



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
by the National Highway, Poblacion, Taytay, Palawan, 5312  
Mobile: 0926-505-9335 <sup>TNT</sup> 0912-171-3889 <sup>TNT</sup>  
Email: [cenrotaytay@denr.gov.ph](mailto:cenrotaytay@denr.gov.ph)

January 24, 2022

**MEMORANDUM**

**FOR** : The Regional Executive Director  
1515 Roxas Boulevard  
Ermita, Manila

**THRU** : The Provincial Environment and  
Natural Resources Officer  
Sta. Monica, Puerto Princesa City, Palawan

**FROM** : The Community Environment and  
Natural Resources Officer

**SUBJECT** : **REQUEST FOR AMENDMENT OF THE DATE OF THE  
ISSUED SURVEY AUTHORITY AND DATE OF SURVEY  
CONTAINED IN THE APPROVED PLAN FOR THE  
FORESHORE LEASE APPLICATION OF THE TREASURE  
POINT VACATION CLUB, INC. SITUATED IN BGY.  
SIBALTAN, EL NIDO, PALAWAN**

DENR CENRO  
TAYTAY, PALAWAN  
RELEASED

BY: *fi*  
DATE: JAN 24 2022 ON 0280

This pertains to the Foreshore Lease Application Number 045312-135 of the Treasure Point Vacation Club represented by Ms. Gemmalyn B. Crosby located in Bgy. Sibaltan, El Nido, Palawan. Please be informed that per review of the submitted approved plan, this Office observed a typographical error on the dates of survey and issuance of survey authority. The issuance of survey order was on November 12, 2020 and simultaneously the actual survey was conducted on the same day.

In view hereof, this Office respectfully request for the amendment of the date of the issued survey authority and date of survey contained in the approved plan. Instead of November 24, 2020 and October 12, 2020, it should be replaced with November 12, 2020, respectively.

Attached herewith is the copy of the investigation report and issuance of survey authority.

For information and consideration.

*ALAN L. VALLE*  
ALAN L. VALLE





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
By the National Highway, Poblacion, Taytay, Palawan 5312  
Mobile: 0926-505-9335 TM 0912-171-3889 TNT  
Email: cenrotaytay@denr.gov.ph

**MEMORANDUM**

For : The Community Environment and  
Natural Resources Officer

From : Special Investigator JONES MANOEL Y. LAFUENTE  
Land Management Inspector JOANNA JEAN L. TALAMAYAN

Subject : **INVESTIGATION REPORT**

Date : October 26, 2020

**DENR CENRO  
TAYTAY, PALAWAN  
RECEIVED**  
BY: Fit  
DATE: 11-27-2020 CN 4764

We are submitting this report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

**SUBJECT LOT**

That the subject of this investigation is the foreshore area adjacent to Lot No. 529, Pls-31 located in Barangay Sibaltan, El Nido, Palawan with an approximated area of Eighty Thousand Eight Hundred Seventy-nine (80,879) square meters.

**CLAIMANT**

The claimant is Gemmalyn B. Crosby, 31 years old, female, a resident of Unit 212 Commerce Center, Alabang Muntinlupa.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

Upon receipt of your instruction, the undersigned immediately conducted the investigation. The following were undertaken:

1. The undersigned made coordination with the applicant pertaining to the schedule inspection on the foreshore area.
2. Together with the CENRO Alan L. Valle, PASu Mildred Suza and SEMS Leonora Francisco representative of Provincial Environmental Management Office (PEMO) gathered to discuss the proceedings of ocular inspection and investigation.
3. The undersigned was assisted by Engr. Jose, representative of Mrs. Crosby in the conduct of ocular inspection and investigation.



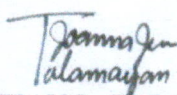


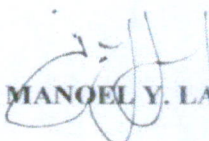
### FINDINGS/RECOMMENDATION

After the conduct of the investigation, we found out the following:

1. The adjacent lot subject for survey of foreshore area identified as Lot 529, Pls-31 is within Alienable and Disposable (A&D) land as per Block XII, Project 5-B, LC Map 1467 certified as such since September 16, 1941.
2. That issuance of Survey Authority and processing of Foreshore, Miscellaneous Lease Application and Revocable Permit Application (FLAs, MLAs, and RPAs) in Palawan are excluded from the suspension order as per memorandum of Atty. Juan Miguel T. Cuna, Undersecretary for Field Operations dated August 14, 2019.
3. Other findings:
  - The adjacent lot was covered by Patent No. V-80363 and OCT No. OCT-P-5260 in the name of Rafael Gacot.
  - The applicant, Gemmalyn Crosby is the authorized representative of the Treasure Point Vacation Club, Inc. holder of TCT-065-2020000516
  - The area subject for survey as requirements for foreshore lease has sightings of some mangrove species found in mangrove forest and beach forest such as propagules, which believe came from the adjoining mangrove area.
  - The area subject for foreshore lease is outside the 20 meters easement zone

In view thereof, we recommend for the approval of the application for survey authority. Further, the applicant should include to their development plan the protection of mangrove species found in the area. Attached are the geo-tagged photographs of the subject lot.

  
JOANNA JEAN L. TALAMAYAN

  
JONES MANOEL Y. LAFUENTE





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

By the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph



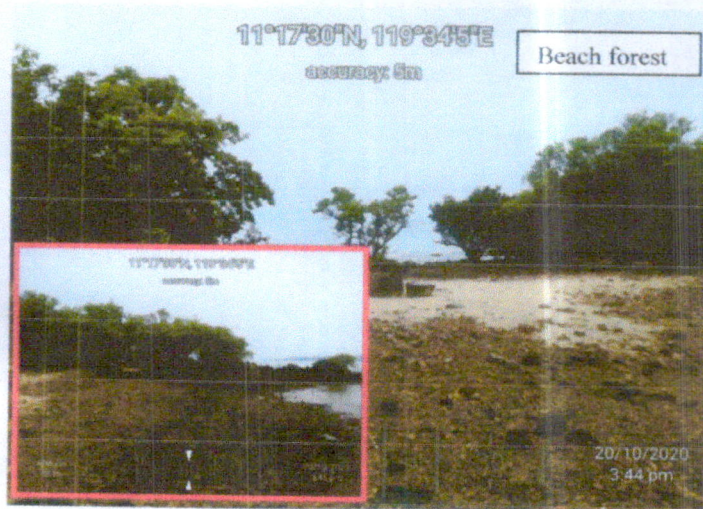
*Handwritten signature*  
Talamas





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
By the National Highway, Poblacion, Taytay, Palawan 5312  
Mobile: 0926-505-9335 TM 0912-171-3889 TNT  
Email: cenrotaytay@denr.gov.ph

