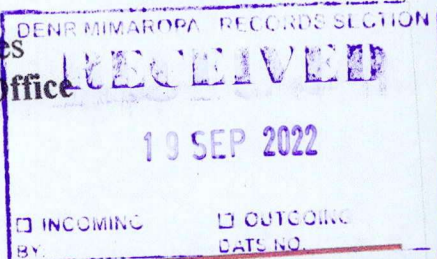




Republic of the Philippines
Department of Environment and Natural Resources
Provincial Environment and Natural Resources Office
MIMAROPA Region

Bgy. Sta. Monica, Puerto Princesa City, Palawan
E-mail: penropalawan@denr.gov.ph

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



September 13, 2022

MEMORANDUM

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

THRU : The OIC, ARD for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **INSPECTION REPORT ON THE LETTER REQUEST OF MR.
CHRISTIAN D. ANGELES**

Forwarded is the memorandum dated August 30, 2022 of CENRO Taytay along with the inspection report on the letter request of Mr. Christian D. Angeles.

Based on the report, the ENTMRPA PAMO staff conducted inspection on May 30, 2022 in the area of Mr. Christian D. Angeles located in Barangay Corong-corong, El Nido, Palawan. During the inspection, the following are the findings of the team, to wit;

1. The area is located within the jurisdiction of ENTMRPA;
2. The area falls within Unclassified Public Forest (UPF) but within Multiple-Use Zone (MUZ) of the indicative terrestrial management zoning of the Protected Area Management Plan (PAMP) of ENTMRPA;
3. The property is in compliance of 3-meter easement but some structures is within the 40-meter easement; and
4. A total of 2,557 square meters is the property of Mr. Angeles.

Due to the violations observed in the area, it is hereby recommended to issue a Notice of Violation (NTV) and defer the request of the proponent.

For information, record and further instruction.



FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By
Date: 14 SEP 2022 2022-2372



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

August 30, 2022

MEMORANDUM

FOR : 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 MR.
CHRISTIAN D. ANGELES**

Respectfully forwarded is the memorandum dated August 15, 2022 of Protected Area Superintendent (PASu) signed by Assistant PASu/Park Maintenance Foreman Jenuel P. Casel of El Nido-Taytay Managed Resource Protected Area (ENTMRPA), El Nido, Palawan and acted by this Office on August 30, 2022.

In relation to the mentioned subject requesting for the issuance of Easement Certificate, the following are the findings of the PAMO-ENTMRPA;

1. The area is within El Nido-Taytay Managed Resources Protected Area (ENTMRPA);
2. The area falls within Unclassified Public Forest (UPF) but within Multiple Use zone (MUZ);
3. The property is in compliance of 3-meter easement but some structures is within 40-meter easement; and
4. A total of 2,557 square meters is the property of Mr. Angeles

In view hereof, due to the violations observed in the area, it is hereby recommended to issue a Notice of Violation (NTV) and defer the request of the proponent.

For his information, record and further instruction.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

ALAN VALLE

Cc: PAMO-ENTMRPA

BY:
DATE: SEP 02 2022 CM 2559



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

August 15, 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 MR. CHRISTIAN D. ANGELES**

DENR CENRO
TAYTAY, PALAWAN
RECEIVED
BY: *Jnet*
DATE: *8-25-22* *4672*

Respectfully forwarded is the report of ENTMRPA PAMO Staff dated June 13, 2022 regarding the above subject.

Please be informed that ENTMRPA PAMO staff conducted inspection on May 30, 2022 in the area of Mr. Christian D. Angeles located in Bgy. Corong-corong, El Nido, Palawan in line with his letter request dated April 25, 2022. During the inspection the following are the findings of the team; to wit;

1. The area is located within the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA);
2. The area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management zoning of the Protected Area Management Plan (PAMP) of ENTMRPA;
3. That 2,557 sq.m is a total area of the property of Mr. Angeles;
4. That the property is compliance to the 3-meter easement but within the 40-meter easement per DAO 2021-07; and,
5. That there are structures within the 40-meter easement; to wit;
 - Fence (light materials);
 - Hut (light materials);
 - Caretaker house (light materials); and,
 - Semi-concrete house;

Be informed further, that the area falls within Unclassified Public Forest (UPF) per generated GIS map covered by TCT No. 065-2019001331, TCT No. 065-2019000626 and Affidavit of Notice of Sale of Adjoining Lot dated September 19, 2019.

With the above findings and observation, this office recommends to defer the request and advise of Mr. Angeles of the violation. Further, this office recommends for the issuance of Notice of Violation (NOV).

For information and consideration.

For the PASu,

JENUEL P. CASEL
PMF/ Asst. PASu, ENTMRPA

DENR - PAO
ENTMRPA
El Nido, Palawan
RELEASED
By: *Uaatio*
Dt: *08-18-22*
C.N.: *0826*



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

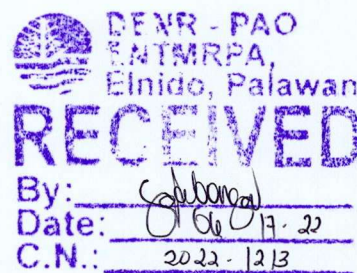
June 13, 2022

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 MR. CHRISTIAN D. ANGELES**

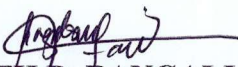


This pertains to the inspection conducted by the undersigned on May 30, 2022 regarding the letter request of Mr. Christian D. Angeles dated April 25, 2022. In the letter, Mr. Angeles is requesting for site inspection and issuance of the easement certification for the proposed project located at Bgy. Corong-corong, El Nido, Palawan. During the inspection the following are the findings of the team; to wit;

1. The area is located within the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA);
2. That the area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management zoning of the Protected Area Management Plan (PAMP) of ENTMRPA;
3. That 2,557 sq.m is a total area of the property of Mr. Angeles;
4. That the property is compliance to the 3-meter easement but within the 40-meter easement per DAO 2021-07; and,
5. That there are structures within the 40-meter easement; to wit,
 - Fence (light materials);
 - Hut (light materials);
 - Caretaker house (light materials); and,
 - Semi-concrete house;

With the above findings, the undersigned recommends to defer the request and advise Mr. Angeles re: violation.

