



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

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

December 15, 2022

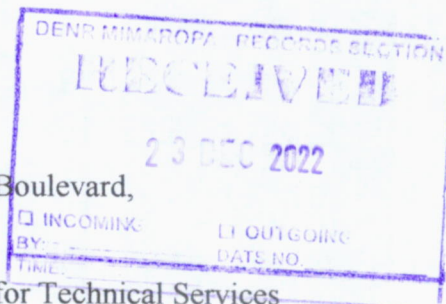
MEMORANDUM

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. MARIA Y. LAFUENTE**



Forwarded is the memorandum dated November 29, 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. 065-2019001577 in the name of Mr. Rex D. Socrates located in Barangay Villa Libertad, El Nido, Palawan is found outside the El Nido-Taytay Managed Resource Protected Area (ENTMRPA) based on GIS verification of CENRO Taytay.

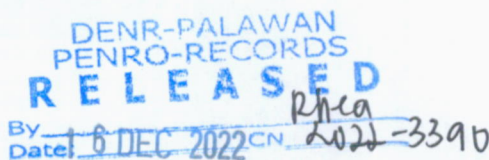
In this regard, this office is endorsing the request for certification that the area is outside the ENTMRPA.

For information and approval.

“For the PENRO”




RONIE B. GANDEZA
DMO IV/Chief, Technical Services Division
Officer-In-Charge





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 29, 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. MARIA Y. LAFUENTE**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**
BY: *[Signature]*
DATE: 11-29-2022 CM 11095

Respectfully forwarded is the memorandum dated November 21, 2022 of Protected Area Superintendent (PASu) Mildred A. Suza relative to the letter request of Ms. Maria Jessa Y. Lafuente for a Certification of Non Coverage, meant otherwise outside the protected area .

Please be informed that based on the report, Ms. Lafuente is a lessee of a portion of Lot No. 1097-D located at Barangay Villa Libertad, El Nido, Palawan covered by TCT No. 065-2019001577 in the name of Mr. Rex D. Socrates per submitted Contract of Lease dated April 9, 2022. The area is found outside of the El Nido-Taytay Managed Resource Protected Area (ENTMRPA) based on GIS verification of this Office (map attached).

In this regard, we are 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".

For his information, record and approval.

CONRADO M. CORPUZ

Cc: PAMO-ENTMRPA

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**
BY: *[Signature]*
DATE: NOV 29 2022 CM 3560



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 29, 2022

MS. MARIA JESSA Y. LAFUENTE

Bgy. Villa Libertad

El Nido, Palawan

Madam,

This pertains to your request dated October 3, 2022 for certification of Non-Coverage on your business in So. Pasto, Barangay Villa Libertad, El Nido, Palawan.

Please be informed that upon checking, we initially found the area is outside of the protected area. However, 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,

CONRADO M. CORPUZ

Copy furnished:

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

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 96
DATE: NOV 29 2022 3541



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 / entmrpa@gmail.com

November 21, 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 : **REPORT ON THE LETTER REQUEST OF MS. MARIA JESSA Y. LAFUENTE**

DENR - PAO
ENTMRPA
El Nido, Palawan
RECEIVED
BY: *[Signature]*
DATE: 11-23-22 ON 6818

Respectfully forwarded is the report from ENTMRPA PAMO staff dated November 4, 2022 regarding to the letter of Ms. Maria Jessa Y. Lafuente dated October 3, 2022 requesting for Certificate of Non-Coverage (CNC) for Protected Area.

In the report, Ms. Maria Jessa Y. Lafuente is a lessee of a portion of Lot No. 1097-D covered by TCT No. 065-2019001577 in the name of Mr. Rex D. Socrates per submitted Contract of Lease dated April 9, 2022. The area is identified to be outside the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA) per Presidential Proclamation No. 32 series of 1998.

Be informed further that this office has informed Ms. Lafuente regarding the result of inspection thru letter dated November 17, 2022.

For information and record.

