



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

September 30, 2021

MEMORANDUM

F O R : The Regional Executive Director
Denr MIMAROPA

THRU : The Provincial Environment and
Natural Resources Officer

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **APPRAISAL OF THE FORESHORE AND MISCELLANEOUS
LEASE APPLICATION OF ECORESORT DEVELOPMENT
CORP. IN BARANGAY TUMARBONG, ROXAS, PALAWAN**

Attached for evaluation and approval *are* appraisal reports prepared pursuant to RSO No. 205 of 25 April 2019 creating appraisal committee for the purpose.

The foregoing reports include the needed corresponding documentary attachments as prescribed in the checklist of requirements for the approval of appraisal.

Thank you for extending to us your consideration on the matter if only to generate additional income from user's fees collection of which was long directed on 15 August 1979 under Lands General Circular No. 58.

[Signature]
RONIE B. GANDEZA
OIC-CENRO

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroxaspal@gmail.com

DENR-CENRO ROXAS
RELEASED
DATE: **OCT 01 2021**
BY: **4**
DOC. NO. **2021-10-12780**



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
FLA No. 045318-118 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 Foreshore Lease, the applicant having actually been using the area for recreation.

II. Identity of the Property

Bordering Puerco (Kalagsingan) Island in Tumarbong, Roxas, Palawan; the land subject hereof constitutes the entire foreshore now known as Plan Flc. 045318-118-D with an area of Twenty-One Thousand Two Hundred Twenty-Six (21,226) square meters completely enclosing private properties now known and registered as F(IV-14) 152-A-D with Transfer Certificate of Title numbered T-20932 in the name of the Aquospirit, Inc. and F(IV-14)154-D with Transfer Certificate of Title numbered T-20933 in the name of the Kaliksi, Inc.; lessors to the Eco Resort Development Corporation, the herein applicant. It therefore is bounded along its outer limits all 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 foreshore subject hereof forms part as increment thereof, an area accessible by at least a forty-five-minute pumpboat trip east from Roxas, Palawan proper.

[Handwritten signature]

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.


Part thereof is now utilized as approach to, as traversed by a four-hundred twenty (425) square-meter jetty that entailed a total 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 of which is within the foreshore subject hereof, the only improvement now in place and without more proposed as reflected in the development plan presented.

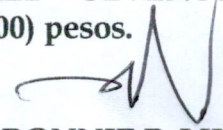
IV. Best Use

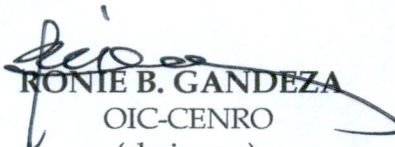
Considering trend shifts from fishing to tourism, it is now seen more suited for commercial purposes as is likewise indicated by the Assesor's Office in declarations of real property each a copy of which are hereto attached alongside schedule of valuations by both the assessor and the BIR.

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 is hereby compelled to adopt 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 **THREE HUNDRED EIGHTEEN THOUSAND THREE HUNDRED NINETY (P318,390)** pesos plus another three percent (3%) of the value of improvement pursuant to LAO No. 47 amounting to **SIXTY THOUSAND (P60,000.00)** pesos totalling to **THREE HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED NINETY (P378,390.00)** pesos.


ARNOLD V. GONZALES
Land Mgt. Inspector
(member)


RONNIE P. LILANG
Chief, RPS
(member)


RONIE B. GANDEZA
OIC-CENRO
(chairman)

Recommending Approval:

ERIBERTO B. SAÑOS
PENRO



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.

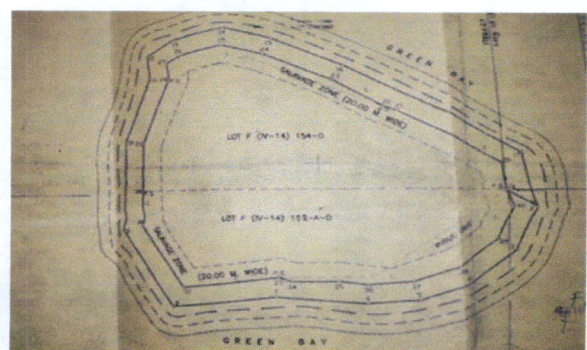
The applicant already presented the approved survey plans for their proposed foreshore and miscellaneous lease application and are hereto attached.

