



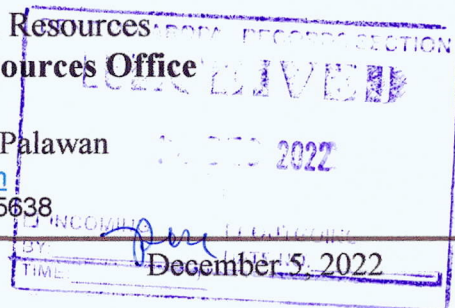
Republic of the Philippines  
Department of Environment and Natural Resources  
**Provincial Environment and Natural Resources Office**

**MIMAROPA Region**

Bgy. Sta. Monica, Puerto Princesa City, Palawan

E-mail: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)

Telfax No. (048) 433-5638 / (048) 433-5638



**MEMORANDUM**

**FOR** : The Regional Executive Director  
DENR MIMAROPA  
1515 DENR By the Bay Bldg., Roxas Boulevard,  
Barangay 668, Ermita Manila

**THRU** : The OIC, Assistant Regional Director for Technical Services

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

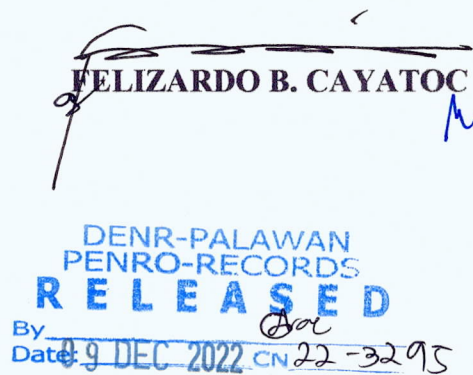
**SUBJECT** : **INSPECTION REPORT ON THE LETTER REQUEST OF MS.  
LUCELIA U. FONTANILLA**

Forwarded is the memorandum dated November 22, 2022 from CENRO Taytay along with the inspection report as requested for the issuance of Certificate of Non Coverage (areas outside the protected area).

Please be informed that as per result of the inspection, the area covered by TCT No. 065-2019001318 in the name of Alicia M. Ulanday with an area of 1,457 square meters, located in Barangay Villa Libertad, El Nido, Palawan is found outside the El Nido-Taytay Managed Resource Protected Area (ENTMRPA). The said result was based on the locus map and subjected to GIS verification of CENRO Taytay.

In this regard, this office is endorsing the request for certification that the area is outside the ENTMRPA.

For information and approval.





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

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

By the National Highway, Poblacion, Taytay, Palawan 5312

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

Email: cenrotaytay@denr.gov.ph

*Regional Office*

November 22, 2022

MEMORANDUM

FOR : Regional Executive Director  
MIMAROPA Region  
1515 DENR By the Bay Building, Roxas, Boulevard,  
Barangay 668, Ermita, Manila

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

FROM : The Community Environment and Natural Resources Officer  
This jurisdiction

SUBJECT : **INSPECTION REPORT ON THE LETTER REQUEST OF MS.  
LUCELIA U. FONTANILLA**

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY: *[Signature]*  
DATE: 11-24-2022 EN 10826

Respectfully forwarded is the memorandum dated November 16, 2022 of Protected Area Superintendent (PASu) Mildred A. Suza relative to the letter request of Ms. Lucelia U. Fontanilla for a Certification of Non Coverage, meant otherwise outside the protected area .

Based on the report, there was an inspection on the subject area covered by TCT No. 065-2019001318 in the name Of Alicia M. Ulanday with an area of one thousand four hundred fifty seven (1,457) square meters in Barangay Villa Libertad, El Nido, Palawan and found outside of the El Nido-Taytay Managed Resource Protected Area (ENTMRPA). The result was based on the locus map and subjected to GIS verification of this Office (map attached).

In this regard, we hereby endorsing the request for certification categorically that the area is outside ENTMRPA in accordance with item 10, page 39 of DAO 2022-10 " Revised DENR Manual of Authorities for Technical Matters".

