

23 September 2021

ENGR. ROMAN G. LEGASPI
Chief, Survey and Mapping Division
Department of Environment and Natural Resources
MIMAROPA Region
1515 L&S Building
Roxas Boulevard, Ermita
Manila

Dear Engr. Legaspi:

We are writing your office on behalf of our principal, Mr. Gerard Singson.

On 16 June 2021, the CENRO Roxas of DENR Region IV-MIMAROPA issued a Certification that Lot 1118-C with 29,303 square meters in Brgy. Poblacion, San Vicente, Palawan is within the forest land falling inside Block JJ of Land Classification Project Numbered 1-T which was approved on 01 July 1966 as LC Map No. 2598 (Annex "A").

Our principal bought this property sometime in November 2008 from a certain Rico Tabangay, married to Thelma Tabangay. During the acquisition, our client was provided with a Certification from DENR CENRO Roxas that Lot 1118 with a total area of 221,525 square meters falls within alienable and disposable under Project No. 1-B, Block 11 per LC Map 2880 certified on 13 October 1981 (Annex "B"). This document was signed by them OIC, CENRO Wilfredo R. Angeles.

He was also provided with a Subdivision Plan of Lot 1118 prepared by Engr. Ramon Rubio on 25 August 2007 signed by then Chief LMS Florante A. Candido (Annex "C"). In the same document, Notes mentioned the following:

- This survey is inside alienable and disposable areas per Proj. No. 1-B, LC Map No. 2880 and released on 13 October 1981 as per investigation report dated 25 April 2007 of LMO Florante A. Candido of CENRO Roxas, Palawan.
- Lots 1118-A, 1118-D, 1118-J, 1118-M and 1118-N falls within the timberland.
- As per "MEMORANDUM" (Supplementary Report) dated 19 June 2008, issued by LMO Florante A. Candido – The projection of the Forest Management Service of the Regional Office show that a portion on the southern tip of Lot 1118 falls within the sea, and there is no such thing observed during the conduct of survey, the lot as surveyed is being whole and intact.

Finally, we secured a copy of LC Map 2598 from NAMRIA and we noticed in the notation that Block JJ did not mention any timberland in the area (Annex "D")

Currently, our principal is the registered owner of Lot 1118-C under Katibayan ng Orihinal na Titulo P-14523 issued on 15 September 2009 under Homestead Patent No. 045319-09-3976 (Annex "E").

Inasmuch as the CENRO Certification issued on 16 June 2021 is 'subject to confirmation by the DENR-MIMAROPA Regional Office, we would like to request for the assistance of your office to correct the Certification issued by DENR CENRO Roxas dated 16 June 2021.

We appreciate your usual and prompt response on the matter.

Thank you very much and best regards.

Sincerely,



RODRIGO RONALDO N. MARANAN

Email: maranan.rodron@oakdrivecapitalinc.com

Address:

Unit 6-D ICON Plaza'

26th Street, Bonifacio Global City

Taguig City

Annex "A"



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

TO WHOM IT MAY CONCERN:

This certifies that subject to confirmation by the DENR-MIMAROPA Regional Office pursuant to DMC No. 2019-10 Lots 1118-C and 1118-N of Csd. 04-032312-D consisting of 2.9303 and 1.1878 hectares in Bgy. Poblacion, San Vicente, Palawan are within the forest (timber) lands falling inside Block JJ of Land Classification Project Numbered 1-T which was approved on 01 July 1966 as LC Map No. 2598.

Further, both were during the survey listed for Rico Tabangay, portion "C" is covered by HA 045319-75 of Gerald Singson and portion "N" is not covered by any application.

Furthermore, occupation thereof without any of the instruments the DENR may by discretion issue pursuant to special forestland use provisions of the law, including declaration thereof for purposes of tax collection, are prohibited under Sections 78 and 84 of RA 7161, an act amending certain provisions of PD 705, the Revised Forestry Code.

This is issued to Mr. Rodron N. Maranan this 16th day of June 2021 for whatever legal purposes it may best serve.

Projected By:

VITALIANO B. MARANAN

Forester III
Chief, Monitoring & Enforcement Section

Verified By:

RONNIE P. LILANG

Land Mgt. Officer III
Chief, Regulation & Permitting Section

Attested To:

RONIE B. GANDEZA
CENRO

(attach P30 Doc. Stamp here)

Admin. Fees P 120.00

OR No. _____

Date Issued _____

copy: file

LC Maps No. 2598/FAO No. 4-1116

Annex "B"

Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
Region IV
ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the tract of land herein plotted at the back hereof indentified as lot No. 1118, Cad-860-D containing an area of 221,525 square meters situated at Barangay Poblacion, San Vicente, Palawan falls within alienable and disposable under project no. 1-B, Block 11 per LC -2880 certified on October 13, 1981.

Issued upon request of Mr. Ruel Tabangay for taxation purposes.

