



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

MEMORANDUM

TO : THE PENR OFFICER
Palawan

FROM : THE OIC, REGIONAL EXECUTIVE DIRECTOR

SUBJECT : REAPPRAISAL REPORT FOR THE APPLICATION FOR
MISCELLANEOUS LEASE OF IPILAN NICKEL
CORPORATION, REPRESENTED BY CARLO MATILAC
LOCATED IN BRGY. MAASIN, BROOKE'S POINT, PALAWAN

DATE : AUG 03 2023

Attached is the Approved Appraisal Report relative to the Miscellaneous Lease Application No. 045301-13 together with the Provisional Permit No. 045306-001 both in the name of Ipilan Nickel Corporation, represented by Carlo A. Matilac situated in Brgy. Maasin, Brooke's Point, Palawan pursuant to the provisions of DAO Nos. 98-20, 2004-24, 2010-26 and 2022-07.

It is hereby directed to cause the collection of the annual government share as indicated in the approved appraisal and provide this Office updates.

FELIX S. MIRASOL, JR., CESO IV



Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 108654

FN: LPDD/PDS/KST

DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila 1000
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



IPILAN NICKEL CORPORATION
Rep. By: Carlo A. Matilac

Permit Application No. 045306-001
(Provisional Permit)

Sir:

This refers to your application for a permit pursuant to the provisions of Act No. 3077 and Lands Administrative Order No. 8-3, as amended, you are hereby **GRANTED** this permit for provisional use for **CAUSEWAY/INDUSTRIAL** purpose of a foreshore land located in Barangay Maasin, Brooke's Point, Palawan, particularly described as follows:

APPLICATION NO.	:	PPA NO. 045306-001
APPLICANT NAME	:	Ipilan Nickel Corporation Rep. by Carlo Matilac
DATE APPLIED	:	March 24, 2022
LOCATION	:	Brgy. Maasin, Brooke's Point Province of Palawan
DESCRIPTION OF THE LAND	:	Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea; in the South by Sulu Sea and in the West by Sulu Sea
AREA	:	118,580 sq.m.
APPRAISED VALUE OF THE LAND	:	₱ 7,470,540.00
APPRAISED VALUE OF IMPROVEMENTS	:	₱ 2,313,436.26
PROPOSED ANNUAL RENTAL	:	₱ 9,783,976.26
PURPOSE	:	Causeway/Industrial

It should be understood that this permit is imperative over areas which are included in claims pending determination by the Regional Executive Director. Although this permit is allowed under LAO 8-3, as amended, the same is still subject to the provisions of Section 12, paragraph (m) thereof, under which it is conditioned upon favorable findings of the permit over the CENRO concerned, but subject to any prior and subsisting forestry permit over the land if any.

This permit is granted under the conditions specified in Lands Administrative Order No. 8-3, as amended, and under the term and conditions stated in your application and on the back hereof, all of which are made a part of this permit. It shall be good and valid for a period of from **AUG 03 2023** to **AUG 02 2024** renewable at the discretion of the Regional Executive Director.

It is understood that the land for which this permit is issued is to be devoted only for beach resort/commercial use.

Recommending Approval:


MAXIMO C. LANDRITO
OIC, Assistant Regional Director
for Technical Services

APPROVED:


FELIX S. MIRASOL, JR., CESO IV
OIC, Regional Executive Director

 Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 108654

NOTE:

1. Total value of the (a) land ₱249,018,000.00 (b) Improvements: ₱ 231,343,626.32
2. The Occupation Fee to be paid by the permittee is 3% or ₱ 7,470,540.00 of the total value of the land applied for plus 1% or ₱2,313,436.26 of improvements thereon:
Total Annual Rental - ₱ 9,783,976.26