## PHOTOS



*[Signature]*  
Talamayan



## LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: Gemmaelyn B. Crosby  
Present Address: Unit 212 Commerce Center Alabang Muntinlup

Date: \_\_\_\_\_

**The Community Environment and  
Natural Resources Officer**  
Taytay-El Nido, Palawan

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to  
☐ Subdivide ☐ Segregate our occupation and improvements over which we have  
interest on:

Lot No. ORIGINAL (Foreshore)

Survey No. \_\_\_\_\_

Identical to Lot No. \_\_\_\_\_

Survey No. \_\_\_\_\_

Portion of Lot No. \_\_\_\_\_

Survey No. \_\_\_\_\_

Area: \_\_\_\_\_

Location of the land: Sibaltan, El Nido, Palawan

If the request be granted, we would like to request the service of a Special Investigator/ Land  
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer  
Aldrin C. Cabasares to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: [Signature]

Contact No: 09178032827

### GEODETTIC ENGINEER'S COMMITMENT

I, ALDRIN C. CABASARES, a registered and licensed Geodetic Engineer, hereby commit to  
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land  
and to personally follow-up the issuance thereof.

Geodetic Engineer ALDRIN C. CABASARES  
Licensed No. 8620  
Contact No. 09055878670

### Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☐ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☐ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☐ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- ☐ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☐ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☐ 9. Community Tax Certificate (CEDULA);
- ☒ 10. Special Power of Attorney (if applicable); and
- ☐ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS



## TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-13-015-0619

Property Identification No.: 066-13-015-09-026

Owner: TREASURE POINT VACATION CLUB INC.

Address: UNIT 212 COMMERCENTER, FILINVEST AVE., MUNTINLUPA CITY, ALABANG

Administrator/Beneficial User:

Address:

Location of Property:

TEBEY

SIBALTAN

(Number and Street)

(Barangay/District)

TIN:

Telephone No.:

TIN:

Telephone No.:

EL NIDO, PALAWAN

(Municipality &amp; Province)

OCT/TCT/CLOA No. TCT NO. 065-2020000516

Survey No. PLS-31 (PHILCUSA FOA)

CCT:

Lot No. 529

Date: 02-03-2020

Block No.

Boundaries: North: ALN 015

South: SEASHORE

East: SEASHORE

West: ALN 025

## KIND OF PROPERTY ASSESSED:

☒ LAND☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐

Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (COCONUT-ML)	0.5962 ha.	260,000 Php	159,662.36	AGRICULTURAL (Coconut Land)	16 %	25,550.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	9.5000 ha.	70,000 Php	684,950.00	AGRICULTURAL (Upland RL)	16 %	109,590.00	TAXABLE
AGRICULTURAL		Php	95,542.80	AGRICULTURAL (Plants/Trees)	16 %	15,290.00	TAXABLE
Total	100,962.00 sq.m	Php	940,155.16			Php	150,430.00

Total Assessed Value ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED THIRTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: 2021 YEAR

Approved by:

(SGD) EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

9/15/2020

Date

This declaration cancels TD No. 18-13-015-0121

Previous A.V. Php.

152,310.00

Previous PIN: 066-13-015-09-026

Previous Owner: RAFAEL GACOT

Previous Area: 10.0962 ha.

## Memoranda:

TRANSFERRED PER TCT NO. 065-2020000516 ISSUED ON FEBRUARY 03, 2020. TAXES PAID UNTIL 2020 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. TRANSFER TAX: P5,000.00, O.R. NO. 5558267, ISSUED ON 01/09/2020 AT PTO-PUERTO PRINCESA CITY. LATE FILING OF SS: P5,000.00, O.R. NO. 2337486, ISSUED ON 09/17/2020 AT PTO-PUERTO PRINCESA CITY. CAR NO. C-2017-036-012398-M, AMOUNT: P115,106.16 ISSUED ON OCTOBER 18, 2017 AT PUERTO PRINCESA CITY.

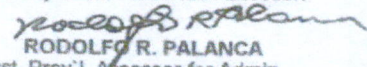
**Note:** This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: 066-13-1406

SWORN STATEMENT Date: 09-11-2020

CERTIFIED COMPUTER GENERATED COPY  
By Authority of the Provincial Assessor:

DATE: 9/24/2020

  
 RODOLFO R. PALANCA  
 Asst. Prov'l. Assessor for Admin

 Sec. Fee: 50.00  
 O.R. No.: 2339847  
 O.R. Date: 9/24/2020  
 Place: PPCity





Republic of the Philippines  
Province of Palawan  
Municipality of EL Nido  
Barangay Sibaltan



**OFFICE OF THE PUNONG BARANGAY**

**CERTIFICATION**

October 20, 2020

To whom it may concern:

THIS IS TO CERTIFY that **GEMMALYN B. CROSBY** as represented by the **TREASURE POINT VACATION CLUB INC.** located at Barangay Sibaltan, El Nido, Palawan, is the the legal occupant of Lot 529 containing an area of 100,000 square meters more or less located at Sitio Tebey, Barangay Sibaltan, El Nido, Palawan.

This **CERTIFIES FURTHER** that subject parcel of land has NO OBJECTION FOR FORESHORE LEASE.

This **CERTIFICATION** is being issued upon request of the interested party/ies for whatever legal purpose/s it may serve her/him/them best.

Issued this 20<sup>th</sup> day of OCTOBER, 2020 at Barangay Sibaltan, El Nido, Palawan.

