

Fwd: Ten Knots Philippines, Inc. Letter dated 8 September 2021

From: Land Management Bureau (lmb@denr.gov.ph)

To: lmb_rkmd@yahoo.com

Date: Wednesday, 8 September 2021, 01:43 pm GMT+8



----- Forwarded message -----

From: **Jessica Sharla G. Bustamante** <jgbustamante@accralaw.com>

Date: Wednesday, September 8, 2021

Subject: Ten Knots Philippines, Inc. Letter dated 8 September 2021

To: "lmb@denr.gov.ph" <lmb@denr.gov.ph>, "denrlmb@yahoo.com" <denrlmb@yahoo.com>

Cc: "Salvador L. Pena" <slpena@accralaw.com>, "Chrysilla Carissa P. Bautista" <cpbautista@accralaw.com>, "Atty. Ocampo, Christopher Louie D." <cdocampo@accralaw.com>

ATTY. EMELYNE V. TALABIS

Acting Director

Land Management Bureau

Dear Atty. Talabis,

Kindly find attached Ten Knots Philippines, Inc.'s Letter dated 8 September 2021, for your reference and consideration. We will also send your good office a hard copy of the attached.

Thank you for your kind attention to this matter.

Best regards,

ANGARA ABELLO CONCEPCION REGALA & CRUZ LAW OFFICES

Counsel for Ten Knots Philippines, Inc.

--

Jessica Sharla G. Bustamante

Associate

Litigation and Dispute Resolution Department

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TKPI Letter dated 8 Sept. 2021_DOL.pdf

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CLYDE E. TAN
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** ON LEAVE
† DECEASED

8 September 2021

5.9571

LAND MANAGEMENT BUREAU

880 F.R. Estuar Building
Quezon Ave., Brgy. Paligsahan,
Quezon City

Attention: **Atty. Emelyne V. Talabis**
Acting Director

Re: **Request to Investigate Issuance of
Original Certificates of Title over
Forest Land**

Dear Atty. Talabis:

We write on behalf of our client, **Ten Knots Philippines, Inc. ("TKPI")**, in relation to the issuance of Original Certificates of Title ("OCTs") over forest land located in Cadlao Island, Brgy. Buena Suerte, El Nido, Palawan.

TKPI was awarded by the Department of Environment and Natural Resources ("DENR") a Forest Land Use Agreement for Tourism Purposes No. DENR IV-MIMAROPA-12302030-0010 ("FLAGT") covering 3.206 hectares of forest land located at Cadlao Island, Brgy. Buena Suerte, El Nido.¹ The FLAGT was issued on 27 December 2005 and is valid until 30 December 2030.

In 2015, two (2) OCTs were allegedly issued to one Noel Tampe ("Tampe"), specifically Katibayan ng Orihinal na Titulo Blg. 2015000222 and Katibayan ng Orihinal na Titulo Blg. 2015000223, while one (1) OCT was allegedly issued to one Baberlyn Gomez ("Gomez"), Katibayan ng Orihinal na Titulo Blg. 2015000225.² These OCTs were purportedly issued pursuant to agricultural Free Patent Applications. The technical descriptions of the awarded parcels of land show that they are identical to lots already delineated through a cadastral survey, Cad. 1037-D. A portion of the land covered by these OCTs overlap with the 3.206 hectares of forest land covered by TKPI's FLAGT.

A copy of FLAGT No. DENR IV-MIMAROPA-12302030-0010 issued on 27 December 2005 is attached as Annex "A" and made an integral part hereof.
Copies of Katibayan ng Orihinal na Titulo Blg. 2015000225, 2015000222 and 2015000223 are attached as Annexes "B" to "D" and made integral parts hereof.