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



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

NOVA, PALAWAN

NOTE: This application must be submitted in duplicate, otherwise, it will be rejected.

AGRICULTURAL, FORESHORE, RECLAIMED LAND OF MISCELLANEOUS LEASE APPLICATION

BUREAU OF LANDS No. 04712-118

ENTRY No. _____

1. The undersigned hereby make application under the provisions of Chapter VI/IX of Commonwealth Act No. 141 as amended, to lease for a period of TWENTY (20) years the tract of land described as follows:

FORESHORE BORDERING CALAGUNGAN (MUECA) ISLAND

situated in the Barrio of MANILAN Municipality of NOVA Province of Palawan, Island of PUELO, Philippines, containing an area of _____ hectares, _____ ares, and _____ centiares, the shape and dimensions of which are indicated in the sketch drawn on the back of the application.

2. My name is DANIEL M. AGUTO, my age is 55 years; the place of my birth is MANILA, I am a citizen of PHILIPPINES and my post office address is 215-B GEN. WICKAN EXT. TDO. MA. I am married/single, and the name of my wife/husband is MA. VOURDES MAWARI-AGUTO who is a citizen of PHILIPPINES. I am NOT employed in the government service. I possess funds and personal property as follows; with which I expect to put into beneficial use the land applied for within the period fixed by law.

(P.S. I AM TO THE ATTACHED CERTIFICATE OF INCORPORATION)

(The application should be accompanied with a project study indicating, among others, the plan of development of the land applied for and the financial capability of the applicant to underwrite projects study, should also be accompanied with its articles of incorporation, and a certificate of registration by the Securities Exchange Commission.)

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

I CANLAND IS KNOWN TO BE SUBJECT TO ESTATE

and to the best of my knowledge and belief, it is either timber nor mineral land and contains no guano or any deposit of salt or coal.

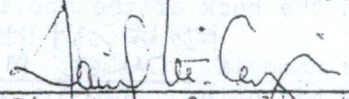
The following improvements are proposed to be made on the land applied for the same to be used solely for RECREATION purpose (State the kind and appropriate value of proposed improvements such as house, warehouse, factories, wharves, docks piers, etc.) (If the land will be devoted for agricultural purpose, state the crop to be raised.)

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 purposes 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 and that I may acquire, without the approval of the Department of Environment and Natural Resources first had and obtained, as provided in Section 40 of Commonwealth Act 141, as amended.

5. The land applied for is not mortgaged with the INV ENTRY; a copy of the Deed Mortgage of which is hereto attached.

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

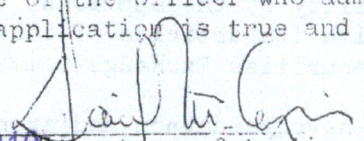
7. That I agree that a strip of forty meters wide from the bank on each of any river or stream that may be found on the land I applied for, shall be demarcated and preserved as permanent timberland to be planted exclusively to trees of known economic value, and that I shall not make any clearing thereon or utilize the same for ordinary farming purposes even after a contract of lease shall have been executed in my favor.
8. I am Mf 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 a lease contract executed, and that any lease applicant who sell willfully and knowingly submit false statement or execute false affidavit in connection with the foregoing application shall be deemed guilty of perjury and 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.


Signature of applicant

A F F I D A V I T

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF _____ : S.S
CITY OF _____)

ROXAS, PALAWAN
I, DANIEL M. ACUJO the person making this application, first being duly sworn upon my Oath depose and say: That I have read, or someone has read to me, and I thoroughly understanding the foregoing application; that I signed this application and affidavit in the presence of the officer who administer the Oath; that each and every statement in said application is true and correct.


