



February 16, 2020

MEMORANDUM

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REPORT ON THE 8888 CITIZENS' COMPLAINT HOTLINE
REGARDING THE ALLEGED DUMPING OF GARBAGE AND
RECLAMATION OF THE MANGROVE AREAS IN
BARANGAYS 3, 5 AND 6, ALL OF CORON, PALAWAN WITH
TICKET REFERENCE NO. G20200212-313-11**

Pertaining to the complaint to the 8888 Citizens' Complaint Hotline received by this Office in February 14, 2020, respectfully submitted is the report on the initial investigation conducted by this Office in relation to the reported reclamation activities in Barangays Poblacion 3, 5 and 6, all of Coron municipality.

Based on the said report, the reclamation project in Barangays Poblacion 3 and 5 is part of the Coron Bay Development Project (CBDP) which has pertinent documents including Environmental Compliance Certificate (ECC), SEP Clearance, Notice to Proceed (NTP) from the Philippine Reclamation Authority and that the supplier of filling materials have quarry permits.

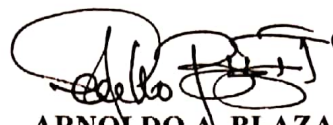

On the other hand, the reclamation project by the Municipal Government of Coron for its new market site in Sitio Dipulao, Barangay Poblacion 6 has no Environmental Compliance Certificate (ECC) issued yet and the SEP Clearance is still on process. The ocular inspection conducted also shows that the latter project had covered a portion of the mangrove areas in the vicinity but the land including the mangrove area is covered by a title.

In view of the above, this Office recommends that close monitoring should be conducted to the on-going reclamation of the CBDP project in Barangays 3 and 5 while the reclamation project for the new market site of the Municipal Government of Coron in Barangay 6 will be properly endorsed to the DENR-EMB MIMAROPA for the issuance of Notice of Violation and other appropriate legal action/s for implementing same without without ECC and other permits. This Office also advised the proponent to stop their operation

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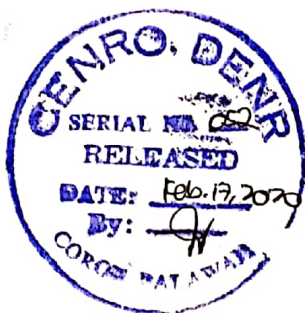
pending compliance of necessary permits and clearances and initiate a technical conference as to the results of this initial investigation, close and/or dismantle their backyard piggery facility and ensure that the new pig pen facility will have an appropriate wastewater treatment and to remove and properly dispose the construction wastes monitored in the vicinity of the reclaimed area.

For information, review and record.

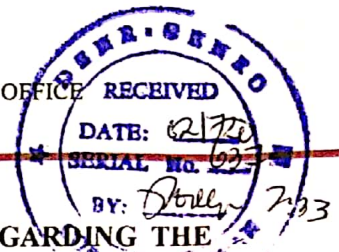

ARNOLDO A. BLAZA, JR.


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by the National Highway, Barangay 5, Coron, Palawan 5316



**REPORT ON THE 8888 CITIZENS' COMPLAINT HOTLINE REGARDING THE
ALLEGED DUMPING OF GARBAGE AND RECLAMATION OF THE MANGROVE
AREAS IN BARANGAYS 3, 5 AND 6, ALL OF CORON, PALAWAN WITH TICKET
REFERENCE NO. G20200212-313-11**

I. Backgrounder:

On February 14, 2020, this Office received a complaint from an anonymous caller to the 8888 Citizens' Complaint Hotline endorsed by DENR-PENRO Palawan regarding the above subject. The complaint was regarding the reclamations in the (1) foreshore and coastal areas in Barangays Poblacion 3 and 5 and the (2) mangrove areas in Barangay 6, all of Coron municipality. OIC-CENRO Arnoldo A. Blaza, Jr. referred same to the undersigned and Engr. Mark Angelo Rogel of DENR-EMB MIMAROPA to conduct appropriate action/s in coordination with the Municipal Government of Coron and the Philippine Reclamation Authority (PRA).

On February 15, 2020, the team conducted review of the documents provided by the DENR-EMB regarding the above projects and made necessary coordination with the Municipal Government of Coron and the representatives from the proponents/contractors of reclamation. BCT Trading and Construction and 428 Hi-Tech Group, Inc. are the private partners of the Provincial Government of Palawan on the Phase 5 of the reclamation project as part of the Coron Bay Development Project (CBDP) in Barangays Poblacion 3 and 5. In view of the unavailability of the representatives from the LGU and other proponents during that day, the ocular inspection was conducted the following day.

On the morning of February 16, 2020, a team from CENRO Coron headed by OIC-CENRO Blaza with Engr. Rogel of the DENR-EMB MIMAROPA; Engr. Michael Fababier, the Municipal Planning and Development Officer of Coron; and, Engr. Cesario C. Reyes of the 428 Hi-Tech Group, Inc.. The team visited the reclamation projects of the Municipal Government of Coron in Sitio Dipulao, Barangay Poblacion 6 and the reclamation project as part of the Coron Bay Development Project (CBDP) in Barangays Poblacion 3 and 5, same municipality.

II. Documentary evidences:

A. Reclamation in the coastal areas of Barangays 3 and 5, both of Coron municipality

1. Resolution No. 13, series of 2007 of Barangay Poblacion 1, Coron, Palawan dated March 9, 2007 titled "A Resolution Favorably Endorsing the Proposed Coron Waterfront Development Project of the Provincial Government of Palawan Locally Known as 'Coron Boulevard'" (**Annex A**)

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2. Resolution No. 03, series of 2007 of Barangay Poblacion 2, Coron, Palawan dated March 12, 2007 titled "A Resolution Favorably Endorsing the Proposed Coron Waterfront Development Project of the Provincial Government of Palawan locally known as 'Coron Boulevard'" (**Annex B**)
3. Resolution No. 07, series of 2007 of Barangay Poblacion 3, Coron, Palawan dated March 9, 2007 titled "A Resolution Favorably Endorsing the Proposed Coron Waterfront Development Project of the Provincial Government of Palawan locally known as 'Coron Boulevard'" (**Annex C**)
4. Certifications March 12, 2007 from the Chairpersons of Barangay Poblacion 1, 2, 3, 5 and Tagumpay that they and their constituents were consulted and interposes no objection to the proposed project. (**Annex D**)
5. Municipal Resolution No. 21, series of 2007 dated April 2, 2007 from the Municipal Council of Coron, Palawan titled "A Resolution Confirming and/or Approving the Implementation of the Proposed Coron Waterfront Development Project of this Municipality" (**Annex E**)
6. Memorandum of Agreement (MOA) dated December 17, 2007 between the Provincial Government of Palawan represented by Hon. Joel T. Reyes and the Municipal Government of Coron represented by Hon. Mario T. Reyes for the implementation of Coron Bay Development Project (**Annex F**)
7. SEP Clearance No. GP-072707-004 dated July 27, 2007 for the "Coron Waterfront Development Project (Phase I: Reclamation & Construction of Rock Causeway)" by the Provincial Government of Palawan represented by Governor Joel T. Reyes and provincial Engineer Charie M. Factor. (**Annex G**)
8. SEP Clearance No. BDP-06510-018 dated June 25, 2010 for the "Coron Bay Development Project (Phase II, III and IV) by the Provincial Government of Palawan. (**Annex H**)
9. Environmental Compliance Certificate No. ECC-4B-066-PA-5020-2007 for the Phase I: Reclamation and Construction of Rock Causeway Project located at Market Site Area, Poblacion 3, Coron, Palawan of the Provincial Government of Palawan covering a total area of 3.0 hectares granted in 2007. (**Annex I**)
10. Environmental Compliance Certificate No. ECC-R4B-0903-073-5020 for the Phases 2, 3, 4 and 5 of the Reclamation Project (Coron Waterfront Development Project) of the Provincial Government of Palawan covering a total area of 48.0 hectares located in Barangays Poblacion 2, 3 and 5, all of Coron, Palawan granted on October 5, 2009. (**Annex J**)
11. Letter dated October 1, 2019 by Jose Ch. Alvarez, Governor of Palawan province addressed to Atty. Janilo E. Rubiato, General Manager of the Philippine Reclamation Authority requesting for the Notice to Proceed (NTP) for the development works of the remaining unreclaimed portion of the Coron Bay Development and Reclamation Project in Coron, Palawan. (**Annex K**)

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12. Contractual Joint Venture Agreement between the Palawan Provincial Government represented by Gov. Jose Ch. Alvarez and BCT Trading and Construction and 428 Hi-Tech Group, Inc. represented by Mr. Tederico G. Tiotangco as project developer signed on September 27, 2019. (**Annex L**)
13. Letter dated December 11, 2019 from Atty. Janilo E. Rubiato, General Manager and CEO of the Philippine Reclamation Authority to Gov. Jose Ch. Alvarez regarding the "Notice to Proceed" with the CBDP of the Provincial Government of Palawan. (**Annex M**)
14. Philippine Reclamation Authority (PRA) Board Resolution No. 5078, series of 2019 titled "Approval of the Issuance of Notice to Proceed in Favor of the Provincial Government of Palawan for the Reclamation and Land Development of the Coron Bay Development Project". (**Annex N**)
15. Map showing the initially reclaimed areas in Bgy. Poblacion 3 and Bgy. Poblacion 5 as part of the implementation of Phase 5 of CBDP. (**Annex O**)

B. Reclamation in the mangrove areas by the Municipal Government of Coron at Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan

1. Deed of Donation dated December 9, 2009 from Twinleaf Group, Inc. represented by Mr. Cesario Reyes in favor of the Municipal Government of Coron represented by Hon. Mario T. Reyes, Jr. of a 7,566-square meter of property (Lot 19-A-1-B) located at Sitio Dipulao, Bgy. Poblacion 6, Coron, Palawan which is covered by TCT No. 065-2014000705 (Lot 19-A-1, PSD-04-186542). (**Annex P**)
2. Transfer Certificate of Title No. 065-2014000705 issued on August 19, 2014 for the parcel of land (Lot 19-A-1, PSD-04-186542) situated at Sitio Dipulao, Bgy. Poblacion, Coron, Palawan named after Twinleaf Group Inc. from Original Certificate of Title No. OCT-354 dated October 28, 1918. (**Annex Q**)
3. Sketch map of lot showing Lot 19-A-1, PSD-04-186542 for TwinLeaf Group, Inc. situated in Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan. (**Annex R**)
4. Tax Declaration No. 09-006-1894 named after Twinleaf Group Inc. covering 9.5713 hectares property in Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan. (**Annex S**)
5. Deed of Donation dated November 18, 1995 from Mr. Guillermo P. Fernandez in favor of the Municipal Government of Coron represented by Hon. Alberto G. Enriquez, Jr. as Municipal Mayor containing an area of 1.5 hectares located at Sitio Dipulao, Bgy. 6, this municipality covered by TCT No. T-9253. (**Annex T**)

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6. Tax Declaration No. 18-19-006-1258 named after the Municipal Government of Coron covering a 1.5 hectares property in Barangay Poblacion 6, Coron, Palawan. (Annex U)
7. Municipal Resolution No. 274, series of 2019 dated December 9, 2019 by the Municipal Council of Coron, Palawan titled "Favorably Endorsing the Request of the Municipal Government of Coron, Palawan for the Issuance of the Strategic Environmental Plan (SEP) Clearance by the Palawan Council for Sustainable Development (PCSD) and other Necessary Permits and Clearances for the Construction of the New Public Market including the Ground Preparations located at the Municipal Car Pool Area, Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan". (Annex V)
8. Barangay Resolution No. 24, series of 2019 dated November 29, 2019 by the Barangay Council of Poblacion 6, Palawan titled "A Resolution Endorsing and Approving the Construction of New Punblic Market Including Ground Preparations at the Municipal Car Pool Area, Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan". (Annex W)
9. Map showing the more or less 3.84 hectares reclaimed areas for the proposed market site of Coron municipality located at Sitio Dipulao, Barangay Poblacion 6, same municipality. (Annex X)
10. Photo documentations during the ocular visit on February 16, 2020. (Annex Y)

III. Findings:

- A. *Reclamation in the coastal areas of Barangays 3 and 5, both of Coron municipality*
 1. There is an on-going reclamation activities in the foreshore and submerged areas in Barangays Poblacion 3 and 5 as part of the Coron Bay Development Project (CBDP).
 2. The reclamation activities are being done by the BCT Construction and Trading and 428 Hi-Tech Group, Inc., the private partners of the Provincial Government of Palawan in the implementation of the phase 5 of CBDP by virtue of a Joint Venture Agreement between the above parties signed on September 27, 2019 through a Public-Private Partnership for the People (4P) (see Annex L).
 3. The CBDP, also known as Coron Waterfront Development Project (CWDP), is a major infrastructure project under the Provincial Government of Palawan which involves the reclamation of 50-hectares foreshore and submerged areas along the foreshore and submerged areas of the coastal barangays in Coron Bay encompassing Barangays 1, 2, 3, 4, 5 and part of Barangay Tagumpay. The Project is divided into five (5) phases to be implemented in a span of 10 years and phases 1 to 4 were already completed. The Phase 5 will be the reclamation of

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the additional 40-hectares projected to be completed in a span of two (2) years after its commencement.

4. The project has endorsement from the concerned barangay LGUs (see **Annexes A to C**) and certifications that same had underwent public consultations (see **Annex D**). Same was also endorsed by the Municipal Government of Coron through Municipal Resolution No. 21 dated April 2, 2007 (see **Annex E**).
5. The phase 5 of the reclamation project is covered with ECC No. ECC-R4B-0903-073-5020 (see **Annex J**) and has Notice to Proceed (NTP) from the PRA by virtue of PRA Board Resolution No. 5078, series of 2019 (see **Annex N**).
6. The project will affect several stands of mangrove (*Rhizophora* species) and the areas that will be reclaimed have seagrass beds dominated by *Enhalus acoroides* species. (see

B. Reclamation in the mangrove areas by the Municipal Government of Coron for the new market site at Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan

1. During the ocular inspection conducted on February 16, 2020, there were evidences that portion of the reclaimed areas are previously mangrove forests. Previous satellite map also showed that portion of the reclaimed area was mangrove areas (see **Annex X**).
2. The portions reclaimed by the Coron LGU are covered by titles and Deeds of Donation executed by Mr. Guillermo P. Fernandez and Twinleaf Group, Inc., both in favor of the Municipal Government of Coron (see **Annexes P, Q, R, S, T & U**).
3. The reported garbage being dumped in the sea could be some of the construction wastes that were observed in the southern portion of the reclaimed area (see **Annex Y**).
4. The SEP Clearance for the project is still on process.
5. The project has no issued ECC yet nor permit from the PRA.

C. Other observations during the ocular inspection

1. There is an existing piggery within the lot owned by Twinleaf Corporation. The vicinity of the piggery has greenish water surrounding it believed to be wastewater from the facility.
2. The reclaimed portion at the vicinity has a newly constructed facility on the southeast corner which appears to be a new pig pen but has no septic tank and the effluent canals are both draining to the mangrove areas at the back portion of the

facility. However, Engr. Reyes said that the facility will only be used for storing feeds.