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With due respect, there are indicia that the OCTs were obtained fraudulently. Considering the following:

- Based on the documents that are currently in TKPI's possession, the 3.2 hectares of land covered by the OCTs are classified as forest/timber lands and, as such, not alienable and disposable land of the public domain that are susceptible of private acquisition through a free patent application. It is now well-settled that before the government could alienate or dispose of lands of the public domain: (a) the President of the Philippines (i) must first officially classify these lands as alienable or disposable and then (ii) declare them open to disposition or concession; and (b) there must be no law reserving these lands for public or quasi-public uses.³
- Also, the land in question is foreshore land and appears unsuitable to be the subject of an agricultural free patent application, much less a grant.
- Ten Knots has been in actual possession and use of the 3.2 hectares of land since 1998 when it was first granted its Special Use Permit ("SUP").⁴ TKPI has been in the open, continuous, exclusive, and peaceful possession of said land and has been utilizing the same in accordance with its SUP, and now, its FLAGT. Thus, Tampe and Gomez could not have been in the open, continuous, exclusive, and peaceful possession of the said land, much less for a period of thirty (30) years.
- TKPI's FLAG-T has been in the records of the DENR Region IV-MIMAROPA, Palawan PENRO, and El Nido CENRO since 2005. At the very least, Ten Knots should have been officially notified of the free patent application considering the overlap with its FLAG-T.
- TKPI should and would have been aware of any free patent application because of the posting requirement thereof. The surveys done for the free patent application would also not have escaped the attention of TKPI. Conversely, had such surveys really taken place, Tampe and Gomez would have been apprised that TKPI was presently occupying the area pursuant to a FLAGT issued by the DENR.

TKPI understands that the Director of Lands may conduct investigations of alleged fraud in securing patents and the corresponding titles thereto.⁵ Thus, the Director can investigate how such title had been acquired to

³ Chavez v. Public Estates Authority, G.R. No. 133250, 9 July 2002.

⁴ A copy of the Special Use Permit dated 6 November 1998 is attached as Annex "E" and made an integral part hereof.

⁵ Republic v. Spouses De Guzman, G.R. No. 105630, 23 February 2000; See Ybañez v. Intermediate

determine whether fraud was indeed committed in securing such title, in order that the appropriate action for reversion may be filed by the Government.⁶ Section 91 of the Public Land Act provides:

"SECTION 91. x x x It shall be the duty of the Director of Lands, from time to time and whenever he may deem it advisable, to make the necessary investigations for the purpose of ascertaining whether the material facts set out in the application are true, or whether they continue to exist and are maintained and preserved in good faith, and for the purposes of such investigation, the Director of Lands is hereby empowered to issue *subpoenas* and *subpoenas duces tecum* and, if necessary, to obtain compulsory process from the courts. In every investigation made in accordance with this section, the existence of bad faith, fraud, concealment, or fraudulent and illegal modification of essential facts shall be presumed if the grantee or possessor of the land shall refuse or fail to obey a *subpoena* or *subpoena duces tecum* lawfully issued by the Director of Lands or his authorized delegates or agents, or shall refuse or fail to give direct and specific answers to pertinent questions, and on the basis of such presumption, an order of cancellation may issue without further proceedings."

Given the suspicious circumstances surrounding the grant of the agricultural Free Patent Applications of Gomez and Tampe, TKPI respectfully requests your good office to exercise its authority to investigate the matter pursuant to Section 91 of the Public Land Act.

Thank you for your kind consideration and prompt attention to this matter.

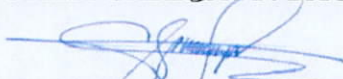
Very truly yours,

ANGARA ABELLO CONCEPCION REGALA & CRUZ

By:


SALVADOR L. PEÑA


CHRYSILLA CARISSA P. BAUTISTA


CHRISTOPHER LOUIE D. OCAMPO

Appellate Court, G.R. No. 68291, 6 March 1991.

⁶ Republic v. Spouses De Guzman, G.R. No. 105630, 23 February 2000.



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV-B – MIMAROPA
L & S Building, 1515 Roxas Boulevard
Ermita, Manila

**FOREST LAND USE AGREEMENT for TOURISM PURPOSES
(FLAgT)**

BATHING ESTABLISHMENT

No. DENR IV-MIMAROPA-12302030-0010

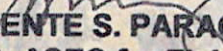
is

hereby awarded to

TEN KNOTS PHILIPPINES, INC.
(TEN KNOTS DEVELOPMENT CORPORATION)
(Lessee)

Covering Three Point Two Hundred-Six (3.206) hectares of forest land, located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan pursuant to Section 1838 of Republic Act No. 2711, as amended by E.O. 292, known as the Revised Administrative Code, as amended by Section 57 of P.D. 705, as amended and DAO No. 2004-28, for a period of twenty-five (25) years to expire on December 30, 2030.