Signature of Applicant
Jun 03 2010

Before me, at the aforesaid, on this _____ day of _____, 19____ personally, appeared DANIEL M. ACUJO known to me the person whose name appears in the foregoing application, and in my presence signed the said application and subscribed and sworn to this affidavit.

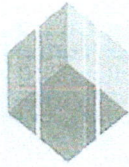
The affiant, exhibited to me his/her Residence Certificate No. 2976022 issued at MANILA CITY on 2-4-0 which showed him/her at the date of said residence certificate to be 17 years of age, and a native of PANDO, MANILA.

Doc No 373
Page No 107
Book No _____
Series of 2010

ATTY. RODRIGO M. ACOSTA
(Officially authorized to Administer Oath)
JUN 31 2010

PTB NO. 12 PC
JUN 15 2010-11-20-09 PPG
JUN 15 2010-11-20-09 PPG
ROLL NO. 43821

Official Title



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

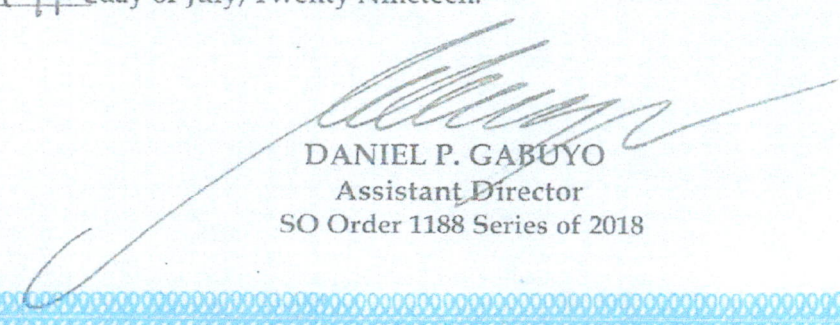
ECORESORT DEVELOPMENT CORP.

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

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

SECRETARY'S CERTIFICATE

I, **CARLOS MARTIN M. TAYAG**, of legal age and with office address at 21st Floor, Philamlife Tower, 8767 Paseo de Roxas, Makati City, after being sworn to in accordance with law, depose and state that:

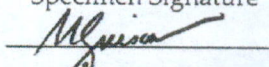
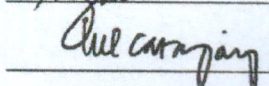
1. I am the duly elected and qualified Corporate Secretary of **Ecoresort Development Corporation** (the "Corporation"), a corporation duly organized and existing in accordance with the laws of the Republic of the Philippines, with office address at Ecoresort Development Corporation, Barangay 1, Purok Bagong Silang, Central, Roxas, Palawan, Philippines;
2. At the special meeting of the Board of Directors of the Corporation held on 22 January 2018, at its principal office, during which a majority of the Board of Directors were present, a resolution was unanimously approved and adopted:

"**RESOLVED**, that in connection with the Corporation's Foreshore Lease Application with the Department of Environment and National Resources (DENR), the Corporation names, constitutes and appoints the persons named below to be authorized to be its attorney-in-fact and empowered to:

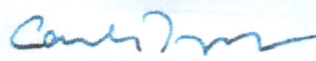
- (i) to be the authorized signatory for the Corporation's Foreshore Lease Application:

Name	Position	Specimen Signature
ROBERT HORRIGAN	Director/Treasurer	

- (ii) to appear, file, process, deliver, and follow-up any all documents in connection to the Corporation's Foreshore Lease Application:

Name	Position	Specimen Signature
MOISES AGUISANDA	Project Coordinator	
MARGI L. CATAJAY	Finance Treasurer	

IN WITNESS WHEREOF, I have signed this Certificate this 29 day of January 2018 at Makati City, Philippines.


CARLOS MARTIN M. TAYAG
Corporate Secretary

SUBSCRIBED AND SWORN TO before me this 29 day of January 2018 in Makati City, Philippines, affiant exhibiting to me his Philippine Passport No. P1669809A issued on 19 January 2017 valid until 18 January 2022 and issued at DFA Manila.

Doc. No.: 116:

Page No.: 025:

Book No.: 1:

Series of 2018.