DENR - PAO
ENTMRPA
El Nido, Palawan
RELEASED
By: *Asa Han*
Date: 11-22-22
C.N.: 1097

[Signature]
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 / entmrpa@gmail.com

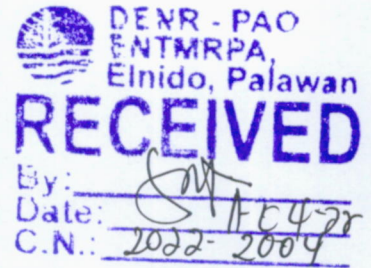
November 4, 2022

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 : **REPORT ON THE LETTER REQUEST OF MS. MARIA JESSA Y. LAFUENTE**



This pertains to the letter of Ms. Maria Jessa Y. Lafuente dated October 3, 2022 requesting for Certificate of Non-Coverage (CNC) for Protected Area.

Please be informed that the undersigned together with FT I Lanie Jane Rey and CENRO Taytay personnel conducted actual inspection on October 26, 2022 at Sitio Pasto, Bgy. Villa Libertad, El Nido, Palawan. As per inspection and coordinates gathered the area is plotted outside the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA). Be informed further, that Ms. Lafuente is a lessee of Lot No. 1097-D covered by TCT No. 065-2019001577 in the name of Mr. Rex D. Socrates per submitted Contract of Lease dated April 9, 2022.

The undersigned recommends to inform Ms. Lafuente regarding the result of the conducted inspection.

For information and consideration.

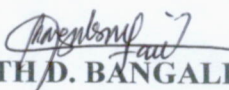

FAITH D. BANGALISAN
Bookkeeper II

PHOTO DOCUMENTATIONS

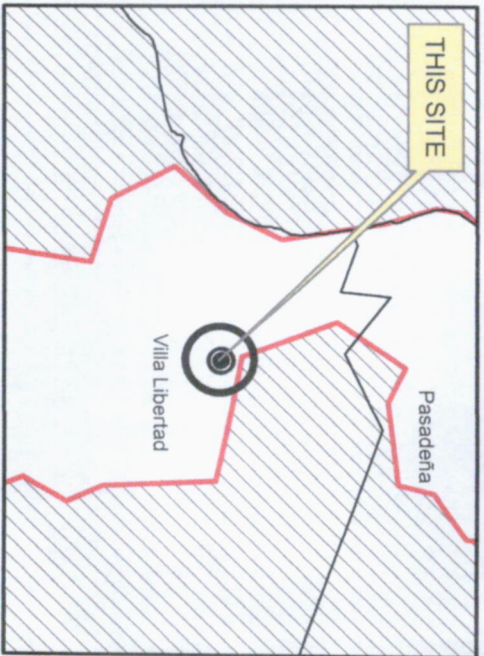


CERTIFICATION

I hereby certify that the above photos are true and correct and taken during the inspection at Sitio Pasto, Bgy. Villa Libertad, El Nido, Palawan on October 26, 2022.


FAITH D. BANGALISAN
Bookkeeper II

TECHNICAL DESCRIPTION						
THE POINT GEOGRAPHIC COORDINATE	LONGITUDE			LATITUDE		
	DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS
	119	25	30.392	11	12	29.483
CORNER	DISTANCE	B E A R I N G				
		Direction n/s	DEGREES	MINUTES	SECONDS	Direction e/w
TIE LINE						
1-2	5.78	S	30	36	9.94	E
2-3	5.72	S	30	14	4.48	E
3-4	3.60	S	57	22	50.72	W
4-5	4.45	S	64	8	1.12	W
5-6	6.42	N	33	50	24.20	W
6-7	5.55	N	30	54	36.21	W
7-1	8.49	N	64	10	1.64	E



SKETCH MAP SHOWING THE AREA OF MS. MARIA JESSA Y. LAFUENTE

Located at Bgy. Villa Libertad, El Nido, Palawan

SCALE : 1:427



LEGEND

- Corner
- ▭ Area
- ▨ ENTMRPA Boundary
- == Road Network

Projection : Universal Transverse Mercator Z50N
Datum : World Geodetic System 1984



