



REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF AGRARIAN REFORM

Tunay na Pagbabago sa Repormang Agraryo



28 March 2023

Dir. LORMELYN E. CLAUDIO

Regional Executive Director
3rd Floor 1515 DENR by the
Bay Building, Roxas Boulevard
Barangay 668, Ermita Manila
mimaroparegion@denr.gov.ph

Dear Dir. CLAUDIO,

Respectfully furnishing you herewith, the Memorandum, dated 17 March 2023, issued by the OIC-Municipal Agrarian Reform Program Officer (MARPO) Reynaldo B. Zamoranos, containing the result of the investigation on the perceived illegal conversion activities in Coron, Palawan and, subject of our discussion during the conference called upon by Hon. Leody Tariela, Representative, Lone District of Occidental Mindoro, sometime in February 27, 2023 at Dusit Hotel.

The report is in compliance with the undersigned's commitment to look into the matter.

Agyaman nak unay.

Very truly yours,



Atty. MARVIN V. BERNAL
Regional Director
DARRO-MiMaRoPa

Copy furnished:

REYNALDO B. ZAMORANOS
DARMO-Calamianes Group of Islands
Coron Municipal Tourism Building, Barangay III (Poblacion)
Coron, Palawan

**MEMORANDUM**

FOR : ATTY. MARVIN V. BERNAL
Regional Director
DAR Regional Office, MIMAROPA
DAR Central Office Compound
Elliptical Road, Diliman, Quezon City

FROM : The OIC-Municipal Agrarian Reform Program Officer
DARMO-Calamianes Group of Islands
Coron Municipal Tourism Building, Brgy. III (Poblacion)
Brgy. III (Poblacion), Coron, Palawan

**SUBJECT : COMPLIANCE TO THE PHONE MESSAGE REGARDING THE
LAND DEVELOPMENT IN CORON, PALAWAN**

DATE : March 17, 2023

This has reference to the information relayed to the undersigned thru txt message regarding the land development here in Coron, Palawan being converted within mangroves area and covered by Certificate of Land Ownership Award (CLOA).

Please be informed that per information gathered by this office, the said property is privately owned by Mr. Guillermo P. Fernandez, it is swampy and not suitable to agriculture, hence not covered by Comprehensive Agrarian Reform Program (CARP) and not issued with Certificate of Land Ownership Award (CLOA). An area of Fifteen Thousand (15,000) square meters more or less is subject of Deed of Donation of the owner to the Municipal Local Government of Coron (MLGU-Coron). (Photocopy of Deed of Donation is hereto attached).

Twinleaf Group Inc., a domestic corporation organized and existing in accordance with Philippine Laws bought portion of Mr. Guillermo P. Fernandez property containing an area of Ninety Five Thousand Seven Hundred Thirteen (95,713) square meters more or less. Twinleaf Group Inc. by way of donation hereby voluntarily gives, transfers and convey to MLGU-Coron, a portion of the said parcel of land measuring to Seven Thousand Five Hundred Sixty Six (7,566) square meters adjacent to the donated portion of Mr. Guillermo P. Fernandez. (Photocopy of Deed of Donation is hereto attached).

For your information.


REYNALDO B. ZAMORANOS

Cc: PARPO II Conrado S. Guevarra
DARPO-Palawan

This Deed of Donation made and executed by Guillermo P. Fernandez, of legal age, married to Doreen 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 Municipal Government 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, Bgy. 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 it's progress, development and upliftment of public interest is 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 describe 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 expresses 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.

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. 9117257

Issued on 1-19-90

At Coron, Palawan

Witnesses: 1. [Signature]

2. [Signature]

A C K N O W L E D G M E N T

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

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

Doc. No. 2227;

Page No. 46;

Book No. 1;

ISMAEL E. ALBERA

Notary Public

Commission Expires December 31, 1995

PTD No. 0221530-F

Issued on January 10, 1995

At Coron, Palawan

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>

*beginning containing an area of **SEVEN THOUSAND FIVE HUNDRED SIXTY SIX (7,566) SQUARE METERS.***

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. 54 ;
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