FN: LPDD/PDS/KST

CONDITIONS UNDER WHICH THIS PERMIT IS ISSUED

1. This application is not made for the benefit of any person other than the applicant.
2. The permit is to be issued under the conditions prescribed by Administrative Order No. 8-3, as amended and such additional conditions as the Secretary of Environment and Natural Resources or the Regional Executive Director may deem necessary, according to attending circumstances or to protect public interests, which special conditions shall be expressly stated in, and made a part of the permit.
3. The permittee shall occupy and put the land subject of the permit to use for which the permit is to be issued within two months from the date of the permit, upon the penalty of losing his right over the land through the cancellation of the permit, accompanied by the forfeiture of fees paid for failure to occupy and use the land within the period herein allowed.
4. No building or structure shall be constructed or erected on the land without its plan and construction having been previously approved by the corresponding authorities in accordance with local ordinance, which building or structure shall be temporary and easily removable at the expense of the permittee. In all cases even if the building or structure is temporary, the building permit therefore must first be secured.
5. The permit is not transferable and neither the land nor the improvements thereon shall be lease transferred, sold, conveyed, mortgaged, or in any manner encumbered or assigned without the written consent of the Secretary of Environment and Natural Resources, the Regional Executive Director, as the case may be, which consent may be given only IF AND WHEN THE SAID PERMIT IS STILL SUBSISTING OF WHEN THE PERIOD THEREOF HAS NOT YET EXPIRED, and after it has been found that the said transfer has not been paid up to the date of approval, IN THE EVENT THAT THE PERMIT HAS ALREADY EXPIRED, NO TRANSFER OR ASSIGNMENT SHALL BE ALLOWED BUT THE APPLICATION SHALL ONLY BE RECOMMENDED IN THE NAME OF THE NEW APPLICANT WHOM DESIRED TO SUCCEED THE ORIGINAL PERMITEE. In any case of transfer or assignment, the transferor and the transferee shall be held jointly and severally liable for any appears in the payment of the permit fees by the transferor.
6. Should the permit be cancelled by reason of the failure of the permittee to pay the permit fees, all improvements found thereon shall be forfeited to the Government.
7. Upon discovery, the permittee shall immediately notify in writing the Regional Executive Director of the existence in the land of any gold, copper or other substance containing minerals, guano, gums precious stones, coal or coal oil, and he shall not take or remove nor offer from there to take or remove from the place any quantity of the said product.
8. The permit is subject to favorable recommendation of the District of City Engineer, the Commissioner of Customs, and further findings of the CENR Officer concerned, if said recommendation and findings are necessary but were not available and were therefore considered at the time of the issuance of the permit.
9. Persons holding licenses issued by the Department of Environment and Natural Resources shall have the right-of-way on the land and also the right to cut, collect and remove timber thereon.
10. Any timber growing on the land shall not be cut and disposed of for commercial purposes without a license from the Department of Environment and Natural Resources.
11. The land covered by the permit and/or any improvement that may be constructed thereon shall be used exclusively by the applicant himself. In case it is found out that the land and/or improvements are used by any person other than the permittee without the written consent or approval of the Regional Executive Director or of the Secretary of Environment and Natural Resources, the permit shall be cancelled and the improvements on the land covered thereby, forfeited in favor of the Government.



MEMORANDUM

FOR : THE OIC, REGIONAL EXECUTIVE DIRECTOR
DENR MIMAROPA Region

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
FOR TECHNICAL SERVICES

SUBJECT : **APPROVAL OF THE REAPPRAISAL REPORT OF MISCELLANEOUS LEASE APPLICATION NO. 045301-13 IN THE NAME OF IPILAN NICKEL CORPORATION OVER A FORESHORE AREA LOCATED IN BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**

DATE : **AUG 03 2023**

This refers to the request for the approval of the Reappraisal Report submitted by the Appraisal Committee of CENRO Brooke's Point, Palawan relative to the Miscellaneous Lease Application No. 045301-13 filed by Ipilan Nickel Corporation represented by Carlo Matilac situated in Brgy. Maasin, Brooke's Point, Palawan. The Regional Executive Director has now the authority to approve Appraisal Reports by virtue of DAO No. 2022-07 dated March 23, 2022.

As recommended by the Appraisal Committee, the Appraisal Report is hereby approved with some adjustment in the computation of the appraised value of the land, computed as follows:

Appraised Value of the Land

Land Area – 118,580 sq.m.
Market Value – ₱ 2,100/sq.m.

118,580 x ₱ 2,100.00
₱ 249,018,000.00 x 3%
= **₱ 7,470,540.00**

Total Appraised Value of the Land = ₱ 7,470,540.00

Appraised Value Of The Improvements

Phase 1 & 2 - ₱ 95,210,437.17
Phase 3, 4 & 5 - ₱ 136,133,189.15
₱ 231,343,626.32 x 1%
Total = ₱ 2,313,436.26

Total Appraised Value of the Improvements - ₱ 2,313,436.26

Summary:

Total Appraised Value of the Land = ₱ 7,470,540.00
Total Appraised Value of the Improvements = ₱ 2,313,436.26
Total Annual Rental per Annum = ₱ 9,783,976.26

It should be understood that the area used and the improvements thereon shall be re-appraised every ten (10) years from the date of approval of the lease contract pursuant to DAO No. 2004-24. The immediate appraisal shall be effected if new improvements/developments have been introduced before the tenth year.

The applicant shall pay the Rental at the CENR Office having jurisdiction over the land subject to the lease. All rentals paid shall be remitted by our office to the National Treasury.

In view of the foregoing, it is respectfully recommended the approval of the subject appraisal report.