For information and further instruction.


FAITH D. BANGALISAN
Bookkeeper II

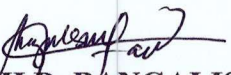

JENUEL P. CASEL
Park Maintenance Foreman

PHOTO DOCUMENTATIONS



CERTIFICATION

I hereby certify that the above photos are true and correct and taken during the inspection at Bgy. Corong-corong, El Nido, Palawan on May 30, 2022


FAITH D. BANGALISAN
Bookkeeper II

2019023618861

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. 065-2019001331

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF CORONG-CORONG, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 2-C-3-H PLAN NO: (LRA) PSD-E2016001467

PORTION OF: LOT 2-C-3, PSD-4B-005564 ;

LRA REC. NO. F. PATENT

LOCATION: BRGY. OF CORONG-CORONG, MUNICIPALITY OF EL NIDO, (Continued on next page)

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

Owner: CHRISTIAN D. ANGELES, FILIPINO, OF LEGAL AGE, SINGLE
Address: 53 WOMEN'S CLUB ST., FLORES, MALABON CITY

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: 08/23/2006

Under Act No.: P.D. 1529

Volume No.: 139

Original Owner: ASTERIA D. DELOS REYES

Original RD: PROVINCE OF PALAWAN

OCT Date: 8/18/2006 1:30 PM

OCT No.: OCT-E-27619

Page No.: 119

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2016000148 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on
the 3rd day of SEPTEMBER 2019 at 01:17pm.

ATTY. MARICAR O. MISA-TAN

Register of Deeds II - Palawan Province



2019023818862

TCT No.: 065-2019001331

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

PROVINCE OF PALAWAN, ISLAND OF PALAWAN

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	BACUIT BAY
2-3-4	NW	LOT 3, CCS-04-002532-D
4-5	NE	LOT 2-C-3-J, (LRA) PSD-E2016001467
5-6	NE	LOT 2-C-3-L, (RIGHT OF WAY), (LRA) PSD-E2016001467
6-1	SE	LOT 2-C-3-G, (LRA) PSD-E2016001467

TIE POINT: BLM NO. 1, CAD 1037-D, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	S. 21° 11' E	1470.19 M.
1-2	N. 13° 12' W	4.40 M.
2-3	N. 59° 20' E	20.97 M.
3-4	N. 59° 20' E	3.86 M.
4-5	S. 13° 10' E	4.81 M.
5-6	S. 13° 10' E	3.00 M.
6-1	S. 67° 06' W	24.05 M.

AREA: ONE HUNDRED FORTY FIVE SQUARE METERS (145), MORE OR LESS

DESCRIPTION OF CORNERS: CORNER 2 TO 4 BY OLD PS CYL. CONC. MONS. 15X60 CMS. THE REST BY PS CYL. CONC. MONS. 15X40 CMS.

BEARINGS: TRUE

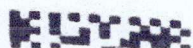
DECLINATION:

DATE OF ORIGINAL SURVEY: APRIL 14, 2005

DATE OF SUBD/CONS SURVEY: AUG. 9, 2015

GEODETIC ENGINEER: NONITO T. LACHICA

NOTES: SUBJECT TO THE LEGAL EASEMENT (20.00 M. WIDE)



059225220PT02

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. 065-2019000626

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF CORONG-CORONG, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:
LOT NO. 3, CCS-04-002532-D IDENTICAL TO LOT NO. 11205, CAD 1037-D, BEGINNING AT A POINT MARKED "1" OF LOT NO. 3, CCS-04-002532-D, IDENTICAL TO LOT NO 11205, CAD 1037-D, BEING S. 21° 52' E., 1,454.05 M. FROM B.L.L.M. NO. 1, CAD 1037-D, MUNICIPALITY OF EL NIDO, 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: CHRISTIAN ANGELES, OF LEGAL AGE, FILIPINO, SINGLE
Address: 53 WOMEN'S CLUB ST., FLORES, MALABON METRO MANILA
NATIONAL CAPITAL REGION

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:

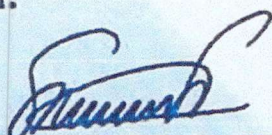
Patent Type: Free Patent
Patent Date: 08/23/2006
Under Act No.: P.D. 1529
Volume No.: 146

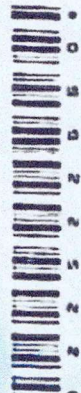
Original RD: PROVINCE OF PALAWAN
OCT Date: 03/22/2007 8:00 AM
OCT No.: OCT-E-28917
Page No.: 17

Original Owner: ALFREDO P. GALASINAO, JR.

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE E-28917 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on
the 25th day of MARCH 2019 at 09:21am.