Please confirm your receipt hereof. Thank you.

For and in the absence of the CENRO:

**DENR CENRO  
TAYTAY, PALAWAN  
RELEASED**

BY: *[Signature]*  
DATE: NOV 22 2022 CH 3434

*[Signature]*  
MARIANO P. LILANG, JR.  
Development Management Officer IV  
DAO 2022-09, page 3

Cc: PAMO-ENTMRPA





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

November 22, 2022

**MS. LUCELIA U. FONTANILLA**  
Bgy. Villa Libertad  
El Nido, Palawan

Madam,

This pertains to your request dated August 19, 2022 for certification of Non-Coverage on the proposed site of your project in Barangay Villa Libertad, El Nido, Palawan.

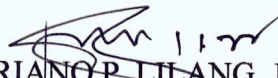
Upon checking, we initially found the area as outside of the protected area. Please bear with us, however, that your request will be forwarded to the Office of the Regional Executive Director of MIMAROPA through the Provincial Environment and Natural Resources Office-Palawan pursuant to item 10, page 39 of Department (DENR) Administrative Order No. 2022-10 being the Manual of Authorities for Technical Services.

We hoped to have helped you on this matter. Thank you.

Sincerely,

For and in the absence of the CENRO:

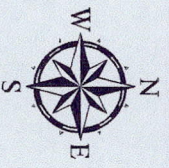
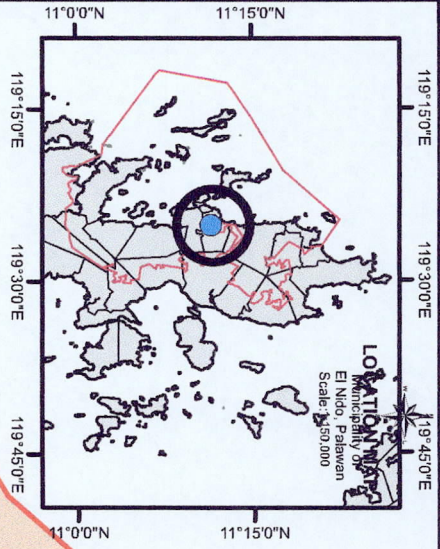
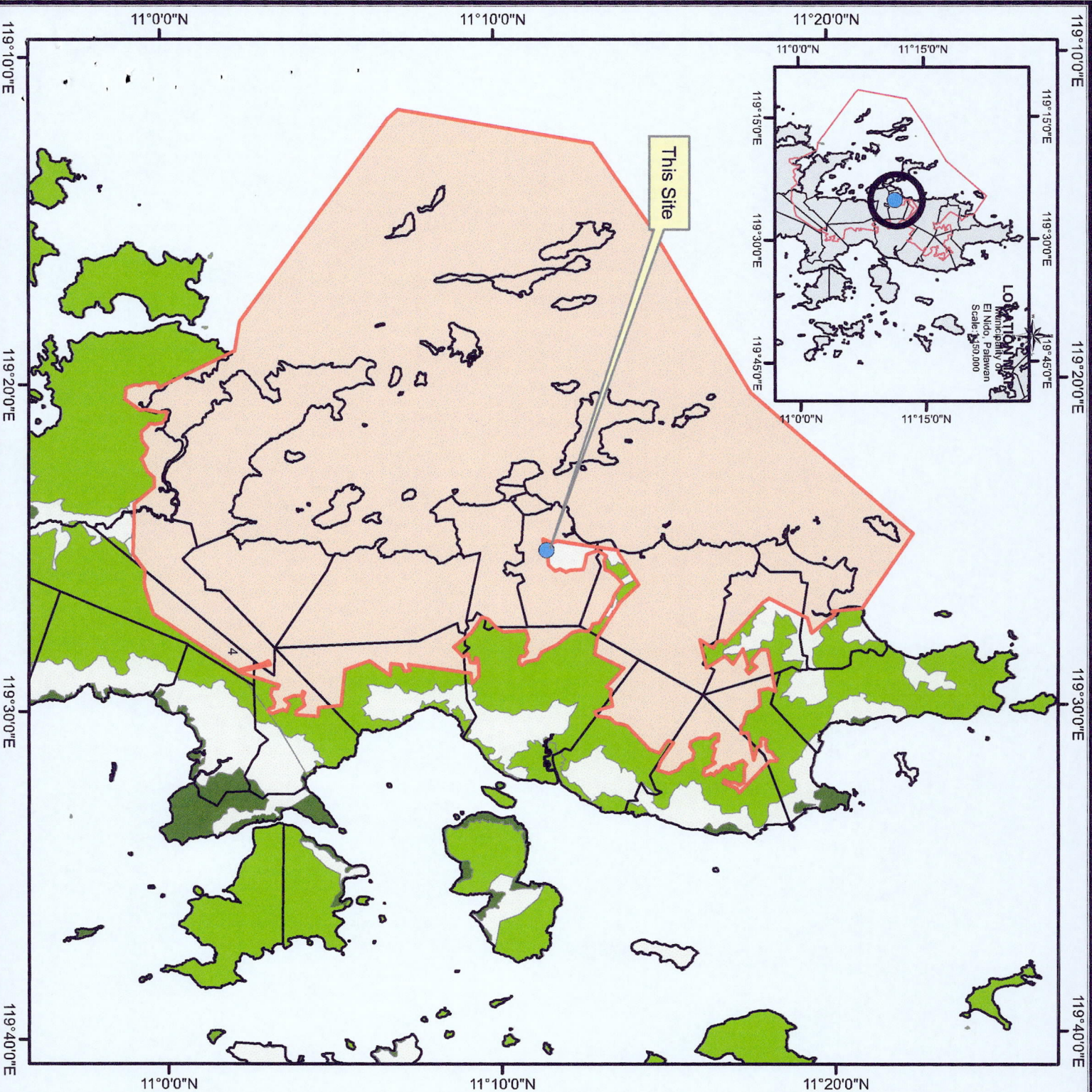
**DENR CENRO**  
**TAYTAY, PALAWAN**  
**RELEASED**  
BY:                       
DATE: NOV 22 2022 CX 7435

