



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

June 1, 2022

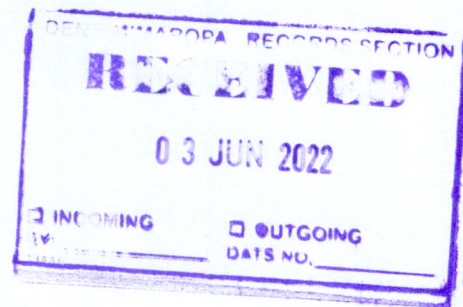
MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

THRU : The Assistant Regional Director
For Technical Services

FROM : The PENR Officer
Oriental Mindoro

SUBJECT : **REQUEST OF BAHAY SOLYMAR FOR THE ISSUANCE OF
CERTIFICATE OF COMPLIANCE ON ALLOWABLE
EASEMENT**



Forwarded is the Memorandum dated May 26, 2022 from CENRO Socorro regarding the above-mentioned subject recommending for the issuance of Certificate of Compliance to Allowable Easement to the proponent.

Attached are pertinent documents for your reference.

For consideration.

For the PENR Officer:

ALMA E. GIBE
DMO V/ Chief, TSD
In-Charge, Office of the PENRO

Tracking No.: 2205000822

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



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

May 26, 2022

MEMORANDUM

FOR : The Regional Executive Director

THRU : The PENR Officer

FROM : The CENR Officer

SUBJECT : **APPLICATION OF THE BAHAY SOLYMAR FOR THE
ISSUANCE OF CERTIFICATE OF COMPLIANCE ON
ALLOWABLE EASEMENT**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	
TIME:	

Respectfully forwarding the inspection report conducted by the Regulation and Permitting Section (RPS) personnel relative to the above-cited subject.

Relative thereto, please be informed that based on the inspection conducted, the titled property is found to be within an affected area. Due to coastal erosion, the easement zone has now receded to an estimated more or less 10 meters from the highest tide to the titled property.

Since the subject area is a titled property and based on the provision of Section 6.3 of DENR Administrative Order (DAO) 2021-07, Section 6.3 which states that "*If a private or titled land is affected, no new easement shall be required*", the undersigned recommends the issuance of Certificate of Compliance on Allowable Easement to Bahay Solymar.

For information, reference and consideration.

[Signature]
RODEL M. BOYLES

Tracking No.(RPS) 2205000665



May 24, 2022

MEMORANDUM

FOR : The CENR Officer

THRU : The RPS Chief and the DMO IV

FROM : The Inspection Personnel

SUBJECT : **APPLICATION OF THE BAHAY SOLYMAR FOR THE
ISSUANCE OF CERTIFICATE OF COMPLIANCE ON
ALLOWABLE EASEMENT**

With reference to the letter request of Ms. Teresita Rodriguez Thaler in relation to the above mentioned subject, please be informed that the site inspection was conducted on May 12, 2022 in coordination with the Puerto Galera Municipal Environment and Natural Resources Office (MENRO).

The following are the information obtained through the said activity:

- Bahay Solymar is a residential property situated on along the shore in Barangay Aninuan, Puerto Galera, Oriental Mindoro;
- It is identified as Lot No. 2-B-1-A-2-B covered with Transfer Certificate Title (TCT) No. 064-2020002816 and registered to Ms. Teresita Rodriguez which was originally patented on June 26, 1935;
- As observed during the ocular inspection, portions of their structures have been demolished as shown in the pictures below:

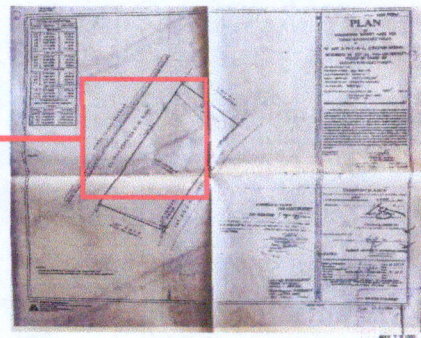
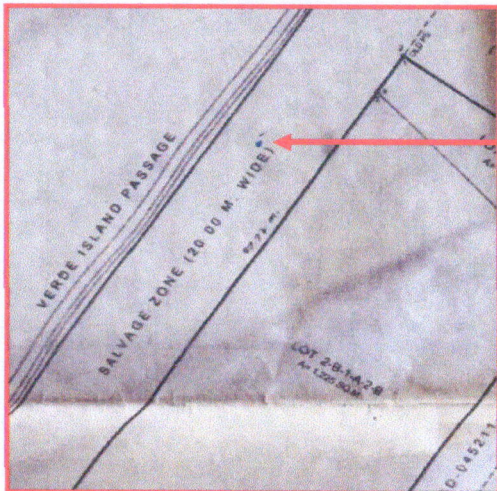


- According to the owner, after the easement survey on 2018, they immediately demolished their structures together with the Camp Rock that is adjacent to them;



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

- The owner also cited that they applied together with the Camp Rock for the issuance of the easement clearance but only the Camp Rock was issued with the Certificate of Compliance on Allowable Easement;
- Based on the attached duplicate copy of TCT No. 064-2020002816 which was received by this office on May 23, 2022, there is a 20-meter salvage zone along the Verde Island Passage as reflected in the approved subdivision survey plan below:

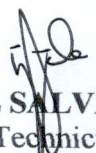



- During the ocular inspection, it was observed that the salvage zone has now receded to an estimated more or less 10 meters from the highest tide to the titled property; and
- According to the requesting party and other individuals, their beach area already receded due to climate change that resulted to beach erosion.