MAXIMO C. LANDRITO
OIC, Assistant Regional Director for Technical Services

APPROVED:



FELIX S. MIRASOL, JR., CESO IV
OIC, Regional Executive Director



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

MEMORANDUM

FOR : THE OIC. REGIONAL EXECUTIVE DIRECTOR
DENR MIMAROPA Region

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
FOR TECHNICAL SERVICES

SUBJECT : REQUEST FOR THE RENEWAL OF PROVISIONAL PERMIT OF
IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A.
MATILAC COVERING A FORESHORE AREA LOCATED IN BRGY.
MAASIN, BROOKE'S POINT, PALAWAN

DATE : AUG 03 2023

Respectfully submitted herewith is the folder containing the documentary requirements in connection with the renewal of the Provisional Permit over a Foreshore Area issued in the name of Ipilan Nickel Corporation represented by Carlo Matilac situated in Brgy. Maasin, Brooke's Point, Palawan. The applied area is also covered by Miscellaneous Lease Application No. 045306-13 by the same applicant.

The pertinent details of the subject application are as follows:

APPLICATION NO.	:	PPA NO. 045306-001
DATE ISSUED	:	June 1, 2022
APPLICANT NAME	:	Ipilan Nickel Corporation Rep. by Carlo A. Matilac
DATE APPLIED	:	March 24, 2022
LOCATION	:	Brgy. Maasin, Brooke's Point Province of Palawan
DESCRIPTION OF THE LAND	:	Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea; in the South by Sulu Sea and in the West by Sulu Sea
AREA	:	118,580 sq.m.
APPRAISED VALUE OF THE LAND	:	Seven Million Four Hundred Seventy Thousand Five Hundred Forty Pesos (₱ 7,470,540.00)
APPRAISED VALUE OF IMPROVEMENTS	:	Two Million Three Hundred Thirteen Thousand Four Hundred Thirty-Six and Twenty-Six Centavos (₱2,313,436.26)
PROPOSED ANNUAL RENTAL	:	Nine Million Seven Hundred Eighty- Three Thousand Nine Hundred Seventy-Six and Twenty-Six Centavos (₱ 9,783,976.26)
PURPOSE	:	Industrial

FN: LPDD/PDS/KST

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FACTUAL BACKGROUND

1. On September 27, 2021, a Miscellaneous Lease Application was filed by Ipilan Nickel Corporation rep. by Carlo Matilac covering a parcel of land located in Brgy. Maasin, Brooke's Point, Palawan. The application was duly numbered as MLA No. 045306-13.
2. On November 26, 2021, Port Manager Elizalde M. Ulson of the Philippine Ports Authority-Port Management Office-Palawan issued certification of no objection to MLA 045306-13 of Ipilan Nickel Corporation for construction of causeway for the use of LCT/Barges in shipside loading operation located at Brgy. Maasin (formerly Mambalot), Brooke's Point, Palawan. Further, Mr. Ulson certified that PPA has no plans for future port development in the area applied for the next five years, provided that: 1) the area applied for shall be subject to recall by government when public interest so requires, and 2) no port or port-related structure shall be constructed nor cargo handling activities be constructed at subject area without the prior clearance/approval from its office.
3. On December 6, 2021, District Engineer Noel L. Fuentebella of DPWH-Palawan 2nd District Engineering Office issued a certification interposing no objection on the application filed by the applicant-corporation covered by MLA 045306-13 situated at Brgy. Maasin (formerly Mambalot), Brooke's Point, Palawan, for construction of causeway for use LCT/Barges in shipside loading operations purposes. Further, Engr. Fuentebella certified that DPWH has no existing on-going or purpose project in the area.
4. On December 9, 2021, Survey Plan Mlc 045306-13-D was approved in the name of Ipilan Nickel Corporation rep. by Carlo A. Matilac.
5. On December 15, 2021, Special Investigator I May Q. Socrates submitted her findings in the preliminary investigation she conducted relative to the above-mentioned application.
6. On December 20, 2021, the members of the Appraisal Committee submitted their appraisal report of MLA 045306-13 with the recommended annual rental of ₱ 8,940,484.14.
7. On March 14, 2022, the CENR Officer, Brooke's Point, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Miscellaneous Lease Application No. 045306-13 of Ipilan Nickel Corporation to the PENR Office.
8. On March 24, 2022, a Provisional Permit Application¹ was filed by Ipilan Nickel Corporation rep. by Carlo Matilac covering a parcel of land located in Brgy. Maasin, Brooke's Point, Palawan. The application was duly numbered as PPA 045306-001.
9. On March 25, 2022, the CENR Officer, Brooke's Point, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Provisional Permit Application No. 045306-001 of Ipilan Nickel Corporation to the PENR Office.
10. On March 25, 2022, the PENR Officer, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Miscellaneous Lease Application No. 045306-13 of Ipilan Nickel Corporation to the Regional Office.