Given this 27th day of December, in the year of our Lord Two Thousand and Five at the City of Manila, Philippines.


VICENTE S. PARAGAS, CESO III
OIC, ASEC for Field Operations
Concurrent Regional Executive Director
Region IV-B



Republic of the Philippines
Department of Environment and Natural Resources
Region IV-B, MIMAROPA
DENR By the Bay Building
1515 Roxas Blvd., Ermita, Manila

FOREST LAND USE AGREEMENT FOR TOURISM PURPOSES (FLAgT)

(BATHING ESTABLISHMENT)

DENR IV-MIMAROPA-12302030-0010
NUMBER

TEN KNOTS PHILIPPINES INC.
(TEN KNOTS DEVELOPMENT CORPORATION) (TKDC)
LESSEE

CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN
LOCATION OF THE AREA

This Forest Land Use Agreement for Tourism purposes (FLAgT) made and entered into by and between the OIC, ASEC for Field Operations Concurrent Regional Executive Director of DENR IV-MIMAROPA REGION, **VICENTE S. PARAGAS, CESO III**, for and in behalf of the Republic of the Philippines, hereinafter called the LESSOR, and **TEN KNOTS PHILIPPINES INC. (TEN KNOTS DEVELOPMENT CORPORATION)**, represented by **MR. ALBERTO A. LIM**, President, with Office address at 2nd Floor Builders Centre Building, 170 Salcedo Street, Legaspi Village, 1229 Makati City, as the LESSEE.

WITNESSETH

That the LESSOR, as Regional Executive Director of DENR IV-MIMAROPA, acting under the authority of Section 1838 of Republic Act No. 2711, as amended by E.O. 292, known as the Revised Administrative Code, as amended; Section 57 of P.D. 705, as amended and DAO 2004-28, hereby grants to the LESSEE a **FOREST LAND USE AGREEMENT FOR TOURISM (FLAgT) PURPOSES (BATHING ESTABLISHMENT)** for a period of **TWENTY-FIVE (25) years** to expire on **December 30, 2030**, covering an area of **THREE POINT TWO HUNDRED-SIX (3.206) hectares** of forest land, located at **Cadlao Island, Barangay Buena Suerte, El Nido, Palawan**, the description and boundaries shown in the attached sketch/map, which forms part of this FLAgT, subject to the following conditions:

By Authority of the Secretary
Of the Department of Environment
And Natural Resources

By:

VICENTE S. PARAGAS, CESO III
LESSOR

Witness

By:

ALBERTO A. LIM
LESSEE

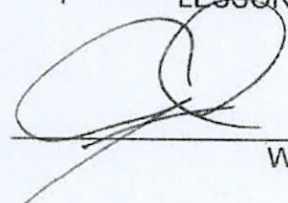
Witness

- I. Within six (6) months from the issuance of the FLAgT, the holder shall delineate and mark on the ground the boundaries of the FLAgT area and its zones, subject to verification by DENR, and shall preserve the monuments and other land marks indicating corners and outlines along the boundaries and within the confines of the area covered by the FLAgT;
- II. The holder shall submit within three (3) months from the issuance of the FLAgT, a Site Management Plan (SMP) for the protection of the environment and conservation of natural resources in the area. The SMP shall be accompanied with a performance bond determined based on procedures for special forest land uses;
- III. The holder shall immediately secure the required Environmental Compliance Certificate (ECC) and other necessary permits prior to conduct of any activity in the area;
- IV. The holder shall utilize the area for the purpose for which the FLAgT is granted. In the event that the area will be utilized for other purpose/s other than what is approved, said use is subject to the prior approval of the Secretary or his/her duly authorized representative;
- V. In all instances, cutting of trees within the FLAgT area shall be subject to prior clearance by the DENR in accordance with existing rules and regulations;
- VI. The holder shall strictly adopt ecological solid waste management and abide with the provisions of the Clean Water Act;
- VII. The FLAgT holder shall protect all biodiversity in the area, especially those unique, rare and endangered flora and fauna identified as such under existing laws, rules and regulations;
- VIII. To inform the RED or his duly authorized representative on any changes in the management, ownership or capital stock of the company or corporation or transfer of a majority of the stock or share of the company or corporation as provided for in PD 705, as amended;