IV. Conclusions

A. Reclamation in the coastal areas of Barangays 3 and 5, both of Coron municipality

The reclamation project as part of the CBDP has pertinent documents such as ECC, SEP Clearance, barangay and municipal LGU endorsements and permit from the PRA. However, the Environmental Management Plan did not elaborate as to the mitigation measures to control the siltation in the sea, the protection and conservation of the remaining mangrove stands.

The CBDP is still subject periodic monitoring especially on the conditions stipulated in its issued ECC.

B. Reclamation in the mangrove areas by the Municipal Government of Coron at Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan

1. The reclamation activities were carried out while the proponent is still securing the requirements for ECC application which is in violation of PD 1586 (EIA System).

2. The reclamation covered a portion of a mangrove area which is in violation of PD 705.

V. Recommendations:

A. Reclamation in the coastal areas of Barangays 3 and 5, both of Coron municipality

1. Continue monitoring on the implementation of the mitigation measures as stipulated in the Environmental Management Plan (EMP) to include the establishment of dike/s to maintain the hydrology to ensure the protection and conservation of the remaining mangrove stands.
2. Create and activate an internal monitoring body composed of concerned agencies such as representatives from the barangay and municipal LGUs, DENR, PCSD, PCG, BFAR and DOT, among others that will monitor the implementation of the project in order to ensure that they will not violate relevant environmental laws and local policies.

B. Reclamation in the mangrove areas of Barangays 6, Coron municipality

1. Endorsement to the DENR-EMB for issuance of Notice of Violation (NOV) and other appropriate actions for operating without ECC.


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2. Issuance of letter to the proponent to stop operation pending compliance of necessary permits and clearances.
3. Invite the proponent for a Technical Conference regarding the results of this initial investigation.

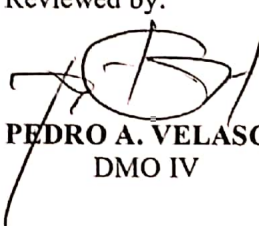
C. Other recommendations

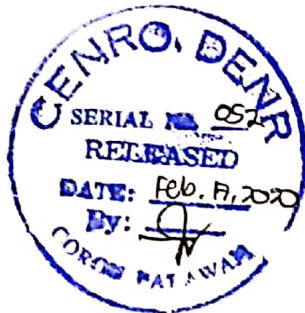
Advise the proponent to close the backyard piggery facility and ensure that the new pig pen facility will not be used for hog raising unless they put up an appropriate wastewater treatment facility to ensure its effluence will not adversely affect the quality of the adjacent water bodies. Further, advise them to remove and properly dispose the construction wastes monitored in the area.

Prepared by:


CAROLYN A. ESMENDA
EMS II

Reviewed by:


PEDRO A. VELASCO
DMO IV

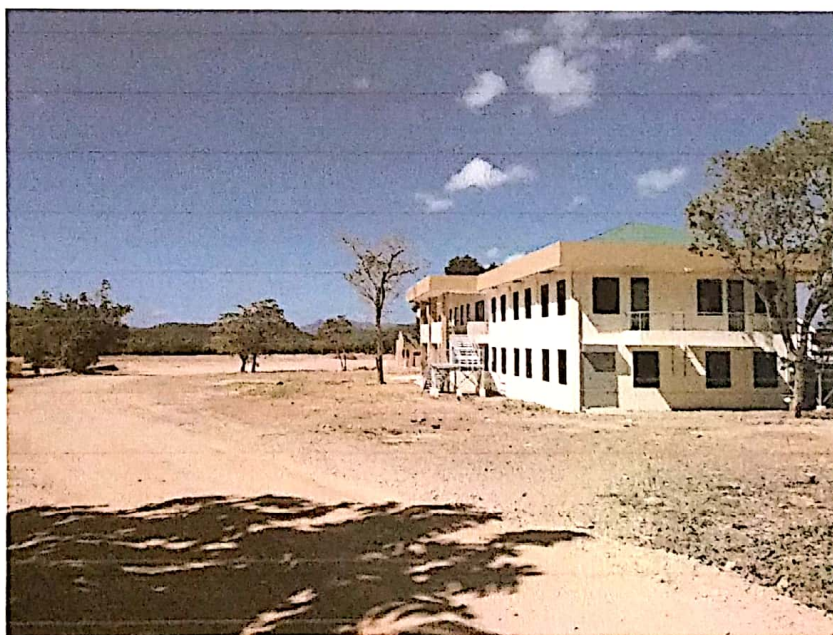


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PHOTO DOCUMENTATIONS



(A)



(B)

Portion of the project of the Municipal Government of Coron for its new market site (A) and completed Evacuation Center (B) in Sitio Dipulao, Bgy. Poblacion 6, same municipality

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(A)



(B)

The (A) old tires and (B) some construction wastes at the southern portion of the reclaimed project which could be the 'garbage dumped in the sea' as alleged in the complaint

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Email address: cenro_coron@yahoo.com



Photos showing the affected mangrove areas of the reclamation project in Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan

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Backyard piggery at the area being reclaimed within E.S. Mercado Builders and Construction Co. in Sitio Dipulao, Bgy. Poblacion 6, this municipality with greenish water surrounding the vicinity believed to be untreated effluent/wastewater from the facility

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Email address: cenro_coron@yahoo.com



The newly constructed pig pen at the southern portion of the reclaimed property



The canals of the cubicles presumably to catch the wastewater from the pens

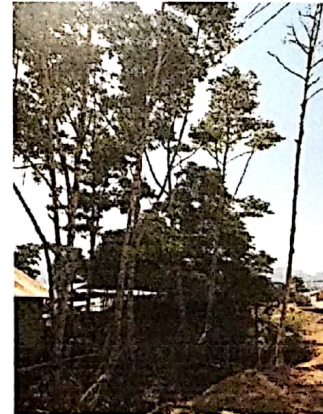


The drains of the canals that goes directly to the mangrove area behind the facility

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The signages at the reclamation area in Barangay Poblacion 5 indicating that the project has approved ECC from the DENR, Notice to Proceed from the PRA and the sources of aggregates has Quarry Permits



Reclamation area in Barangay 5 showing some mangrove stands that will be affected by the project

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The edges of reclamation areas showing some extent of siltation in the coastal waters of Coron Bay

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The team from CENRO Coron with OIC-CENRO Arnoldo A. Blaza, Jr., DMOIV Pedro A. Velasco, Engr. Mark Angelo Rogel of EMB MIMAROPA and Engr. Cesario Reyes of Twinleaf Group, Inc. during the ocular visit at the reclamation area at Sitio Dipulao, Barangay 6, Coron municipality on February 16, 2020



The team from CENRO Coron during the ocular visit at the reclamation area in Barangay 3, same municipality

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Republic of the Philippines
Province of Palawan
Municipality of Coron
BARANGAY POBLACION 1

EXCERPTS FROM THE MINUTES OF THE SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY POBLACION 1, CORON, PALAWAN HELD ON MARCH 9, 2007 AT THE BARANGAY HALL, THIS BARANGAY.

Present	ERNESTO B. ESTANDARTE	-	Punong Barangay, Presiding Officer
	ANTONIO C. PRIVADO	-	Kagawad, Sangguniang Barangay
	FREDDIE A. LIENDES	-	Kagawad, Sangguniang Barangay
	REMY V. DELMO	-	Kagawad, Sangguniang Barangay
	PEDRITO B. GACOSTA	-	Kagawad, Sangguniang Barangay
	ANDREW Y. ABIS	-	Kagawad, Sangguniang Barangay
	MANER C. AQUATAN	-	Kagawad, Sangguniang Barangay
	ANTHONY M. BUENAFLORES	-	Kagawad, Sangguniang Barangay
	IRHWIN C. ROMERO	-	Chairman, Sangguniang Kabataan
Absent	NONE		

RESOLUTION NO. 15 s' 2007

A RESOLUTION FAVORABLY ENDORSING THE PROPOSED CORON
WATERFRONT DEVELOPMENT PROJECT OF THE PROVINCIAL
GOVERNMENT OF PALAWAN LOCALLY KNOWN AS 'CORON BOULEVARD'

WHEREAS, Coron is identified as growth center of zone 2, it has two major infrastructure facilities and utilities the port/wharf and the airport/airstrip which provides tangible benefits and services to the people going-in and out to the City of Puerto Princesa, Metro Manila and other local and national destinations;

WHEREAS, the flourishing tourism industry, economic boost and rapid population growth of the Municipality of Coron, Palawan prompted the Provincial Government of Palawan and local leaders to develop the foreshore of Poblacion, Coron;

WHEREAS, the proposed waterfront development project will address the problem on congested area and develop the site for government buildings, residential buildings, recreational areas, baywalk/boulevard, etc.

WHEREAS, the proposal will also boost economic and tourism industries by providing basic infrastructure facilities and services to the increasing number of tourist arrivals in the area which considered as tourism hub and/or tourist destinations;

WHEREAS, a public hearing related thereto was conducted last March 8, 2007 attended by families mostly living in the coastal areas;

NOW THEREFORE, on unanimous decision of all the members present, be it;

RESOLVED, AS IT IS HEREBY RESOLVED, to endorse favorably the Proposed Waterfront Development Project of the Provincial Government of Palawan locally known as 'Coron Boulevard';

RESOLVED FURTHER, that copies of this resolution be furnished to the Office of the Provincial Governor, the Provincial Planning & Development Office and the Sangguniang Panlalawigan of Palawan for their information and appropriate action.

UNANIMOUSLY APPROVED. March 9, 2007


I HEREBY CERTIFY to the correctness
of the above-quoted RESOLUTION.



ERNESTO B. ESTANDARTE
Punong Barangay & Presiding Officer

ATTESTED:

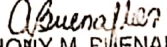

EVELYN L. GABAYAN
Barangay Secretary

CONFORME:

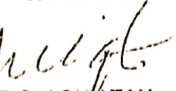

ANTONIO C. PRIVADO
Kagawad, Sangguniang Barangay

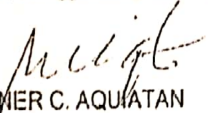

REMY V. DELMO
Kagawad, Sangguniang Barangay


ANDREW Y. ABIS
Kagawad, Sangguniang Barangay


ANTHONY M. BUENAFLOR
Kagawad, Sangguniang Barangay



FREDDIE A. LENDES
Kagawad, Sangguniang Barangay


PEDRITO B. GACOSTA
Kagawad, Sangguniang Barangay


MANER C. AQUITAN
Kagawad, Sangguniang Barangay


IRHWIN C. ROMERO
Chairman, Sangguniang Barangay

SIGNED:


ERNESTO B. ESTANDARTE
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
BARANGAY POBLACION 2

EXCERPTS FROM THE MINUTES OF THE SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY POBLACION 2, CORON, PALAWAN HELD ON MARCH 12, 2007 AT THE BARANGAY HALL, THIS BARANGAY.

Present :	MA. TERESA J. CASARENO	-	Punong Barangay, Presiding Officer
	JOWIN A. AMIT	-	Kagawad, Sangguniang Barangay
	PRUCOLO C. ARTECHE	-	Kagawad, Sangguniang Barangay
	TEODORO P. GAID	-	Kagawad, Sangguniang Barangay
	ALEJO M. BISCARRA, JR.	-	Kagawad, Sangguniang Barangay
	OSCAR A. AMIT, JR.	-	Kagawad, Sangguniang Barangay
	MARJO C. AMIT	-	Chairman, Sangguniang Kabataan
Absent	NONE		

RESOLUTION NO. 024 s' 2007

A RESOLUTION FAVORABLY ENDORSING THE PROPOSED CORON
WATERFRONT DEVELOPMENT PROJECT OF THE PROVINCIAL
GOVERNMENT OF PALAWAN LOCALLY KNOWN AS 'CORON BOULEVARD'

WHEREAS, Coron is identified as growth center of zone 2, it has two major infrastructure facilities and utilities the port/wharf and the airport/airstrip which provides tangible benefits and services to the people going-in and out to the City of Puerto Princesa, Metro Manila and other local and national destinations;

WHEREAS, the flourishing tourism industry, economic boost and rapid population growth of the Municipality of Coron, Palawan prompted the Provincial Government of Palawan and local leaders to develop the foreshore of Poblacion, Coron;

WHEREAS, the proposed waterfront development project will address the problem on congested area and develop the site for government buildings, residential buildings, recreational areas, baywalk/boulevard, etc.,

WHEREAS, the proposal will also boost economic and tourism industries by providing basic infrastructure facilities and services to the increasing number of tourist arrivals in the area which considered as tourism hub and/or tourist destinations;

WHEREAS, a public hearing related thereto was conducted last March 8, 2007 attended by families mostly living in the coastal areas;

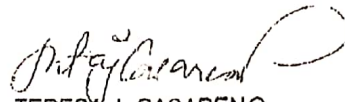
NOW THEREFORE, on unanimous decision of all the members present, be it;

RESOLVED, AS IT IS HEREBY RESOLVED, to endorse favorably the Proposed Waterfront Development Project of the Provincial Government of Palawan locally known as 'Coron Boulevard';

RESOLVED FURTHER, that copies of this resolution be furnished to the Office of the Provincial Governor, the Provincial Planning & Development Office and the Sangguniang Panlalawigan of Palawan for their information and appropriate action.

UNANIMOUSLY APPROVED. March 12, 2007

I HEREBY CERTIFY to the correctness
of the above-quoted RESOLUTION.


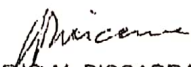
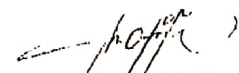


MA. TERESA J. CASARENO
Punong Barangay & Presiding Officer

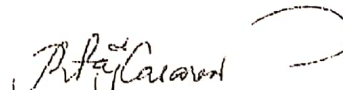
ATTESTED:


MARLENE C. AMIT
Barangay Secretary

CONFORME:


JOWINA A. AMIT
Kagawad, Sangguniang Barangay
TEODORO P. GAIB
Kagawad, Sangguniang Barangay
OSCAR A. AMIT, JR.
Kagawad, Sangguniang Barangay
PRUCOLO C. ARTECHE
Kagawad, Sangguniang Barangay
ALEJO M. BISCARRA, JR.
Kagawad, Sangguniang Barangay
MARJO C. AMIT
Chairman, Sangguniang Barangay

SIGNED:


MA. TERESA J. CASARENO
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
BARANGAY POBLACION 3

EXCERPTS FROM THE MINUTES OF THE SESSION OF THE SANGGUNIANG BARANGAY OF BARANGAY POBLACION 3, CORON, PALAWAN HELD ON MARCH 9, 2007 AT THE BARANGAY HALL, THIS BARANGAY.