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

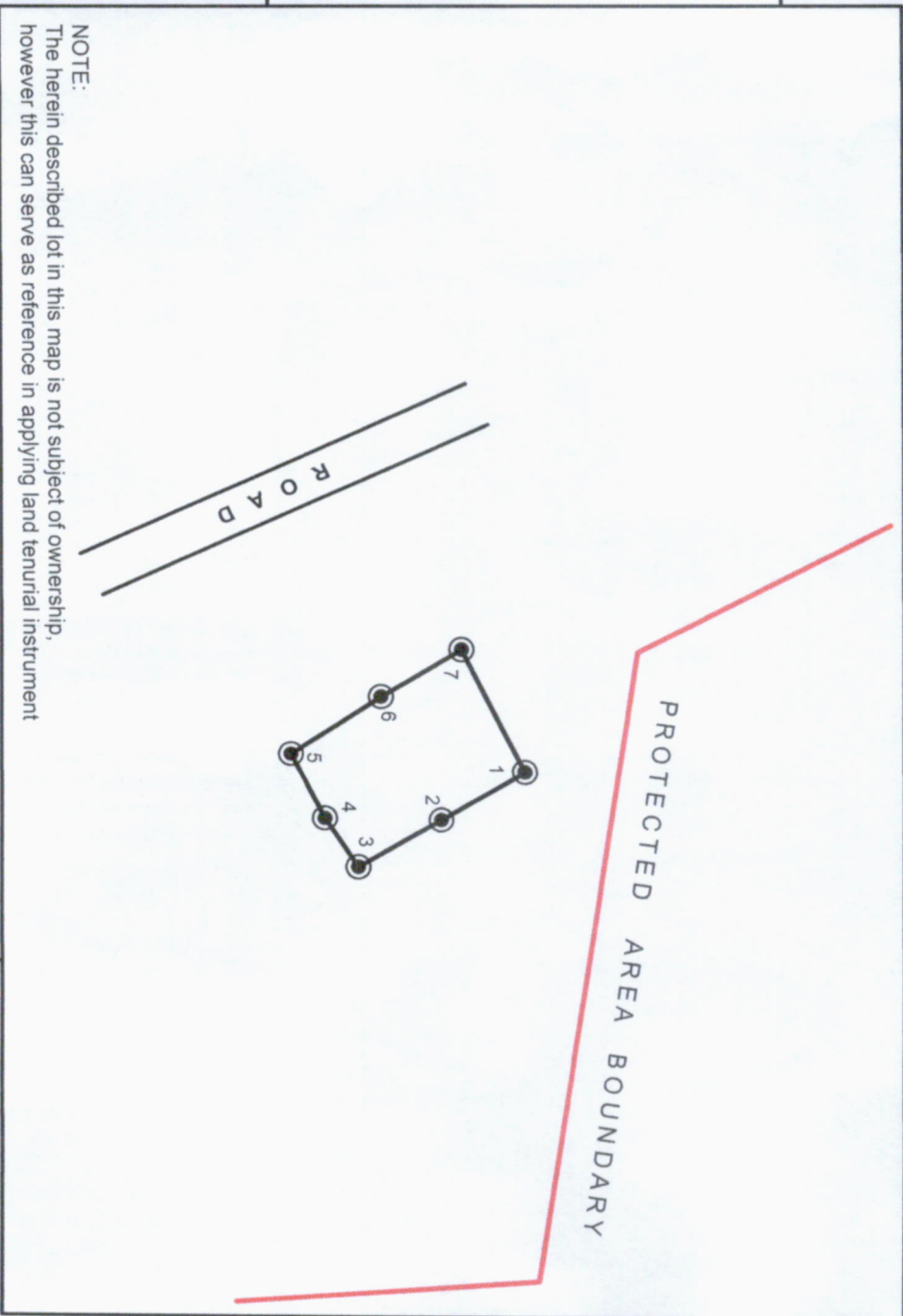
CERTIFICATION

THIS IS TO CERTIFY that the area is OUTSIDE
El Nido-Taytay Managed Resource Protected
Area (ENTMRPA) based on the Protected
Area Management Zoning

PREPARED BY :

THE PROTECTED AREA MANAGEMENT OFFICE - EL
NIDO-TAYTAY MANAGED RESOURCE PROTECTED
AREA (PAMO-ENTMRPA)

NOTE:
The herein described lot in this map is not subject of ownership,
however this can serve as reference in applying land tenurial instrument



119°25'30"E

119°25'31"E

11°12'29"N

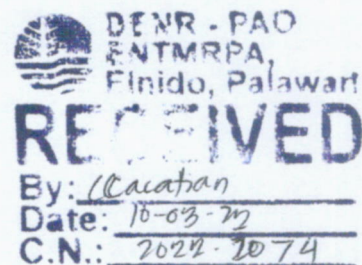
11°12'30"N

11°12'29"N

11°12'30"N

October 3, 2022

Mildred Suza
Protected Area Superintendent,
ENTMRPA

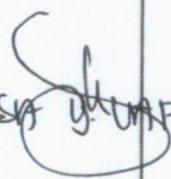


Greetings!