By Authority of the Secretary
Of the Department of Environment
And Natural Resources

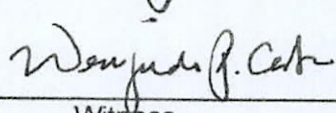
By:


VICENTE S. PARAGAS, CESO III
LESSOR


Witness

By:


ALBERTO A. LIM
LESSEE


Witness

- ~~IX.~~ To surrender to the RED or his duly authorized representative, the agreement if not to be renewed on the date of expiration, or if the holder is no longer interested in the area, or in case of cancellation, immediately after the effectivity of its cancellation;
- X. In case of death of individual FLaGT holder, the heir may apply for the transfer of FLaGT within ninety (90) days upon his death;
- XI. Non-Obstruction to Navigation – This FLaGT shall not be construed as permit for the holder to obstruct the free navigation of any stream, creek or river or marine coastal area adjoining or flowing through the area, or to prohibit or interfere with the passage of people along such streams, creeks or rivers or the banks thereof, or to impede the flow and ebb of the tide to and from the interior of the swamps;
- XII. The FLaGT holder shall pay the Government Share, in the amount of P48,090.00 which is five percent (5%) of the most recent zonal value of the commercial zone within the barangay/municipality/city or province, whichever is higher and shall be paid within 30 days upon the issuance of FLaGT and annually thereafter within the same month that the FLaGT was issued. Failure to pay within the prescribed period shall be subject to surcharges of 8.33% monthly for late payment or 100% for one (1) year.
- XIII. As a guarantee of the faithful performance of and/or compliance with the Forest Laws and Regulations and the terms and conditions of the FLaGT and the payment of the government share thereof, the FLaGT holder shall post a cash bond of P96,180.00 which is twice (2x) the amount of the government share within three (3) months from the issuance of the FLaGT.

By Authority of the Secretary
Of the Department of Environment
And Natural Resources

By:

VICENTE S. PARAGAS, CESO III
LESSOR

Witness

By:

ALBERTO A. LIM
LESSEE

Witness

GROUND~~S~~ FOR SUSPENSION AND CANCELLATION OF FLAgT:

1. Failure of the FLAgT holder to settle administrative dues including government share after three (3) consecutives notices, after they become due and demandable.
2. Failure of the FLAgT holder to provide the necessary protection of the area.
3. Occupation of FLAgT holder of an area greater or other than that covered by the management agreement.
4. For allowing unauthorized person/s to use the area or any portion thereof for purposes other than what is specified in the management agreement;
5. If the privilege was obtained through fraud, misrepresentation or omission of material facts existing at the time of filing of the application.
6. Abandonment of the area or failure to exercise the privilege granted within the prescribed period of six (6) months from the issuance of the FLAgT without justifiable cause;
7. Failure to introduce improvement/development within the prescribed period as indicated in the comprehensive development/management plan.
8. Repeated violations of the provisions for cancellation.

Manila, Philippines DEC 27 2005, 200

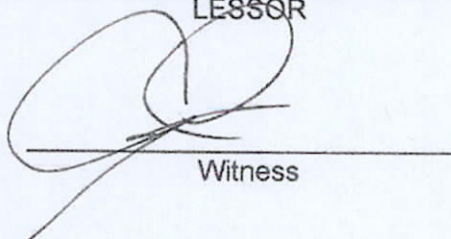
By Authority of the Secretary
Of the Department of Environment
And Natural Resources

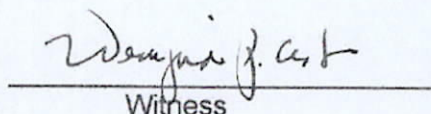
By:

By:

VICENTE S. PARAGAS, CESO III
LESSOR


ALBERTO A. LIM
LESSEE


Witness


Witness

ACKNOWLEDGEMENT

Republic of the Philippines)
Manila S.S.