**Hon. ARVIN Q. GABAYAN**  
Punong Barangay

Paid Under:

O. R. No.: 9944376 D

Amount Paid: 100.00

Date Issued: 10/20/2020

Place Issued: Bgy. Sibaltan, El Nido, Pal.



**CERTIFIED PHOTOCOPY**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2
--	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	---



Maka-Diyos,  
Maka-Tao,  
Makakalikasan,  
at Makabansa.

3

*[Signature]*



REPUBLICA NG PILIPINAS | REPUBLIC OF THE PHILIPPINES

PASAPORTE/  
PASPORT

F

Endigging larvae? Sorry, no.  
PHI

Pasaporta bilgisi: **P0555400B**

**CROSBY**

**GEMMALYN**

**BONGHANUY**

06 DEC 1988

F

MANUKAN ZAM DN

16 FEB 2019

15 FEB 2029

**FILIPINO**

DEA MANTIA

P<PHLCROSBY<<GEMMALYN<<<<<<<<<<<<<<<<<<<<<  
P055540085PHL8812061F2902153<<<<<<<<<<<<<<<<<<

DOC NO. 451  
PAGE NO. 96  
BOOK NO. VII  
SERIES OF 2020

ATTY. PERFECTO S. CORPUS, JR.  
 NOTARY PUBLIC  
 UNTIL DECEMBER 31, 2020  
 COMMISSION NO. 159-2019  
 ROLL NO. 93599  
 PTR NO. 2219316/01.06.20/PQUE.  
 IBP NO. 112962/01.10.20/PPLM



Republic of the Philippines) S.S.  
Makati City )

### SECRETARY'S CERTIFICATE

I, **PIERRE MARTIN D. REYES**, Filipino, of legal age, and with office address located at Weigand and Partners, Unit 806 Fedman Suites Building, 199 Salcedo St., Legaspi Village, Makati City, after having been sworn to in accordance with law, do hereby certify that:

1. I am the incumbent Corporate Secretary of **TREASURE POINT VACATION CLUB INC.** (the "**Corporation**"), a corporation duly organized and existing under Philippine Laws, with principal office at Unit 212 Commercenter, Filinvest Ave. Alabang, Muntinlupa City 1799;
2. As Corporate Secretary, I have custody and access to the corporate records of the Corporation;
3. At the special meeting of the Board of Directors of the Corporation held on 28 September 2020 via remote communication in accordance with the Revised Corporation Code and SEC Memorandum Circular No. 6, series of 2020, the following resolution was approved:

**TREASURE POINT VACATION CLUB INC.**  
**BOARD RESOLUTION**  
Duly Passed on 28 September 2020

**"RESOLVED**, That **TREASURE POINT VACATION CLUB, INC.** (the "**Corporation**") be as it is hereby empowered and authorized to file a Foreshore and Miscellaneous Lease Application for the area adjacent to Lot 529, Pls-31 covered by Transfer Certificate of Title no. 065-2020000516.

**RESOLVED, FURTHER**, that in the implementation of the above, the President of the Corporation, **MS. GEMMALYN B. CROSBY** is hereby authorized to represent the Corporation, file the aforementioned application, and to sign, execute, and deliver, for and on behalf of the Corporation, any document as is necessary to give effect to this resolution.

**RESOLVED, FURTHER**, that the acts done and documents executed in the implementation of the authority herein provided shall be binding on the Corporation, until the same are withdrawn by giving written notice thereof.

**RESOLVED, FURTHER**, that any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed and approved as the acts and deeds of this corporation.

**RESOLVED FINALLY** that a copy of this resolution duly certified as true by the Corporate Secretary of the Corporation be furnished to such parties as may be required from time to time in connection with the above matter.

4. The above-quoted resolution is valid, subsisting, and enforceable and issued in accordance with and does not in any way contravene any provision of the



Revised Corporation Code and the Articles of Incorporation and By-laws of the Corporation, and has not been subsequently modified, revoked, or rescinded.

5. The certification is being issued to attest to the truth of the foregoing statements and for whatever legal purpose it may serve.

IN WITNESS WHEREOF, I have hereunto set forth my hand this 28<sup>th</sup> day of September 2020 at Makati City, Philippines.



**PIERRE MARTIN D. REYES**  
Corporate Secretary

**SUBSCRIBED AND SWORN TO** before me in Makati City, Philippines on the 28<sup>th</sup> day of September 2020 by affiant who personally appeared before me and exhibited to me her competent evidence of identity consisting of Philippine Passport No. P1689081A issued at DFA Manila on 20 January 2017.

Doc. No. 15  
Page No. 24  
Book No. 182  
Series of 2020.

**ATTY. JOSHUA P. LAPUZ**

Notary Public Makati City  
Until Dec. 31, 2021

Appointment No. M-66-(2020-2021)  
PTR No. 8116015 Jan. 2, 2020 / Makati  
IBP Lifetime No. 04897 Roll No. 45790  
MCLE Compliance No. VI-0016565  
G/F Fedman Bldg., 199 Salcedo St.  
Legaspi Village, Makati City



2020



Republic of the Philippines  
Province of Palawan  
Municipality of El Nido

OFFICE OF THE MUNICIPAL MAYOR

### CERTIFICATION

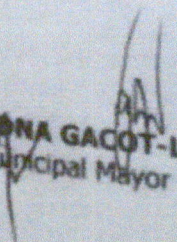
TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that the TREASURE POINT VACATION CLUB, Inc., has submitted all the necessary building plans and clearances required by our Municipality at this time.

There is no objection to this beach resort development project and all construction is permissible while the permits are being processed by our office.

This certification is being issued for referential purposes.

Issued this 20 th day of October, 2020.

  
**EDNA GACOT-LIM**  
Municipal Mayor



2020



Republic of the Philippines  
Province of Palawan  
Municipality of El Nido

OFFICE OF THE MUNICIPAL MAYOR

## **CERTIFICATION**

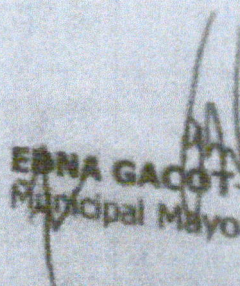
**TO WHOM IT MAY CONCERN:**

**THIS IS TO CERTIFY** that the TREASURE POINT VACATION CLUB, Inc., has submitted all the necessary building plans and clearances required by our Municipality at this time.

