



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

RECORDS SECTION
RECEIVED
BY:
DATE:
TIME:

April 12, 2023

MEMORANDUM

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

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR EASEMENT CERTIFICATION OF GENNY
FIE ARATAN SITUATED IN SO, BULUANG, BARANGAY
SIBALTAN, EL NIDO, PALAWAN**

Forwarded is the Memorandum from CENRO Taytay, Palawan dated March 30, 2023 along with the inspection report of the Easement Inspection Team recommending the issuance of Certificate of Compliance on Allowable Easement in favor of Genny Fie Aratan covering an area of 1,277 square meters situated in Barangay Sibaltan, El Nido, Palawan.

Also attached are geo-tagged photos, digitized map, and other pertinent documents for reference.

For your evaluation and further instruction.


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: Rhea
Date: 13 APR 2023 CN 2023-994



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

March 30, 2023

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR EASEMENT CERTIFICATION OF GENNY
FIE ARATAN SITUATED IN SO. BULUANG, BRGY.
SIBALTAN, EL NIDO, PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: [Signature]
DATE: 14-03-2023 CN 23-3057

Respectfully forwarded is the report of the Easement Inspection Team dated March 27, 2023, on the easement inspection of the area for easement certification as prerequisite to secure building permit of Ms. Genny Fie Aratan, covering One Thousand Two Hundred Seventy-Seven (1,277) square meters at So. Buluang, Barangay Sibaltan, El Nido, Palawan. The report shows that there is no permanent structure found within the 20-meter easement delineated on the ground.

In view hereof, the undersigned concurs with the recommendation of the Easement Team on the issuance of certificate of compliance on allowable easement to the above requester in consonance with Presidential Decree 1067 known as the Water Code of the Philippines.

Please acknowledge receipt hereof and progressively inform the party. Thank you.

DENR CENRO
TAYTAY, PALAWAN
RELEASED

BY: [Signature]
DATE: MAR 30 2023 CN 1287

CONRADO M. CORPUZ

[Signature]



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

March 27, 2023

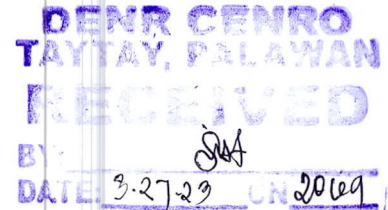
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

THRU : The Chief RPS

FROM : The Easement Inspection Team

SUBJECT : **REQUEST FOR EASEMENT CERTIFICATION
OF GENNY FIE ARATAN COVERING PORTION
OF LOT 3611, CAD. 1037-D IN SO. BULUANG,
BARANGAY SIBALTAN, EL NIDO, PALAWAN**




This pertains to the forwarded letter of the Protected Area Superintendent (PASu) Mildred A. Suza dated March 6, 2023, for easement inspection request of Mr. Joey L. Cabate in behalf of Ms. Genny Fie Aratan, for easement clearance as prerequisite to secure building permit. Please be informed that on March 22, 2023, the team conducted easement inspection, to wit:

1. That Sitio Buluang, Barangay Sibaltan, El Nido, Palawan is within Alienable and Disposable (A&D) area as per Block XII, Project No. 5-B, LC Map No. 1467 dated September 16, 1941 and is outside of El Nido Taytay Managed Resource Protected Area (ENTMRPA);
2. That the area requested for easement certification, would cover an area of One Thousand Two Hundred Seventy-Seven (1,277) square meters; *see attached copy of tax declaration*
3. That the ongoing building construction shown in photo documentation, is being built outside of the twenty-meter easement zone; and
4. That there is no permanent structure found within the delineated twenty-meter easement zone for A&D areas pursuant to Article 51 of PD 1067 Water Code of the Philippines.

In view hereof, the undersigned respectfully recommends the **issuance of certificate of compliance on allowable easement** to the above requester.

Attached herewith are the geotagged photos, GIS generated map for reference, and other documents pertinent to this report.

For information and record.