Present	ANTHONY CLIFFORD V. PE	-	Punong Barangay, Presiding Officer
	MARLON A. HACHERO	-	Kagawad, Sangguniang Barangay
	EUGENE BIENVENIDO E. PALANCA	-	Kagawad, Sangguniang Barangay
	PRUDENCIO P. LORAINA	-	Kagawad, Sangguniang Barangay
	ELENA Y. TAMAYO	-	Kagawad, Sangguniang Barangay
	EVELYN G. ALAQUIN	-	Kagawad, Sangguniang Barangay
	CHITO T. PE	-	Kagawad, Sangguniang Barangay
	HERBERT M. PE	-	Kagawad, Sangguniang Kabataan

Absent N O N E

RESOLUTION NO. 67 s' 2007

A RESOLUTION FAVORABLY ENDORSING THE PROPOSED CORON
WATERFRONT DEVELOPMENT PROJECT OF THE PROVINCIAL
GOVERNMENT OF PALAWAN LOCALLY KNOWN AS 'CORON BOULEVARD'

WHEREAS, Coron is identified as growth center of zone 2, it has two major infrastructure facilities and utilities the port/wharf and the airport/airstrip which provides tangible benefits and services to the people going-in and out to the City of Puerto Princesa, Metro Manila and other local and national destinations;

WHEREAS, the flourishing tourism industry, economic boost and rapid population growth of the Municipality of Coron, Palawan prompted the Provincial Government of Palawan and local leaders to develop the foreshore of Poblacion, Coron;

WHEREAS, the proposed waterfront development project will address the problem on congested area and develop the site for government buildings, residential buildings, recreational areas, baywalk/boulevard, etc.,

WHEREAS, the proposal will also boost economic and tourism industries by providing basic infrastructure facilities and services to the increasing number of tourist arrivals in the area which considered as tourism hub and/or tourist destinations;

WHEREAS, a public hearing related thereto was conducted last March 8, 2007 attended by families mostly living in the coastal areas;

NOW THEREFORE, on unanimous decision of all the members present, be it;

RESOLVED, AS IT IS HEREBY RESOLVED, to endorse favorably the Proposed Waterfront Development Project of the Provincial Government of Palawan locally known as 'Coron Boulevard';


RESOLVED FURTHER, that copies of this resolution be furnished to the Office of the Provincial Governor, the Provincial Planning & Development Office and the Sangguniang Panlalawigan of Palawan for their information and appropriate action.

UNANIMOUSLY APPROVED. May 9, 2007

I HEREBY CERTIFY to the correctness
of the above-quoted RESOLUTION.


ANTHONY CLIFFORD V. PE
Punong Barangay & Presiding Officer

ATTESTED:

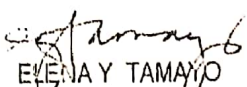

FRANCIA C. PASCUAL
Barangay Secretary

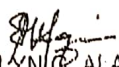
CONFORME:

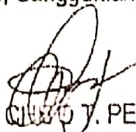

MARLON A. HACHERO
Kagawad, Sangguniang Barangay


EUGENE BIENVENIDO E. PALANCA
Kagawad, Sangguniang Barangay


PRUDENCIO P. LORAINA
Kagawad, Sangguniang Barangay


ELENA Y. TAMAYO
Kagawad, Sangguniang Barangay


EVELYN G. ALAQUIN
Kagawad, Sangguniang Barangay


CLEO T. PE
Kagawad, Sangguniang Barangay


HERBERT M. PE
Kagawad, Sangguniang Barangay

SIGNED:


ANTHONY CLIFFORD V. PE
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Poblacion 1
OFFICE OF THE PUNONG BARANGAY


CERTIFICATION

To whom it may concern:

This is to certify that the undersigned has read and understood the implementation of the proposed "Coron Waterfront Development Project" in Barangay Poblacion 1, Coron, Palawan and interposes no objection to the proposed project.

I further certify that I have consulted my respected constituents and they also interpose no objection to the aforementioned project.

This certification is issued this 12th day of March 2007 at Barangay Poblacion 1, Coron, Palawan for whatever purpose it may serve.


ERNESTO B. ESTANDARTE
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Poblacion 2
OFFICE OF THE PUNONG BARANGAY

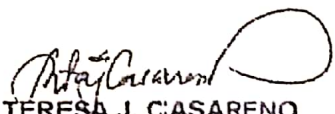
CERTIFICATION

To whom it may concern:

This is to certify that the undersigned has read and understood the implementation of the proposed "Coron Waterfront Development Project" in Barangay Poblacion 2, Coron, Palawan and interposes no objection to the proposed project.

I further certify that I have consulted my respected constituents and they also interpose no objection to the aforementioned project.

This certification is issued this 12th day of March 2007 at Barangay Poblacion 2, Coron, Palawan for whatever purpose it may serve.


MA. TERESA J. CASARENO
Punong Barangay

03/12/07

Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Poblacion 3
OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

To whom it may concern:

This is to certify that the undersigned has read and understood the implementation of the proposed "Coron Waterfront Development Project" in Barangay Poblacion 3, Coron, Palawan and interposes no objection to the proposed project.

I further certify that I have consulted my respected constituents and they also interpose no objection to the aforementioned project.

This certification is issued this 12th day of March 2007 at Barangay Poblacion 3, Coron, Palawan for whatever purpose it may serve.


ANTHONY CLIFFORD V. PE
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Poblacion 5
OFFICE OF THE PUNONG BARANGAY

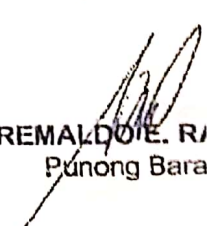
CERTIFICATION

To whom it may concern:

This is to certify that the undersigned has read and understood the implementation of the proposed "Coron Waterfront Development Project" in Barangay Poblacion 5, Coron, Palawan and interposes no objection to the proposed project.

I further certify that I have consulted my respected constituents and they also interpose no objection to the aforementioned project.

This certification is issued this 12th day of March 2007 at Barangay Poblacion 5, Coron, Palawan for whatever purpose it may serve.


GREINALDO E. RABINO, SR.
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Tagumpay
OFFICE OF THE PUNONG BARANGAY


CERTIFICATION

To whom it may concern:

This is to certify that the undersigned has read and understood the implementation of the proposed "Coron Waterfront Development Project" in Barangay Tagumpay, Coron, Palawan and interposes no objection to the proposed project.

I further certify that I have consulted my respected constituents and they also interpose no objection to the aforementioned project.

This certification is issued this 12th day of March 2007 at Barangay Tagumpay, Coron, Palawan for whatever purpose it may serve.


RICARDO G. ASTOR
Punong Barangay



Republic of the Philippines
Province of Palawan
MUNICIPAL GOVERNMENT OF CORON
Office of the Sangguniang Bayan

EXCERPTS FROM THE MINUTES AND PROCEEDINGS OF THE REGULAR SESSION OF THE SANGGUNANG BAYAN OF CORON, PALAWAN, HELD ON APRIL 2, 2007 AT THE SANGGUNANG BAYAN SESSION HALL.

Present	Hon. Joseph M. Palanca	-	SB Member, Acting Presiding Officer
	Hon. Ajerico S. Barracoso	-	SB Member
	Hon. Christopher C. Lim	-	SB Member
	Hon. Nelson R. Lim	-	SB Member
	Hon. Virgilio P. Daculla	-	SB Member (O.B.)
	Hon. Wilfredo M. Paguntalan	-	SB Member
	Hon. Ricardo G. Asor	-	SB Member/ABC Pres.
Absent	Hon. Eliseo B. Pucnaffor	-	Mun. Vice Mayor (O.B.)
	Hon. Jim Gerald L. Pe	-	SB Member
	Hon. Wilfred R. Cabanillas	-	SB Member/SK Fed. Pres.

XXX

XXX

XXX

MUNICIPAL RESOLUTION NO. 2/
Series of 2007

A RESOLUTION CONFIRMING AND/OR APPROVING THE IMPLEMENTATION OF THE PROPOSED CORON WATERFRONT DEVELOPMENT PROJECT OF THIS MUNICIPALITY

WHEREAS, before this August body are pertinent documents regarding the proposed Coron Waterfront Development Project of this municipality;

WHEREAS, thru the efforts of the Municipal Officialdom of Coron, the project was conceived as a result from the various educational tours conducted in several countries, where waterfront development projects were considered successful venture in enhancing social and economic stability to the community;

WHEREAS, after a thorough study, this August Body believes that the proposed development project is most feasible in the foreshore areas of Coron, basically, to reduce, if not eliminate water pollution and proliferation of squatters along the shorelines and provide room for expansion of areas of Coron;

NOW THEREFORE, on motion of SB Member Wilfredo M. Paguntalan and unanimously seconded by all members present, be it

RESOLVED AS IT IS HEREBY RESOLVED that a resolution be passed confirming and approving the implementation of the proposed Coron Waterfront Development Project of this municipality;

RESOLVED FINALLY that copies of this resolution be furnished the Honorable Congressman Antonio C. Alvarez, the Honorable Governor Joel T. Reyes, the Honorable Sangguniang Panlalawigan, thru the Honorable David A. Ponce de Leon, Vice Governor and Presiding Officer, of the Province of Palawan and all other concerned, all for their reference, information and appropriate action;

APPROVED.


XXX

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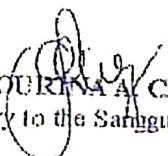
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page 2 of Municipal Resolution No. 21, Series of 2007....

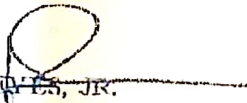
I certify to the correctness of the above-quoted resolution.


HON. JOSEPH M. PALANCA
Sangguniang Bayan Member/Temp. Presiding Officer

ATTESTED BY:


LOURINA A. CRUZ
Secretary to the Sangguniang Bayan

APPROVED:


HON. MARIO T. RIQUEZ, JR.
Municipal Mayor

MEMORANDUM OF AGREEMENT
FOR THE
CORON BAY DEVELOPMENT PROJECT

KNOW ALL MEN BY THESE PRESENTS:

This MEMORANDUM OF AGREEMENT is being voluntarily entered into and executed by and between:

The PROVINCE OF PALAWAN, represented herein by its Governor, the HONORABLE JOEL T. REYES, with official address at the Provincial Capitol Building, Rizal Avenue, Puerto Princesa City, hereinafter referred to as the "Province";

and

The MUNICIPALITY OF CORON, represented herein by its Mayor, the HONORABLE MARIO T. REYES, with official address at Postoffice, Coron Palawan, hereinafter referred to as the "Municipality of Coron";

WITNESSETH that —

WHEREAS, as provided under Section 33 of the Local Government Code of 1991, "Local government units may, through appropriate ordinances, group themselves, consolidate, or coordinate their efforts, services, and resources for purposes commonly beneficial to them. In support of such undertakings, the local government units involved may, upon approval by the sanggunian concerned after a public hearing conducted for the purpose, contribute funds, real estate, equipment and other kinds of property and appoint or assign personnel under such terms and conditions as may be agreed upon by the participating local units through Memoranda of Agreement."

WHEREAS, the entire Province of Palawan is clustered into zones for the comprehensive development of the province, with the municipalities of Coron, Busuanga, Culion and Linapacan strategically grouped as Zone 2 as an *Ecomarine and Tourism Investment Zone*, and with the municipality of Coron as its growth center;

WHEREAS, pending the affirmative resolution in its favor of the jurisdiction of Palawan over the Malampaya and without prejudice to the case now pending at the Supreme Court, the national government has released to the Province funding for its development projects out of the Malampaya proceeds as financial assistance

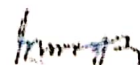
WHEREAS, the Province identified as one of its priority development projects the *Coron Bay Development Project*;

WHEREAS, the Sangguniang Panlalawigan passed Resolution No. 6827-07 authorizing the utilization of the initial financial assistance for the first phase of the *Coron Bay Development Project*;

WHEREAS, concomitantly, the Municipality of Coron passed on April 2, 2007 its Resolution No. 21, Series of 2007, confirming and approving the implementation of the *Coron Bay Development Project*;

WHEREAS the *Coron Bay Development Project* is a reclamation project which involves the dredging, filling, or other means of the submerged areas which are defined as those permanently under water regardless of the ebb and flow of the tide and are considered as lands of the public domain and which under Section 17, (b), (3), (vii) of the Local Government Code of 1991, the Province may implement,

WHEREAS, pursuant to same section of the Local Government Code of 1991 and Admin. Order No. 2007-2, January 31, 2007 (Implementing Rules and Regulations of Executive Order No. 543, Delegating to the Philippine



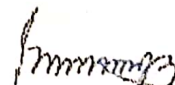
Reclamation Authority (PRA) the Power to Approve Reclamation Projects), provinces may establish infrastructure facilities out of provincial funds including reclamation projects and similar activities;

WHEREAS, the implementation of reclamation project requires only compliance with the process and procedure for approval with the PRA, pursuant to the Philippine Reclamation Authority Administrative Order No. 2007-2, dated January 3, 2007;

WHEREAS, the Province of Palawan, by virtue of *Sangguniang Panlalawigan* Resolution No. 7103, approved on August 16, 2007, a copy of which is integrally attached hereto as *Annex A*, has authorized its Governor, the Honorable Joel T. Reyes, with full powers and authority to represent the Province to negotiate and transact with the Office of the President and the Philippine Reclamation Authority for the ratification of its undertakings and the approval of its contract with the Public Reclamation Authority regarding the reclamation of the submerged areas in the municipality of Coron, according to the terms and conditions specified therein;

WHEREAS, there is now a need for the Province of Palawan and the Municipality of Coron, Palawan to formally enter into a Memorandum of Agreement to bind both parties to their respective and specific undertakings, rights, obligations, or functions and responsibilities in order that the beneficial effects on the public good and general welfare of the community could be diffused equitably as well as the quality of life of the residents of the municipality of Coron could be best improved;

WHEREAS, this Memorandum of Agreement with the Municipality of Coron, as represented herein by its Municipal Mayor who is acting on authority of *Sangguniang Bayan* Resolution No. 60, Series of 2007, a copy of which is integrally attached hereto as *Annex B*, is being entered into by and between the Province and the Municipality of Coron for coordination, cooperation and mutual understanding of the parties with regards to the execution and implementation of the *Coron Bay Development Project*.



NOW, THEREFORE, for and in consideration of the foregoing premises, the Province and the Municipality of Coron agree on and bind themselves to the following covenants, stipulations and conditions:

Article I

THE PROJECT AND SCOPE OF WORK

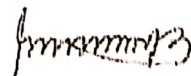
This Memorandum of Agreement pertains to the "Coron Bay Development Project," or for brevity, the Project.

The Project shall be located at *Poblacion* Coron, Palawan. Particularly, the Project shall encompass *Barangays Poblacion 1, 2, 3, 4, and 5*, and part of *Barangay Tagumpay*. As proposed, the Project shall cover a total of at least thirty hectares (30 has) of government reclamation; It shall undertake interrelated improvements, such as introducing commercial establishments, other government buildings including but not limited to residential houses, recreational areas, bay walk, and boulevards. Altogether, the indicative cost of the Project is approximately Four Hundred Million Pesos (Php400,000,000.00).