NOTARY PUBLIC
ATTY. STEFFI C. SALES

Commission No. M-551

Notary Public for Makati City

Until December 31, 2018

21st Floor Philamlife Tower

8767 Paseo de Roxas, Makati City

Roll No. 69303

PTR No. 6616330 / 04-JAN.-2018 / MAKATI

IBP No. 003302 / LIFETIME / Makati City

PLAN OF FORESHORE LEASE

AS SURVEYED FOR

ECO RESORT DEVELOPMENT COMPANY

SITUATED IN THE

UNION OF BURMESE

STATE OF PALAW

CONTAINING AN AREA OF

21.225

HECTARES

BEING DIVIDED INTO

SEVEN (7) LOTS

SCALE 1:2500

DATE 23/2011

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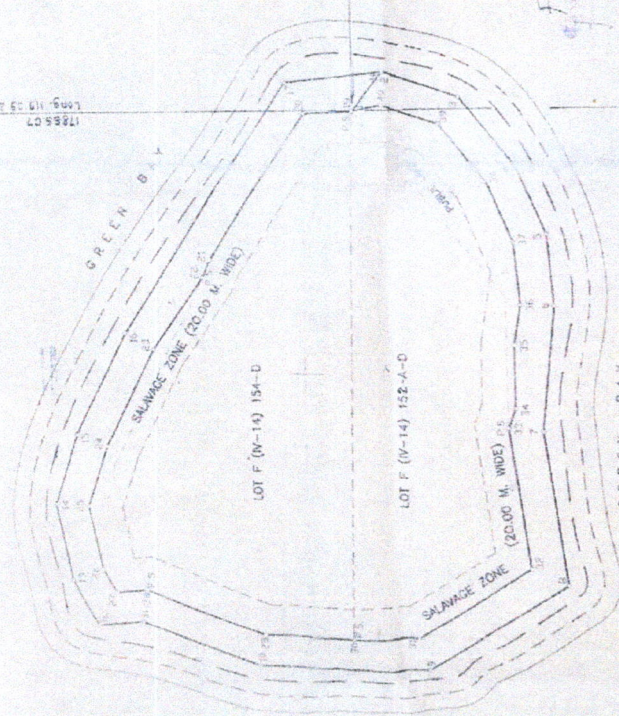
MANAGED BY

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Lot	Area (Hectares)	Area (Acres)	Area (Square Feet)
1	3.49	8.64	94,720
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3	3.49	8.64	94,720
4	3.49	8.64	94,720
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6	3.49	8.64	94,720
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96	3.49	8.64	94,720
97	3.49	8.64	94,720
98	3.49	8.64	94,720
99	3.49	8.64	94,720
100	3.49	8.64	94,720



Note

All corners marked Old PS are c/s, conc. mns. 15x40 cm. All corners not otherwise described are PS c/s, conc. mns. 15x40 cm. Surveyed in accordance with Survey Authority No. 045316-155 dated Feb 28, 2011 as issued by the Carro Officer of Roxas, Palawan. The survey returns were endorsed by the same Officer on February 28, 2011.

This survey is made Alienable & Disposable Area as per LC Map No. 2419 Project No. 14, Block No. 11 as certified on December 22, 1990 by Forest Management Bureau as per investigation report of DPLI ANTHONY D. SUMERAY of Carro, Roxas, Palawan. Submitted to "Carro" (Substitution of Surveyor) as issued by DPLI ANTHONY D. SUMERAY dated February 15, 2011.

RECOMMENDING APPROVAL

APPROVED FOR ANGLES

DATE

VERIFICATION FEE

OR No.

Date

Lot No.

Corners

Lot No.

Corners

Lot No.

Corners

Lot No.

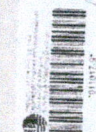
Corners

Lot No.

FLC-045316-118-D

11-00625

Copy on scale was already provided as Item #13 on the list.



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, Banca-Banca, 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

JOHN O. HEREDERO
RECORDS OFFICER

DATE: 72-9-2008
NO 387-5 AMOUNT 84/-

PUERTO PRINCESA CITY

(Owner's Postal Address)
Roxas

*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.