With reference to the aforementioned findings, the undersigned hereby respectfully recommend that the request for the issuance of Certificate of Compliance to the Allowable Easement be granted in accordance with the provision of Section 6 of DENR Administrative Order (DAO) No. 2021-07 which states:

“If a private or titled land is affected, no new easement shall be required.”

For his information, reference and consideration.


EMMANUEL SALVADOR J. TUGADE
Forest Technician I/DPLI


CHARITY AGUILA-LINATOC
Forest Technician II/DPLI


WALTER L. TOLENTINO
Special Investigator I

Tracking No.(RPS) 2022-1113

Official Form No. 140-D
(Revised Feb 2013)

12019026599476

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

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

No. 064-2020002816

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF ANINUAN MUN. OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 2-B-1-A-2-B PLAN NO: (LRA) PSD-E2017003087

PORTION OF: LOT 2-B-1-A-2, (LRA) PSD-435540

LRA REC NO: FREE PATENT

LOCATION: BARRIO OF ANINUAN MUN. OF PUERTO GALERA PROVINCE 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: TERESITA RODRIGUEZ, OF LEGAL AGE, FILIPINO, MARRIED TO RAINHARD THALER, AUSTRALIAN NATIONAL

Address: ANINUAN, PUERTO GALERA, ORIENTAL MINDORO 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

Original RD: CALAPAN, MINDORO ORIENTAL

Patent Date: 06/08/1935

OCT Date: 06 26 1935

Under Act No.: 496

OCT No.: OCT-P-2159

Volume No.: P-8

Page No.: 138

Original Owner: RAFAEL AGBING

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2015005377 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 9th day of JULY 2020 at 12:00pm.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

DENR - CENRO

0451-00000 ORIENTAL MINDORO

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DATE MAY 2 2022

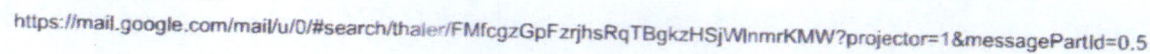
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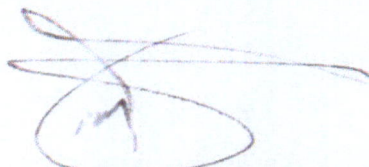
CERTIFICATE OF COMPLIANCE ON EASEMENT

This is to certify that the commercial establishment **ONESIMO FOUNDATION / CAMPROCK** represented by **JESSIE P. JAROI** located at Barangay Aninuan, Puerto Galera, Oriental Mindoro is compliant to twenty-meter legal easement pursuant to Article 51 of the Water Code of the Philippines (PD 1067) as per validation conducted by the members of Puerto Galera Task Force Monitoring Team, CENRO Socorro, Oriental Mindoro.

This certification is issued only for easement compliance and does not exempt the applicant from Notices of Violations (NOV) issued in violation of existing environmental rules and regulations (PD 1586, RA 9275, RA 6969, etc.)

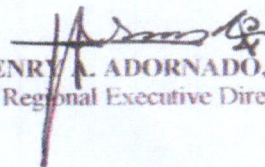
Issued on **DEC 05 2019** for whatever legal purpose it may serve.

Recommending Approval:



VICENTE B. TUDDAO, JR., Ph.D., CESO IV
ARD for Technical Services

Approved by:



HENRY A. ADORNADO, Ph.D
Regional Executive Director


JOERIEL C. ARDON

December 12, 2019

APRIL 11, 2022

CENRO - CENRO	
PASII SOCORRO, ORIENTAL MINDORO	
COC. #	
RECEIVED	RELEASED
BY:	
DATE: APR 18 2022	DATE:
TIME:	TIME:

MR. RODEL BOYLES

CENRO Socorro, Oriental Mindoro
PASII II, Socorro, Oriental Mindoro

Dear Mr. Boyles,

Greetings!

I Teresita R. Thaler, the owner of Bahay Solymal/Private Property located at Brgy. Aninuan, Puerto Galera, Oriental Mindoro is here to request for Certificate of Easement. In relation to that, I want to inform you that we have completed the demolition and removal of the structures and improvements within the specified time. The attached photos in this email were the proof for our compliance with the agreement. I hope for your immediate response about this matter.

Thank you for your time and consideration.

Sincerely,

TERESITA R. THALER

Owner of Bahay Solymal/Private
Brgy. Aninuan, Puerto Galera,
Oriental Mindoro

**FRONT VIEW OF BAHAY SOLYMAL
BEFORE**



AFTER



FRONT OF BAHAY SOLYMAL
BEFORE



AFTER



BEFORE



AFTER