¹ Annex "H"
FN: LPDD/PDS/KST

11. On May 18, 2022, DPWH secretary Roger G. Mercado issued 1st Indorsement interposing no objection to the miscellaneous lease application of Ipilan Nickel Corporation subject to the condition, observance of easement on roads, slopes, hazards zones and other applicable laws and shall provide DPWH with a right of way, should a portion thereof needed for future road widening or any infrastructure project.
12. On June 1, 2022, the Regional Executive Director upon the recommendation of the OIC, Assistant Regional Director for Technical Services approved the Appraisal Report for Ipilan Nickel Corporation amounting to Nine Million Two Hundred Ninety-Six Thousand Two Hundred Twenty-Four Pesos and Fourteen Centavos (₱ 9,296,224.14)
13. On June 1, 2022, Provisional Permit No. 045306-001 was issued in the name of Ipilan Nickel Corporation represented by Carlo Matilac for a period of one (1) year.
14. On June 6, 2022, Ipilan Nickel Corporation represented by Carlo A. Matilac paid the annual rental of ₱ 9,296,224.14 as approved in the Appraisal Report with Official Receipt No. 1415181.
15. On December 9, 2022, the Regional Executive Director instructed the PENRO to facilitate the posting of the Notice for Lease of Public Land for six (6) consecutive weeks.
16. On December 9, 2022, the Regional Executive Director thru a letter instructed the applicant to post the Notice of Lease of Public Land on or before January 20, 2023 and that such copy is made to remain so posted for six (6) consecutive weeks. The letter was duly received by Mr. Edison R. Ranches on December 28, 2022.
17. On December 9, 2022, the Regional Executive Director signed the Notice of Lease of Public Land ordering the acceptance of oral and written bids not later than March 2, 2023.
18. On April 11, 2023, the applicant-corporation paid the three (3) months advance users' fee/annual lease amounting to ₱ 2,324,056.04 under Official Receipt No. 1416940.
19. On May 30, 2023, team from the CENR Office conducted inspection and round-table entry-exit meeting with the personnel of Ipilan Nickel Corporation.
20. On May 31, 2023, the Appraisal Committee of the CENR Office submitted the Re-Appraisal Report for the renewal of Provisional Permit No. 045306-001 for the improvements introduced by Ipilan Nickel Corporation in the foreshore area. The recommended rental rate per annum is as follows:

Land – Recommended Rental per annum	₱ 7,470,540.00
Improvements – Recommended Rental per annum	₱ 2,313,436.26
Total Recommended Annual Rental Rate	₱ 9,783,976.26
21. On May 31, 2023, the Compliance Monitoring Team of the CENR Office reported that Ipilan Nickel Corporation is compliant with conditions stipulated in the provisional permit and recommended the approval of the renewal of the Provisional Permit.
22. On May 31, 2023, the Marine Assessment Team reported their initial assessment on the marine resources which can be affected by the causeway project and recommended the approval of the renewal of the Provisional Permit.
23. On June 1, 2023, the CENR Officer of Brooke's Point, Palawan recommends the renewal of the Provisional Permit of Ipilan Nickel Corporation.

24. On June 5, 2023, the PENR Officer concurs with the findings and recommendation of CENRO Brooke's Point for the renewal of the Provisional Permit of Ipilan Nickel Corporation.

FINDINGS:

1. The foreshore area is adjacent to Lot No. 1166, Pls 96 identical to Lot No. 5701, Cad 796-D covered by Miscellaneous Lease Application No. 045306-13 in the name of Ipilan Nickel Corporation represented by Carlo A. Matilac containing an area of 118,580 sq.m. located at Brgy. Maasin, Brooke's Point, Palawan.
2. The subject foreshore area is particularly identified in survey plan Mlc No. 045306-13-D approved on December 9, 2021 surveyed in the name of Ipilan Nickel Corporation.
3. The adjacent lot is covered by Original Certificate of Title No. P-5692 issued on December 26, 1969 in the name of Benson Maglaya.
4. A Special Power of Attorney was executed by Benson C. Maglaya appointing Maria Maglaya as his true and lawful attorney to do and perform the following acts:
 - a. To manage and administer the parcel of land registered in the name of Benson Maglaya;
 - b. To offer for sale and sell, dispose, redeem, alienate, mortgage, lease, encumber, transfer to any person improve and develop in whatever manner the above stated property;
 - c. To submit any papers and/or documents which may be necessary full effects to the foregoing authority;
 - d. To make sign, execute and deliver contracts, Deed of Absolute Sale, Real Estate Mortgage, Agreements and transfer to any person and other writing of whatsoever nature or kind pertaining thereto;
 - e. To accept and receive any kinds of payments either in cash or in check, if in check to encash the same with any payee banking institution regarding the aforementioned authority.
5. On November 13, 2015, Benson Maglaya represented by Maria Maglaya entered into a Deed of Absolute Sale with Kirby Erin C. Ng and Cymbelly Delos Santos over the adjacent lot covered by Original Certificate of Title No. P-5692.
6. On September 24, 2021, A Special Power of Attorney was executed by Kirby Erin C. Ng and Cymbelly Delos Santos constituting and appointing Engr. Carlo A. Matilac as the true and lawful Attorney-in-fact and to perform the following acts:
 - a. To transact and coordinate with concerned government agencies for the filing, processing and issuance of the Foreshore Lease Agreement/Miscellaneous Lease Agreement application for Ipilan Nickel Corporation.
 - b. For this purpose, to inquire, transact, fill out, apply for, file, sign, process the requirements and other relevant documents, pay all required feed and to receive permits and certificates from various government agencies.
7. The foreshore land is intended to be used for industrial purposes such as causeway, jetty port, berthing facility and breakwater adjoining alienable and disposable land.
8. The proposed improvement is 493-meter T-shaped causeway filled rocks/land filled and complicated with a 5:1 slope protection made of armored rocks. The adjacent land is flat terrain. The average elevation of the causeway is uniform at 5-meter.

9. During the inspection conducted in the area, the team found that the proposed T-shaped causeway and its project cost did not materialize due to the result of hydrographic survey engineering studies. Instead, the applicant-corporation requested for amendment of its causeway layout plan and actually built an L-shaped causeway with an approximate length of 410 meters with the beaching area for LCT ramps sized at 30m wide and 50m long making the total length at 440m construction completed on August 8, 2022. The applicant-corporation was issued Certificate of Registration/Permit to operate by the Philippine Ports Authority valid for one (1) year commencing on September 13, 2022. Further, the project cost incurred for Phase 1 and 2 is reportedly amounted to ₱ 102,697,052.28.
10. An since Causeway Construction Project Phases 1 & 2 was already completed, Ipilan Nickel Corporation applied for permit to improve/rehabilitate/expand its private port thru Phases 3, 4 and described as L-shaped causeway; laying of core rocks, laying of armor rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measures such as silt curtain and silt traps. The project cost to be incurred for Phases 3, 4 & 5 is estimated to be at ₱ 136,133,189.15.

RE-APPRAISAL

Appraised Value of the Land

Land Area – 118,580 sq.m.
Market Value – ₱ 2,100/sq.m.

118,580 x ₱ 2,100.00
₱ 249,018,000.00 x 3%
= ₱ 7,470,540.00

Total Appraised Value of the Land = ₱ 7,470,540.00

Appraised Value Of The Improvements

Phase 1 & 2	-	₱ 95,210,437.17
Phase 3, 4 & 5	-	₱ 136,133,189.15
		₱ 231,343,626.32 x 1%
Total	=	₱ 2,313,436.26

Total Appraised Value of the Improvements - ₱ 2,313,436.26

Summary:

Total Appraised Value of the Land	=	₱ 7,470,540.00
Total Appraised Value of the Improvements	=	₱ 2,313,436.26
Total Annual Rental per Annum	=	<u>₱ 9,783,976.26</u>

MARINE RESOURCES ASSESSMENT

1. The issued provisional permit for the constructed causeway of Ipilan Nickel Corporation has a total length of 448.82 m based on the approved design with estimated width of 10 m and is already operational.