MARIAN B. LACHICA
Engineer II/ Team Leader


RICHARD M. PARINAS
Forest Ranger/Member



PHOTO DOCUMENTATION

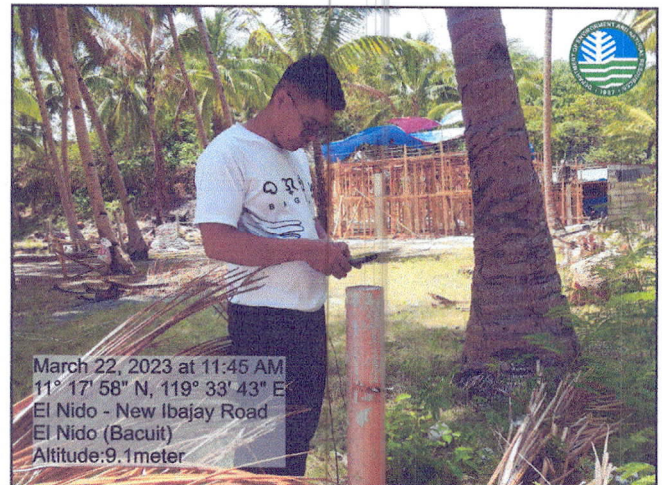
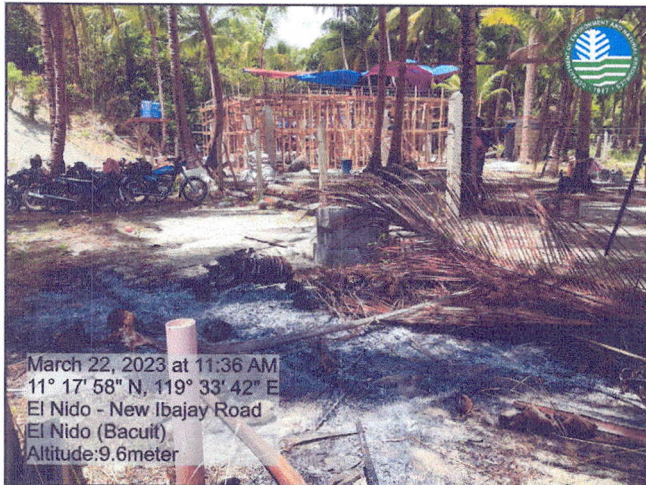


Photo showing the building construction outside of the delineated 20-meter easement zone for A&D areas under Green Economy Model (GEM).



Photo showing the building construction within the requested area.

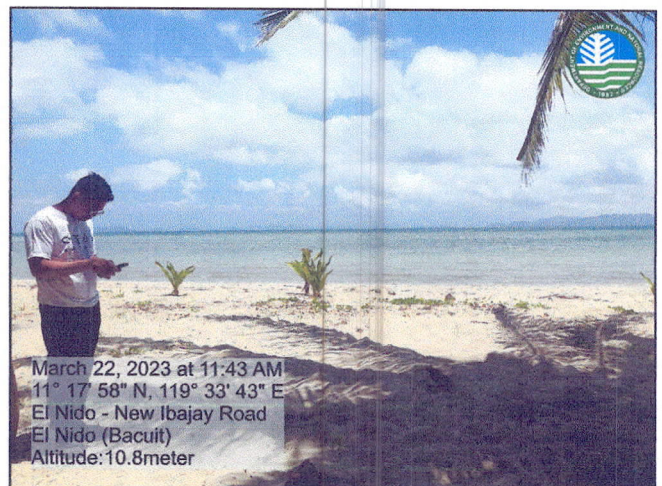
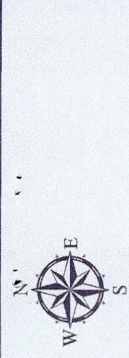


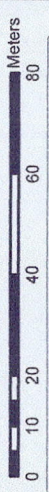
Photo showing the frontage of the area facing Sibaltan Bay.



NOTE:
The herein described lot in this map
was plotted using the submitted map
coordinates, overlaid with google
satellite imagery.