Article II

OBJECTIVES

- 1 To reclaim submerged areas of identified portions of the municipality of Coron in order to expand the coastal area for the construction and development of interrelated improvements, such as but not limited to commercial establishments, other government buildings, as well as to the construction of, among others, bay walk, and boulevards;
- 2 To provide the proper environment for people to participate and invest in the agri-business sector, tourism, and to be actively involved in local



governance and community activities in accordance with the plans and programs initiated by the Province and the Municipality;

9. To significantly increase revenues of economic and tourism Industries by providing basic infrastructure facilities and services to the increasing number of tourist arrivals in the locality, which is considered as a tourism hub and a popular tourist destination.

Article III

ROLES AND RESPONSIBILITIES

For the purpose of giving effect to and being able to achieve the above-enumerated objectives, the roles and responsibilities of the Parties are generally defined hereunder

3.1.0 The Province of Palawan shall have the following roles and responsibilities;

3.1.1 Provide overall supervision, control and management of the Project, but in close coordination with the Municipality of Coron during the pre-construction and construction stages of the Project;

3.1.2 The Province of Palawan shall oversee the construction of the Project, and shall ensure that appropriate both technical and administrative support are provided in all cases. It shall also make the proper coordination with partner agencies, including the monitoring and evaluation, as well as giving recommendations to improve the implementation of the Project;

3.1.3. *To ensure the stability and continuity of the projects' operation after its construction phase, the province shall manage and operate the*

[Handwritten signature]

project under such financial management scheme allowed by law and/or as a government owned/economic enterprise.

3.1.4. The Province in due recognition of the genuine support extended by the municipality of Coron from its pre-construction phase to its final completion undertakes to share with the said municipality forty percent (40%) from the net earnings of the project after the full recovery of the total cost of development/investment. However pending recovery of the said cost of development and once the project becomes operational for business purposes, the municipality of Coron, subject to the written consent of the Province and existing and applicable laws, may securitize or loan the projected income according to financial schedule provided for by the Province under whatever means mutually acceptable to both parties, or as may be allowed by law.

3.1.5 The Province shall coordinate with the National Government regarding disbursement of funds for the project; and

3.2.0 The Municipality of Coron shall have the following roles and responsibilities;

3.2.1 Provide the necessary and unhampered access to the identified areas for government reclamation, as well as provide and issue all the relevant, necessary and sufficient support for the authorization, documentation, and development of the said areas;

3.2.2 Cooperate fully with the Province in all phases and stages of the Project, always acting on the basis of good faith and good governance;

3.2.3 Provide expedited services for the prompt and early release of all necessary permits, licenses and authorizations, and fixing and imposing only regular and reasonable fees and charges for all such services rendered;

3.2.4 Warrant free and unimpeded access to all lands and properties required for the effective and prompt completion of the Project;

3.2.5 Provide all such information, data and assistance, and perform such other duties and functions as may be reasonably required from time to time by Project planners, Implementers, and stakeholders.

Article IV

OPERATIONS, FUNDING AND MANAGEMENT

4.1. Operations and Management. The Province shall exercise over-all supervision, control and management of the project, with the Municipality closely coordinating and providing support services, unless otherwise required by the Province, to all activities, whether necessary or incidental, relative to the Project.

The Province shall oversee operations during the construction phase of the Project, and it shall ensure that technical and administrative support is provided whenever required. The Province shall likewise facilitate the performance of all necessary activities, coordinating with partner agencies any and all linkages that may be required in relation to the completion of the Project. The Municipality of Coron, on the other hand, shall provide cooperation and coordinate on the progress of the Project, taking into

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account the requirements of conservation, ecology and development in order to ensure sustainable development in the community

4.2. Cost of the Project; Budgetary Requirements. Funds for the implementation of the Project shall be sourced from the Malampaya proceeds through Her Excellency Gloria Macapagal Arroyo.

4.3. Implementation and Activities. The Project shall be implemented generally according to the availability of funds. In terms of work activities, the Project has been loosely grouped into phases or stages as defined in Article 1, above. Essentially, project implementation shall be determined by the Province

The first phase shall consist of the pre-construction stage and of the construction stage. Subsumed under the first stage are the following activities: master planning, securing all necessary permits, pre-qualification of bidders up until contract awarding, and the finalization and implementation of plans for the pre-construction stage. Thereafter, the construction stage shall include the following activities: survey works, site clearing works, procurement and provision of required materials and equipment, hauling of boulders and aggregates, development and construction of bay walk, protection sea wall structures, embankment of the reclaimed area, second phase, and the construction of and provision for the required infrastructure facilities and utilities, third phase.

Article V

MONITORING AND EVALUATION

Regular monitoring and evaluation of the activities under this Project shall be conducted primarily by the Province, and monthly status report, or as may be required, shall be prepared indicating milestones, accomplishments,

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problems, issues and concerns, with copies thereof distributed to all relevant persons as determined by the parties hereto.

Article VI

OWNERSHIP OF THE PROJECT

Upon completion of the Project, all assets and infrastructures, as well as all data and working papers prepared, reports and documents submitted in accordance with the schedule of work and requirements of the Project shall become the sole and exclusive property of the Province of Palawan.

As regards the ownership of the reclaimed areas, the Province shall own the same in its proprietary capacity.

Article VII

ENTRY INTO FORCE

This Memorandum of Agreement shall enter into force immediately upon signing hereof by the Parties and shall be terminated upon the satisfactory fulfillment of the terms and conditions embodied herein.

IN WITNESS WHEREOF, the Province and the Municipality of Coron, through their representatives, have caused their signatures to be affixed on this 17th day of December 2007, at Puerto Princesa City, Palawan, Philippines

THE PROVINCE OF PALAWAN:
By:

THE MUNICIPALITY OF CORON:
By:

HON. JOEL T. REYES
Governor

HON. MARIO T. REYES
Mayor

Signed in the Presence of:



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES }
PROVINCE OF PALAWAN } S.S
PUERTO PRINCESA CITY }

BEFORE ME, this 17th day of December, 2007, personally appeared --

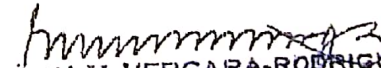
NAME	COMMUNITY TAX CERTIFICATE NUMBER	DATE OF ISSUE	PLACE OF ISSUE
JOEL T. REYES	26652751	Jan. 2, 2007	Coron, Palawan
MARIO T. REYES	26647550	Jan. 2, 2007	Coron, Palawan

known to me and to me known to be the same persons who executed the foregoing Memorandum of Agreement and they acknowledged to me that the same is their free and voluntary act and deed.

IN WITNESS WHEREOF, they have hereunto signed their names on this Memorandum of Agreement on the date and place above-mentioned.

Witness my hand and seal on the date and place aforesaid.

Doc. No. 224
Page No. 40
Book No. KVY
Series of 2007


ATTY. ELENA M. VERGARA-RODRIGUEZ
NOTARY PUBLIC FOR PALAWAN
AND PUERTO PRINCESA CITY
UNTIL DECEMBER 31, 2007
90 E. VALENCIA STREET
PUERTO PRINCESA CITY
ROLL NO. 39087
PTR NO. 0362350 / 01-02-07 / PAL
IBP NO. 6295651 / 01-01-07 / PAL

Republic of the Philippines

OFFICE OF THE PRESIDENT

PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT



SEP CLEARANCE

No. CP-072707-004

Pursuant to the mandate of the Palawan Council for Sustainable Development (PCSD) under Republic Act 7611 and concurred by the Department of Environment and Natural Resources (DENR) as provided in its Memorandum of Agreement with PCSD dated 29 December 1994, this PCSD Clearance is issued to:

CORON WATERFRONT DEVELOPMENT PROJECT (PHASE 1: RECLAMATION & CONSTRUCTION OF ROCK CAUSEWAY)

Name of Project

Poblacion, Coron, Palawan

Project Location (Street, Sitio, Barangay, Municipality)

PROVINCIAL GOVERNMENT OF PALAWAN Represented by
Governor Mario Joel T. Reyes and Provincial Engineer Charlie M. Factor

Name of Proponent

Provincial Capitol Building, Rizal Avenue, Puerto Princesa City

Address of Proponent

Clearance is approved this 27th day of July 2007 at Puerto Princesa City, Palawan.

APPROVED:

MARIO JOEL T. REYES
Chairman, PCSD

Not Valid Without PCSD Official Seal
(PLEASE SEE OVERLEAF FOR THE TERMS AND CONDITIONS OF THIS CLEARANCE)

...sustaining the future."

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Republic of the Philippines
OFFICE OF THE PRESIDENT
PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT



SEP CLEARANCE

No. BDP-062510-018

Pursuant to the mandate of the Palawan Council for Sustainable Development under Republic Act 7611 and concurred by the Department of Environment and Natural Resources (DENR) as provided in its Memorandum of Agreement with PCSD dated 29 December 1994, this PCSD Clearance is issued to:

**CORON BAY DEVELOPMENT PROJECT
(PHASES II, III and IV)**

Name of Project

Coron Bay, Coron, Palawan

Project Location (Street, Sitio, Barangay, Municipality)

PROVINCIAL GOVERNMENT OF PALAWAN

Name of Proponent

Capitol Compound, Rizal Avenue, Puerto Princesa City

Address of Proponent

This Clearance is approved this 25th day of June 2010 in Puerto Princesa City.

APPROVED:

[Signature]
MARIO JOEL T. REYES
Chairman, PCSD

No. 6499820
Date: June 25, 2010
PCSD

Not Valid Without PCSD Official Seal

(PLEASE SEE OVERLEAF FOR THE TERMS AND CONDITIONS OF THIS CLEARANCE)

PCSD: ... together towards sustaining the future."

ENVIRONMENTAL COMPLIANCE CERTIFICATE

(issued under Presidential decree 1586)

ETC-48-866-PA 5-10-2017

THIS IS TO CERTIFY THAT PROPONENT PROVINCIAL GOVERNMENT OF PALAWAN, is granted this Environmental Compliance Certificate (ECC), for the PHASE I: RECLAMATION AND CONSTRUCTION OF ROCK CAUSEWAY PROJECT, located at MARKET SITE AREA, POBLACION 3, CORON, PALAWAN by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau Region IV- MIMAROPA

SUBJECT ONLY to the conditions and restrictions set-out in this certificate.

PROJECT DESCRIPTION

This Certificate shall cover a total area of 30,000.00 square meters with an average depth of 3.7 meters embankment to be located at Market Site Area, Poblacion 3, Coron, Palawan. The earthworks will have a total volume of 89,000 cubic meters of selected borrow materials.

A rock causeway shall be constructed to protect the reclaimed area from the waves. The rock causeway shall be made of boulders/stone masonry with concrete slope protection.

This Certification is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found after issuance of this certificate.

issued at Manila, Philippines this 10th day of April 2017

Approved by:

REYNALDO R. VILLAFUERTE
Regional Director

Recommending Approval

BUENA FE A. RIOFLORIDO
Chief, EIA Division

The Regional Director
The Regional Office
The DENR - Coron

6th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Manila, Manila
Main Office: 536-2786, Admin/Finance Division; Telefax No. 486-5961
EC Division 521-8904, EIA Division; Telefax No. 486-5961
Regional Address: 486-5961



Department of Environment and Natural Resources
Environmental Management Bureau
Regional Office No. IV – B MIMAROPA

ENVIRONMENTAL COMPLIANCE CERTIFICATE

(Issued under Presidential decree 1586)

ECC #48-3901-073-8020

THIS IS TO CERTIFY THAT PROPONENT **PROVINCIAL GOVERNMENT OF PALAWAN**, is granted this Environmental Compliance Certificate (ECC), for the **RECLAMATION PROJECT (CORON WATERFRONT DEVELOPMENT PROJECT)**, located at **POBLACION, BRGY. 2,3 & 5, CORON, PALAWAN** by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau, Region IV-MIMAROPA.

SUBJECT ONLY to the conditions and restrictions set-out in this ECC and in the attached document labeled as Annex A and B.

PROJECT DESCRIPTION

This ECC covers a Reclamation Project (Coron Waterfront Development Project), having a total area of 48.0 hectares which covers Phases 2, 3, 4 & 5, located at Poblacion, Brgy. 2, 3, & 5, Coron, Palawan.

The proposed project involves the construction of a stone masonry sea wall to a maximum depth of 2.21 meters from mean low water and requires earth-filling materials with an estimated volume of 1,440,000 cubic meters. A waterways with a width of 20-30 meters will be constructed to preserve the mangrove areas and in order to provide habitat for fishes and other aquatic fauna. Likewise, a separate sewage treatment plants will be provided for each phase of the project.

This ECC is issued in compliance to the requirements of Presidential Decree No. 1586, in accordance to Department Administrative Order No. 2003-30. The Bureau, however, is not precluded from reevaluating, adding, removing, and correcting any deficiencies or errors that may be found to be inconsistent with the Revised Procedural Manual of DAO 2003-30 after issuance of this ECC.

Issued at EMB-MIMAROPA Region Manila, Philippines this 03 05 2015

Approved by:

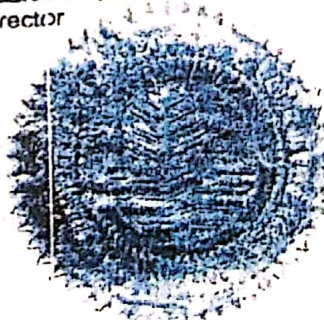
[Signature]
EnP SIXTO E. TOLENTINO, JR.
Regional Director

Recommending Approval:

[Signature]
BUENA FE A. RIOFLORIDO
Chief, EIA Division

CC: The RED DENR Region IV-B
The PENRO - Palawan
The CENRO - Coron

4th Floor DENR by the Bay Bldg., 1515 Roxas Blvd., Ermita Manila
RD's Office 536-9786; Admin/Finance Division Telefax No. 400-5960
PC Division 521-8984, EIA Division Telefax No. 400-5960
E-mail Address: denr@denr.gov.ph





Republic of the Philippines
Provincial Government of Palawan
Puerto Princesa City, Palawan

October 1, 2019

ATTY. JANILO E. RUBIATO

General Manager
Philippine Reclamation Authority

Sir:

This refers to the remaining unreclaimed portion of the Coron Bay Development and Reclamation Project in Coron, Palawan.

After subjecting the unsolicited proposal submitted to the Provincial Government of Palawan to the selection process pursuant to Provincial Ordinance No. 1971 entitled "*Pursuing a Public-Private Partnership for the People (4P) Approach Towards Development, Providing for the Procedure in Selecting the Private Sector proponent, Adopting a Contract Management Framework, and Providing Appropriations and for other Purposes*", the Provincial Government of Palawan awarded the project to the joint venture between BCT Trading and Construction and 428 Hi-Tech Group, Inc. The agreement between the Province and the said entities have already been signed.