  
**MARIANO P. LILANG, JR.**  
Development Management Officer IV  
DAO 2022-09, page 3

*Copy furnished:*

*Regional Executive Director, DENR-MIMAROPA*  
*Provincial Environment and Natural Resources Officer – Palawan*  
*Protected Area Management Office, ENTMRPA*  
*File*





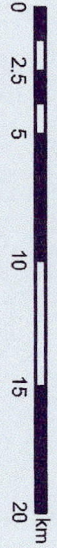
# **LOCATION MAP** **OF THE PROPOSED AQUA CELL** **WATER REFILLING STATION**

**OF**  
**LUCELIA U. FONTANILLA**

Located at:

BARANGAY : VILLA LIBERTAD  
 MUNICIPALITY : EL NIDO  
 PROVINCE : PALAWAN

1:300,000



Projection: Universal Transverse Mercator Z50N  
 Datum: WGS 1984

## **Legend**

- Proposed Project Site
- ETMRPA boundary
- Political Boundary
- Land Classification**
  - Alienable & Disposable
  - Forestland
  - UPF

Note: The herein described point in this map is based on the submitted coordinates of the inspection personnel of ENTMRPA.



Republic of the Philippines  
 Department of Environment and Natural Resources  
 Region IV - MIMAROPA  
 Community Environment and Natural Resources Office  
 Taytay 5312, Palawan





Republic of the Philippines  
Department of Environment and Natural Resources

**MIMAROPA Region**

Community Environment and Natural Resources

**EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA**

Calle Real, Barangay Masagana, El Nido, Palawan, 5313

Contact No. GLOBE (0917-1103-262)

Email: [denrpao\\_elnidopal@yahoo.com](mailto:denrpao_elnidopal@yahoo.com) / [entmrpa@gmail.com](mailto:entmrpa@gmail.com)