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



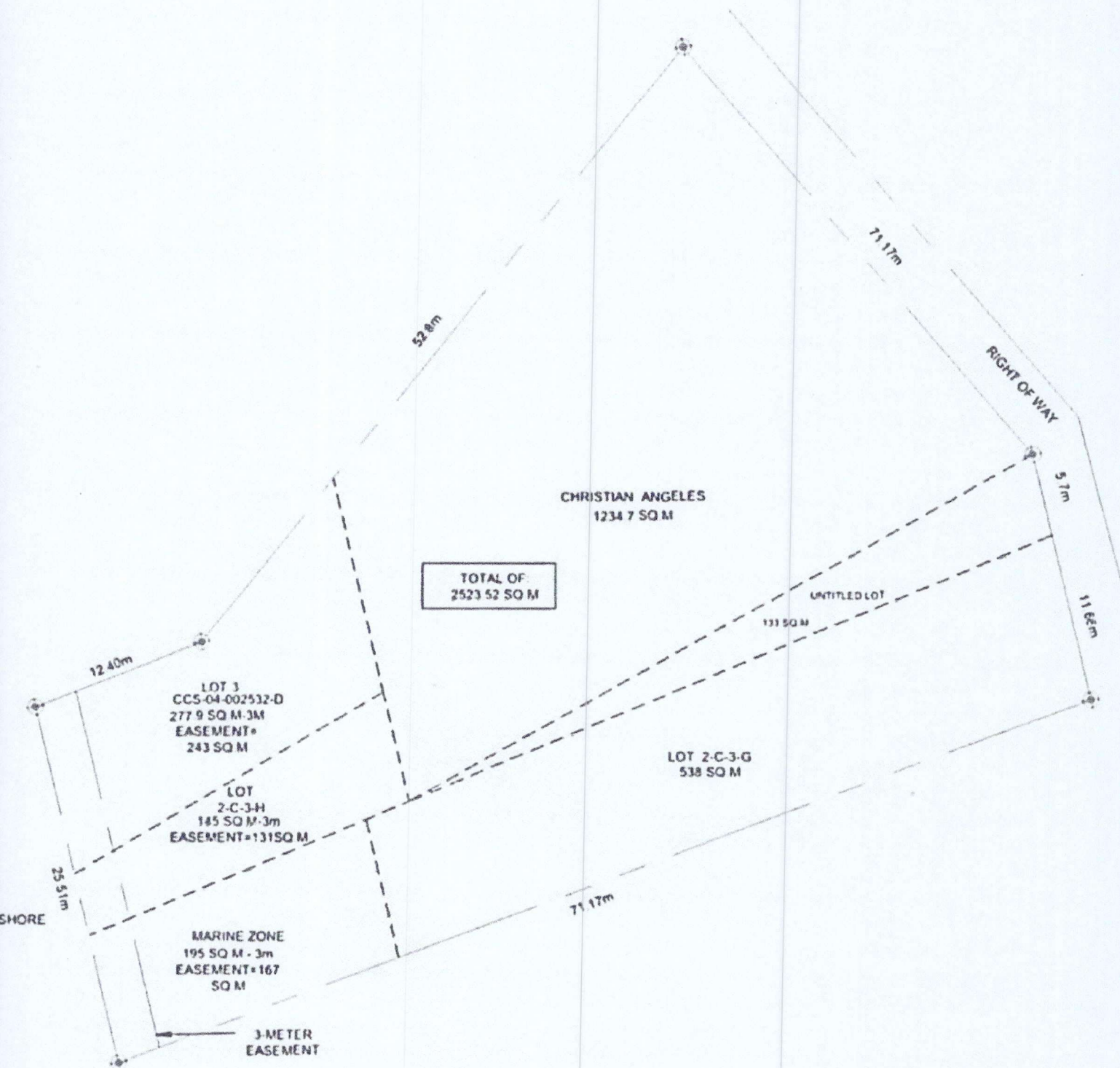
TCT No.: 065-2019000626

Page No.: 2

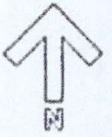
TECHNICAL DESCRIPTION (Continued from page 1)

PALAWAN. THENCE: N. $44^{\circ} 46'$ E., 10.00 M. TO POINT 2; S. $13^{\circ} 16'$ E. 2.00 M. TO POINT 3; S. $13^{\circ} 12'$ E., 10.00 M. TO POINT 4; S. $59^{\circ} 19'$ W., 24.85 M. TO POINT 5; N. $13^{\circ} 12'$ W., 12.00 M. TO POINT 6: N. $68^{\circ} 41'$ E., 15.38 M. TO POINT 1, POINT OF BEGINNING. CONTAINING AN AREA OF TWO HUNDRED FIFTY TWO (252) SQUARE METERS. ALL CORNERS ARE MARKED ON THE GROUND BY P.S. CYLINDRICAL CONCRETE MONUMENTS, 15 X 60 CENTIMETERS. BOUNDED ON THE NORTH, ALONG LINE 1-2 BY LOT NO. 658, CAD 1037-D; ON THE EAST, ALONG LINE 2-3 BY ROAD LOT; ON THE EAST, ALONG LINE 3-4 BY LOT NO. 2, CCS-04-002532-D; ON THE SOUTH, ALONG LINE 4-5 BY THE SAME LOT NO. 2, CCS-04-002532-D; ON THE SOUTHWEST, ALONG LINE 5-6 BY BACUIT BAY; AND ON THE NORTHWEST, ALONG LINE 6-1 BY LOT NO. 863, CAD 1037-D. BEARINGS GRID. THIS LOT WAS SURVEYED BY GEODETIC ENGINEER NONITO T. LACHICA ON APRIL 14, 2005 IN ACCORDANCE WITH LAW AND EXISTING RULES AND REGULATIONS PROMULGATED THEREUNDER. THE SURVEY WAS APPROVED ON DECEMBER 13, 2005. NOTE: THIS LOT IS COVERED BY FREE PATENT APPLICATION NO. 045312 - 747.