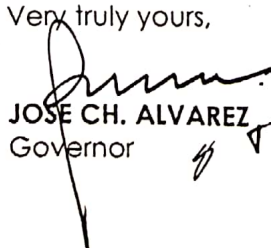
In view hereof, Palawan Province hereby requests the issuance of Notice to Proceed (NTP) to enable the parties to commence the development works.

Herewith are copies of the following, for your reference:

- Annex A** – Palawan Provincial Board Resolution No. 1971 series of 2018
- Annex B** – Joint Venture Agreement between BCT Trading and Construction and 428 Hi-Tech Group, Inc.
- Annex C** – Copy of Public Invitation to Submit Competing Proposals
- Annex D** – Notice of Award
- Annex E** – Land Form (Land Configuration) Plan
- Annex F** – Reclamation and Development Schedule
- Annex G** – Financial Updating of the Feasibility Study
- Annex H** – Geotechnical Study
- Annex I** – Topographic and Hydrographic Survey
- Annex J** – Bid Security
- Annex K** – Performance Security

Your expeditious action on this request is highly appreciated.

Very truly yours,


JOSE CH. ALVAREZ
Governor

CONTRACTUAL JOINT VENTURE AGREEMENT

This **AGREEMENT**, entered into by and between-

The **PALAWAN PROVINCIAL GOVERNMENT**, a local government unit duly organized and existing under and by virtue of Philippine laws, with address at Puerto Princesa City, represented by its GOVERNOR, **JOSE CH. ALVAREZ**, hereinafter referred to as the **Project Owner**,

-and-

BCT TRADING AND CONSTRUCTION and 428 HI-TECH GROUP, INC., entities duly organized and existing under and by virtue of Philippine laws with office address at Puerto Princesa City, represented herein by **TEDERICO G. TIOTANGCO**, hereinafter called the **Project Developer**,

WITNESSETH THAT:

WHEREAS, the **Project Owner** is duly authorized under its charter and under the provisions of Republic Act No. 7160 otherwise known as The Local Government Code 1991 to undertake reclamation and development projects within its jurisdiction;

WHEREAS, the **Project Owner** has an existing Memorandum of Agreement (MOA) with the Philippine Reclamation Authority (PRA) pertaining to an approved reclamation project covering fifty (50) hectares, ten (10) hectares of which had already been reclaimed and developed and is already for titling by the **Project Owner**;

WHEREAS, portions of the approved reclamation project, consisting of 40 hectares, will form part of an existing reclamation area in Coron, Palawan, and will produce some 400,000 square meters of additional buildable/developable space that will enable the **Project Owner** to further expand its own world class tourism, entertainment, commercial and business district;

WHEREAS, the **Project Developer** has offered its experience, expertise and financial capability to implement the reclamation project and to perform the desired raw land reclamation and horizontal development at no cost to the **Project Owner**;

WHEREAS, the **Project Owner**, enacted Provincial Ordinance No. 1971 dated May 29, 2018 entitled, "Pursuing a Public-Private Partnership for the People (4P) Approach Towards Development, Providing for the Procedure in Selecting The Private Sector Proponent, Adopting a Contract Management Framework, and Providing Appropriations and for other Purposes".

WHEREAS, on the basis of the above Provincial Ordinance No. 1971, the **Project Owner**, after subjecting the unsolicited proposal of the **Project Developer** to competitive challenge and after complying with the legal procedures in the selection of a joint venture partner, has awarded the reclamation project to the **Project Developer** subject to the terms and embodied in this Agreement;

NOW THEREFORE, for and in consideration of the foregoing premises and the mutual commitments, obligations, and undertakings assumed and accepted hereunder, the parties have agreed as follows:

Section 1. DEFINITION OF TERMS

Whenever used in this Agreement, the following terms shall be understood to mean:

- a. **"Agreement"** refers to this CONTRACTUAL JOINT VENTURE AGREEMENT including all attachments made as an integral part hereof;
- b. **"Formal Acceptance"** refers to the written acknowledgment by the **Project Owner** that the completed Project is in accordance with the plans and specifications and that it has been duly turned over to the **Project Owner**;
- c. **"DENR"** refers to the Department of Environment and Natural Resources including the divisions, bureaus, and offices under it;
- d. **"Horizontal Development"** refers to the provision of facilities such as roads, bridges if any, sidewalks, open spaces, drainage, power line, telecommunication, water supply and similar facilities;
- e. **"Horizontal Development Cost"** refers to all costs and expenses necessary or incidental to complete the horizontal development works of the Project estimated to be in the amount of **Php400 million**;
- f. **"MOA"** refers to the Memorandum of Agreement executed between the Philippine Reclamation Authority (PRA) and the **Project Owner**;
- g. **"Parties"** refers to Palawan Province and BCT TRADING AND CONSTRUCTION and 428 HI-TECH GROUP, INC., as joint venture partners;
- h. **"PRA"** refers to the Philippine Reclamation Authority, formerly known as Public Estates Authority, created under Presidential Decree 1084;
- i. **"Project"** refers to the completion of raw land reclamation and horizontal development of the forty (40) hectares more or less of foreshore and offshore areas of Coron, Palawan;
- j. **"Project Cost"** refers to all expenses and costs to complete the Project consisting of the raw land reclamation cost and horizontal development cost, estimated to be in the total amount of **Php2,656 million**;
- k. **"Raw Land Reclamation"** refers to the process of filling up the 40 hectares area through the use of land fill materials to an elevation of +4.0 meters above mean

lower water level (MLLW), properly contained and consolidated in accordance with the approved plans;

- l. **"Raw Land Reclamation Cost"** refers to all costs and expenses to complete the raw land reclamation component of the Project, estimated to amount to **Php2,256 million**;
- m. **"Usable Area"** refers to the area of the Project after reclamation, excluding roads, parks, open spaces and other areas for utilities, which can be sold or devoted to commercial, residential, institutional, office or other related uses.

Section 2. DOCUMENTS FORMING PART OF THE AGREEMENT

The following documents are hereby made an integral part of this Agreement:

- Annex A** – Palawan Provincial Board Resolution No. 1971 s2018
- Annex B** – Joint Venture Agreement between BCT TRADING AND CONSTRUCTION and 428 HI-TECH GROUP, INC.
- Annex C** – Copy of Public Invitation to Submit Competing Proposals
- Annex D** – Notice of Award
- Annex E** – Land Form (Land Configuration) Plan
- Annex F** – Reclamation and Development Schedule
- Annex G** – Financial Updating of the Feasibility Study
- Annex H** – Geotechnical Study
- Annex I** – Topographic and Hydrographic Survey

Section 3. SCOPE OF THE CONTRACTUAL JOINT VENTURE AGREEMENT

3.1 This CONTRACTUAL JOINT VENTURE AGREEMENT involves the reclamation and horizontal development of 40 hectares more or less, of foreshore and offshore areas of Coron, Palawan to complete the 50-hectare project adjoining the completed 10 hectares already for titling as reclaimed by the Palawan Province in year 2008 based on the MOA between PRA and Palawan Province.

3.2 The land use development of the Project shall include mixed-use, office, commercial/residential districts, commercial development, institutional centers, public use and other related uses in accordance with the Master Development Plan.

3.3 The estimated Project Cost involved in this CONTRACTUAL JOINT VENTURE AGREEMENT is P2,656 million consisting of raw land reclamation cost of P2,256 million and horizontal development cost of P400 million.

Section 4. OBLIGATIONS OF THE PARTIES

4.1 The Project Owner shall –

- a) Contribute to the joint venture its rights and privileges to implement the reclamation project, both raw land reclamation and site development, to the exclusion of any other person or entity;

- b) Initiate, coordinate, and secure with PRA the necessary clearances, approvals and permits;
- c) Assist the **Project Developer** in securing and obtaining all government approval/permits, licenses and authorizations necessary for the uninterrupted prosecution and full implementation of the Project;
- d) Provide road right of way and other easement rights from other parties necessary for the Project, the cost of which shall be paid by the **Project Developer**;
- e) Make representations and coordinate with PRA, DENR, and other concerned government offices, for the issuance of the necessary approval/permit for the project, Proclamation, Special Patent and issuance of Certificates of the Title for the areas covered by the Project;
- f) Comply with the Land Allocation Plan in the land distribution of the reclaimed area.
- g) Execute all the necessary documents for the full implementation of the Project.
- h) Notify in writing the **Project Developer** of any and all proposals for reclamation in front of the Project Area that may be submitted to the Palawan Province and allow the **Project Developer** to match the offer of the proponent within ninety (90) days from notice. Otherwise, the **Project Developer** will be deemed to have waived such right.

4.2 The Project Developer shall –

- a) Prepare or cause to be prepared at its expense all necessary documents for submission to concerned government agencies for the approval and implementation of the Project,
- b) Provide all funds for fees and assessments that may be required by the PRA and other agencies to secure approvals, permits and clearances for the prosecution an implementation of the Project;
- c) Fully finance all raw land reclamation and horizontal development works pursuant to the approved Land Form Plan and Master Development Plan;
- d) Provide the manpower, equipment, machinery, technology, management and all other support facilities for the full implementation of the Project;
- e) Provide and identify the source of filling materials for the Project, including alternative sources in case the source of filling materials previously identified be inadequate, and comply with all government requirements for securing the necessary permits and clearances for the utilization thereof;
- f) Ensure that all foreshore and offshore areas of the Project shall be cleared of all structures and all other obstructions which may impede or in any way interfere with the performance of works for the project;

- g) Provide the funds necessary for the survey and titling of the reclaimed land;
- h) Assist the **Project Owner** in facilitating the issuance of Proclamation, Special Patent, and Certificates of Title from concerned government offices;
- i) Secure comprehensive insurance coverage for the Project including contractor's all risk, workmen's compensation and third-party liability and provide the **Project Owner** with copies of all policies of insurance effected by it;
- j) Post performance security equivalent to 5% of Project Cost before commencement of reclamation works;
- k) Obtain such other insurance and security that may be required by PRA or any other government agency; and,
- l) Execute all documents that may be necessary for the full implementation of the Project.
- m) Comply with pertinent requirements of the Philippine Reclamation Authority (PRA) on the project particularly on the preconstruction requirements as basis for the issuance of the Notice to Proceed (NTP).

4.3 Common Obligations of the Parties

The **Parties** hereto shall-

- a) Conduct public information campaign and consultations to promote acceptability of the Project and its implementation;
- b) Provide assistance to secure and comply with the necessary approval/permits, clearances, consents, and licenses from concerned government agencies as may be requires for the prosecution and implementation of the Project;
- c) Cooperate with each other in all stages of the Project to ensure smooth pursuit of all project activities;
- d) Protect and support the Project against any objection, negative propaganda, litigation and similar opposition; and,
- e) Communicate to the other party any information that may affect the Project or its timely implementation and completion;

Sec. 5. SUPERVISION OF THE PROJECT

The parties shall form a Project Supervision Team (formerly Project Management Team) with five members composed of two (2) representatives from the Project Owner, two (2) representatives from the Project Developer and one (1) representative from the Philippine Reclamation Authority (PRA). The Project Supervision Team shall meet regularly to monitor and supervise the Project Developer in all activities of the Project, including the preparation of necessary documents, application and issuance of permits and clearances, performance of actual reclamation and development works, and all

other tasks necessary to be accomplished for the implementation and completion of the Project. The Project Supervision Team shall be the contact and information center between the Project Owner and the Project Developer for all the necessary information, discussion, and mutual cooperation that the Project may require.

Sec. 6. IMPLEMENTATION OF THE PROJECT

6.1 Issuance of the Reclamation Permit

- 6.1.1. Immediately after the execution of this Agreement, the Parties shall coordinate and negotiate with PRA for the issuance of reclamation permit and project implementation.
- 6.1.3. The **Project Developer** shall also complete all requirements of other government agencies, if any, prior to issuance of the Reclamation Permit by the PRA.
- 6.1.4. Upon issuance by PRA of the Reclamation Permit, the **Project Owner** shall within five (5) days from receipt thereof issue to the **Project Developer** the Notice to Proceed (NTP). The **Project Developer** shall then post a performance security bond equivalent to five (5%) percent of the Project Cost before commencement of reclamation works.

6.2 Actual Reclamation and Horizontal Development

- 6.2.1. The **Project Developer** shall commence the reclamation and development upon issuance by the Project Owner of the Notice to Proceed inclusive of all the necessary approvals and reclamation and development permits by appropriate government offices and agencies which has jurisdiction over the project and shall complete the Project within a period of two (2) years from commencement of the reclamation works. The approved Reclamation and Development Schedule shall be followed by the **Project Developer** except when it is prevented from doing so by **force majeure** which shall be deemed to refer to natural disaster, storms and typhoons, acts God or lawful order of any court or government agency, change in laws, rebellion, or other causes similar to the foregoing which is beyond the reasonable control of the Parties. The occurrence of such **force majeure** shall automatically extend the period for completion of the Project and the periods specified in the Reclamation and Development Schedule, provided that the Project Developer shall promptly notify the Project Owner of the delay caused by the occurrence of such event.
- 6.2.2. The Project Developer shall commence and complete the implementation of the reclamation works according to the Reclamation and Development Schedule, which will involve activities for mobilization, reclamation, soil improvement, construction of breakwaters and containment structures, and other necessary works;
- 6.2.3. The Project Developer shall also perform the works for horizontal development in accordance with the Reclamation and Development Schedule;

- 6.2.4. The Project Developer shall submit a monthly accomplishment report to the Project owner from the commencement of actual works, and comply with the demand of the Project Owner to submit a report at any time deemed necessary by the latter;
- 6.2.5. The Project Developer shall notify the Project Owner of the completion of raw land reclamation to enable the latter, in coordination with PRA, to inspect the reclaimed land;
- 6.2.6. Upon completion of all raw land reclamation and horizontal development works, the Project Developer shall submit a final report to the Project Owner;
- 6.2.7. The Project Owner, shall have a period of 30 days from submission of the final report within which to verify faithful compliance by the Project Developer with the plans and specifications. The Project Owner shall make a Formal Acceptance of the reclamation and horizontal development works if it finds the completed Project in accordance with the plans and specifications.