Projected by:

LUCIBAR A. ELIJAN
Actg. Cartographer

Attested by:

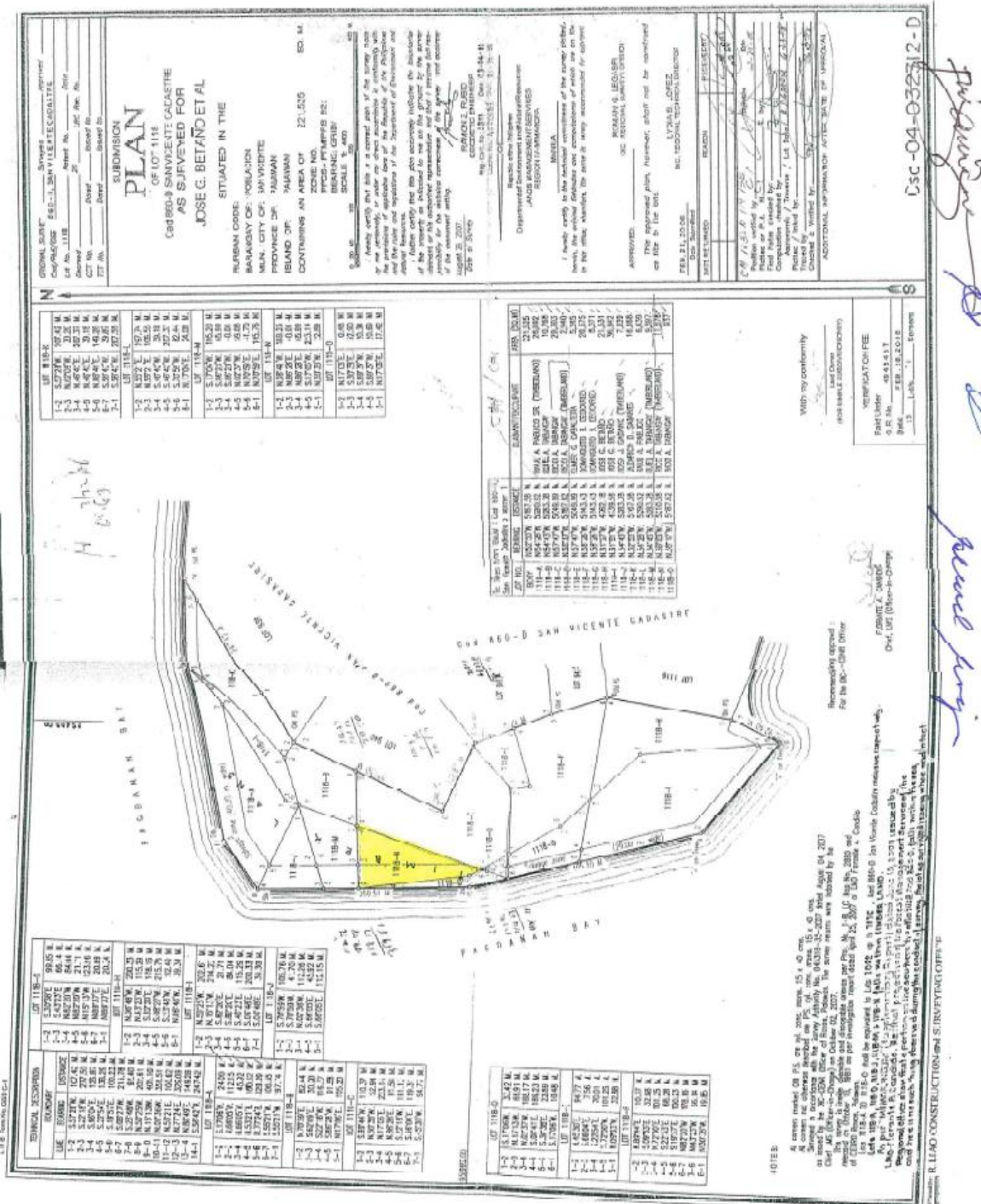
GREGORIO V. BAUTISTA
F-II, Chief, Forest Engineering Unit

CONSTANTE B. BOSE
OIC, Chief-FMS

Noted by:

WILFREDO R. ANGELES
OIC-CENRO

Annex "C"



Annex "D"

<div> <div>118°00'</div> <div>05'</div> <div>10'</div> <div>15'</div> <div>119°20'</div> <div>040'</div> </div>									
BLOCK - JJ									
1	118°00' E.	100 M.	A point	On Mun Idry.					
2	Refer to Cor. 25 to 28 & Cor. 1, Bk. XXVII, Alien. or Disp. Proj. No. 1-7 for Tech. Descriptions								
3	118°00' E.	280 M.	Misc. Sp.	30 cm.	L.C. 312-10 430	Iden. to Cor. 25, Bk. XXVII, A.D.P. 1-7	A. Danda	No. 1-7, 1-7, 1-7	1-7, 1-7, 1-7
4	118°00' E.	1640 M.	Dapdap	80 "	" " 20 "	Seashore	"	"	"
BLOCK - KK									
The whole of Boayan Island is Timberland									
BLOCK - LL									
The whole of Niaporay Island is Timberland									
BLOCK - MM									
The whole island (biggest) of Lump Island is Timberland									
BLOCK - NN									
The whole island (second bigger) of Lump Island is Timberland									
BLOCK - OO									
The whole island (smallest) of Lump Island is Timberland									
PROJ. NO. 9 - C, BLOCK - I, ALIEN. OR DISP.									
1	N. 72° E.	190 M.	A point	Iden. to Cor. 1, Bk. XXVII, A.D.P. 1-7					
2	N. 56° E.	160 "	Tabontaban	L.C. 277-144 815	"	151, Bk. I, A.D.P. 9-A	F. Rodriguez	Alimangas, Bk. I, 1-7, 1-7	"
3	S. 51° E.	210 "	Rafasan	15 cm.	" " 143 "	"	"	"	"
4	N. 87° E.	200 "	Pawang	20 "	" " 142 "	"	"	"	"
5	S. 45° E.	230 "	Manfalaya	25 "	" " 141 "	"	"	"	"
6	S. 51° E.	180 "	Lachangan	20 "	" " 140 "	"	"	"	"
7	S. 42° E.	200 "	Boedoc	20 "	" " 139 "	"	"	"	"
8	N. 88° E.	180 "	1201	30 "	" " 138 "	"	"	"	"