BEFORE me, A Notary Public for and in Manila, Philippines on the JAN 04 2005 day of JAN 04 2005, 20 2005, personally appeared the following with their respective certificate opposite their names:

NAME	COM. TAX CERT. NO.	DATE/PLACE ISSUED
<u>ALBERTO A. LIM</u>	06024981	01-19-2005/Manila
<u>VICENTE S. PARAGAS, CESO III</u>	1200321705	02-02-2005 Ilo-ilo City

Known to me to be the same persons who executed the foregoing instruments and who acknowledged to me that the same is their free and voluntary act and deed, as well as the free and voluntary act and deed of the entities represented herein.

This instrument, which is the Forest Land Use Agreement for Tourism Purposes (BATHING ESTABLISHMENT) DENR IV MIMAROPA 12302030-0010, consists of FIVE (5) pages including this page when the ACKNOWLEDGEMENT is written, and is signed by the parties and their instrument on each page thereof.

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

D. Wagas
ATTY. DENNIS L. WAGAS
Notary Public NOTARY PUBLIC
UNTIL DEC. 31, 2006
PTR NO. 4547218 MLA. 1-2-06
IBP NO. 656149 MLA. IV-1-6-06
Until _____ ROLL NO. 48667
PTR No. _____
Date Issued _____
Place Issued _____

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Page No. 1
Book No. 111
Series of 2006

Akiat 13
Pahina 25

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KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG PALAWAN

Bil. 2015000225

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.
KALOOB NA PATENTE BLG. 043215-35000

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI-

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakutala sa "Tabang ng Kasulatan" ng Lalawigan ng Lungsod ng
 ulunsod sa tadhana ng Seksyon 103 ng Atas ng
 Pangulo Bg. 1329, ngayong ika-27th ng
 April, labinsiyam na oras at
 2:15 sa 2:38 ng

4. TY. MARICAR O. MISA-TAN
REGISTER OF DEEDS

Tagatala ng mga Kanyahan at Ari-arian

Corong-Corong, El Nido, Pal.
(Tirahan ng May-ari)

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR (TITLE PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

Pahina -A

(PAGLALARAWANG TEKNIKAL)

Lot 9, Sgs-4B-000172-D
Identical to Lot 12184, Cad 1037-D

Beginning at a point marked "1" of Lot 9, Sgs-4B-000172-D, identical to Lot 12184, Cad 1037-D, being N. 37° 15' W., 6,043.18 meters from BLLM 1, Cad 1037-D, Municipality of El Nido, Province of Palawan, thence:

S. 73° 08' W., 216.11 m. to point 2; N. 18° 26' W., 176.58 m. to point 3;
N. 73° 08' E., 212.07 m. to point 4; S. 19° 44' E., 176.74 m. to point 1,
point of beginning; containing an area of thirty-seven thousand, seven
hundred ninety-one (37,791) square meters.

All corners are marked on the ground by P.S. cylindrical concrete
monuments, 15 x 60 centimeters.

Bounded on the south, along line 1-2 by Lot 10, Sgs-4B-000172-D; on
the west, along line 2-3 by Lot 8, Sgs-4B-000172-D; on the north, along line
3-4 by Lot 263, Cad 1037-D; and on the east, along line 4-1 by Lot 12,
+Sgs-4B-000172-D.

Bearings are grid

This lot was surveyed by Geodetic Engineer Emmanuel N. Ortile on
January 6-7, 2015 in accordance with law and existing rules and regulations
promulgated thereunder. The survey was approved on February 2, 2015.

Note: This lot is covered by Free Patent Application 045312-1458.

rdp
Checked by: ESTER T. BIONA

CERTIFIED CORRECT:


ALDEMIO CABASILAS
GEODETIC ENGINEER

(Karugtong sa Karagdugang Pahina Pahina)
Tugatala ng mga Kasulatan at Ari-arian

Pahina -B

TALAAN NG MGA HADLANG

Pagpasok na Bilang

NOTED: CERTIFIED TRUE COPY OF THE ORIGINAL TITLE
TO THE ONE WHO CLAIMED THERE. (BAGGEL, J. W. DOMESTIC)
NOTED: CERTIFIED TRUE COPY OF THE ORIGINAL TITLE
AT: (BAGGEL, J. W. DOMESTIC)
NOTED: CERTIFIED TRUE COPY OF THE ORIGINAL TITLE
AT: (BAGGEL, J. W. DOMESTIC)

(Signature)

ATTY. MARICAR O. MISA-TAN

REGISTER OF DEEDS 4/30/16

(Karugtong sa pahina -C)

Tagatala ng mga Kasulatan at Ari-arian

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.