6.3 Issuance of Proclamation, Special Patent and Certificates of Title, Real Property Taxes, Formation of Subdivision Association, and Upkeep and Maintenance of the Project

- 6.3.1. Upon completion of the reclamation works, the **Project Developer** shall cause the survey of the reclaimed land and comply with all the requirements as may be imposed for the issuance of Proclamation, Special Patent and Certificates of Title;
- 6.3.2. The Parties shall apply for and coordinate with PRA, DENR and other government agencies the issuance of all approvals, Proclamation, Special Patent and Certificates of Title to be issued in accordance with existing laws and procedures. Upon receipt by the **Project Owner** of the Certificates of Title under its name, it shall, within ten (10) days therefrom, convey to the **Project Developer** the portion of the reclaimed lands pertaining to the latter. The Project Owner shall execute, sign and deliver to the Project Developer the necessary Deed of Conveyance or similar Deeds, and the titles and documents necessary in order to convey to the **Project Developer** the titles of the **Project Owner** over the portion of the reclaimed land pertaining to the **Project Developer** as payment of its services under this CONTRACTUAL JOINT VENTURE AGREEMENT, and finally to enable the **Project Developer** to transfer the titles of the said portion in the name of the **Project Developer**;
- 6.3.3. The **Project Owner** is exempted from Real Property Taxes and the Real Property Taxes due on the portion of reclaimed land pertaining to the **Project Developer** shall therefor accrue only from the date of issuance to the Transfer of Certificates of Title in the name of the **Project Developer** or its designated assignee;
- 6.3.4. If the **Project Owner** refuse to accept the developer property being turned over by the **Project Developer**, a top independent appraiser mutually acceptable both **Project Owner** and **Project Developer**, shall be requested to appraise the Project/Subdivision to find out if the development

undertaken by the **Project Developer** conforms with the **Project Owner's** approved plans and specifications. Should the independent appraiser reports/certifies that the **Project Owner** unreasonably refuse to accept the property, the Project having conformed with the agreed plans and specifications, the property is deemed accepted by the Project Owner and that costs of appraisal shall be borne by the **Project Owner**. On the other hand, should the **Project Owner's** non-acceptance of the turn-over is found to be based on meritorious grounds as certified by the top independent appraiser, the **Project Developer** should continue with the development works until the developed property is acceptable to the **Project Owner** or as deemed accepted by the **Project Owner** as certified by the top independent appraiser and that costs of appraisal shall be for the account of the **Project Developer**.

- 6.3.5. The parties agree, subject to the approval of PRA, that as soon as the horizontal development of the Project has been completed, the Project/Subdivision Association (Association) shall be organized for and in their behalf and on behalf of all prospective owners of the land in the Project. The **Project Owner** is not required to be a member of the Association, provided that, in the event the **Project Owner** will dispose its allocated land to private entities, the new owners are automatically considered members of the Association. Membership to the Association shall be mandatory to all prospective owners of the land in the Project (except the **Project Owner**) who shall be bound by the Articles and By-Laws of the Association and by the rules and regulations of the Association. This condition shall be annotated on all the titles of lots in the Project..

Sec. 7. DISTRIBUTION OF PROCEEDS

The reclaimed area shall be distributed as follows:

	Area allocated	Percentage
PRA Share	4.80	12.00
Coron Share (2.81 + 2.83)	5.63	14.08
Provincial Government Share	8.45	21.12
Gov't. Share (PRA+Coron+Province)	18.88	47.20
BCT and 428 HTGI	21.12	52.80
Total Area	40.00	100.00

Sec. 8. RESCISSION OF THE AGREEMENT AND SUSPENSION OF THE PROJECT

8.1. Rescission Due to Default or Breach

Subject to the provisions of Section 10 hereof on **Dispute Resolution**, either Party may rescind this Agreement prior to its completion upon default or breach by the other party of a material provision of this Agreement. Such rescission of this Agreement shall not affect any accrued rights of the non-defaulting party or the liabilities of the defaulting-party nor shall it affect any provision hereof which is expressly or by implication intended to continue after such cancellation. The defaulting party shall indemnify and be liable to the non-defaulting party for all costs, damages, liabilities and expenses which the non-defaulting party shall incur as a result of the default or breach.

- 8.2. In case of rescission of this Agreement by the **Project Owner** due to the default or breach of the **Project Developer**, the **Project Owner** shall have the right to continue the Project on its own or through another developer, subject to the provision of Section 8.1 hereof.

8.3. Suspension of the Project

If due to a cause which is not attributable to any of the Parties, the **Project Developer** is prevented from completing the raw land reclamation and/or horizontal development of the Project, or when any of the Parties is prevented from performing any of its main obligations due to such cause, this Agreement or such affected part of it shall only be suspended and the rights and obligations of the parties shall be restored upon the cessation of the cause.

Sec. 9. LIABILITY

- 9.1 The Project Developer shall hold the Project Owner, its officers and employees free and harmless from any claims or suits of any third party arising from the performance of raw land reclamation and horizontal development works. The Project Developer shall be solely liable for payment of wages, benefits and compensations of employees it will hire for purposes of the Project.
- 9.2 Nothing in this Agreement shall be constructed as constituting either party an agent or representative of the other, it being understood that this Agreement is only intended to govern the relationship of the parties for the accomplishment of the Project.

Section 10. DISPUTE RESOLUTION

The Parties hereto agree that in the event of any dispute or difference between them arising out of this Agreement or in the interpretation of its provisions, they shall endeavor to meet together in an effort to resolve such dispute amicably. In appropriate cases, the Parties may execute as supplementary agreement to clarify issues. If a dispute cannot be settled by mutual discussion within thirty (30) days from

commencement of discussions, the Parties shall refer the matter for Mediation-Arbitration in accordance with the Alternative Dispute Resolution Act of 2004 and other applicable laws and rules.

Section 11. MISCELLANEOUS PROVISIONS

11.1. Representations

Each of the party herein hereby represents and warrants that: a) it has full power and authority to make, execute and deliver this Agreement, and has taken or will take all necessary actions or legal steps in connection therewith; b) this Agreement constitutes the legally binding obligations of the parties, their successors-in-interest or assigns; c) the performance of this Agreement is consistent with its charter documents and any of its contracts, and not in violation of laws, ordinances, rules, and regulations; d) there is no pending litigation, arbitration, or investigation which will adversely affect its ability to fulfill obligations under this Agreement;

11.2. Assignment

No party to this Agreement shall assign, transfer or subcontract this Agreement nor assign any of its rights, obligations, or duties to any other party without the prior written consent of the other party.

11.3. Reclamation of Additional Areas

Subject to applicable laws and guidelines, including the rules on procurement and/or competitive challenge, the parties hereby acknowledge that any additional expansion of the reclaimed land covered by the Project that may be needed in the future shall be discussed by the Parties with the view to have a mutual agreement.

11.4. The parties warrant that they did not, will not or have not, directly or indirectly at any time offer or give or agree to give any person any gift or consideration of any kind or an inducement or reward for performing or refraining to do any act in relation to the obtaining or execution of this Agreement.

11.5. This Agreement shall be annotated at the back of the Certificates of Titles of the reclaimed land subject hereof;

11.6. If any term, provision or conditions of this Agreement is subsequently declared invalid, null or void, or contrary to law by the court of competent jurisdiction, the validity of the other terms, provisions or conditions not affected by such declaration of nullity, shall remain valid and binding upon the parties, their successor or assigns.

11.7. Notice

Any notice to be given by any of the Parties under this Agreement shall be in writing and shall be sent to the following addresses:

To the Project Owner – **Office of the Governor**
Provincial Capitol, Puerto Princesa City

To Project Developer - **BCT Trading and Construction**
National Highway, Brgy. San Pedro,
Puerto Princesa City, Palawan

11.8. Governing Law

The provisions of this Agreement shall be governed and interpreted in all aspects by and under the laws of the Republic of the Philippines.

11.9. Effectivity

This Agreement shall be effective upon ratification by the Provincial Board.

IN WITNESS WHEREOF, the parties hereunto affix their signatures on this ____ day of _____, 2019, in **PUERTO PRINCESA CITY**

The PALAWAN
PROVINCIAL GOVERNMENT

By:

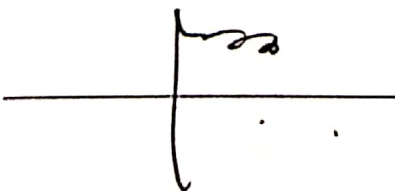

JOSE CH. ALVAREZ
Governor

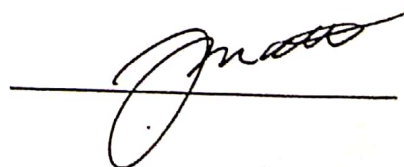
By:


BCT Trading and Construction &
428-Hi-Tech Group, Inc.


TEDERICO G. TIOTANGCO
Project Developer

Signed in the presence of:





ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PALAWAN PROVINCIAL GOVERNMENT) S.S.

BEFORE ME, a Notary Public for and in **PUERTO PRINCESA CITY** personally appeared the following;

Name	Identification	Place/Date Issued
JOSE CH. ALVAREZ	PASSPORT NO. <u>P7801243A4</u>	<u>MANILA / 05-15-2018</u>
TEDERICO G. TIOTANGCO	PRC No. <u>0034259</u>	

known to me to be the same persons who executed the foregoing CONTRACTUAL JOINT VENTURE AGREEMENT and they acknowledged to me that the same is their voluntary act and deed and that of the corporations they represent.

This instrument consisting of twelve (12) pages including the page where the Acknowledgment is written has been signed on each and every page by the parties and their witnesses in my presence.

SEP 27 2019

WITNESS MY HAND AND SEAL this ____ day of _____, 2019 in Puerto Princesa City, Palawan, Philippines.

Doc. No.: 46
Page No.: 11
Book No.: XVIII
Series of 2019.

ATTY. MARY JOY M. ORDANEZA
NOTARY PUBLIC FOR PALAWAN
AND PUERTO PRINCESA CITY
UNTIL DECEMBER 31, 2019
ROLL NO. 65028
PTR NO. 43869, 01-28-2019 / PALAWAN
IBP NO. 074382, 02-19-19 / PALAWAN



Republic of the Philippines
OFFICE OF THE PRESIDENT
PHILIPPINE RECLAMATION AUTHORITY

7th floor, Legaspi Towers 200 Bldg., 107 Paseo De Roxas St., Legaspi Village, 1226 City of Makati
Tel. No.: (02) 459-5000 • Facsimile No.: (02) 815-2662
Website: www.pea.gov.ph • Email: info@pea.gov.ph

11 December 2019

HON. JOSE CH. ALVAREZ
Palawan Provincial Governor
Capitol Complex, Puerto Princesa City

Subject : **NOTICE TO PROCEED**

Dear **Governor Alvarez**:

This refers to the Coron Bay Development Project (CBDP) of the Provincial Government of Palawan.

Please be informed that in its 10 December 2019 Meeting, the PRA Governing Board has approved the issuance of the Notice to Proceed (NTP) through PRA Board Resolution No. 5078, series of 2019 (**Annex A**):

Pursuant thereto, the Province is hereby authorized to proceed with the implementation of the Project subject to compliance with the herein Additional Requirements (**Annex B**) set forth as conditions and requirements enumerated in the abovementioned resolution. Also herein as **Annex C** is the Payment Advise pursuant to the required fees, for consideration.

Failure to comply with any of such requirements and conditions within the prescribed period as specified in the above resolution shall cause PRA to move for the nullification of this NTP.

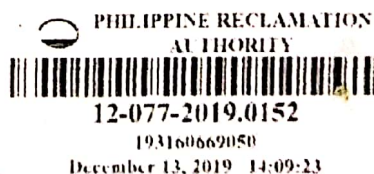
Thank you.

Very truly yours,

ATTY. JANILO E. RUBIATO
General Manager and CEO

Received by:

NAME: Karla Mercado
Designation: _____
Company: _____
Date: Dec 13, 2019





Republic of the Philippines
PHILIPPINE RECLAMATION AUTHORITY

7th floor, Legaspi Towers 200 Bldg., 107 Paseo de Roxas St., Legaspi Village, 1226 City of Makati
Tel. No.: (02) 459-5000 • Facsimile No.: (02) 815-2862
Website: www.pea.gov.ph • Email: info@pea.gov.ph



SECRETARY'S CERTIFICATE

SO THE PUBLIC MAY KNOW:

I, **BAI SAUDIA SHAHARA B. AMPATUAN**, of legal age, Filipino, with office address at 8th Floor, Legaspi Towers 200 Building, 107 Paseo de Roxas, Legaspi Village, Makati City, after having been duly sworn to in accordance with law, do hereby certify that:

1. I am the Board Secretary V of the Philippine Reclamation Authority (PRA); and
2. At the 574th Regular Meeting of the PRA Board of Directors on 10 December 2019 duly called for the purpose, a quorum being present and acted throughout, with General Manager and CEO Atty. Janilo E. Rubiato voluntarily inhibiting himself from the discussion and voting, the following resolution was adopted unanimously with the concurrence of the Chairman, and is now in full force and effect, to wit:

RESOLUTION NO. 5078

Series of 2019

APPROVAL OF THE ISSUANCE OF NOTICE TO PROCEED IN FAVOR OF THE PROVINCIAL GOVERNMENT OF PALAWAN FOR THE RECLAMATION AND LAND DEVELOPMENT OF THE CORON BAY DEVELOPMENT PROJECT

***RESOLVED**, That the issuance of the Notice to Proceed (NTP) by Philippine Reclamation Authority (PRA) to the Provincial Government of Palawan for the reclamation and land development of the Coron Bay Development Project (CBDP) located within the municipal waters of the Municipality of Coron, Palawan is hereby **APPROVED**, subject to compliance with the following terms and conditions:*

A. Requirements Prior to Actual Reclamation Works:

- i. That the basis of project implementation shall be the final design for the above reclamation project by the Provincial Government of Palawan;*
- ii. That the Provincial Government of Palawan shall submit to PRA the final design not later than one hundred eighty (180) calendar days from the date of issuance of NTP. Failure to comply with such period as required shall be a valid cause for PRA to move for nullification of the NTP and termination of the Memorandum of Agreement (MOA) by PRA as stipulated under Section VIII of the MOA.*



CERTIFIED TRUE COPY

BAI SAUDIA SHAHARA AMPATUAN
Corporate Secretary

- B. The land sharing shall be as follows:

PRA Standard Sharing Computation			PRA (all saleable)	Net Saleable for LGUs	Palawan and Coron Share	
					Province	Coron
Gross Project Area, Has.	40.00	(Has)	12%		60%	40%
ROS (Gov), hectares	30%	12.00	4.80	3.60	2.16	1.44
Government, hectares	21%	8.40				
Private, hectares	49%	19.60				
Totals	100%	40.00	4.80	3.60	2.16	1.44

C. Requirements for the Effectivity of the NTP:

-

CERTIFIED TRUE COPY

A. K. Johnson

SAHABAT MAHARA AMPATUAN

PROVIDED FURTHER. That failure of the Provincial Government of Palawan to pay the above-mentioned fees within the prescribed period shall be a valid cause for PRA to declare the NTP null and void;

RESOLVED FINALLY, That the PRA General Manager and CEO is hereby **AUTHORIZED** to issue the NTP to the Provincial Government of Palawan subject to full compliance with the terms and conditions set forth therein.

3. The foregoing resolution has not been repealed, amended nor modified, and remains to be valid and subsisting as of date hereof.

Signed on 10 December 2019 at Makati City, Metro Manila.