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)

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. WEREDERO
 RECORDS OFFICER

DATE: 12-7-2008

NO. 381-5 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 ARROYO
LAND REGISTRATION EXAMINER
IN-CHARGE OF OFFICE
CERT. FEE 936 DR# 435-1
DATED 2-25-2008 AT PP. Y

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
 /oos

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 7-25-2008 AT PPCITY

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

Register of Deeds

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 FINANCE
BUREAU OF INTERNAL REVENUE

Revenue District No. 36
Puerto Princesa City

July 25, 2008

MS LETICIA A. BELEN
Puerto Princesa City

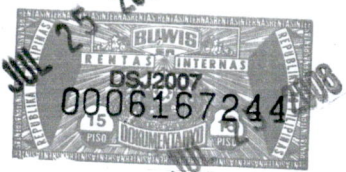
Sir:

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

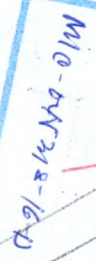
Please be reminded that the zonal valuation was established in February 1992 and was implemented in June of 1997.

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

CERTIFICATION

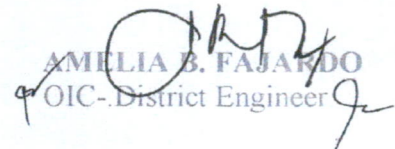
TO WHOM IT MAY CONCERN:

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.

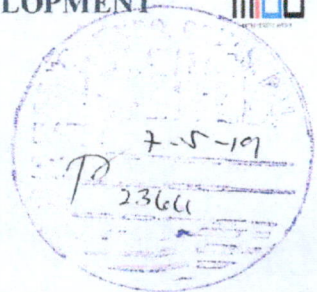
Given this 13th day of April 2011, Roxas, Palawan.

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

CERTIFICATION

This is to certify that this Office has conducted an ocular inspection on the land applied for by ECO RESORT DEVELOPMENT CORPORATION, containing an area of TWENTY ONE THOUSAND TWO HUNDRED TWENTY SIX (21,226) square meters, situated at Tumarbong, Roxas, Palawan, in connection with the Foreshore Lease Application No. 045318-118 (Flc 045316-118-D) dated April 18, 2011 for Recreation

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

- a) the area applied for shall be subject to recall by government when public interest so requires; and
- b) no port or port-related structure shall be constructed nor cargo handling activities be conducted at subject area without the prior clearance/approval of this Authority.


ADELAIDA C. HERNANDEZ
Port Manager

APR 19 2011
Date Signed


ECO RESORT DEVELOPMENT CORP.
REP. BY: TEODORA B. PALANCA
Name of Applicant/Company

Tumarbong Roxas, Palawan
Address

Contact No.



REPUBLIKA NG FILIPINAS
KAGAWARAN NG TURISMO
REHIYON MIMAROPA

CERTIFICATION

This is to certify that the Foreshore Lease Application (FLA) No. 045318-118 covering 2.5 ha. foreshore land located in Calagsingan (Puerco) Island in Barangay Tumarbong, Municipality of Roxas in favor of **Ecoresort Development Corp.** ("Ecoresort") is not covered under the tourism development area (TDA) as identified in the National Tourism Development Plan (NTDP) of the Department of Tourism (DOT).

DOT MIMAROPA Region interposes no objection to the FLA application and establishment of beach resort, subject however, to compliance of all clearances from the DENR, DPWH, and other national and local government agencies as required by law.

Issued upon the request of Mr. Bobby Horrigan of Ecoresort Development Corp. for whatever legal purpose it may serve.