Pahina -C

(Kaugalang mula sa pahina -B)

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THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR GTITLE (PREVIOUSLY CALLED GTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

(Kaugalang sa Kaugalangang Pahina Pahina
Tawala ng mga Kasulatan at Ararian

LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

SN Bld. 1595905

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATATUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG ~~MANILA~~

Katibung ug Original na Titulo

Bl. 2015000222

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.
KALOOb NA PATENTE BLG. *DA512-15-35401*

SALAHAṬ NG MAKATUTUNGHAṬ NG KASULATAN GITO, BATH

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

Nakadula sa "Tutidin ng Kasubihan" ng Lalawigan ng Iloilo ng
ulit sa madama ng Seksyon 103 ng batas ng
Pangkalahat ng 159 ngayong ita-2776
2015

Vanilla
Taduan na Masari

ATTY. MARION O. WESS-TAN
REGISTRAR OF DEEDS
Taguig ng mga Kasalanan at Atin

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[Privacy Policy](#)
[Terms of Service](#)

Pahina -B

TALAAN NG MGA HADLANG

Pagpasok na Bilang

APAS NO. 2015000792 - SPECIAL POWER OF ATTORNEY executed by NOEL TAMPE, in favor of ISRAEL D. GOMEZ, with power to claim and receive the title of Noel Tampe, in accordance with Doc. No. 25; Page No. 6; Book No. VII; Series of 2015 of Notary Public for Puerto Princesa City, Atty. Jethro N. Palayon, dated March 18, 2015.

Maricar O. Misa-Tan
ATTY. MARICAR O. MISA-TAN
REGISTER OF DEEDS 4/30/15

TO HAVE AND TO HOLD THE TITLE PASSED BY
IN FAVOR OF ISRAEL D. GOMEZ
AT THE OFFICE OF THE REGISTER OF DEEDS
APRIL 27, 2015
PUERTO PRINCESSA CITY.

Maricar O. Misa-Tan
ATTY. MARICAR O. MISA-TAN
REGISTER OF DEEDS

(Karugtong sa pahina -C.

Tagatala ng mga Kasulatan at Ari-arian

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR eTITLE
(PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

(Kanyabong sa Kanyabongong Pabina Pabina Tagapala ng mga Kasulatan sa At-orhan)

(Kanyabong mula sa Pabina -B)

Pabina -C

Alkaline	13
Palmitic	23

REPUBLICA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG BULACAN

Bld. 2015000223

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG.
KALOOb NA PATENTE BLG. *DAKIG. K. 35602*

Nakakula sa "Tubuan ng Kasintahan" ng Lathala-
yan Lungsod ng Palawan
atinsurat sa tubuan ng Seksyon 103 ng Alas ng
Pangulo Bldg 1829, ngayong ika-27th
2015. sa 2:13 PM

Marion P. Hoo

Wanda
Tytuszek Maynard

Taganda ng 9/15/2018

THE LAND OWNER IS REMINDED TO OPENED THIS PAGE TITLE TO A COMPUTERIZED TITLE OR TITLE (PREVIOUSLY CALLED TITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS

Pahala 4

(PAGLALARAWANG TEKNIKAL)

Lot 11, Sgs-4B-000172-D
Identical to Lot 12186, Cad 1037-D

Beginning at a point marked "1" of Lot 11, Sgs-4B-000172-D, identical to Lot 12186, Cad 1037-D, being N. 38° 32' W., 5,644.96 meters from BLLM 1, Cad 1037-D, Municipality of El Nido, Province of Palawan, thence:

N. 64° 04' W., 315.58 m. to point 2; N. 73° 08' E., 220.78 m. to point 3;
S. 19° 44' E., 214.72 m. to point 1, point of beginning; containing an area of twenty-three thousand, six hundred seventy-four (23,674) square meters.

All corners are marked on the ground by P.S. cylindrical concrete monuments, 15 x 60 centimeters.