2. There is an on-going construction and expansion on the existing facility. Per discussion with the representative of INC, the causeway plan and design was change from "T" to "L" shape that is based on the result of the hydrographic survey which specified that it is due to the presence of a shoal in the south side of the benching area. This revision was informed to PCSDS thru letter dated October 11, 2022.
3. The causeway is adjacent to mouth of the small creek (which per record was the mouth of downstream of Filantropia River in which now has traversed to anotherside in the area) and has some mangrove species observed.
4. In terms of the coastal and marine resources, the area of INC is within the identified local Marine Protected Area (MPA) of the Municipality of Brooke's Point but located within the multiple use zone of the locally proclaimed MPA. Also, it is about 1,335.03 meters away from the identified fish sanctuary of Brgy. Maasin, Brooke's Point.
5. Portion of the area on the left side of the causeway was observed has presence of mangrove and beach forest species such as Bakauan Lalaki, Bungalon, Coconut, Pandan Dagat, Nipa, Talisay and Bani. This species are also identified species on the EIS report. There are no observed stumps nor traces of cuttings in the area.
6. Based on observations and aerial documentation, there are no indicators that the area has coral reefs and seagrass. The following observations were used as indicators for this assessment:
 - a) No rubles were observed along the shoreline
 - b) No observed pieces of seagrasses drifted along the shoreline
 - c) The shoreline has a grayish fine sand
 - d) There are artificial reef for lobster culture/trap adjacent or near the constructed facilities
 - e) During the conduct of observation, sea water is at low level hence able to observe that on the right side there are sand deposit which are visible. This is also the reason identified by the proponent for the change of plan and design of the causeway.
7. Water condition along the causeway is observed to be hazy and have some suspended sediments as a result of activities in the area. This condition is a result of mitigating measures installed by the company to minimize the impact of constructed facility in the area. As observed, they have used armor rocks as component of the construction. They also installed silt curtains and silt fence to control the erosion, dispersal and sedimentation of silt in the sea.
8. For reef fish information, no data were gathered. however, there are lobster traps observed adjacent to the causeway. Also, INC installed lobster traps on both sides of the facility to observe and use the collected data as bio-indicator on the effect of the facility in marine resources such as presence of fry and fishes.

The team only based this assessment on secondary data available and observations on the ground. Marine assessment were not actually conducted rather based on the indicators observed in the area.

Although the facility has been constructed and operational for a year, effect and impact on the coastal and marine resources based on visual observations is tolerable. The installed mitigating measures abetted the proponent to reduce/minimize the impact of the facility in marine water therefore recommended for the approval of request for the renewal of Provisional Permit.

However, it is recommended to conduct as soon as possible the rapid marine and coastal assessment based on Technical Bulletin No. 05 series of 2017 to gather baseline information of coastal and marine resources present in the area within the applied MLA. Also the data on EIS report were gathered in 2007-2010, hence need to be updated. Therefore, it is further recommended for the Ipilan Nickel Corporation to conduct Coastal Resource Assessment (CRA) within their causeway area and established monitoring site with technical supervision and participation of the DENR and LGU.

LEGAL BASIS

1. DAO 98-20, Revised Rules and Regulations on the Conduct of Appraisal of Public Lands and Other Patrimonial Properties of the Government
2. DAO 2010-26 Amendment to Paragraphs 2 and 3, Section 3 of DAO 98-20 Re Entitled Rules and Regulation on the Conduct of Appraisal of Public Lands and other Patrimonial Properties of the Government
3. Commonwealth Act No. 141 or the Public Land Act
4. DAO 2004-24, Revised Rules and Regulations Governing the Administration and Management of Foreshore Lands
5. LAO No. 8-3
6. DAO No. 2022-07, Amending DENR Administrative Order No. 2014-03 Series of 2014 (Manual of Authorities on Human Resources Development and administrative Matters) and DENR Administrative Order No. 2016-07 series of 2016 (DENR Manual of Authorities on Technical Matters)

RECOMMENDATION

It is respectfully recommended that the Reappraisal Report be approved computed as follows:

Appraised Value of the Land

Land Area – 118,580 sq.m.
Market Value – ₱ 2,100/sq.m.

$118,580 \times ₱ 2,100.00$
 $₱ 249,018,000.00 \times 3\%$
 $= \underline{\underline{₱ 7,470,540.00}}$

Total Appraised Value of the Land = ₱ 7,470,540.00

Appraised Value Of The Improvements

Phase 1 & 2	-	₱ 95,210,437.17
Phase 3, 4 & 5	-	₱ 136,133,189.15
		₱ 231,343,626.32 x 1%
Total	=	₱ 2,313,436.26

Total Appraised Value of the Improvements - ₱ 2,313,436.26

FN: LPDD/PDS/KST

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Summary:

Total Appraised Value of the Land	=	₱ 7,470,540.00
Total Appraised Value of the Improvements	=	₱ 2,313,436.26
Total Annual Rental per Annum	=	<u>₱ 9,783,976.26</u>

It is also respectfully recommended the renewal of Provisional Permit No. 045306-001 issued on June 1, 2022 over a foreshore land with approved survey plan Mlc No. 045306-13-D located in Brgy. Maasin, Brooke's Point, Palawan and covered by Miscellaneous Lease Application No. 045306-13 containing an area of 118,580 sq.m. in the name of Ipilan Nickel Corporation while processing the Miscellaneous Lease Application.

For consideration and approval.



MAXIMO C. LANDRITO

Copy Furnished:

*PENRO Palawan
CENRO Brooke's Point, Palawan*



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

June 5, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Building
Roxas Blvd., Barangay 668, Ermita Manila

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR RENEWAL OF PROVISIONAL PERMIT
NO. 045306-001 OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC LOCATED AT
BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**

Forwarded is the memorandum of the CENRO Brooke's Point, Palawan dated June 1, 2023 along with the Completed Staff Work (CSW) Report of May 31, 2023 recommending the approval of the request for renewal of the Provisional Permit No. 045306-001 of Ipilan Nickel Corporation under Plan MLC 045306-13-D situated at Barangay Maasin, Brookes Point, Palawan.