ESTIMATED MEASURED LOT PLAN AS PER SITE VISIT

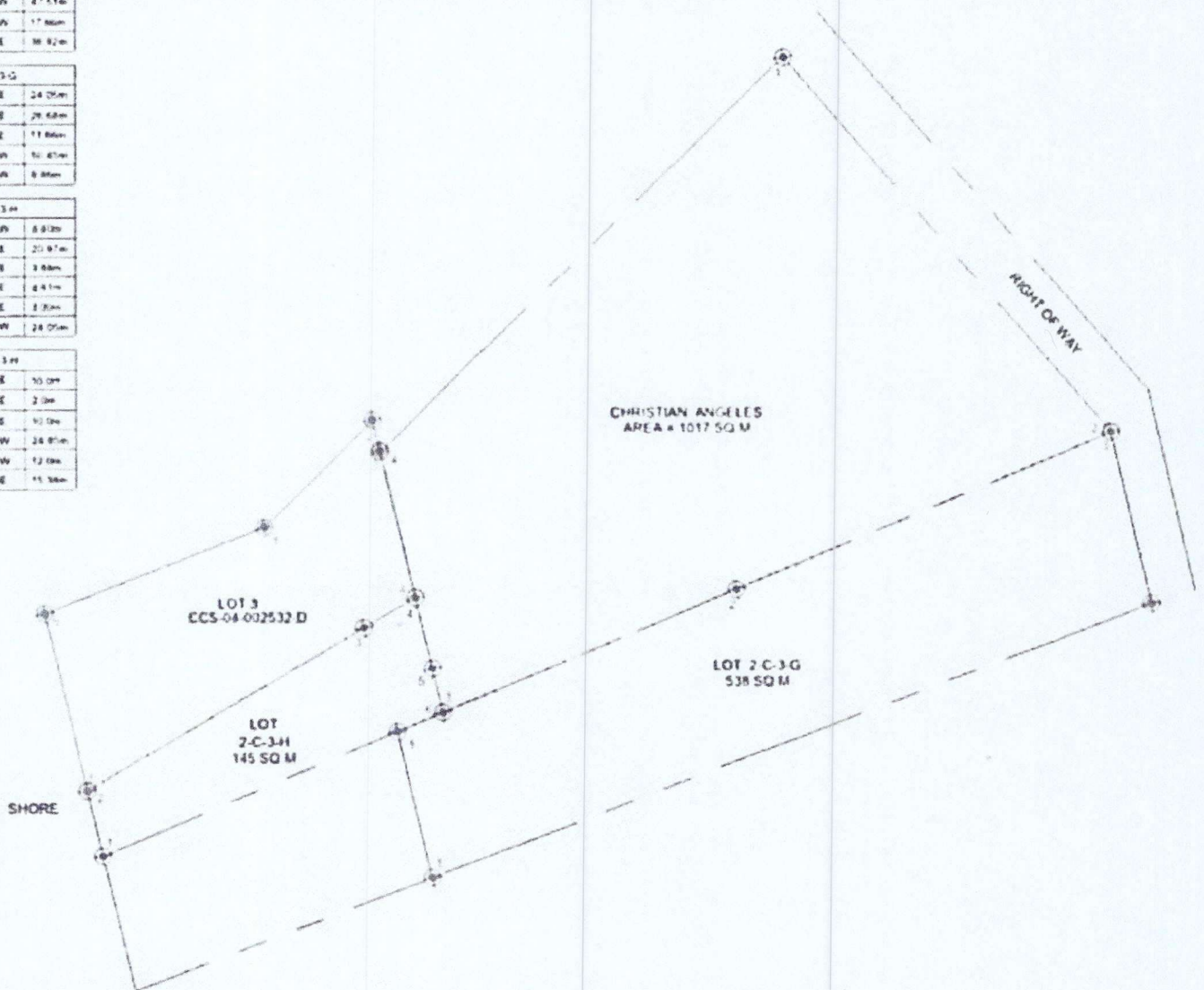


CHRISTIAN ANGELES		
1.2	S 41° D 15° E	32.78m
2.3	S 47° D 38° W	47.51m
3.4	N 13° D 14° W	17.88m
4.1	N 45° D 21° E	38.92m

LOT 2-C-3-G		
1.2	N 47° D 06° E	24.05m
2.3	N 47° D 06° E	29.68m
3.4	S 13° D 12° E	11.86m
4.1	S 44° D 07° W	50.47m
5.1	N 13° D 12° W	9.88m

LOT 2-C-3-H		
1.2	N 13° D 12° W	6.93m
2.3	N 54° D 21° E	20.97m
3.4	N 54° D 21° E	9.88m
4.1	S 13° D 12° E	4.41m
5.1	S 13° D 12° E	1.80m
6.1	S 47° D 06° W	24.05m