M A P
SHOWING THE AREA REQUESTED
FOR EASEMENT CERTIFICATION
OF
GENNY FIE ARATAN
COVERING PORTION OF
LOT 3611, CAD 1037-D
Located at
So. Buluang, Sibaltan, El Nido, Palawan
Total Area: 1,277 SQ. M.
SCALE: 1:1,500

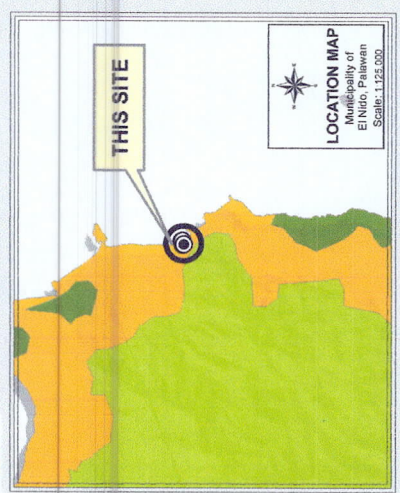


LEGEND	
	PVC PIPES MARKER
	BOUNDARY CORNERS
	REQUESTED AREA
	HIGHEST TIDE READING
LAND CLASSIFICATION STATUS	
	ALIENABLE & DISPOSABLE
	FORESTLAND
	UPF

Projection : Universal Transverse Mercator Z50N
Datum : WGS 1984 Spheroid : WGS84 1984



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



Prepared by:

MARIAN B. LACHICA
Engineer II



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
EL NIDO MANAGED RESOURCE PROTECTED AREA
Calle Real, Bgy. Masagana, El Nido, Palawan 5313
Telephone No. 048-716-0674
Email: entmrpa@gmail.com

MAR 06 2023

MEMORANDUM

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

FROM : The Protected Area Superintendent
El Nido Managed Resource Protected Area

SUBJECT : LETTER DATED FEBRUARY 15, 2023 FROM MR. JOEY L. CABATE AUTHORIZED REPRESENTATIVE OF MS. GENNY FIE A. ARATAN REQUESTING FOR INSPECTION OF LOT 3611, CAD 1037-D FOR THE ISSUANCE OF EASEMENT CLEARANCE

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: *Pieka*
DATE: 3-8-23 CN 1536

Respectfully forwarded is the letter dated February 15, 2023 from Mr. Joey L. Cabate, Authorized representative of Ms. Genny Fie A. Aratan pertaining to the above-mentioned subject with attachments.

As stated in the letter, Mr. Cabate is requesting for inspection of Lot 3611, Cad 1037-D owned by Ms. Genny Fie A. Aratan located at Sitio Buluang, Barangay Sibaltan, El Nido, Palawan for issuance of easement clearance for their proposed project, Four Bedroom Two-Storey Residence. The requested document is a prerequisite to secure a building permit.

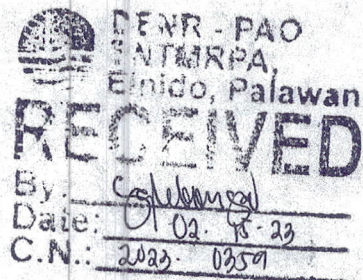
For your information and record.

**DENR - PAO
ENTMRPA
El Nido, Palawan**
RELEASED
Date: 03-06-23
C.N.: 0199

Mildred A. Suza
MILDRED A. SUZA

February 15, 2023

MR. CONRADO M. CORPUZ
CENR Officer
Taytay, Palawan



Dear **Mr. Corpuz**,

Greetings!

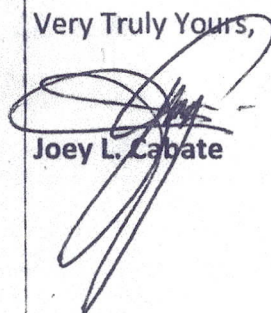
I, **Joey L. Cabate**, a Filipino of legal age and a representative of **Ms. Genny Fie A. Aratan** who owns the portion of **lot 3611, CAD 1037-D**, has been processing the building permit of her **Proposed Four Bedroom Two-Storey Residence** located at **Sitio Buluang, Brgy. Sibaltan, El Nido, Palawan**.