Per report, the proponent satisfies the entire requirement for renewal as called under the following legal procedures to wit:

1. DAO 98-24 dated May 20, 1998, particularly the IRR on the conduct of appraisal on public lands and other patrimonial properties;
2. DAO 2010-26 dated October 13, 2010 (Par. 2 and 3 of DAO 98-20 as amended) or the IRR on the appraised value based on the property classification;
3. Local Government Code of 1991/RA 7160 governing the Appraisal of Real Property;
4. Land Administrative Order 8-3 Section 14-C-5 informing the required fees involving commercial and industrial lands and
1. DBM, DENR, DPWH JAO No. 1 dated September 30, 1989, informing the Appraisal of Real Property including the methods of computation.

Relative hereto, this Office concurs with all the findings and the recommendation of the CENRO Brooke's Point.


The subject report is submitted in compliance with the instruction of the OIC ARD for Technical Services dated May 25, 2023.

Attached is the complete set of documentation as mentioned.

Copy furnished:

The CENRO Brooke's Point, Palawan
TSD-RPS/DRN 2023-5039/lmo


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 
Date: 06 JUN 2023 23-1603



01 June 2023

MEMORANDUM

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR RENEWAL OF PROVISIONAL PERMIT
NO. 045306-001 OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC LOCATED AT
BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: 06-01-2023 ON 23-5039

This pertains with the memorandum dated 25 May 2023 anent the above-subject instructing this Office to comply with the items stipulated therein.

In this regard, respectfully forwarded herewith are the following reports of concerned CENRO personnel who conducted the field inspection:

1. Updated Completed Staff Work with categorical recommendations;
2. Re-appraisal Report dated 31 May 2023 by Appraisal Committee for the existing and proposed improvements;
3. Ocular Inspection Report dated 31 May 2023 with geotagged photos of the improvements introduced within Plan MLC 045306-13-D;
4. Compliance Monitoring Report dated 31 May 2023 on the Terms and Conditions stipulated in the approved Provisional Permit 045306-001;
5. Marine Assessment Report dated 31 May 2023 based on Secondary Data within the vicinity of Plan MLC 045306-13-D.

In view hereof, this Office respectfully recommends the approval of the request for renewal the Provisional Permit No. 045306-001 issued to Ipilan Nickel Corporation while their Miscellaneous Lease Application No. 045306-13 is still on process.

For your information, record and consideration.



DENR-CENRO
BROOKE'S POINT

Doc Ref No. 2023-2418/ RPS

[Signature]
LEONARD T. CALUYA

M. Rodriguez St. Poblacion District I, Brooke's Point Palawan 5305
Mobile Phone: Globe: 0917-502-8916, 0917-502-8773, 0917-502-8915
Email/Gmail: cenrobrookespoint@denr.gov.ph

DATE: JUN 01 2023

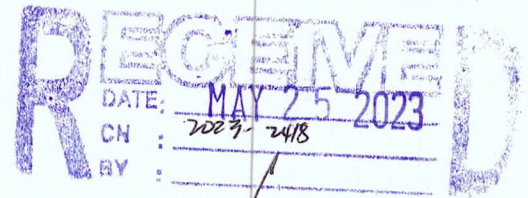
BY: *[Signature]*

2023 - 2418



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

OFFICE OF THE CENRO
BROOKE'S POINT, PALAWAN



MEMORANDUM

TO : THE PENR OFFICER
Palawan

ATT'N : THE CENR OFFICER
Brooke's Point, Palawan

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
FOR TECHNICAL SERVICES

SUBJECT : REQUEST FOR RENEWAL OF PROVISIONAL PERMIT NO.
045306-001 OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC LOCATED AT
BRGY. MAASIN, BROOKE'S POINT, PALAWAN

DATE : MAY 25 2023

This pertains to the request of Ipilan Nickel Corporation (INC) for renewal of their Provisional Permit No. 045306-001 issued on June 1, 2022 for a period of 1 year.

After evaluation of the documents submitted for the renewal of the provisional permit, here are the following observations:

1. No inspection/monitoring report;
2. Geotagged photos are from the December 14, 2021 inspection;
3. Completed Staff Work is not updated; and
4. No recommendation from the CENRO and PENRO for the renewal of the provisional permit of INC.