LOT 2-C-3-I		
1.2	N 44° D 06° E	10.0m
2.3	S 13° D 14° E	2.0m
3.4	S 13° D 12° E	10.0m
4.1	S 39° D 19° W	24.91m
5.1	N 13° D 12° W	12.0m
6.1	N 44° D 06° E	15.0m



LOT PLAN

AFFIDAVIT OF NOTICE OF SALE
OF ADJOINING LOT

That I, ASTERIA DANGAN DELOS REYES, of legal age, married, Filipino and a resident of Bgy. Corong-Corong, El Nido, Palawan, after having been duly sworn to in accordance with law, do hereby depose and say:

1. That affiant is the registered owner of a parcel of land, still covered by Transfer Certificate of Title No. 065-2016000148, identified as LOT 2-C-3-H, Portion of Lot 2-C-3, Psd-4B-005564, containing an area of EIGHT THOUSAND EIGHT HUNDRED SEVENTY ONE (8,871) Square Meters, situated in the Barangay Corong-Corong, El Nido, Palawan, issued by the Register of Deeds for the Province of Palawan;

2. That on May 31, 2017, the portion of my parcel of land, identified as LOT 2-C-3-H, Psd-4B-_____, was bought by CHRISTIAN D. ANGELES, by virtue of Deed of Absolute Sale of A Portion of Parcel of Land, duly acknowledged before Notary Public Atty. Philip Ray L. Nangkil, per Doc. No. 325, Page No. 66, Book No. VIII, Series of 2017;

3. That they have already informed and notified the adjacent lot owners regarding the transfer of the above-mentioned parcel of land;

4. That affiant voluntarily and freely executes this affidavit to attest to the truth and veracity of the above statements herein contained and connection with the requirements of the Registry of Deeds of Palawan, as well as for any other lawful purposes this may serve.

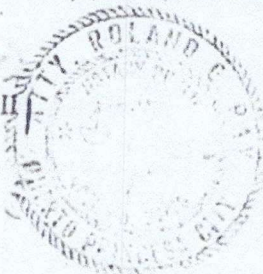
AFFIANT'S FURTHER SAYETH NAUGHT.

IN WITNESS WHEREOF, I have hereunto set my hand this 08 - 19 - 19 at City of Puerto Princesa, Palawan.

Asteria D. Delos Reyes
ASTERIA D. DELOS REYES
Affiant
OSCA ID No. 3424
Issued On. 02.09.2017

SUBSCRIBED AND SWORN to before me this 08 - 19 - 19 at City of Puerto Princesa, Palawan, by ASTERIA DANGAN DELOS REYES, with his Valid Identification Card No. indicated below his name who personally appears before me and attest to the whole truth of the contents thereof under the penalty of law.

Doc. No. 17
Page No. 5
Book No. CCCII
Series of 2019



Atty. Roland E. Pay
ATTY. ROLAND E. PAY
NOTARY PUBLIC
UNTIL DEC. 31, 2019
PTR NO. 0151468 / 1-02-2019
IDP NO. 080426 / 4-26-2019
ROLL NO. 32126
MOLE COMPLIANCE NO. VI-0525887 / 4-23-2019

DEED OF ABSOLUTE SALE OF A PORTION OF PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE of ONE HUNDRED FORTY FIVE (145) square meter-portion, made and entered into by:

ASTERIA D. DELOS REYES, of legal age, Filipino, married to Antero M. Delos Reyes, Jr. and a resident of Brgy. Maligaya, El Nido, Palawan, hereinafter called the VENDORS;

-IN FAVOR OF-

CHRISTIAN D. ANGELES, of legal age, Filipino, single and a resident of 53 Women's Club St., Flores, Malabon City, Philippines, hereinafter called the VENDEE.

WITNESSETH That:

1. The VENDORS are the actual occupants, possessors, absolute and registered owner in fee simple of a parcel of land, Lot No. 2-C-3, covered by Transfer Certificate of Title No. 065-2016000148 situated in Brgy. Corong corong, El Nido, Palawan, containing an area of Eight Thousand Eight Hundred Seventy One (8,871) square meters more or less;

2. The VENDEE herein has offered to purchase the ONE HUNDRED FORTY FIVE (145) square meter-portion (Lot 2-C-3-H) of the aforementioned parcel of land for THREE HUNDRED THOUSAND PESOS (P300,000.00), Philippine Currency, Cash and the VENDORS are agreeable to the offer;

3. For and in consideration of the sum of THREE HUNDRED THOUSAND PESOS (P300,000.00), Philippine Currency, Cash on hand paid by the VENDEE, receipt of which is hereby acknowledged by the VENDORS to their entire satisfaction, said VENDORS, by these presents, CEDE, SELL, TRANSFER and CONVEY in a manner absolute and irrevocable all their rights, title and interest over the said ONE HUNDRED FORTY FIVE (145) square meter-portion land, together with all the improvements found thereon, in favor of the VENDEE herein, his heirs, successor-in-interest and assigns which said one ONE HUNDRED FORTY FIVE (145) square meter-portion land is particularly described and bounded as follows:

Lot 2-C-3-H

1-2	N.13 deg. 12'W	4.40 m.
2-3	N.59 deg. 20'E	20.97m.
3-4	N.59 deg. 20'E	3.88 m.
4-5	S.13 deg. 10'E	4.81m.
5-6	S.13 deg. 10'E	3.00m.
6-1	S.67 deg. 06'W	24.05m.