There is no objection to this beach resort development project and all construction is permissible while the permits are being processed by our office.

This certification is being issued for referential purposes.

Issued this 20 th day of October, 2020.

  
**EDNA GACOT-LIM**  
Municipal Mayor





REPUBLIC OF THE PHILIPPINES  
**SECURITIES AND EXCHANGE COMMISSION**

SEC Building, EDSA, Greenhills  
City of Mandaluyong, Metro Manila

COMPANY REG. NO. CS201730239

COMPANY TIN 009-810-222

**CERTIFICATE OF INCORPORATION**

**KNOW ALL PERSONS BY THESE PRESENTS:**

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

**TREASURE POINT VACATION CLUB INC.**

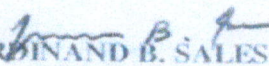
were duly approved by the Commission on this date upon the issuance of this Certificate of Incorporation in accordance with the Corporation Code of the Philippines (Batas Pambansa Blg.68), and copies of said Articles and By-Laws are hereto attached.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed at Pasay City, Metro Manila, Philippines, this 7<sup>th</sup> day of September, Twenty Seventeen.



  
**FERDINAND B. SALES**  
Director

Company Registration and Monitoring Department





## UNIFIED REGISTRATION RECORD (URR)

COMPANY NAME

TREASURE POINT VACATION CLUB INC.

SEC REGISTRATION NUMBER

CS201730239

TAX IDENTIFICATION NUMBER (TIN)

009-810-222-000

BUSINESS/TRADE NAMES

PAG-IBIG EMPLOYER NUMBER (Eyer ID)

207758260007

PRINCIPAL ADDRESS

U-212 COMMERCENTER FILINVEST AVE.  
ALABANG MUNTINLUPA, METRO MANILA

PHILHEALTH EMPLOYER NUMBER (PEN)

SSS EMPLOYER NUMBER (ER No.)

0395849989

PHONE NO.

02-5032411

FAX NO.

MOBILE NO.

E-MAIL ADDRESS

AUTHORIZED REPRESENTATIVE (to be filled up by company - for presentation to social agencies)

09-11-2017 12:08:43 PM



## COVER SHEET

for Applications at  
COMPANY REGISTRATION AND MONITORING DEPARTMENT

Nature of Application

REGISTRATION

SEC Registration Number

Company Name

TREASURE POINT VACATION CLUB  
INC.

Principal Office (No./Street/Barangay/City/Town)Province)

UNIT 212 COMMERCENTER FILINYES  
T AVE ALABANG, MUNTINLUPA CITY  
1799

### COMPANY INFORMATION

Company's Email Address

Company's Telephone Number/s

Mobile Number

### CONTACT PERSON INFORMATION

The designated contact person MUST be an Incorporator/Director/Resident Agent of the Corporation

Name of Contact Person

Email Address

Telephone Number/s

Mobile Number

TENNIE MARIA STA CLARA

tenniemaria@yahoo.com

5032411

09175892588

Contact Person's Address

UNIT 322 BUDG 2 RESIDENCIAS DE MANILA, JESUS ST. PANDACAN MANILA

To be accomplished by CRMD Personnel

Assigned Processor:

Date

Signature

Document I.D.

Received by Corporate Filing and Records Division (CFRD)

Forwarded to:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Corporate and Partnership Registration Division  
Green Lane Unit  
Financial Analysis and Audit Division  
Licensing Unit



SEP 26 2007

Articles of Incorporation

Of

**TREASURE POINT VACATION CLUB INC.**

(Name of the Corporation)

KNOW ALL MEN BY THESE PRESENTS:

The undersigned incorporators, all of legal age and majority of whom are residents of the Philippines, have this day voluntarily agreed to form a stock corporation under the laws of the Republic of the Philippines;

AND WE HEREBY CERTIFY:

FIRST: That the name of said corporation shall be

**TREASURE POINT VACATION CLUB INC.**

SECOND: A. That the primary purpose for which such corporation is incorporated:

To lease, buy, purchase, own, develop, manage, operate beach club leisure facilities encompassing water sport activities on shore in various strategic beach areas in the country; to sell and issue beach club membership shares on a non-proprietary both local and international basis to entitle each beach club share holder the right to use the beach club facilities; and to lease, buy, purchase, own, develop, manage, operate leisure theme parks under a non-proprietary club membership basis.

B. That the secondary purposes of this Corporation are as follows:

1. To invest and deal with the monies or properties of the Corporation in such a manner as may from time to time be considered wise or expedient for the advancement of its interests and to sell, dispose of or transfer the business properties and goodwill of the corporation or any part thereof at an opportune time to further the objectives of the Corporation;

2. In accordance with the requirements of the law, to raise money from the sale of the Beach Club Shares on a non-proprietary basis, including to its stockholders for any purposes of the Corporation and from time to time without limit as to amount, to draw, make, accept, endorse, discount, transfer, assign, execute and issue promissory notes, drafts, bills of exchange, warrants,



bonds, debentures and other negotiable instruments and evidence of indebtedness, and for the purpose of securing any of its obligations or contracts to convey, transfer, assign, deliver, mortgage or pledge all or any part of the property or its assets at any time held or owned by the Corporation on such terms and conditions as the Board of Directors of the Corporation or its duly authorized officers or agents shall determine and as may be permitted by law;

3. To enter into any lawful arrangement for sharing of profits, union of interest, reciprocal concession or cooperation, with any corporation, association, partnerships syndicate, entity, person or governmental, municipal or public authority, domestic or foreign, in the carrying on of any business or transaction deemed necessary, convenient or incidental to carrying out any of the purposes of this corporation;

4. To establish and operate one or more branches or offices or agencies and to carry on any or all of its operations and business without any restrictions as to place or amount including the right to hold, purchase, or otherwise acquire, lease, mortgage, pledge and convey or otherwise deal in Beach Club operations of whatever kind or nature anywhere within the Philippines.