BAI SAUDIA SHAHARA B. AMPATUAN
Board Secretary V

 **CERTIFIED TRUE COPY**


ATTY. BAI SAUDIA SHAHARA AMPATUAN
Corporate Secretary



DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

TWINLEAF GROUP INC., a domestic corporation organized and existing in accordance with the Philippine Laws with business address at #866 P. Herrera St., Barangay Agoho, Pateros, Metro Manila, Philippines, represented by its duly authorized officer, **CESARIO REYES** hereinafter referred to as the **DONOR**;

and

MUNICIPAL GOVERNMENT OF CORON, PALAWAN, a local government unit of the Philippines and represented by its Municipal Mayor, **MARIO T. REYES JR.**, of legal age, Filipino, and a resident of Coron, Palawan, Philippines hereinafter called the **DONEE**;

WITNESSETH:

That the **DONOR** is the registered owner of a parcel of land located at Sitio Dipulao, Barangay Dipulao, Coron, Palawan and covered by **TRANSFER CERTIFICATE OF TITLE NO. 065-2014000705 (Lot 19-A-1, PSD-04-186542)** containing an area of **NINETY FIVE THOUSAND SEVEN HUNDRED THIRTEEN (95,713) SQUARE METERS** and described as follows:

*A parcel of land (Lot 19-A-1, of the Subdivision plan, PSD-186542, being a portion of Lot 19-A (LRA), PSD-387320 (LRA) Record No.), situated in the So. Dipulao, Poblacion, Municipality of Coron, Province of Palawan, Island of Palawan. Bounded on the NE., along lines 10-1-2 by Lot 19-A-2 of the subdivision plan; on the SE., along lines 2-3-4 by Lot 20, PSD-04-049559 (AR); on the SW., along line 4-5 by Public Land (Magnroves); on the NW., along line 5-6 by Lot 18, PSD-04-049559 (AR); on the NE., along lines 6-7-8 by Lot 19-B (LRC) PSD-287320; on the NE., along line 8-9 by National Road; and on the NE., along line 9-10 by Lot 19-C, (LRC) PSD-387320. Beginning at point marked "1" on plan, being N. 12 deg. 32' W., 1,069.14 m. from B.L.B.M. No. 1, Pinamalayan, Coron, Palawan. Thence S. 50 deg. 02' E., 60.00 m. to point 2; thence S. 47 deg. 23' W., 98.74 m. to point 3; thence S. 47 deg. 23' W., 317.14 m. to point 4; thence N. 29 deg. 54' W., 306.13 m. to point 5; thence N. 64 deg. 22' E., 287.82 m. to point 6; thence S. 50 deg. 02' E., 93.91 m. to point 7; thence N. 55 deg. 35' E., 202.39 m. to point 8; thence S. 50 deg. 02' E., 33.32 m. to point 9; thence S. 47 deg. 23' W., 100.84 m. to point 10; thence S. 47 deg. 23' E., 50.42 m. to the point of beginning. Containing an area of **NINETY FIVE THOUSAND SEVEN HUNDRED THIRTEEN (95,713) SQUARE METERS**. All points referred to are indicated on the plan and are marked on the ground by PS. Cyl. Conc. Mons. 15 x 60 cms.; bearing true; date of original survey: Nov. 26, 1912; and that of the subdivision survey, August 15, 2006; and was approved on December 29, 2006.*

That **FOR AND IN CONSIDERATION** of the **DONEE'S TRUST, DEVOTION** and **AFFECTION** shown to the **DONOR**, and as an act of gratitude and liberality on his part, the **DONOR** hereby voluntarily **GIVES, TRANSFERS, and CONVEYS** by way of donation, unto the said **DONEE**, its heirs and assigns, a **PORTION** of the said parcel of land, free from all liens and encumbrances, measuring to **SEVEN THOUSAND FIVE HUNDRED SIXTY SIX (7,566) SQUARE METERS (Lot 19-A-1-B)** and described as follows:

**TECHNICAL DESCRIPTION
LOT 19-A-1-B**

A parcel of land Lot 19-A-1-B, Psd _____, being a portion of Lot 19-A-1, Psd-04-186542, situated in the Dipulao, Poblacion, Coron, Palawan. Bounded on the SE., along line 1-2 by Lot 19-A-1-A of the subdivision plan; on the SW., along line 2-3 by Lot 19-A-1-A of the subdivision plan; on the NW., along line 3-4 by Lot 19-A-1-A of the subdivision plan; on the NE., and NW., along line 4-5 and 5-6 by Lot 19-B, (LRA) PSD-387320 and on the SE., along lines 6-7 and 7-1 by Lot 19-A-1-A of the subdivision plan beginning at point marked "1" on plan, being N. 16 deg. 19' W., 1,076.00 m. from B.L.B.M. No. 1, Pinamalayan

<i>Thence S. 54 deg. 27' W.,</i>	<i>71.01 m. to point 2</i>
<i>Thence N. 35 deg. 33' W.,</i>	<i>121.25 m. to point 3</i>
<i>Thence N. 66 deg. 09' E.,</i>	<i>49.53 m. to point 4;</i>
<i>Thence S. 50 deg. 02' E.,</i>	<i>90.04 m. to point 5;</i>
<i>Thence N. 55 deg. 35' E.,</i>	<i>202.39 m. to point 6;</i>
<i>Thence S. 54 deg. 27' W.,</i>	<i>202.35m. to point 7;</i>
<i>Thence S. 35 deg. 33' E.,</i>	<i>20.00 m. to the point of</i>
<i>beginning containing an area of SEVEN THOUSAND FIVE HUNDRED SIXTY SIX (7,566) SQUARE METERS.</i>	

That the **DONEE** hereby accepts and receives this donation made in her favor by the **DONOR**, and hereby manifests her gratefulness for the latter's generosity.

IN WITNESS WHEREOF, both the **DONOR** & **DONEE** have hereunder subscribed their names this ____ day of DEC 09 2019, 2019 at Coron, Palawan, Philippines.

TWINLEAF GROUP INC.
DONOR

Represented by:


CESARIO REYES

**MUNICIPAL GOVERNMENT
OF CORON, PALAWAN**

DONEE

Represented by:


MARIO T. REYES JR.
Municipal Mayor

Signed in the Presence of:

Witness

Witness

ACKNOWLEDGMENT

Republic of the Philippines)
Province of Palawan) Sc.
City/Municipality of Coron)

BEFORE ME, this ____ day of DEC 09 2019, 2019 at Coron, Palawan, Philippines personally appeared **CESARIO REYES and MARIO T. REYES JR.** who exhibited to me their proofs of identity as mentioned in this document and known to me to be the same persons who executed the foregoing Deed of Donation and acknowledged to me that the same is their free act and deed,

This instrument consists of **THREE (3) PAGES** including this pages on which the acknowledgment is written,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day, year and place above written.

Doc. No. 300 ;
Page No. 61 ;
Book No. C4 ;
Series of 2019.



Albert C. Garraez
ATTY. ALBERT C. GARRAEZ
NOTARY PUBLIC FOR PALAWAN
AND IN PUERTO PRINCESA CITY
UNTIL DECEMBER 31, 2020
IBP LIFETIME MEMBER NO. 012852
ROLL NO. 57527.

2014000597473

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. 065-2014000705

IT IS HEREBY CERTIFIED that certain land situated in SO. DIPULAO, POBLACION, MUNICIPALITY OF CORON, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, bounded and described as follows:

LOT 19-A-1, PSD-04-186542 A PARCEL OF LAND (LOT 19-A-1 OF THE SUBDIVISION PLAN, PSD- 186542, BEING A PORTION OF LOT 19-A (LRA) PSD-387320 (LRA) RECORD NO.), SITUATED IN SO. DIPULAO, POBLACION, MUNICIPALITY OF CORON, PROVINCE OF PALAWAN, ISLAND OF PALAWAN. BOUNDED ON THE NE. (Continued on next page)

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

Owner: TWINLEAF GROUP INC.

Address: #866 P. HERRERA ST., BGY AGOHO, PATEROS, METRO MANILA

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

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

Case No.:

Record No.: 12751

Orig. Reg. Date: 10 29 1918

Decree No.: 70281

Original RD : PROVINCE OF PALAWAN

OCT No.: OCT-354

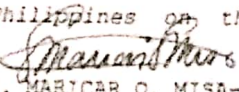
Volume No.: 1

Page No.: 354

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-20392 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 19th day of AUGUST 2014 at 01:27pm.


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



TCT No.: 065-2014000705

Page No.: 2

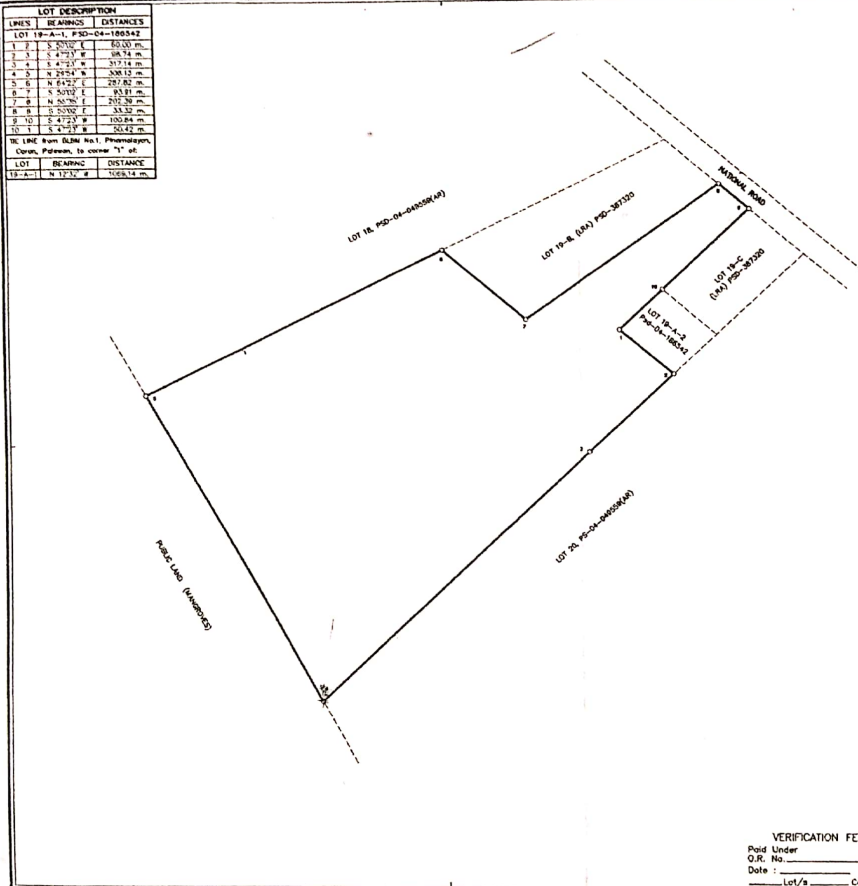
TECHNICAL DESCRIPTION (Continued from page 1)

20140006597424
.. ALONG LINES 10-1-2 BY LOT 19-A-2 OF THE SUBDIVISION PLAN; ON THE SE., ALONG LINES 2-3-4 BY LOT 20, PSD-04-049559 (AR); ON THE SW., ALONG LINE 4-5 BY PUBLIC LAND (MANGROVES); ON THE NW., ALONG LINE 5-6 BY LOT 18, PSD-04-049559 (AR); ON THE NE., ALONG LINES 6-7-8 BY LOT 19-B (LRC) PSD-287320; ON THE NE., ALONG LINE 8-9 BY NATIONAL ROAD; ON THE NE., ALONG LINE 9-10 BY LOT 19-C (LRA) PSD-387320. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 12 DEG. 32'W., 1,869.14 M. FROM B.L.B.M. NO. 1, PINAMALAYAN, CORON, PALAWAN. THENCE S. 50 DEG. 02'E., 60.00 M. TO POINT 2; THENCE S. 47 DEG. 23'W., 98.74 M. TO POINT 3; THENCE S. 47 DEG. 23'W., 317.14 M. TO POINT 4; THENCE N. 29 DEG. 54'W., 306.13 M. TO POINT 5; THENCE N. 64 DEG. 22'E., 287.82 M. TO POINT 6; THENCE S. 50 DEG. 02'E., 93.91 M. TO POINT 7; THENCE N. 55 DEG. 35'E., 202.39 M. TO POINT 8; THENCE S. 50 DEG. 02'E., 33.32 M. TO POINT 9; THENCE S. 47 DEG. 23'W., 100.84 M. TO POINT 10; THENCE S. 47 DEG. 23'W., 50.42 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF NINETY FIVE THOUSAND SEVEN HUNDRED THIRTEEN (95,713) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY PS. CYL. CONC. MONS. 15 X 60 CMS.; BEARINGS TRUE, DATE OF ORIGINAL SURVEY, NOV. 26, 1912, AND THAT OF THE SUBDIVISION SURVEY, AUGUST 15, 2006, AND WAS APPROVED ON DECEMBER 29, 2006.



LMB Form no. 002 C-3

LINE	BEARING	DISTANCE
1	S 25°02' E	50.00 m.
2	S 47°23' E	58.74 m.
3	S 47°23' E	57.74 m.
4	N 24°24' W	50.83 m.
5	N 47°23' E	29.82 m.
6	N 50°00' E	40.81 m.
7	N 55°36' E	202.30 m.
8	S 5°00' E	33.50 m.
9	S 47°23' W	102.84 m.
10	S 47°23' E	50.42 m.
10. LINE from BLN to 1. Perimeter, Coran, Palawan, to corner "1" of		
LOT	BEARING	DISTANCE
19-A-1	N 17°32' E	5525.12 m.



PLAN OF LOT 19-A-1, PSD-04-188542 AS PREPARED FOR TWINLEAF GROUP INC. SITUATED IN THE

RURBAN CODE:
BARANGAY OF: DIPULAO, POBLACION
MUN./CITY OF: CORON
PROVINCE OF: PALAWAN
ISLAND OF: BUSUANGA
CONTAINING AN AREA OF 95,713 SQ.M.
ZONE NO.
PPCS-PTM/PPS 92
BEARINGS : GRID/
SCALE 1:2000

CERTIFICATION

I hereby certify that this is a true and correct plan of LOT 19-A-1, PSD-04-188542, as plotted herein, based on the instrument registration number on LOT No. 041-201600703 (Coran, 1997) as presented by the owner.

Oct. 28, 2018
Date prepared

DAVID M. MEDINA
GEODETIC ENGINEER
Reg. Cert. No. 3341 Date 02-15-1987
License No. 4381503 Date 01-04-2019

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION
I certify that this survey plan is verified and found to conform with survey returns/records on file in this office. THIS PLAN SHALL NOT BE USED FOR LAND REGISTRATION

DATE _____
PURPOSE _____

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted _____

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

VERIFICATION FEE
Paid Under _____
O.R. No. _____
Date : _____
Lot/s _____ Corners _____

TC TR

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 09-006-1894

Property Identification No.: 066-09-006-09-015

Owner: TWINLEAF GROUP INC.

TIN:

Address: # 888 P. HERRERA ST., BGY. AGOHO, PATEROS, METRO MANILA

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property

SO. DIPULAO

BARANGAY POBLACION VI

CORON, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. TCT NO. 065-2014000705

Survey No. PSD-04-185542

CCT:

Lot No. 19-A-1

Date:

08-19-2014

Block No.