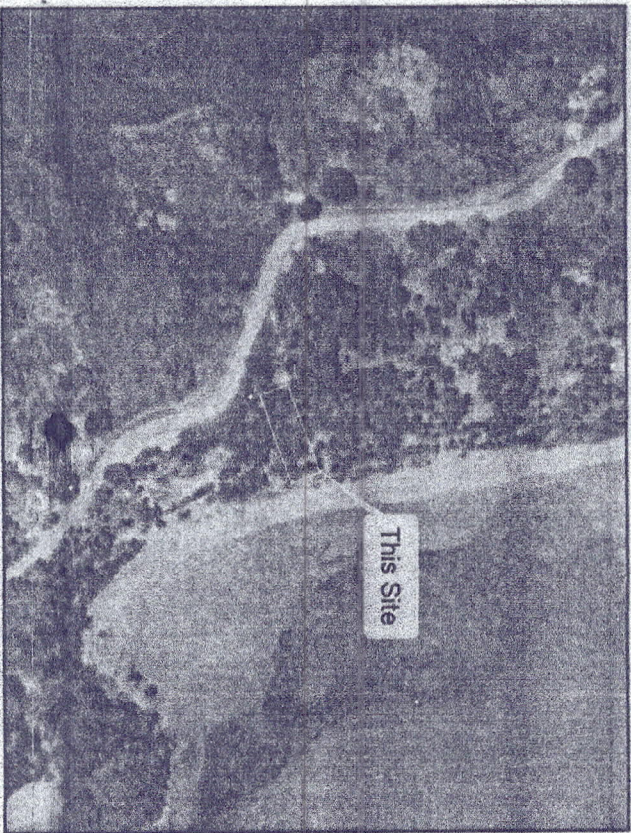
In this matter, I would like to request an inspection of her property for me to be able to apply the **EASEMENT CLEARANCE** as a requirement for the Building Permit application.

Attached here is the location map of her property and special power of attorney issued to me as her legal representative.

I am hoping for your favorable response to my request. You may contact me in my personal number, 0916-571-1444 , in case you have a question. Thank you in advance.

Very Truly Yours,

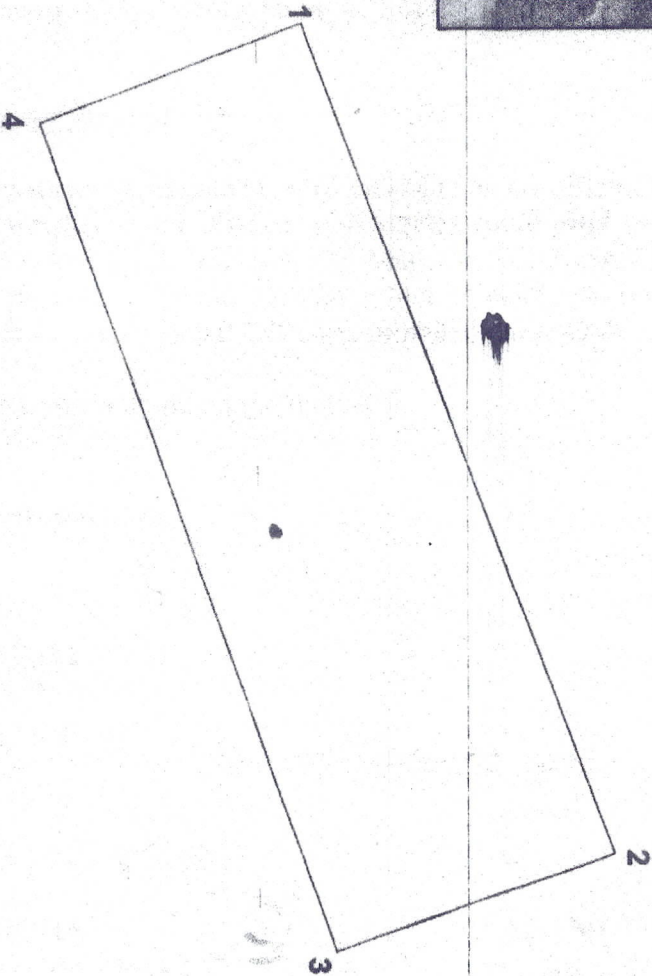
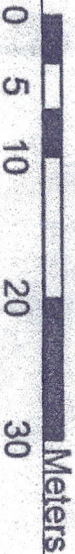

Joey L. Cabate



COORDINATES		
Point	LATITUDE	LONGITUDE
Point 1	11°17'58.26"N	119°33'41.04"E
Point 2	11°17'58.97"N	119°33'43.01"E
Point 3	11°17'58.32"N	119°33'43.23"E
Point 4	11°17'57.68"N	119°33'41.30"E
Total Land Area of 1,277 SQM.		