*Provided that the corporation shall not solicit, accept or take investments/placements from the public neither shall it issue investment contracts.*

THIRD: That the principal office of the corporation is located in

**UNIT 212 COMMERCENTER, FILINVEST AVE.  
ALABANG, MUNTINLUPA CITY 1799**

FOURTH: That the term for which said corporation is to exist is FIFTY (50) years from and after the date of issuance of the certificate of incorporation;

FIFTH: That the names, nationalities and residences of the incorporators are as follows:

NAME	NATIONALITY	RESIDENCE
RICK L. CROSBY, JR.	American	Blk.44 Lot 2 Amore at Portofino, Las Pinas City
GEMMALYN B. CROSBY	Filipino	Blk.44 Lot 2 Amore at Portofino, Las Pinas City



ALBERT G. BONGHANOY	Filipino	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
RHEA INNE O. BONGHANOY	Filipino	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
GRELILITA P. TACLAP	Filipino	Blk 13 Lot 3 Sitio Kaunlaran, Phase 6 Sampalok St., Western Bicutan, Taguig City

SIXTH: That the number of directors of the corporation shall be FIVE (5); and the names, nationalities and residences of the first directors of the corporation are as follows:

NAME	NATIONALITY	RESIDENCE
RICK L. CROSBY, JR.	American	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
GEMMALYN B. CROSBY	Filipino	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
ALBERT G. BONGHANOY	Filipino	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
RHEA INNE O. BONGHANOY	Filipino	Blk 44 Lot 2 Amore at Portofino, Las Pinas City
GRELILITA P. TACLAP	Filipino	Blk 13 Lot 3 Sitio Kaunlaran, Phase 6 Sampalok St., Western Bicutan, Taguig City

SEVENTH: That the authorized capital stock of the corporation is ONE MILLION (P 1,000,000.00 ) pesos in lawful money of the Philippines, divided into TEN THOUSAND shares with the par value of ONE HUNDRED (P 100.00 ) pesos per share;

EIGHT: That at least twenty five (25%) percent of the authorized capital stock above has been subscribed as follows:

NAME OF SUBSCRIBERS	NATIONALITY	NO. OF SHARES SUBSCRIBED	AMOUNT. SUBSCRIBED
RICK L. CROSBY, JR.	American	1,000	P 100,000.00



GEMMALYN B. CROSBY	Filipino	1,425	142,500.00
ALBERT G. BONGHANOY	Filipino	25	2,500.00
RHEA INNE O. BONGHANOY	Filipino	25	2,500.00
GRELILITA P. TACLAP	Filipino	25	2,500.00
TOTAL		2,500	P 250,000.00

NINTH: That the above-named subscribers have paid at least twenty-five (25%) percent of the total subscription as follows:

NAME OF SUBSCRIBERS	AMOUNT SUBSCRIBED	TOTAL PAID-UP
RICK L. CROSBY, JR.	P 100,000.00	P 25,000.00
GEMMALYN B. CROSBY	142,500.00	35,625.00
ALBERT G. BONGHANOY	2,500.00	625.00
RHEA INNE O. BONGHANOY	2,500.00	625.00
GRELILITA P. TACLAP	2,500.00	625.00
TOTAL	P 250,000.00	P 62,500.00

TENTH: That RHEA INNE O. BONGHANOY has been elected by the subscribers as Treasurer of the Corporation to act as such until his successor is duly elected and qualified in accordance with the by-laws, and that as such Treasurer, he has been authorized to receive for and in the name and for the benefit of the corporation, all subscriptions or donations paid or given by the subscribers.

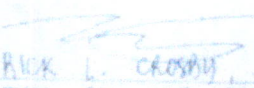


ELEVENTH: That no transfer of stock or interest which will reduce the ownership of Filipino Citizens to less than the required percentage of the capital stock as provided by existing laws shall be allowed or permitted to be recorded in the proper books of the corporation and this restriction shall be indicated in all the stock certificates issued by the corporation.

TWELFTH: That the incorporators and directors undertake to change the name of the corporation as herein provided, or as amended thereafter, immediately upon receipt of notice or directive from the Securities and Exchange Commission that another corporation, partnership or person has acquired a prior right to the use of that name or that the name has been declared as misleading, deceptive, confusingly similar to a registered name or contrary to public morals, good custom or public policy.

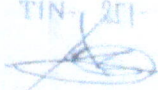
IN WITNESS WHEREOF, we have hereunto signed these Articles of Incorporation, this 04 day of AUG 2017 in the City/Municipality of CITY OF MANILA Province of \_\_\_\_\_ Republic of the Philippines.

  
GEMMALYN B. CROSBY  
TIN- 253-167-117-000

  
RICK L. CROSBY, JR.  
TIN- 251-368-133-000

  
RHEA INNE D. BONGHANOH  
TIN- 705-244-276-000

GRELILITA P. TACLAP  
TIN- 263-741-789-000

  
ALBERT G. BONGHANOH  
TIN- 214-998-912-000

TIN-

TIN-

TIN-

TIN-

TIN-

TIN-

TIN-

TIN-

TIN-

TIN-



# ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES )

CITY OF ~~MANILA~~

) S.S.

BEFORE ME, a Notary Public, for and in CITY OF ~~MANILA~~,  
Philippines, this \_\_\_\_\_ day of AUG 04 2017, 20\_\_\_\_, personally  
appeared the following persons:

Name	TIN/ID/Passport No.	Date & Place Issued
Rick L. Crosby, Jr.	251-368-133-000	06/18/2006/Makati City
Gemmalyn B. Crosby	253-167-117-000	02/04/2007/Makati City
Albert G. Bonghanoy	214-998-912-000	08/20/2014/Quezon City
Rhea Inne O. Bonghanoy	705-244-276-000	07/08/2017/Pasig City
Grehilita P. Taclap	263-741-789-000	10/00/2000/Tuguegarao City

known to me and to me known to be the same persons who executed the foregoing Articles of Incorporation constituting of six (6) pages, including this page where the acknowledgement is written, and they acknowledged to me that the same is their free act and voluntary deed.

WITNESS MY HAND AND SEAL on the day first above-written.

**ATTY. ALDO D. GENATO**

Notary Public until Dec. 31, 2017

Notary Public Mla.