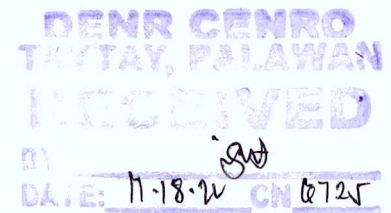
November 16, 2022

**MEMORANDUM**

**FOR :** The Community Environment and  
Natural Resources Officer  
Taytay, Palawan

**FROM :** The Protected Area Superintendent  
El Nido-Taytay Managed Resource Protected Area

**SUBJECT :** INSPECTION REPORT ON THE LETTER REQUEST OF MS.  
LUCELIA U. FONTANILLA



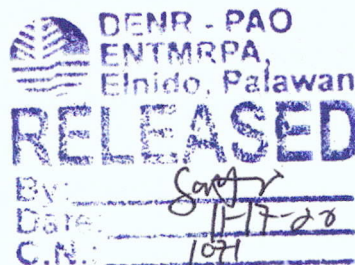
Respectfully forwarded is the memorandum of ENTMRPA PAMO staff dated September 12, 2022 regarding the above Subject. In the report, the area of Ms. Lucelia U. Fontanilla is outside the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA). Further, per submitted documents, portion of the area was acquired by Ms. Fontanilla per Deed of Absolute Sale dated June 5, 2020 containing an area of One Thousand Four Hundred Fifty Seven (1, 457) square meters and covered by Transfer Certificate of Title No. 065-2019001318.

Attached herewith are the geotagged photos and other documents for reference.

Please be informed that this office responded to the request of Ms. Fontanilla per attached letter dated November 16, 2022.

For information and record.

  
**MILDRED A. SUZA**







Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
Community Environment and Natural Resources Office  
**EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA**  
Calle Real, Bgy. Masagana, El Nido, Palawan 5313  
Landline No. 048-716-0674  
Email: [denrpao\\_elnidopal@yahoo.com](mailto:denrpao_elnidopal@yahoo.com) / [entmrpa@gmail.com](mailto:entmrpa@gmail.com)

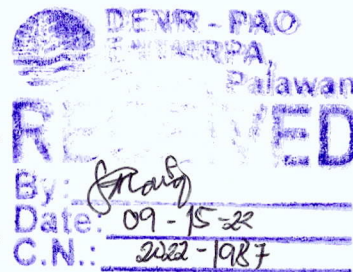
September 12, 2022

**MEMORANDUM**

**FOR** : The Protected Area Superintendent  
El Nido-Taytay Managed Resource Protected Area

**FROM** : ENTMRPA PAMO Staff  
El Nido-Taytay Managed Resource Protected Area

**SUBJECT** : **INSPECTION REPORT ON THE LETTER REQUEST OF MS. LUCELIA U. FONTANILLA**



Incompliance to the instruction of PASu Mildred A. Suza to conduct inspection to the letter request of Ms. Lucelia U. Fontanilla dated August 19, 2022 requesting for certificate of Non-Coverage for the proposed Aqua Cell Water Refilling Station located at Sitio Batbat, Bgy. Villa Libertad, El Nido, Palawan.

Please be informed that the undersigned conducted inspection on September 1, 2022 on the above-mentioned project. During the inspection, the project is operational and the area is outside the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA) per verification thru locus subject for GIS verification. Further, per submitted documents the area was acquired by Ms. Fontanilla per Deed of Absolute Sale of a Portion of a Parcel of Land dated June 5, 2020 containing an area of One Thousand Four Hundred Fifty Seven (1,457) square meters and covered by Transfer Certificate of Title No. 065-2019001318.

In view hereof, the undersigned recommends to inform Ms. Fontanilla on the above findings.

Attached herewith are the geotagged photos and other documents submitted for reference.

For information and further instruction.