PORTION OF LOT NO. 3611 of CAD.1037-D

GENNY FIE A. ARATAN
LAND OWNER



Projected Coordinates: WGS_1984_UTM_Zone_50N



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan
by the National Highway, Poblacion, Taytay, Palawan 5312
email add: cenrotaytay@denr.gov.ph
Contact No. 0912-171-3889 (TNT)/0926-505-9335 (TM)

August 12, 2022

MS GENNY FIE ARANAS-ARATAN
Represented by **Jezibel J. Sabroso**
Sibaltan, El Nido, Palawan

Madam,

AUG 24 2022

file 2443

Makakalikasang araw!

This pertains to your request dated August August 10, 2022, for:

Your request


1. Lot verification/classification status of Lot 3611, Cad 1037-D in Barangay Sibaltan, El Nido, Palawan

Response to your request


Per records verification, Lot 3611, Cad 1037-D has no official technical descriptions and list of the survey claimants in this Office. It is **agricultural land (alienable and disposable)** being within Block XII, Project No. 5-B, LC Map No. 1467 certified as such since September 16, 1941. The approved tie line of this lot is not available on records. This finding is subject to confirmation from the Regional Office as provided under DMC 2019-10.

We hope to have served you on the matter.


Verified from records by:


AIBIE A. BARDA
Administrative Aide VI
OIC, Records Unit

Projected by:


ESTER T. BIONA
Land Management Officer I

Noted:


ALANI VALLE
CENRO

Verification Fee: P 50.00

O.R. No. 6390259

Date AUG 24 2022

RECEIVED
DENR-PALAWAN
CENRO RECORDS

SPECIAL POWER OF ATTORNEY

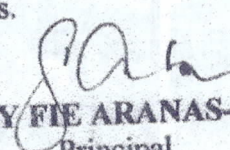
KNOW ALL MEN BY THESE PRESENTS:

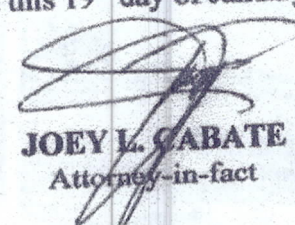
That I, **GENNY FIE ARANAS-ARATAN**, of legal age, Filipino Citizen, married to **JONATHAN Z. ARATAN**, with residence and postal address at Brgy. Bantigue, Ormoc City, Leyte, Philippines, have named, constituted and appointed, and by these presents do name, constitute and appoint **JOEY L. CABATE**, of legal age, Filipino, married, with residence and postal address at Brgy. Sibaltan, El Nido, Palawan, to be my true and lawful *attorney-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, and process before the Municipal Government Office of El Nido, Palawan, and othe concerned government agency, the issuance of my application for building permit of my residential house in a parcel of land situated in So. Buluang, Brgy. Sibaltan, El Nido, Palawan, identified as Lot No. 3611 (Part), Cad 1037-D, declared for tax purposes under Tax Declaration No. 18-13-015-0879, Property identification No. 066-13-015-09-050, consisting an area of ONE THOUSAND TWO HUNDRED SEVENTY SEVEN (1,277) SQUARE METERS, of which I owned;
2. To sign any and all papers necessary and required for the approval of the said building permit;
3. To perform such acts as may be necessary and required in the execution and accomplishment of the powers given to her;


GIVING AND GRANTING unto my said attorney-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 attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

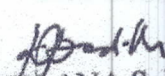
IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of January 2023 at El Nido, Palawan, Philippines.