JBP# 1009339 Pasig 09-24-15 until 2017

PTR# 5939951 - Mla. 1-1-2017

Roll# 12088, TIN# 132-436-687

MULE Compl. No. V-0005232 until 4-14-19

Doc. No. 757

Page No. 158

Book No. 41

Series of 2017



TREASURER'S AFFIDAVIT

REPUBLIC OF THE PHILIPPINES )  
CITY/MUNICIPALITY OF ) S.S  
PROVINCE OF CITY OF MANILA )

I, RIVERA JUNE O. BONGHANAY, being duly sworn to, depose and say:

That I have been elected by the subscribers of the corporation as Treasurer thereof, to act as such until my successor has been duly elected and qualified in accordance with the by-laws of the corporation, and that as such Treasurer, I hereby certify under oath that at least 25% of the authorized capital stock of the corporation has been subscribed and at least 25% of the total subscriptions has been paid, and received by me, in cash or property, in the amount of ₱ 67,500.00 in accordance with the Corporation Code

RIVERA JUNE BONGHANAY  
(Signature of Treasurer)

TIN- 705-244-276-000

SUBSCRIBED AND SWORN to before me, a Notary Public, for and in the City/Municipality of CITY OF MANILA, Province of \_\_\_\_\_ this \_\_\_\_\_ day of AUG 04 2017; by \_\_\_\_\_ with Res. Cert. No. \_\_\_\_\_ issued at \_\_\_\_\_ on \_\_\_\_\_, 19\_\_\_\_

**ATTY. RICHARD GENATO**

Notary Public until Dec 31, 2017  
My commission expires on \_\_\_\_\_  
IOP# 1009339 Pansig 09-24-11 until 2017  
PTR# 5939951 - Mla. 1-3-2017  
Roll# 12088, TIN# 132-436-687  
MCLE Compl. No. V-6005232 until 4-1-19

Doc. No. 786  
Page No. 58  
Book No. V  
Series of 2017



BY-LAWS  
OF  
TREASURE POINT VACATION CLUB INC.

---

(Name of Corporation)

---

I. THE TIME, PLACE AND MANNER OF CALLING AND CONDUCTING REGULAR OR SPECIAL MEETINGS OF THE DIRECTORS.

- a) Regular meetings of the board of directors of the corporation shall be held monthly, unless the by-laws provide otherwise.
- b) Special meetings of the board of directors may be held at any time upon the call of the president or as provided in the by-laws
- c) Meetings of directors may be held anywhere in or outside of the Philippines, unless the by-laws provide otherwise. Notice of regular or special meetings stating the date, time and place of the meeting must be sent to every director or trustee at least one (1) day prior to the scheduled meeting, unless otherwise provided by the by-laws. A director may waive this requirement, either expressly or impliedly.

II. THE TIME AND MANNER OF CALLING AND CONDUCTING REGULAR OR SPECIAL MEETINGS OF THE STOCKHOLDERS.

- a) Regular or annual meetings of stockholders shall be held annually on December 1st.
- b) Written notice of regular meetings shall be sent to all stockholders of record at least two (2) weeks prior to the meeting, unless a different period is required by the by-laws.
- c) Special meetings of stockholders shall be held at any time deemed necessary or as provided in the by-laws:
- d) Written notice of special meetings shall be sent to all stockholders at least one week prior to the meeting, unless a different period is required by the by-laws.
- e) Stockholders' meetings, whether regular or special, shall be held in the city or municipality where the principal office of the corporation is located, and if practicable in the principal office of the corporation. Metro Manila shall, for the purpose of this provision, be considered city or municipality.



### III. THE REQUIRED QUORUM IN MEETINGS OF STOCKHOLDERS

- a) The required quorum in meetings of stockholders shall consist of the stockholder/s representing a majority of the outstanding capital stock.

### IV. THE FORM FOR PROXIES OF STOCKHOLDERS AND THE MANNER OF VOTING THEM

- a) Stockholders may vote in person or by proxy in all meetings of stockholders. Proxies shall be in writing, signed by the stockholder and filed before the scheduled meeting with the corporate secretary. Unless otherwise provided in the proxy, it shall be valid only for the meeting for which it is intended. No proxy shall be valid and effective for a period longer than five (5) years at any one time.

### V. THE QUALIFICATIONS, DUTIES, TERM AND COMPENSATION OF DIRECTORS

- a) No person convicted by final judgment of an offense punishable by imprisonment for a period exceeding six (6) years, or a violation of this Code, committed within five (5) years prior to the date of his election shall qualify as a director. Every director must own at least one (1) share of the capital stock of the corporation, which share shall stand in his name on the books of the corporation. Any director who ceases to be the owner of at least one (1) share of the capital stock of the corporation shall thereby cease to be a director. A majority of the directors must be residents of the Philippines.
- b) The corporate powers of the corporation shall be exercised, all business conducted and all property of the corporation be controlled and held by the board of directors to be elected from among the holders of stocks, who shall hold office for one (1) year and until their successors are elected and qualified.
- c) The directors shall not receive any compensation, as such directors, except for reasonable per diems. Any compensation may be granted to directors by the vote of the stockholders representing at least a majority of the outstanding capital stock at a regular or special stockholders' meeting.
- d) In no case shall the total yearly compensation of directors, as such directors, exceed ten (10%) percent of the net income before income tax of the corporation during the preceding year.



VI. THE MANNER OF ELECTION OR APPOINTMENT, QUALIFICATION AND THE TERM OF OFFICE OF ALL OFFICERS OTHER THAN DIRECTORS

- a) Immediately after their election, the directors of a corporation must formally organize by the election of a PRESIDENT, who shall be a director, a TREASURER who may or may not be a director, a SECRETARY who shall be a resident and citizen of the Philippines, and such other officers as may be provided in the by-laws. Two (2) or more positions may be held concurrently by the same officer, however no one shall act as PRESIDENT and SECRETARY or as PRESIDENT and TREASURER at the same time. The officers of the corporation shall hold office for one (1) year and until the successors are elected and qualified. The officers of the corporation shall perform functions as required by existing laws, rules and regulations.