We would like to request for the Certificate of non-Coverage (CNC) to verify whether our business is within or outside the Protected Area.

Further, if the area fall within the PA, we would also like to request for PA zoning certification.

We greatly value your positive response.
Thank you very much, and God Bless.


MARKIN JESUS Y. UNZUETA
OWNER
09955370316

CONTRACT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT OF LEASE made and entered by and between:

REX D. SOCRATES, of legal age, Filipino, married to FRANCISCA C. SOCRATES with residence and postal address at Maligaya, El Nido, Palawan, hereinafter known as the **LESSOR**;

-and-

MARIA JESSA Y. LA FUENTE, of legal age, Filipino, single and a resident of Villa Libertad, El Nido, Palawan, hereinafter referred to as the **LESSEE**;

WITNESSETH:

WHEREAS, the LESSOR is the Registered owner, actual possessor and occupant of that certain parcel of land embraced and covered by **Transfer Certificate of Title No. 065-2019001577**, designated as **Lot No. 1097-D**, located at Brgy. Villa Libertad, El Nido, Palawan;

WHEREAS, the LESSEE desires to lease a portion of the above-described parcel of land equivalent to **Two Hundred (200) Square Meters** and the LESSOR agrees thereto;

NOW, THEREFORE, for an in consideration of the foregoing premises, the LESSOR agreed to lease and the LESSEE agreed to pay the rental, subject to the following terms and conditions, agreed upon by both parties hereto, *to wit*:

- 1) **Term** - This Contract of Lease shall be for a period of **three (3) years** which shall begin on **March 1, 2022** until **March 1, 2025**, renewable/extendable for another period upon mutual agreement of both parties. In which case, the LESSEE must signify its intention to renew the contract by giving thirty (30) days written notice, which the LESSOR have to accept or reject in writing within fifteen (15) days of receipt.
- 2) **Rental** - The LESSEE shall pay the monthly rental in the amount of **Ten Thousand Pesos (Php10,000.00) Philippine Currency**, which shall be payable on or before the 7th day of each calendar month. The LESSEE shall always pay in advance the monthly rental to the LESSOR. The LESSEE shall settle all electric and water bills;
- 3) **Use of premises** - The leased premises shall be used by the LESSEE exclusively for Commercial/Residential purposes;
- 4) **Care of the premises** - The LESSOR hereby delivered the leased premises to the LESSEE in good and tenantable condition. The LESSEE shall use the

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

premises with diligence of a "good father of the family" and shall see to it the premises are rendered in clean and sanitary condition;

- 5) **Improvements** - The LESSEE, during the period of the Contract of Lease may make and introduce any improvements in the leased premises with the express consent of the LESSOR. Any permanent improvement/s made or introduced by the LESSEE in the leased premises, shall automatically inure to the benefit of the leased premises and become the property of the LESSOR without any obligation on the latter's part to pay or refund the value or cost to the LESSEE, unless for some reason/s whatsoever the LESSOR terminate the rental;
- 6) **Payments of Taxes** - Real Property Taxes and government assessments on the land shall be for the LESSOR's account while all other taxes in relation to the business of the LESSEE shall be settled and paid by the LESSEE;
- 7) **Injury to the persons or premises** - Any injury or damage to persons and property within the leased premises as shall be caused by the negligence or fault of the LESSEE shall be repaired, mended or restored at the LESSEE's account;
- 8) **Fire Hazards and Other Noxious Substance** - The LESSEE shall not keep, deposit or store in the leased premises any prohibited drugs, noxious or toxic substance or highly flammable materials that constitute fire hazard or increase the risk of damage or destruction to the leased premises. The LESSEE shall exercise due diligence in the performance of daily household chores that could result in fire;
- 9) **Guarantees** - The LESSOR guarantees a peaceful occupancy by the LESSEE during the term agreed upon. However, the LESSOR or any of his authorized agent may enter the leased premises after giving due notice to the LESSEE, if and only if the LESSOR has a valid reason for wanting to enter the leased premises;
- 10) **Inspection of the Premises** - The LESSEE shall maintain the leased premises in good and tenantable condition and for such the LESSOR reserves the right at reasonable time and with prior approval of the LESSEE to enter and inspect the leased premises. The LESSEE likewise agrees to cooperate with the LESSOR in keeping the leased premises in good and tenantable condition;
- 11) **Violations** - The non-payment for one (1) month of the rent will be a cause of the termination of this contract, however, the LESSOR should give at least seven-day notice to the LESSEE for such failure;
- 12) **Return of the Leased Premises** - Upon the expiration of this contract, the LESSEE shall immediately vacate the leased premises, return the same to the LESSOR in as good and tenantable condition, in all respects as when received, ordinary wear and tear;