City of Makati
20 June 2019


DANILO B. INTONG
Regional Director

NORTH SHORELINE

N 10°19'08.1" E 119°28'58.2"



December 3, 2020

N 10°19'10.3" E 119°28'55.7"



December 3, 2020

NORTH-EAST SHORELINE

N 10°19'06.8" E 119°28'59.3"



December 3, 2020

WEST SHORELINE

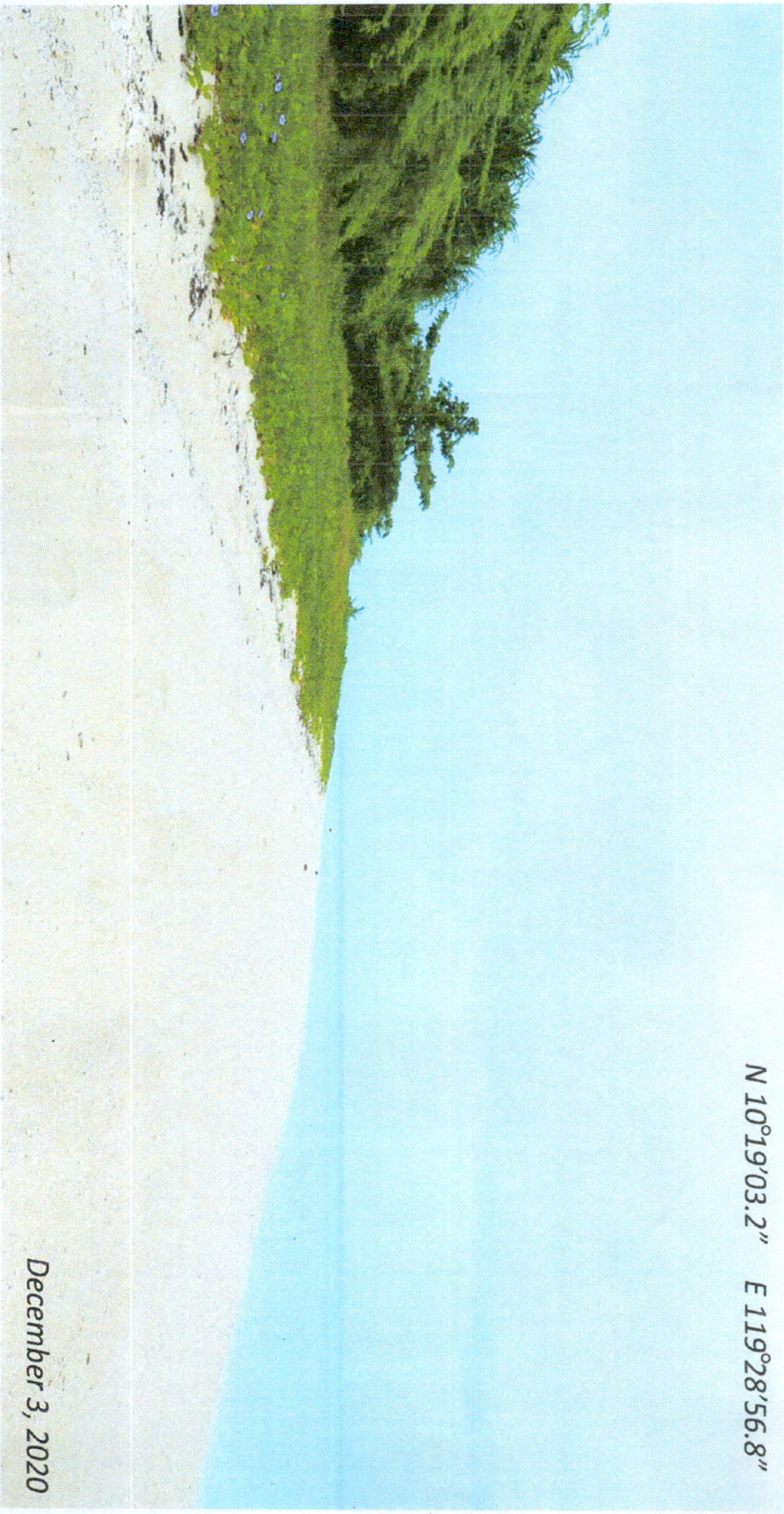


N 10°19'09.6" E 119°28'48.9"

December 3, 2020

SOUTH-EAST SHORELINE

N 10°19'03.2" E 119°28'56.8"



December 3, 2020