VII. FISCAL YEAR

- a) The fiscal year of the corporation shall begin on the first day of January and end on the last day of December of each year.

VIII. SEAL

- a) The corporate seal shall be determined by the Board of Directors.

IX. MISCELLANEOUS PROVISIONS:

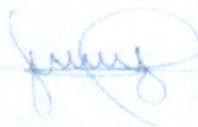
- a) Matters not covered by the provisions of these by-laws shall be governed by the provisions of the Corporation Code of the Philippines.



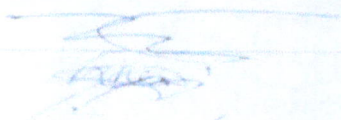
IN WITNESS WHEREOF, we, the undersigned incorporators and/or stockholders present at said meeting and voting thereat in favor of the adoption of said by-laws, have hereunto subscribed our names this day of 04 2017 at

~~CITY OF KENIL~~

GEMMALYN B. CROSBY

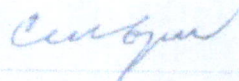


RICK L. CROSBY, JR.

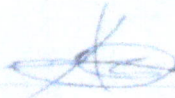


RHEA INNE O. BONGHANONG

GRELLITA P. TACAP



ALBERT G. BONGHANONG





[Print](#) [Finish](#)



Republic of the Philippines  
SECURITIES AND EXCHANGE COMMISSION

## Reservation Payment Confirmation

This certifies that the name **TREASURE POINT VACATION CLUB INC.** has been reserved from July 8, 2017 to September 6, 2017.

Reference Reservation Number (RRN): RRN20170708065157778

Type of Industry: Activities, Misc Business, N.E.C.

Breakdown of Fees:

Reservation Fee: Php 80.00

**TOTAL: Php 80.00**

Important Reminders:

NOTE: The fact that the name is available at the date verified, it is not to be regarded as an approval of the registration of the company or any application for change of name. No expense for printing of materials using a verified name should be incurred until registration takes effect. As this is a computer printout, any erasure or alteration on this document nullifies verification.

The applicant undertakes to change the reserved name in case another person or firm has acquired a prior right to the use of the said firm name or the same is deceptively or confusingly similar to one already registered.

Please do not pay for your Name Reservation and Extension WITHIN THE SAME DAY via Funds Transfer. You may course your payment at any selected UnionBank branches or at the SEC Teller

2004 SEC-iRegister  
All rights Reserved  
[www.sec.gov.ph](http://www.sec.gov.ph)





2019025548977

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE

Land Registration Authority  
QUEZON CITY

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 065-2020000516

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF SIBALTAN, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT 529, PLS-31 (PHILCUSA-FOA) BEGINNING AT A POINT MARKED "1" OF LOT 529, OF THE PUBLIC LANDS SUBDIVISION OF BACUIT, BEING N. 1-23'E., 3175.57 M. FROM B.L.L.M. 1, PLS-31, THENCE N. 69-53'E., 319.72 M. TO POINT 2; S. 43-59'E., 171.72 M. TO POINT 3; S. 26-34'W., 145.19 M. TO (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: TREASURE POINT VACATION CLUB INC.

Address: UNIT 212 COMMERCENTER, FILINVEST AVE., MUNTINLUPA CITY, ALABANG

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.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Homestead Patent

Patent Date: 10/04/1957

Under Act No.: 496

Volume No.: 27

Original Owner: RAFAEL GACOT

Original RD: PROVINCE OF PALAWAN

OCT Date: 4/29/1968 11:04 AM

OCT No.: OCT-P-5260

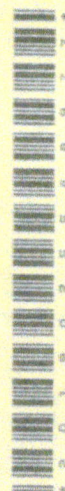
Page No.: 76

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-5260 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 3rd day of FEBRUARY 2020 at 10:50am.

ATTY. MARICAR O. MISA-TAN

Register of Deeds II - Palawan Province





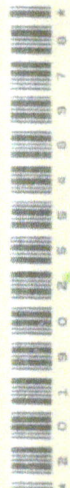
201902554897A

TCT No.: 065-2020000516

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

POINT 4; S. 42-39'W., 123.44 M. TO POINT 5; S. 50-33'W., 147.86 M. TO POINT 6; N. 25-32'W., 363.68 M. TO POINT 1, POINT OF BEGINNING. CONTAINING AN AREA OF ONE HUNDRED THOUSAND NINE HUNDRED AND SIXTY TWO (100,962) SQUARE METERS. ALL POINTS ARE MARKED ON THE GROUND BY TREES. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 528, PLS-31; ALONG LINES 2-6 BY SEA SHORE; AND ALONG LINE 6-1 BY LOT 530, PLS-31. BEARINGS TRUE. THIS LOT WAS SURVEYED UNDER AUTHORITY OF CHAPTER IV, COMMONWEALTH ACT 141, AS AMENDED, AND IN ACCORDANCE WITH EXISTING REGULATIONS OF THE BUREAU OF LANDS, BY J. DE LEON, DEPUTY PUBLIC LAND SURVEYOR, ON DECEMBER 31, 1953. NOTE: THIS LOT IS COVERED BY HA-V-2-920.





TCT No.: 065-2020000516

Page No.: 3

2019025548979

MEMORANDUM OF ENCUMBRANCES

. : THE GOVERNMENT RESERVES THE RIGHT TO ADMINISTER AND PROTECT THE TIMBER FOUND THEREON FOR A TERM OF FIVE (5) YEARS FROM THE DATE OF THIS PATENT, PROVIDED, HOWEVER, THAT THE GRANTEE OR HIS HEIRS MAY CUT AND UTILIZE SUCH TIMBER AS MAYBE NEEDED FOR HIS OR THEIR PERSONAL USE.

COPIED FROM OCT NO. P-5260

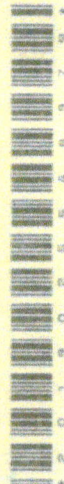
ATTY. MARICAR O. MISA-TAN  
Register of Deeds II - Palawan Province

Entry No.: 2020000432

Date: February 03, 2020 10:50:44AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED RAFAEL ABIS GACOT AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: JULY 31, 2017.