  
**EFRIEL F. DALABAJAN**  
Park Ranger

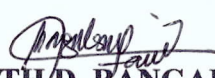
  
**FAITH D. BANGALISAN**  
Bookkeeper II



PHOTO DOCUMENTATIONS



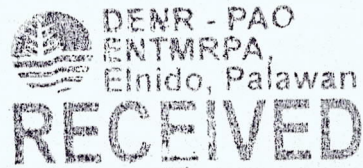
CERTIFICATION

I hereby certify that the above photos are true and correct and taken during the inspection at Sitio Batbat, Bgy. Villa Libertad, El Nido, Palawan on September 1, 2022.

  
**EFRIEL F. DALABAJAN**  
Park Ranger



August 19, 2022  
Mildred A. Susa  
Protected Area Superintendent  
ENTMRPA  
El Nido, Palawan



By: JHT  
Date: 8-19-22  
C.N.: 2022-1624

Request for Certificate of Non-Coverage

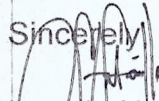
Dear Ma'am Mildred,

I am Lucelia U. Fontanilla, residence of Sitio Batbat Brgy. Villa Libertad El Nido Palawan, owner of Aqua Cell Water Refilling Station. I am writing this letter to request a Certificate of Non-Coverage from your good office for our building permit.

Land Title is attached.

Thank you for your time and consideration.

Sincerely,

  
Lucelia U. Fontanilla  
09166843025



DEED OF ABSOLUTE SALE OF A PORTION OF A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE OF A PORTION OF A PARCEL OF LAND made and executed in El Nido, Palawan, Palawan, by:

ALICIA M. ULANDAY, of legal age, Filipino, married to CESAR N. ULANDAY, with residence and postal address at Brgy. Villa Libertad, El Nido, Palawan, Philippines, hereinafter referred to as the VENDOR;

- and -

LUCELIA U. FONTANILLA, of legal age, Filipino, married to REYNANTE N. FONTANILLA, with residence and postal address at Brgy. Villa Libertad, El Nido, Palawan, Philippines, hereinafter referred to as the VENDEE;

WITNESSETH:

That the VENDOR is the absolute owner of a parcel of land hereinafter described as follows:

A PARCEL OF LAND situated in Brgy. Villa Libertad, El Nido, Palawan, identified as Lot No. 4908 CAD 1037-D containing an area of SIX THOUSAND SIXTY FIVE (6,065) SQUARE METERS, embraced and covered by Transfer Certificate Title No. 065-2019001318, hereinafter particularly and described as follows:

LOT NO: 4908-C, OF SUBDIVISION PLAN: (LRA) PSD-E2017001170  
PORTION OF: LOT 4908, CAD 1037-D, EL NIDO CADASTRE  
RECORD NO: F. PATENT  
LOCATION: BARRIO OF VILLA LIBERTAD, MUN. OF EL NIDO, PROV. OF PALAWAN, ISLAND OF PALAWAN

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOTS (S)
1-2	WEST	LOT 4908-D, (LRA) PSD-E2017001170
2-3	WEST	LOT 4908-F, (LRA) PSD-E2017001170
3-4-5	WEST, SE	LOT 4908-G, (LRA) PSD-E2017001170
7-8-9-10-11	NW, EAST, NE	LOT 4910, CAD 1037-D, EL NIDO CADASTRE
11-12	NE	LOT 4908-B, (LRA) PSD E2017001170
12-1	SE	LOT 4908-I (RIGHT OF WAY), (LRA) PSD-E2017001170

TIE POINT: BLLM NO. 1, CAD 1037-D, EL NIDO CADASTRE

LINE	BEARING	DISTANCE TO CORNER
1	N 62° 25' E	2241.62 M



Deed of Absolute Sale of a Portion of a Parcel of Land  
Alicia M. Ulanday and Lucelia U. Fontanilla

2

2-3	N. 03' 21. E	20.00 M.
3-4	N. 03' 21. E	20.00 M.
4-5	S. 75' 24. W	61.49 M.
5-6	N. 00' 17. E	20.00 M.
6-7	N. 00' 17. E	64.14 M.
7-8	N. 68' 49. E	19.86 M.
8-9	S. 03' 31. E	20.59 M.
9-10	S. 47' 36. E	73.28 M.
10-11	N. 80' 09. E	16.82 M.
11-12	S. 17' 56. E	53.95 M.
12-1	S. 66' 00. W	56.73 M.