AREA: ONE HUNDRED FORTY FIVE (145) square meter-portion

4. The VENDOR hereby covenants and agrees with the VENDEE that he paid the fees of the above described property; that he has a perfect right to sell and dispose of the same; that it is free from all liens and encumbrances; and that he will forever defend the rights of the VENDEE over the same by virtue hereof against any and all lawful claims of any third person whomsoever.

IN WITNESS WHEREOF, the parties have voluntarily hereunto set their hands this 31 May 2017 at Puerto Princesa City.

Asteria D. Delos Reyes
ASTERIA D. DELOS REYES

Vendor/Postal ID Card PRN

E78150353691/19Aug2018

Witnesses: *RAID, MALONE T. ...*

Antero M. Delos Reyes, Jr.
ANTERO M. DELOS REYES, JR.

Husband of the Vendor

FIGUEROA, YRA D. ...

ACKNOWLEDGMENT

Republic of the Philippines)
Puerto Princesa City) s.s.

BEFORE ME, a Notary Public for and in the Palawan and Puerto Princesa City, this May 31, 2017, personally appeared the abovesigned parties known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument has been signed by the concerned parties and their witnesses, and sealed with my notarial seal.

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

ATTY. PHILIP RAY L. NANGKIL

NOTARY PUBLIC

UNTIL DECEMBER 31, 2017

PTD NO. E78150353691/12-02-11

IBP NO. 102579/12-02-11

ROLL OF ATTORNEYS NO. 54960

Doc. No. 325
Page No. 66
Book No. VIII
Series of 2017

CERTIFIED TRUE COPY

SIGN. *[Signature]*

DATE: JUL 24 2019

CERTIFICATE AUTHORIZING REGISTRATION (CAR)
(For Transaction Involving Transfer of Real Properties)

CAR No: C-2017-036-011355-M

This is to certify that based on our records and other documents submitted to this Office, the transfer of the property/ies described herein, is subject to Capital Gains Tax and Documentary Stamp Tax.

eCR201600456203

NAME OF SELLER(S)	TIN	ADDRESS
ASTERIA DANGAN DELOS REYES	435-788-901-000	LOT NO. 2 CORONG-CORONG EL NIDO PALAWAN
XXXXXX	XXXXXX	XXXXXX

NAME OF BUYER(S)	TIN	ADDRESS
CHRISTIAN DAZA ANGELES	258 836-842 000	53 WOMEN'S CLUB FLORES MALABON CITY
XXXXXX	XXXXXX	XXXXXX

Description of Property(ies):

Description of Property(ies):								
Particulars	Area (sq. m.)	Class	Location	OCT/ TCT/ CCT No.	Tax Dec No.	Market Value per Tax Dec.	Zonal/BIR Value	Selling Price /Substituted Basis
LAND	145.00	A4	COHONG COHONG EL NIDO PALAWAN 5312	2016000148	13-008-0989	P 2,209.80	P 8,700.00	P XXXXXX
IMPROVEMENT		PT		XXXXXX	13-008-0989	233.53	233.53	XXXXXX
XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX
Total	145.00							

Date Of Transaction: May 31, 2017

Total Taxable Base:	P	300,000.00
Total Selling Price:	P	300,000.00

Details of Payment:

Details of Payment:							
Kind of Tax	Date of Payment	BCS/ ROR/ OR No.	Bank/RCO Code	Validation No.	Basic Tax	Penalties	Total
CAPITAL GAIN'S TAX	07/28/2017	A-20982-5	LBP-PPC		P 18,000.00	9,756.44	P 27,756.44
DOCUMENTARY STAMP TAX	07/28/2017	A-20979-43	LBP-PPC		P 4,500.00	2,250.75	P 6,750.75
XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX	XXXXXX

This transaction was processed by Revenue Officer MAILA A. GARCELLANO under Group Supervisor RYAN S. GATPANDAN and the taxes due thereon have been paid as indicated above. Accordingly, the concerned Offices may effect transfer of the subject property/ies.

This Certificate, which is under Transaction No. T-2017-036-009069-M, is issued for registration purposes only, pursuant to the requirements of the NIRC, as amended. The Bureau, however, is not precluded from assessing and collecting any deficiency internal revenue tax(es) that may be found due from the taxpayer after review/investigation.

Issued at Puerto Princesa City, Philippines, this 9th day of August, 2017

THIS CERTIFICATE IS VALID FOR THREE (3) YEARS FROM THE DATE OF ISSUE.

Manner of Issuance: REPLACEMENT

Certification fee : P 100.00 ROR/OR No. : 003901

Date of Payment : July 28, 2017

Reason : SPOILAGE

CAESAR R. DULAY
Commissioner of Internal Revenue
By *W. H. Abula*



LAND REGISTRATION AUTHORITY
Registry of Deeds
Province of Palawan

PETITION TO SPLIT OF TRANSFER
CERTIFICATE OF TITLE NO. 065-
2016000148 AS PER APPROVED PLAN
OF SUBDIVISION SURVEY UNDER
(LRA) PSD-E2016001467,

ASTERIA D. DELOS REYES,

Petitioner.

x-----x

PETITION TO SPLIT

Comes now, the undersigned petitioner to this Honorable Office, respectfully states:

1. That petitioner is of legal age, married, Filipino and a resident of Barrio of Corong-Corong, El Nido, Palawan;

2. That petitioner is the registered owner of a parcel of land, identified as LOT 2-C-3, PSD-4B-005564, still covered by Transfer Certificate of Title No. 065-2016000148, containing an area of 8,871 Square Meters, situated in the Barangay Corong-Corong, El Nido, Palawan, issued by the Register of Deeds for the Province of Palawan;