ATTY. MARICAR O. MISA-TAN  
Register of Deeds II - Palawan Province







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

**SUBJECT**

Survey Authority for a tract of land  
Located in Barangay \_\_\_\_\_  
Taytay, Palawan

Survey Authority No. 677-2020  
Date: Nov. 12, 2020

Engr. \_\_\_\_\_

Sir/Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of \_\_\_\_\_, to avail of your services, authority is hereby given to you to execute the survey thereof subject to the relevant provision of the Manual for Land Surveys in the Philippines, as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

Very Truly yours,

For and by Authority of  
The DENR Secretary

(4) ALDRIN C. CARASANES  
(Signature/Name of GE)

(3) ALANIL VALLE  
CENR Officer

(License No.) \_\_\_\_\_

Above Request Confirmed:

(1) Domina D. Crosby  
(Signature/Name of Claimant)

(Address) \_\_\_\_\_

Issuance of Survey Recommended:

JOSE L. LARON (2) JOANNA JEAN TALAMAYAN  
(Signature/Name)

SPECIAL INVESTIGATOR I / Land Mgt. Inspector  
(Position/Designation)

Ref. \_\_\_\_\_  
Cad Cost of P \_\_\_\_\_  
Under O.R. No. 9218454  
Dated: 11-24-2020

Ref. Insp./Invest. Report  
Date: Oct 26, 2020

NOTE: For this Survey Authority to be valid, the four (4) required signatures must be present.



Date No. \_\_\_\_\_ Date \_\_\_\_\_ LRC Rec. No. \_\_\_\_\_  
OCT No. \_\_\_\_\_ Dated \_\_\_\_\_ Issued to \_\_\_\_\_  
TCT No. \_\_\_\_\_ Dated \_\_\_\_\_ Issued to \_\_\_\_\_

PLAN OF LAND  
FORESHORE LEASE APPLICATION

A6 SURVEYED FOR  
(TREASURE POINT VACATION CLUB INC.)  
Represented by GEMMALYN CROSBY  
SITUATED IN THE

RURBAN CODE  
BARANGAY OF : SIBALTAN  
MUN. / CITY OF : EL NIDO  
PROVINCE OF : PALAWAN  
ISLAND OF : PALAWAN

Containing an area of 81.879 Sq. M.

PPCS - TM/PRS 92 ZONE NO.  
BEARINGS TRUE  
SCALE 1: 2000

0 10 20 50 100 200

I hereby certify that this is a correct plan of the survey made by me personally or under my direct supervision in conformity with the provision of RA 8560, as amended, otherwise known as "The Geodetic Engineering Act of 1998" and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the boundaries of the property as pointed to me on the ground by the survey claimant or his authorized representative and/or based on the available legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and accuracy of the monument setting.

OCT 12, 2020  
Date of Survey

ALDRIN CABASARES

Geodetic Engineer

PRC No. 2020 Date 09-09-2020  
PTR No. 1807204 Date 01-10-2020  
TM NO. 185-391-048

COMMENDING FOR APPROVAL

ALAN L. VALLE  
OIC CENTRO OF TAYTAY PALAWAN

Republic of the Philippines  
Department of Environment and Natural Resources  
Technical Services  
MIMAROPA Region  
Manila

The survey plotted herein is found to be in order as per submitted survey returns of the Geodetic Engineer and therefore recommended for approval.

ROMAN G. LEVASPI

OIC CHIEF, Survey & Mapping Division

Date Approved: 03. 27. 2021

This approved plan, however, shall not be construed as title to the land.

VICENTE B. TUDDAO JR., Ph.D., DESO IN  
Asst. Regional Director for Technical Services

Date Submitted / Re-Submitted	Date Returned	Remarks	Documents Received by

CM: 1103385  
Position verified by \_\_\_\_\_  
Plotted on P.M. \_\_\_\_\_ N \_\_\_\_\_ E by: \_\_\_\_\_  
Field Notes checked by \_\_\_\_\_  
Traverse Computation checked by: \_\_\_\_\_  
Astronomical Computation checked by: \_\_\_\_\_  
Lot Data Computation checked by: \_\_\_\_\_  
Plotted / linked by: \_\_\_\_\_  
Traced by: \_\_\_\_\_  
Checked & Verified by: \_\_\_\_\_ 2-23-2021

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

FOREBAY IS ADJOINED LOT 3611, CAD-1097-D  
OF which is within A & D as per LC 1467, 200-  
no. 5-B, BLK XII dated: 9/16/1947.

With my conformity

GEMMALYN CROSBY  
PRESIDENT

Land Owner

(FOR SIMPLE SUBDIVISION ONLY)

VERIFICATION FEE

Paid Under  
OR No. 0107100  
Date 2-10-21  
Lot/s 11 Corriers

Flc - 045312-135-1



BAUT PUBLIC LAND SUBDIVISION  
LOT 528 PLS 31

SHORELINE

20.00M. WIDE

SALVAGE ZONE

LOT 529  
(TREA...)  
CAD 1037-D ELMCO CADASTRE  
BAUT PUBLIC LAND SUBDIVISION  
(POINT VACATION CLUB)  
963-20200005161

NOTE

All corners marked "OLD P.S." are  
All corners not otherwise described  
Surveyed in accordance with survey  
issued by the CENR Officer of per  
were endorsed by the same office  
This area falls within shorelines (ad  
as per LC Map number 1467  
CERTIFICATION issued by CENR Officer  
This is lot 20023 an additional lot of file



1-2	N 50° 33' E	147.86M
2-3	N 42° 32' E	123.42M
3-4	N 28° 34' E	145.19M
4-5	N 41° 55' W	171.71M
5-6	N 57° 25' E	115.83M
6-7	S 49° 56' E	233.09M
7-8	S 28° 58' W	240.83M
8-9	S 44° 11' W	189.78M
9-10	S 52° 35' W	169.77M
10-11	N 25° 32' W	104.01M
11-1	N 25° 32' W	103M

TIE LINE: N 04° 41' E,  
2356.12M; From PLS-31, BLLM 1  
to Corner Marked "1".

32846.500 N

11-17-25.742 N

BACUT PUBLIC LAND SURVEY  
LOT 530. PL-31

SHORE