Boundaries: North: ALN 013, 014, 001

South: ALN 005, 016, 134, 135

East: ALN 014, 134, 135, 154, 001

West: ALN 005, 014

KIND OF PROPERTY ASSESSED:

LAND



MACHINERY



BUILDING



Brief Description:

No. of Storeys:

Others:

Brief Description:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Raw Land (RAWLA1-1S)	9.5713 ha.	160,000 Php	1,730,491.04	AGRICULTURAL	16 %	Php 276,880.00	TAXABLE

Total 95,713.00 sq.m Php 1,730,491.04 Php 276,880.00

Total Assessed Value TWO HUNDRED SEVENTY-SIX THOUSAND EIGHT HUNDRED EIGHTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: 2015
YEAR

Approved:

(SGD) NERRIE G. RODRIGUEZ

9/25/2014

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. 09-006-0889

Previous A.V. Php. 276,880.00

Previous PIN: 066-09-006-09-015

Previous Owner: GUILLERMO P. FERNANDEZ, SR.

Previous Area: 9.5713 ha.

Memoranda:

TRANSFERRED PER TCT NO. 065-2014000705 ISSUED ON AUGUST 19, 2014. SWORN STATEMENT FILED. TAXES PAID UP TO 2014 PER ATTACHED TAX CLEARANCE. TRANSFER TAX: P50,000.00, OR# 8460454, ISSUED ON AUGUST 19, 2014 AT PPCITY.

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. 1261-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: 066-09-167

SWORN STATEMENT Date: 06-18-2014

Machine Validation: Printed by Lydia S. Magaso/9:16:54 AM/10/17/2014

CERTIFIED COMPUTER GENERATED COPY

DATE: 10/17/2014

Nerrie G. Rodriguez
NERRIE G. RODRIGUEZ
Provincial Assessor

Sec. Fee: 50.00
O.R. No.: 1255823
O.R. Date: 10/17/2014
Place: PPCITY

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Donation made and executed by Guillermo P. Fernandez, of legal age, married to Dorcen G. Fernandez, and a resident of Acacia Lane, Mandaluyong City, Metro Manila, duly represented by Francisco P. Fernandez, my brother, as per General Power of Attorney hereto attached; hereafter called the Donor, in favor of the Municipality of Coron, duly represented by Hon. Alberto G. Enriquez, Jr., Municipal Mayor, of the Municipality of Coron, Palawan, hereinafter called the Donee;

W I T N E S S E T H

That the Donor is the owner of a certain real property situated in Sitio Dipulao, Brg. 6, Coron, Palawan, and covered by TCT No. T-9253 of the Land Registrar of Palawan;

The Donor out of love and affection for his native town, the Municipality of Coron and his desire to contribute to its progress, development and upliftment of public interest in general, by these presents voluntarily transfer and convey by way of Donation, unto said Donee, a portion of his above-mentioned land which is more particularly described as follows:

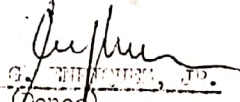
Portion of Lot 19, PSD-04-049559 (AR); Bounded on the North West by Lot 18, PSD-04-049559 (AR); on the North East by Road and on the South East and South West by portion of Lot 19, PSD-04-049559 (AR); containing an area of One & half (1.5) hectares.

That the Donation is made for the following reasons and following terms and conditions:

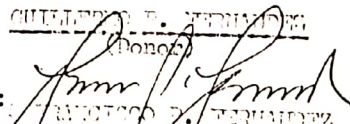
1. Knowing that the present Municipal Government compound in the Poblacion had no room for expansion, this donated area is for the purpose of alleviating the condition and to give space for whatever further expansion and development may be necessary in the future;
2. That the Donated property may not be sold to any private entity or person, nor leased to any private person or entity for commercial purposes. The property must always be used for public good, welfare and interest;

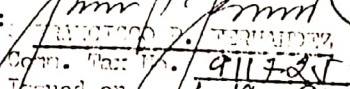
That the Donee hereby accept this donation of the above-described real property and accepts all terms and conditions herein stipulated and does hereby express gratitude for the liberality and kindness of the Donor.

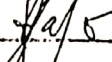
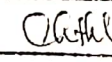
IN WITNESS WHEREOF, the Donor and Donee have hereunto set their hands this 18 day of November 1995 at Coron, Palawan, Philippines.


ALBERTO G. ENRIQUEZ, JR.
 (Donor)
 Municipal Mayor of Coron, Palawan

Comm. Tax No. 151401271
 Issued on 1-3-95
 At Coron, Palawan


GUILLERMO P. FERNANDEZ
 (Donor)

By: 
FRANCISCO P. FERNANDEZ
 Comm. Tax No. 9117277
 Issued on 1-19-90
 At Coron, Palawan


Witnesses: 1.  2. 

REPUBLIC OF THE PHILIPPINES) ACKNOWLEDGEMENT
 PROVINCE OF PALAWAN) S.S.
 MUNICIPALITY OF CORON)

BEFORE ME, a Notary Public for and in the Municipality of Coron, Palawan, personally appeared Alberto G. Enriquez, Jr. and Francisco P. Fernandez, with their Comm. Tax No. as written above, known to me to be the same person who executed the foregoing instrument which they acknowledged to me their free and voluntary act and deed.

WITNESS my Hand and Seal this 18 day of November 1995 at Coron, Palawan.

Doc. No. 2227;
 Page No. 46;
 Book No. 1;
 Series of 1995


ISMAEL A. ALONSO
 Notary Public
 Commission Expires December 31, 1995
 PTD No. 0221530-F
 Issued on January 10, 1995
 At Coron, Palawan

TAX DECLARATION OF REAL PROPERTY

TD No **18-09-006-1258**Property Identification No **066-09-006-09-014**Owner **MUNICIPAL GOVERNMENT OF CORON**

TIN _____

Address **CORON PALAWAN**

Telephone No _____

Administrator/Beneficial User _____

TIN _____

Address _____

Telephone No _____

Location of Property _____

BARANGAY POBLACION VI CORON, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No **TCT-T-9253 (PART)**Survey No **PSD-04-049559 (AR)**

CCT _____

Lot No **19 (PART)**

Date _____

Blk No _____

Boundaries

North **ALN 013**South **ALN 015**East **ALN 001**West **ALN 015**

KIND OF PROPERTY ASSESSED:

☒ **LAND**☐ **MACHINERY**
Brief Description☐ **BUILDING**☐ **Others**
Specify

No of Storeys _____

Brief Description _____

Unit _____

Classification
AGRICULTURAL (A-2)Area
1 5000 haValue
169 000 PhpMarket Value
286 455 00Actual Use
AGRICULTURAL
(Raw Land)Assessment
Level
16 %Assessed
Value
45 830 00Tax
EXETotal **15,000 00 sq m** **Php 286 455 00****Php 45 830 00**Total Assessed Value **FORTY-FIVE THOUSAND EIGHT HUNDRED THIRTY PESOS**
(Amount in Words)Taxable ☐ Exempt ☒

Effectivity of Assessment/Reassessment

2019
Year

Approved by By Authority of the Provincial Assessor

REYNARIO R. LABRADOR, REA
MUNICIPAL ASSESSOR**12/28/2018**
DateThis declaration cancels TD No **09-006-0888**Previous A V **Php 43 390 00**Previous PIN **066-09-006-09-014**Previous Owner **MUNICIPAL GOVERNMENT OF CORON**Previous Area **15000 sq m**

Memoranda

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018

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 confer by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT
SWORN STATEMENT

Machine Validation: Printed by: Sine F. Sordor 11:36:15 AM



Republic of the Philippines
PROVINCE OF PALAWAN
MUNICIPAL GOVERNMENT OF CORON
Office of the Sangguniang Bayan

EXCERPT FROM THE MINUTES AND PROCEEDINGS OF THE SANGGUNIAN BAYAN OF CORON, PALAWAN DURING ITS 19TH REGULAR SESSION HELD ON DECEMBER 9, 2019 AT THE SANGGUNIAN BAYAN SESSION HALL, CORON, PALAWAN.

Present: Hon. Asian Manasseh Lorenzo A. Palanca - Municipal Vice Mayor/Presiding Officer
Hon. Ma. Aurora Riceli D. Balbutan - SB Member
Hon. Socorro Reyes-Gaw - SB Member
Hon. Luzviminda R. Cabantoy - SB Member
Hon. Samuel D. Echague - SB Member
Hon. Richard G. Badang - SB Member
Hon. Philip Andrew A. Astor - SB Member
Hon. Sonny Isidro Y. Yong - SB Member
Hon. Christian A. Palanca - SB Member
Hon. Abelardo B. Alvarez - LIGA President/Ex-Officio Member
Hon. Gilbert J. Casareno - SK Federation President/Ex-Officio Member
Hon. Alfremo B. Carpiano, Sr. - IPs Mandatory Representative

Absent: None

MUNICIPAL RESOLUTION NO. 274

Series of 2019

FAVORABLY ENDORSING THE REQUEST OF THE MUNICIPAL GOVERNMENT OF CORON, PALAWAN FOR THE ISSUANCE OF THE STRATEGIC ENVIRONMENTAL PLAN (SEP) CLEARANCE BY THE PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT (PCSD) AND OTHER NECESSARY PERMITS AND CLEARANCES FOR THE CONSTRUCTION OF THE NEW PUBLIC MARKET INCLUDING THE GROUND PREPARATIONS LOCATED AT THE MUNICIPAL CAR POOL AREA, SITIO DIPULAO, BARANGAY POBLACION 6, CORON, PALAWAN.

WHEREAS, before this August Body is the request of the Municipal Mayor, Hon. Mario T. Reyes, Jr., for the enactment of a resolution endorsing the construction of the new public market including the ground preparations located at Barangay Poblacion 6, this municipality, for the issuance of SEP Clearance by the PCSD and other necessary permits and clearances;

WHEREAS, the Provincial Government of Palawan requested the Municipal Government of Coron, Palawan to find a new site for its public market, which is currently and temporarily located at the reclamation area, in order for the former to proceed with its development projects in said area;

WHEREAS, the construction of the new public market is one of the priority development projects of this municipality;

WHEREAS, the concerned barangay has endorsed the said project thru Barangay Resolution No. 24, Series of 2019;

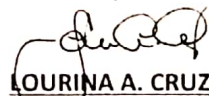
NOW THEREFORE, on motion of the Honorable Ma. Aurora Riceli D. Balbutan, SB Member and duly seconded by all Members present, be it,

RESOLVED AS IT IS HEREBY RESOLVED, favorably endorsing the request of the Municipal Government of Coron, Palawan for the issuance of the Strategic Environmental Plan (SEP) Clearance by the Palawan Council For Sustainable Development (PCSD) and other necessary permits and clearances for the construction of the new public market including the ground preparations located at the Municipal Carpool Area, Sitio Dipulao, Barangay Poblacion 6, Coron, Palawan;

RESOLVED FURTHER, that copies of this resolution be furnished the **Municipal Planning and Development Office (MPDO)**, the **Office of the Municipal Mayor**, the **Office of the Sangguniang Panlalawigan** and all agencies/offices concerned, *for their information and appropriate action*;

APPROVED.

I HEREBY certify to the correctness of the foregoing Resolution.



LOURINA A. CRUZ

Secretary to the Sangguniang Bayan

Attested:


HON. ASIAN MANASSEH LORENZO A. PALANCA
Municipal Vice Mayor/Presiding Officer

Approved:


HON. MARIO T. REYES, JR.

Municipal Mayor



Republic of the Philippines
Province of Palawan
Municipality of Coron
Barangay Poblacion 6

EXCERPTS FROM THE MINUTES AND PROCEEDINGS OF THE REGULAR SESSION
OF BARANGAY POBLACION 6, CORON, PALAWAN HELD ON NOVEMBER 29, 2019
AT BARANGAY HALL OF BARANGAY POBLACION 6.

Present:

HON. MARIA V. CINCO	-	Punong Barangay
HON. JOB R. MAYO	-	Kagawad
HON. EDUARDO A. PEREZ	-	Kagawad
HON. DOMICIANO A. PAJARILLO	-	Kagawad
HON. MARTHA JOY M. DIAZ	-	Kagawad
HON. IRENE M. SECILLANO	-	Kagawad
HON. EDITHA P. ALARCON	-	Kagawad
HON. JOVEN M. UBAY	-	Kagawad
HON. RYAN V. GOMEZ	-	Ex Officio/Sangguniang Kabataan

Absent:

None

XXX

XXX

XXX

BARANGAY RESOLUTION NO. 24 s. 2019

**A RESOLUTION ENDORSING AND APPROVING THE CONSTRUCTION OF NEW
PUBLIC MARKET INCLUDING GROUND PREPARATIONS AT THE MUNICIPAL
CAR POOL AREA, SITIO DIPULAO, BARANGAY POBLACION 6, CORON,
PALAWAN**

WHEREAS, the Municipal Government requested endorsement and approval from the
Barangay for the Construction of New Public Market at the Municipal Car Pool Area, Sitio
Dipulao this Barangay;


WHEREAS, the Provincial Government requested the Municipal Government to find a new
site of the temporary public market which is currently located at the Reclamation Area for the
province to proceed with the development projects in the area;

WHEREAS, the Construction of the New Public Market is a priority development project of
the Local Government and will create new job opportunity to the locality including residence
of Barangay Poblacion 6;

NOW THEREFORE, on motion of Kagawad Joven M. Ubay and unanimously seconded by
all members present, be it

RESOLVED AS IT IS HEREBY RESOLVED, endorsing and approving the Construction
of New Public Market including ground preparations at the Municipal Car Pool area. So.
Dipulao, Barangay Poblacion 6, Coron, Palawan;

I CERTIFY TO THE CORRECTNESS OF THE FOREGOING RESOLUTION.

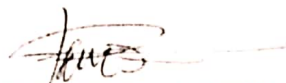

MARIA V. CINCO
Presiding Officer

Attested:



NANCY M. JOYOHoy
Barangay Secretary

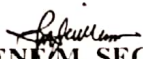
Conforme:


JOB R. MAYO
Sangguniang Barangay Member


EDUARDO A. PEREZ
Sangguniang Barangay Member

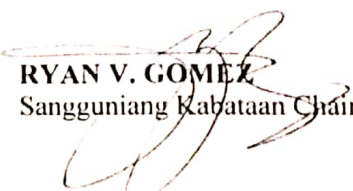

DOMICIANO PAJARILLO
Sangguniang Barangay Member


MARTHA JOY M. DIAZ
Sangguniang Barangay Member


IRENE M. SECILLANO
Sangguniang Barangay Member


EDITHA P. ALARCON
Sangguniang Barangay Member


JOYEN M. UBAY
Sangguniang Barangay Member


RYAN V. GOMEZ
Sangguniang Kabataan Chairperson

Signed:


MARIA V. CINCO
Punong Barangay