Approved

By

Rat

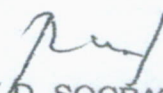
Guarantees

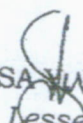
13) **Right to Sub-lease** - The LESSEE is not allowed to sublease the lease premises or any portion thereof;

14) **Termination** - The LESSOR shall have no right to pre-terminate the contract, unless, the LESSEE violate the terms and conditions provided above and failure on the part of the LESSEE to pay for a period of one (1) month shall be a ground for the early termination of this contract of lease, provided, that the LESSOR shall give at least seven-day notice to the LESSEE.

If the leased premises are not surrendered at the expiration of the lease period or any extension or renewal thereof, the LESSEE shall be responsible to the LESSOR for any and all damages which the LESSOR may suffer by any reason thereof and indemnify the LESSOR, insofar as such delay is occasioned by the failure of the LESSEE to surrender the LEASED PREMISES on time.

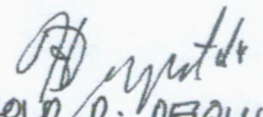
IN WITNESS HEREOF, we have hereunto set our hands this 9th day of April 2022 at El Nido, Palawan.


REX D. SOCRATES
Lessor


MARIA JESSA Y. LAFUENTE
Lessee

With My Marital Consent: FRANCISCA C. SOCRATES
Wife of the Lessor

Signed in the Presence of:


HAROLD O. DESQUIDADO

ACKNOWLEDGEMENT

Republic of the Philippines)
Province of Palawan) s.s.
Municipality of El Nido)
x -----x

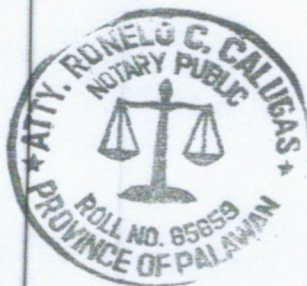
BEFORE ME, NOTARY Public for and in the Province of Palawan, Philippines, this 9th day of April 2022, personally appeared the following persons who has satisfactorily proven to me their identity through their respective competent evidence of identity, as follows, to wit:

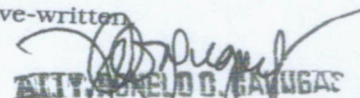
REX D. SOCRATES
FRANCISCA C. SOCRATES with TIN 921-206-0917, issued on Sept. 10, 2008
MARIA JESSA Y. LAFUENTE with UMID 0111-9989119-0

Known to me to be the same persons who executed and signed the foregoing Contract of Lease consisting of three (3) pages including this page, signed by the parties and the instrumental witnesses on each and every page thereof, and they acknowledged to me that the same their free and voluntary act.

WITNESS MY HAND AND SEAL on the date and place above-written.

DOC. NO. 273
PAGE NO. 52
BOOK NO. 27
SERIES OF 2022




ATTY. RONELO C. CALUGAS
NOTARY PUBLIC
UNTIL DEC. 31, 2022
ROLL OF ATTORNEY'S NO. 85559
PTR NO. 2383610-12/01/20, PALAWAN
IBP NO. 131992-11/05/20, PALAWAN
MCLE COMPLIANCE NO VI-0010273.4/14/22