3. That on August 9, 2015, petitioner caused the subdivision survey of the above-mentioned parcel of land, executed by executed by Nonito T. Lachica, Geodetic Engineer and was approved on September 23, 2016, by the OIC-Administrator Robert Nomar V. Leyretana, Ces0-II, into FOURTEEN (14) LOTS, under (LRA) PSD-E2016001467, to wit:

- a. LOT 2-C-3-A, with an area of 330 Square Meters;
- b. LOT 2-C-3-B, with an area of 50 Square Meters;
- c. LOT 2-C-3-C, with an area of 538 Square Meters;
- d. LOT 2-C-3-D, with an area of 538 Square Meters;
- e. LOT 2-C-3-E, with an area of 538 Square Meters;
- f. LOT 2-C-3-F, with an area of 538 Square Meters;
- g. LOT 2-C-3-G, with an area of 538 Square Meters;
- h. LOT 2-C-3-H, with an area of 145 Square Meters;
- i. LOT 2-C-3-I, with an area of 120 Square Meters;
- j. LOT 2-C-3-J, with an area of 2,200 Square Meters;
- k. LOT 2-C-3-K, with an area of 2,447 Square Meters;
- l. LOT 2-C-3-L, with an area of 718 Square Meters; (Right-of Way)
- m. LOT 2-C-3-M, with an area of 171 Square Meters; (Road Expansion)

4. That on May 31, 2017, petitioner executed a Deed of Absolute Sale of a Portion of Parcel of Land, identified as LOT 2-C-3-H, (LRA) PSD-E2016001467, containing an area of 145 Square Meters, in favor of CHRISTIAN D. ANGELES, acknowledged before Notary Public Atty. Philip Ray L. Nangkil of El Nido, Palawan, per Doc. No. 325, Page No. 66, Book No. VIII, Series of 2017;

5. That petitioner wants to split LOT 2-C-3-H, (LRA) PSD-E2016001467, containing an area of 145 Square Meters, be issued a separate and distinct title in the name of CHRISTIAN D. ANGELES;

WHEREFORE, it is respectfully prayed of, that LOT 2-C-3-H, (LRA) PSD-E2016001467, containing an area of 145 Square Meters, be issued a separate and distinct title in the name of CHRISTIAN D. ANGELES;

At Puerto Princesa City, this 08-19-19

Asteria D. Delos Reyes
ASTERIA D. DELOS REYES
Petitioner

VERIFICATION

That I, ASTERIA D. DELOS REYES, of legal age, married, Filipino and a resident of Barangay Corong-Corong, El Nido, Palawan, hereby depose and say:

1. That I am the petitioner in the above-entitled petition;
2. That I have caused the preparation of the foregoing petition;
3. That I have read and understood the contents of the same and are true and correct to the best of my knowledge.

At Puerto Princesa City, this 08-19-19

Asteria D. Delos Reyes
ASTERIA D. DELOS REYES
Affiant
OSCA No. 3424
Issued On 02.09.2017

SUBSCRIBED AND SWORN to before me this 08-19-19 at City of Puerto Princesa, affiant having exhibited to me his/her Valid Identification Card No. indicated below his/her name.

Doc. No. 15
Page No. 5
Book No. CCCII/
Series of 2019

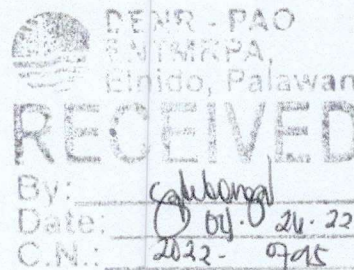


Rolando E. Day
ROLANDO E. DAY
NOTARY PUBLIC
DATE REG. 21 2019
PTR NO. 0157440 / 04-12-2019
IBP NO. 000426 / 4-20-2019
ROLL NO. 32126
MCLE COMPLIANCE NO. VI-0025037 / 4-29-2019

April 25, 2022

Mildred A. Suza
Protected Area Superintendent
El Nido-Taytay Managed
Resource Protected Area

Christian D. Angeles
Barangay Corong-corong
El Nido, Palawan



Dear Ma'am Suza,


Greetings, I would like to request from your good office for a site inspection and for the issuance of the Easement Certificate for my proposed project located at Barangay Corong-corong El Nido, Palawan.

Attached here with is the copy of Proof of Ownership. Thank you.

Respectfully Yours,
[Signature]
Christian D. Angeles

REVENUE BUREAU OF INTERNAL REVENUE
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

DREO, SHANEEN IBON
TIN: **349-688-767-000**
BRGY. MALIGAYA
ELNIDO PALAWAN
BIRTH DATE: 04/06/1995
ISSUE DATE: 09/01/2018



[Signature]
SIGNATURE

[Signature]

[Signature]

[Signature]

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **CHRISTIAN D. ANGELES**, of legal age, Filipino, married, with residence and postal address at Brgy. 53 womens club st. Hulong Duhat Malabon City, El Nido, Palawan, Philippines, have named, constituted and appointed, and by these presents do name, constitute and appoint **MA. AIELEN E. LIM and/or SHANEEN NARCA**, both of legal ages, Filipino, with residence and postal address at Brgy. Maligaya, El Nido, Palawan, Philippines, to be our true and lawful *attorneys-in-fact*, for me and in my name, place and stead, and for my own use and benefits, to do and perform all or any of the following acts and things, namely:

1. To apply, transact, follow up, process before the Municipal Government of El Nido, Palawan, or any government agency concerned, my Business Permit and/or Mayor's Permit, Department of Tourism (DOT), and Building Permit for my "propose business";
2. To appear in my behalf before the scheduled sessions of the Sanguniang Baranggay of Brgy. Corongcorong, El Nido, Palawan, Project Evaluation Committee of Protected Area Management Board (PAMB), PAMB en banc, Sangguniang Bayan of El Nido, Palawan, the Sangguniang Panlalawigan of the Province of Palawan, Palawan Council for Sustainable Development (PCSD), and the Department of Environment and Natural Resources (DENR), Department of Public Works and Highways (DPWH), for the purpose of securing the necessary endorsements, SEP Clearance, and the Environmental Compliance Certificate, DPWH Clearance;
3. To sign any and all papers necessary and required for the approval and release of Certificate of Registration by the Department of Trade and Industry and the Business Permits and/or Mayor's Permit, Department of Tourism (DOT), Building Permit from the Local Government of El Nido;
4. To secure Certifications and/or Clearances from the government agencies concerned pertaining to my application for Business Permit and/or Mayor's Permit and Building Permit;
5. To apply, transact, follow up, and process before the Bureau of Internal Revenue the issuance of my Certificate of Registration and the printing of the Official Receipts for my "propose business";
6. To perform such acts as may be necessary and required in the execution and accomplishment of the powers given to them;

GIVING AND GRANTING unto my said attorneys-in-fact full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorneys-in-fact shall lawfully do or cause to be done by virtue of these presents.

WITNESS WHEREOF, I have hereunto set my hand this 1st day of April 2022 at the El Nido, Palawan.


CHRISTIAN D. ANGELES
Principal

Special Power of Attorney
Jonalyn I. Benito and Aielen Lim and/or Shaneen Narca
 x-----x

Signed in the presence of:

1. JOHN REY LAJALLAB
 Brgy. Maligaya
 El Nido, Palawan, Palawan

2. AICELA MARIE C. PAHAYAHAY
 Brgy. Corongcorong
 El Nido, Palawan

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 1st day of April 2022, personally appeared CHRISTIAN D. ANGELES who has satisfactorily proven his identity through his Driver's License with License No. N04-04-515319, valid until December 3, 2021, issued by the Land Transportation Office, who is the same person who executed and signed the foregoing "Special Power of Attorney" consisting of two (2) pages including this page, signed by the party and the instrumental witnesses on each and every page thereof, and they acknowledged to me that the same is her free and voluntary act.

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

Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until June 30, 2022

Doc. No. 3,314

Page No. 36

Book No. XXXVIII

Series of 2022

PTR No. 0889449, 01/04/2022, PALAWAN

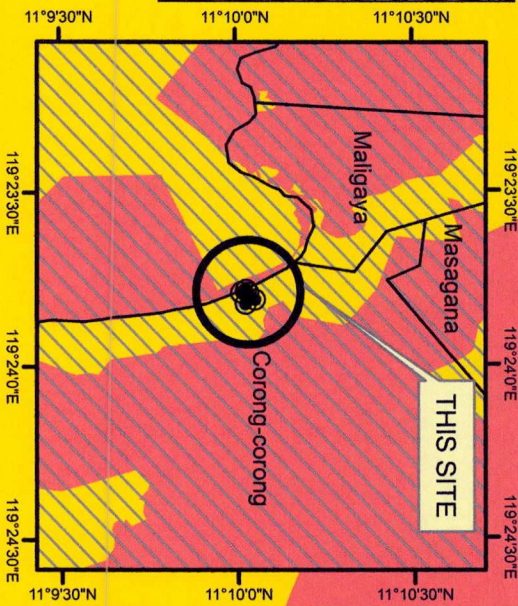
IBP No. 175160, 01/10/2022, PALAWAN

ATTORNEY'S ROLL NO. 41250

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



THE POINT GEOGRAPHIC COORDINATE		TECHNICAL DESCRIPTION				LATITUDE			
		DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS	DEGREES	MINUTES
119		23	46.698	11	10	1.643	B E A R I N G		
CORNER	DISTANCE	Direction		DEGREES	MINUTES	SECONDS	Direction e/w		
		n/s							
1-2	18.65	N		54	3	41.97	E		
2-3	48.50	N		46	22	3.16	E		
3-4	52.15	S		25	0	2.86	E		
4-5	63.04	S		68	53	21.48	W		
5-1	28.87	N		27	43	19.61	W		



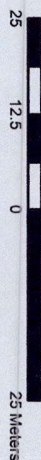
Lot No. 659 (part), Cad 1037-D
Approx. Area: 0.2557 Hectares

40 METERS LEGAL EASEMENT

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

S K E T C H M A P
SHOWING THE AREA OF
MR. CHRISTIAN D. ANGELES
Located at Barangay Corong-Corong,
El Nido, Palawan

SCALE : 1:1,000



● Corner

□ Area

▨ Boundary

— Shoreline

--- Easement

--- Boundary Line

Land Classification

Status

□ Alienable & Disposable

■ Forestland

■ UPF

■ Multiple Use Zone

■ Strict Protection Zone

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

C E R T I F I C A T I O N

THIS IS TO CERTIFY that the area is partly within Multiple Use Zone (MUZ) and Strict Protection Zone (SPZ) based on the Protected Area Management Zoning of El Nido-Taytay Managed Resource Protected Area (ENTMRPA), El Nido, Palawan

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