Bounded on the south to west, along line 1-2 by Lot 285, Cad 1037-D; on the northwest, along line 2-3 by Lot 10, Sgs-4B-000172-D; and on the east, along line 3-1 by Bacuit Bay (Salvage zone).

Bearings are grid


This lot was surveyed by Geodetic Engineer Emmanuel N. Ortile on January 6-7, 2015 in accordance with law and existing rules and regulations promulgated thereunder. The survey was approved on February 2, 2015.

Note: This lot is covered by Free Patent Application 045312-1462.

rdp

Checked by: ESTER T. BIONA

CERTIFIED CORRECT:


ALDEN C. LABASARES
GEODETIC ENGINEER

(Kuringkag sa Karangalagan Pahala Pahala
Tapatula ng mga Kasulatan at Ar-arian



THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR GTITLE (PREVIOUSLY CALLED GTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

Pahina -B

TALAAN NG MGA HADLANG

Pagpasok na Nilang

DEED NO. 2015000793 - SPECIAL POWER OF ATTORNEY executed by NEEL TAMPE, in favor of ISRAEL D. GOMEZ, with power to claim and receive the title of Noel Tampe, in accordance with Doc. No. 25; Page No. 6; Book No. VII; Series of 2015 of Notary Public of Puerto Princesa City, Atty. Jethro Palayon, dated March 18, 2015.

CERTIFICATION
TO CERTIFY THAT THIS TITLE HAS BEEN
RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS
AT THE OFFICE OF THE REGISTER OF DEEDS
ISSUED AT GOVT. L.D.
APRIL 27, 2015

ATTY. MARICARU MISA-TAN
REGISTER OF DEEDS

ATTY. MARICARU MISA-TAN
REGISTER OF DEEDS 4/30/15

(Karugtong sa pahina -C.

Tagatula ng mga Kasulatan at Ar-aralan



Palatka C

Palatka B)

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR TITLE (PREVIOUSLY CALLED GTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

(Kawapang sa Komunikang Palatka Palatka
Tagaata ng mga Kasuluan sa Arangan)

LAND REGISTRATION AUTHORITY CCV FORM
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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
STA. MONICA, PUERTO PRINCESA CITY

2.00030-3
Annex "E"

SPECIAL USE PERMIT (BATHING ESTABLISHMENT)

November 06, 1998

NO. DENR-IV-PENRO-110699-0006

In accordance with Section 57 of Presidential Decree No. 705, otherwise known as the Revised Forestry Code of the Philippines and DENR Administrative Order No. 98-24 dated June 2, 1998, a Special Use Permit for Bathing Establishment is hereby granted to TEN KNOTS DEVELOPMENT CORPORATION to cover 5.0 hectares of public forest land situated at Cadlao Island, Brgy. Buena Suerte, El Nido, Province of Palawan as described on the attached sketch map which form part of this permit.

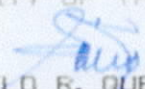
This permit is subject to the existing Forest Laws, Forestry Administrative Orders and regulations and/or those which may thereafter be promulgated including the terms and conditions embodied in Annex "B", the Environmental Compliance Certificate (ECC) which form part of this permit.

The annual rental of the area shall be payable in advance at Two Hundred Fifty Pesos (P 250.00) per hectare until otherwise amended and until an appraisal or reappraisal of the land improvements therein shall have been made. Rental hereof shall eventually be based on 3% of the value of the land and 1% of the value of improvements.

The privilege granted under this permit is the use of the area by the above named permittee for BATHING ESTABLISHMENT.

This permit is NON-TRANSFERABLE AND NON-NEGOTIABLE, except as provided in Section 61 of the aforesaid Decree and expires on November 06, 1999.

BY AUTHORITY OF THE SECRETARY:


DANILO R. QUERIJERO
Provincial Environment and Natural
Resources Officer

Copy Furnished:

Secretary, DENR, Diliman, Q.C.
RED, DENR, RIV, Roxas Blvd. Manila
Director of FMB, Diliman, Q.C.
CENRO, Taytay
File/angie

Condition : This permit is issued on the condition that the proponent shall comply with the requirements of P. D. 1586 (EIA System) prior to project implementation