That the VENDEE offered to buy the portion of the above-mentioned parcel of land consisting only of ONE THOUSAND FOUR HUNDRED FIFTY SEVEN (1,457) SQUARE METERS, with all the improvements existing and found therein and the VENDOR agreed to sell the same, which portion has the following technical description:

Survey Plan No. : PSD-4B-  
Block No. :  
Lot No. : Lot 4908-C-4  
Portion of Lot : Lot 4908-C, (LRA) PSD-E2017001170  
LRC Record No. :  
Land Owner/Claimer : LUCELIA U. FONTANILLA

Location : Barangay of VILLA LIBERTAD  
Municipality of EL NIDO  
Province of Palawan  
Island of PALAWAN

Boundaries:	DIRECTION	Adjoining Lots/Features
LINE		
1-2	NW.	Lot 4908-C-5
2-3	NE.	Lot 4910, CAD. 1037-D
3-4	NE.	Lot 4908-C-3
4-5	SE.	Lot 4908-G, (LRA) PSD-E2017001170
5-6 to 1	NW.	LOT 4809-G, (LRA) PSD-E2017001170

Tie Point : BLLM No. 1, CAD, 1037-D, EL NIDO CADASTRE

Lot Description:

Line	Bearing	Distance
Tie Point 1	N. 67' deg. 01' E	3318.66 m.
1-2	N. 76' deg. 15' E	59.99 m.
2-3	S. 47' deg. 36' E	6.92 m.
3-4	S. 03' deg. 21' W	18.41 m.
4-5	S. 75' deg. 24' W	61.49 m.
5-6	N. 00' deg. 17' E	20.00 m.
6-1	S. 00' deg. 17' E	5.00 m.



Area : ONE THOUSAND FOUR HUNDRED  
FIFTY SEVEN(1,170) SQUARE  
METERS more or less.  
Description of Corners : All points referred to are indicated on  
the plan and are marked on the ground  
by P.S cyl. Conc. Mons. 15x40 cms.  
Bearings : Grid  
Original Date pf Survey :  
Date approved :  
Geodetic Engineer : NONITO T. LACHICA

NOW THEREFORE, for and in consideration of the foregoing premises, and subject to the terms and conditions hereinafter set forth, the parties have agreed as follows:

1. SALE OF SUBJECT PROPERTY - FOR AND IN CONSIDERATION OF THE SUM OF TEN THOUSAND (P10,000.00) PESOS, Philippine Currency, who by these presents, with the marital consent of her husband CESAR N. ULANDAY, do hereby SELL, WAIVE, CEDE, CONVEY AND ABSOLUTELY TRANSFER to the VENDEE, in an irrevocable and absolute manner, the portion of a parcel of land consisting of an area of ONE THOUSAND FOUR HUNDRED FIFTY SEVEN (1,457) SQUARE METERS all the VENDOR'S rights and interest thereto, and with all the improvements standing therein, in favor of vendee LUCELIA U. FONTANILLA her heirs, successors-in-interests, and assigns;
2. REPRESENTATIONS AND WARRANTIES - The VENDOR hereby warrants and represents to the VENDEE that:
  - 2.1 VENDOR has clean, valid, and absolute right to the subject parcel of land, and that the same is not subject to any existing or threatened claims, suit or litigation;
  - 2.2 VENDEE shall have peaceful possession of the subject parcel of land and VENDOR shall defend the rights to the subject parcel of land against any and all claims interposed by any and all persons whomsoever;
  - 2.3 The parcel of land is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 5<sup>th</sup> day of June, 2020 in El Nido, Palawan.