GENNY FIE ARANAS-ARATAN
Principal


JOEY L. CABATE
Attorney-in-fact

Signed in the presence of:


1. **KACEY ANN B. SULAYAO**
Brgy. Maligaya, El Nido, Palawan


2. **KAREN ANA S. BADILLA**
Brgy. Bucana, El Nido, Palawan

ACKNOWLEDGMENT

THE PHILIPPINES)
AWAN) S.S.
NIDO)

Public for and in the Province of Palawan, Philippines, this 19th day of
red the following persons, who have satisfactorily proven their identities/

GENNY FIE ARANAS-ARATAN

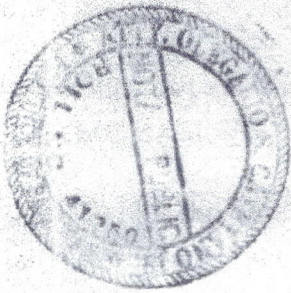
Passport Identification Card with Passport No. P0263604C, valid until may 26, 2032, issued by PCG San Francisco;

JOEY L. CABATE

Professional Identification Card with Registration No. 0042767, valid until November 22, 2024, issued by the Professional Regulation Commission;

who are 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 acknowledged to me that the same is their free and voluntary act.

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



Atty. OLEGARIO S. CAYETANO JR.

Notary Public

Until December 31, 2024

PTR No. 2950292, 01/04/2023, PALAWAN

IBP No. 254903, 12/28/2022, PALAWAN

ATTORNEY'S ROLL NO. 41250

MCLE COMPLIANCE NO. VII- 0022235, 06/23/2022

Doc. No. 234
Page No. 49
Book No. XLII
Series of 2023



TAX DECLARATION OF REAL PROPERTY



TD No. : **18-13-015-0879** Property Identification No. : **066-13-015-09-050**

Owner: **ARATAN, GENNY FIE ARANAS MARRIED TO JONATHAN Z. ARATAN** TIN: _____

Address: **BGY. BANTIGUE, ORMOC CITY, LEYTE** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: _____ **SIBALTAN** **EL NIDO, PALAWAN**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : **CAD. 1037-D**

CCT : _____ Lot No. : **3611 (PART)**

Date : _____ Blk. No. : _____

Boundaries: North: **LOT 3611, CAD 1037-D**

East: **SIBALTAN BAY**

South: **ALN 033**

West: **ALN 007 OF SECTION 08**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY Brief Description : _____

☐ BUILDING No. of Storeys : _____ ☐ OTHERS Brief Description : _____

Brief Description : _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL (L)	1,277.00 SQM	1,085,450.00	RESIDENTIAL	10 %	108,545.00
Subtotal :	1,277.00 SQM	1,085,450.00			108,545.00

Total Market Value : **P 1,085,450.00** Total Assessed Value : **P 108,550.00**

Total Assessed Value **ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED FIFTY AND 00/100**

Taxable ☒ Exempt ☐ Effectivity of Assessment : **2023 - 1Q**

Approved By: *Euvica M. Colbe*
EUVICA M. COLBE **05/13/2022**
PROVINCIAL ASSESSOR Date

This declaration cancels TD No. : **18-13-015-0793**

Previous PIN : **066-13-015-09-050**

Previous Owner : **KIM, JULIETA R. MARRIED TO KIM, JOE HWAN**

Previous Administrator : _____ Previous M.V. Php : **1,085,450.00** Previous A.V. Php : **108,550.00**

Previous Area (sqm) : **1,277.00**

MEMORANDA: TRANSFERRED PER DULY NOTARIZED DEED OF ABSOLUTE SALE OF A PARCEL OF LAND EXECUTED ON APRIL 19, 2022 AND CENRO LOT VERIFICATION (A&D) ISSUED ON SEPTEMBER 06, 2016. TAXES PAID UNTIL 2022. SWORN STATEMENT FILED.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated 2018-03-26. It does not and cannot by itself alone confer any ownership or legal title to the property.

GENERATED BY : ETRACS v2.5 PRINTED BY : DAISY M. SIRUNG PRINT DATE : 2022-05-13 09:26:00