

Cert. Fee : P 15.00
O. R. No.: 00622615
Date : 07-25-08
Place : Pto. Prin. City

Republic of the Philippines
Province of Palawan
Municipality of Roxas
OFFICE OF THE ASSESSOR


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the Schedule of Market Value of the real property declared in the name of KALIKSI, Inc., identified as Lot no. 154-D, F(IV-4), covered by Transfer Certificate of Title No. T-20933, under PIN 066-20-031-19-001 with Tax Declaration No. 20-031-0820 located at Calagsingan Island, Barangay Tumarbong, Roxas, Palawan, is **Five Hundred (P500.00) Pesos per square meter** classified as Second Class Commercial Land per Provincial Code of Appraisal and Assessment of Real Property of the Province of Palawan known as Provincial Ordinance No. 1281, Series of 2012.

This certification is issued upon request of Ms. Janet Oquendo, Island Manager of ECORESORT Development Corporation (KALIKSI, Inc.) for Foreshore Lease Application at the Office of the Department of Environment and Natural Resources.

Issued this 5th day of June, 2015 at Roxas, Palawan, Philippines.


ELPIDIO D. BATUL, JR.
Municipal Assessor

Sec. Fee P100.0
OR# 2646832
6-05-2015



Republic of the Philippines
Department of Public Works and Highways
Region IV-B, MIMAROPA
OFFICE OF THE DISTRICT ENGINEER
Palawan 1st District Engineering Office
Roxas, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the land being applied for is suitable for its purpose because it is located at Kalagsingan Island Tumarbong, Roxas, Palawan where there is no National Road and will not be needed by this office for future Road Improvement/Construction projects base on records as of this date.

This certification is issued upon the request of the interested party for whatever purpose this may serve.

Given this 13th day of April 2011, Roxas, Palawan.

Very truly yours,


AMELIA B. FAJARDO
OIC-District Engineer



Republic of the Philippines
**OFFICE OF THE MUNICIPAL PLANNING AND DEVELOPMENT
COORDINATOR**
MPIC Building, Barangay II
5308 Roxas
Palawan



ZONING CERTIFICATION

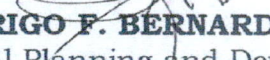
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the **KALIKSI INC.** Island with Transfer Certificate of Title No. 20933 under Tax Declaration No. 031-0834-C and Transfer Certificate of Title 20932 both located at Barangay Tumarbong falls under Tourism Zone of the Comprehensive Land Use Plan (CLUP) per Sangguniang Bayan No. 672, s-2009 of Roxas, Palawan.

THIS IS TO CERTIFY FURTHER, that the subject Island is Commercial, provided that necessary requirements from any other regulatory agencies concerned must be complied with.

THIS CERTIFICATION is issued upon request of ECORESORT DEVELOPMEN CORPORATION represented by **Robert John R. Horrigan** for whatever legal purposes it may serve best.

Issued this 24th day of June , 2019 at Roxas, Palawan.


RODRIGO F. BERNARDO, EnP
Municipal Planning and Development
Coordinator

Certification Fee: PhP 100.00
O.R. No.: 1212602 A
Issued at: Roxas, Palawan
Issued on: June 24, 2019

JETTY



December 3, 2020



December 3, 2020



N 10°19'08.4" E 119°28'48.3"

December 3, 2020





Republic of the Philippines
Department of Environment and Natural Resources
Region IV-MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan
Email Address: denroxaspal@gmail.com

September 30, 2021

Subject :
Miscellaneous and Foreshore Lease Applications of the
EcoResort Development Corporation covering Littoral and
foreshore Areas in Tumarbong (Puerco Is.) Roxas, Palawan

The Community Environment and
Natural Resources Officer

Thru:
The Chief, Regulation and Permitting Section

Sirs:

Verifications made of the lease applications filed by the EcoResort Development Corporation over littoral and foreshore areas forming part as increment to private land tracts registered in the names of Aquospirit, Inc. and the Kaliksi, Inc. disclose premises, to wit:

That survey plans numbered F(IV-14)152-A-D and F(IV-14) 154-D now registered (TCTs attached) in the names of the Aquospirit, Inc. and the Kaliksi, Inc. both appear to be on lease (contract attached) with the EcoResort Development Corporation hence, the latter's having caused a relocation of the same to the end that both were found to contain littoral deposits as shown in the sketch provided below.

Wanting to appropriate use both of the littoral and its adjoining foreshore the lessee caused the filing of the lease applications subject hereof.

The applicant already presented the approved survey plans for their proposed foreshore and miscellaneous lease application and are hereto attached.

Inspected, the littoral areas now covered by respective miscellaneous lease applications were found to contain several coconut palms and duly constructed jetty now in placed, while clearing of the foreshore bordering the whole island is consistently maintained.

Other documentary requirements needed as prescribed on the checklist were also provided by the proponent, thus it is recommended that approval of their lease application to this effect be granted..

Very truly yours,


ARNOLD V. GONZALES
Land Management Inspector