*Alicia M. Ulanday*  
ALICIA M. ULANDAY  
Vendor

*Lucelia U. Fontanilla*  
LUCELIA U. FONTANILLA  
Vendee

With my marital consent:

*Cesar Ulanday*  
CESAR N. ULANDAY  
Husband of the Vendor

Signed in the presence of:

*Maria Victoria Kim C. Forones*  
1. MARIA VICTORIA KIM C. FORONES  
Brgy. Villa Libertad

*Joeriza D. Ulanday*  
2. JOERIZA D. ULANDAY  
Brgy. Villa Libertad



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PALAWAN ) S.S.  
MUNICIPALITY OF EL NIDO )

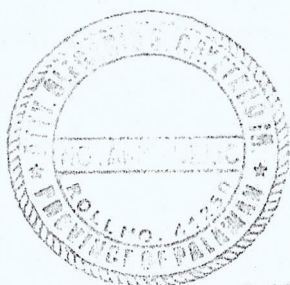
BEFORE ME, Notary Public for and in the Province of Palawan, Philippines, this 5<sup>th</sup> day of June, 2020 personally appeared the following persons who have satisfactorily proven to me their identities through their respective competent evidence of identity as follows, to wit:

ALICIA M. ULANDAY Senior Citizen ID with Control No.: 3272, issued by Office of the Senior Citizen Affairs (OSCA), date issued 10/25/2016;

CESAR N. ULANDAY Senior Citizen ID with Control No.: 2004, issued by Office of the Senior Citizen Affairs (OSCA), date issued 09/17/2014 ;

LUCELIA U. FONTANILLA Tax Identification No.: 930-413-445, issued by Bureau of Internal Revenue, issued date 05/24/2018 .

who are the same persons who executed and signed the foregoing Deed of Absolute Sale of a Portion of Parcel of Land consisting of four (4) pages including this page, signed by the parties and the instrumental witnesses on each and every page thereof, and the parties acknowledged to me that the same is their free and voluntary act.



Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2021

PTR No. 5554459, 01/10/2020, PALAWAN

IBP No. 100127, 12/27/2019, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. VI- 0017579, 02/11/2019

Doc. No. 179

Page No. 37

Book No. XXXII

Series of 2020



619918206102

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. 065-2019001318

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF VILLA LIBERTAD, MUN. OF EL NIDO, PROV. OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 4908-C, OF SUBDIVISION PLAN: (LR-PSD-E2017001170

PORTION OF: LOT 4908, CAD 1037-D, EL NIDO CADASTRE

RECORD NO: F. PATENT

LOCATION: BARRIO OF VILLA LIBERTAD, MUN. OF EL NIDO, PROV. OF (Continued on next page)

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

Owner: ALICIA M. ULANDAY, FILIPINO, OF LEGAL AGE, MARRIED TO CESAR N. ULANDAY

Address: BRGY. VILLA LIBERTAD, EL NIDO, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Patent Date: 12/17/2002

Under Act No.: P.D. 1529

Volume No.: 129

Original RD: PROVINCE OF PALAWAN

OCT Date: 2/21/2006 1:55 PM

OCT No.: OCT-E-25456

Page No.: 156

Original Owner: ALICIA ULANDAY

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE E-25456 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 29th day of JUNE 2019 at 03:12pm.

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





TCT No : 065-2019001318  
Page No. : 2

TECHNICAL DESCRIPTION (Continued from page 1)  
PALAWAN, ISLAND OF PALAWAN  
BOUNDARIES

BOUNDARIES:

TIE POINT: BLUM NO. 1, CAD 103740, EL NIDO CADASTRE

AREA SIX THOUSAND SIXTY FIVE (6,065) SQUARE METERS, MORE OR  
LESS

DECLINATION: \_\_\_\_\_  
DATE OF ORIGINAL SURVEY: JUNE 2 TO AUG. 6, 1911

DATE OF ORIGINAL SURVEY: JAN. 12, 2017  
DATE OF SUBDIVISION SURVEY: JAN. 12, 2017

DATE OF SUBDIVISION: 1964  
 GEODETIC ENGINEER: ROBERT T. LACHNER

NOTE:

DATE APPROVED: OCT. 1, 2010