It is hereby recommended that:

1. An inspection be conducted anew and submit report reflecting the current situation in the area and the compliance or non-compliance of the proponent to the terms and conditions embodied in their issued provisional permit.
2. Include on your report if significant marine resources were and can be affected by the project of INC in connection with the instruction of the Regional Executive Director thru Memorandum dated February 4, 2023 (copy attached).
3. Submit updated geotagged photos of the area.
4. Evaluate if there are improvements in the area not included in the computation of the appraisal. Newly introduced improvements are subject to new appraisal.

FN: LPDD/PDS/KST

1515 DENR By the Bay Building, Roxas Boulevard, Barangay 668, Ermita Manila
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



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

5. Update the Completed Staff Work.
6. CENRO and PENRO should recommend for the approval or disapproval of the requested renewal of the provisional permit of INC.

Likewise, we would like to remind your office to exercise due diligence in evaluating and reviewing all documents before forwarding the same to this office for approval of the Regional Executive Director to avoid piece-meal submission of requirements and documents.

The folder containing the records is attached for your perusal.


MAXIMO C. LANDRITO

Copy Furnished:

Regional Executive Director
DENR MIMAROPA Region

Engr. Carlo A. Matilac
Ipilan Nickel Corporation
Brgy. Maasin, Brooke's Point, Palawan



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



Doc ID: 108654

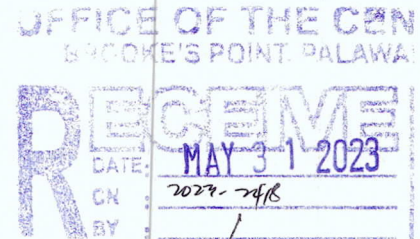
FN: LPDD/PDS/KST

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Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



31 May 2023

SUBJECT: COMPLETED STAFF WORK IN RE: REQUEST FOR RENEWAL OF PROVISIONAL PERMIT NO. 045306-001 OF IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A. MATILAC SURVEYED UNDER PLAN MLC-045301-13-D CONTAINING AN AREA OF 118,580 SQM LOCATED AT BARANGAY MAASIN (FORMERLY MAMBALOT), BROOKE'S POINT, PALAWAN



I. FACTUAL BACKGROUND

- 08 October 2010 - OIC-Director Atty. Juan Miguel T. Cuna, DENR-EMB Central Office, forwarded the Environmental Compliance Certificate granted to Ipilan Nickel Corporation with ECC Ref. No. 1006-0017. Said ECC was cancelled on 16 December 2016 but reinstated on 5 June 2020.
- 14 June 2017 - Ipilan Nickel Corporation was issued Certificate of Filing of Amended Articles of Incorporation (Amending Article VII thereof) by Director Ferdinand B. Sales, Company Registration and Monitoring Department of Securities and Exchange Commission.
- 05 March 2021 - Survey Plan MLC 045306-13-D was approved covering the foreshore area adjacent/fronting to Lot No. 1165, PLS 96 identical to 5121, Cad 796-D containing an area of 14.0000 hectares located at Bgy. Mambalot, Brooke's Point, Palawan. Said survey plan is also covered by MLC 045306-12 of Ipilan Nickel Corporation represented by Carlo A. Matilac filed on September 23, 2015.
- 09 September 2021 - Eveart Grace P. Claro, Corporate Secretary of Ipilan Nickel Corporation executed a notarized Secretary's Certificate appointing Dante R. Bravo, Carlo A. Matilac and Edison R. Ranches as the Corporation's authorized representatives to transact for its application for miscellaneous lease agreement DENR-CENRO Brooke's Point.
- 27 September 2021 - LMI Rey D. Pambo reported that due to revocation and withdrawal of consent from the property owner of Lot No. 1165, PLS 96, the applicant-corporation cannot pursue their application over the same. With this, the applicant-corporation requested for new survey authority to survey the foreshore area fronting Lot No. 1166, PLS 96 identical to Lot No. 5701, Cad 796-D located at Bgy. Maasin (formerly Mambalot as described in the OCT P-5692), Brooke's Point, Palawan after getting notarized consent and permission from Kirby Erin C. Ng and Cymbelly Delos Santos, current owners of the mentioned lot.
- 29 September 2021 - This Office issued an Order rejecting the MLC 045306-11 of Ipilan Nickel Corporation represented by Carlo A. Matilac and the new Miscellaneous Lease Application filed by the same representative of applicant-corporation for the adjacent offshore area fronting Lot No. 1166, PLS 96 whose owners have given consent and authority to the applicant-corporation to file application was accepted and numbered as MLC 045306-13.

Thence, this Office accepted the application of Ipilan Nickel Corporation represented by Carlo A. Matilac and recorded under Miscellaneous Lease Corporation No. 045306-13 which covers the foreshore area adjacent to Lot No. 1166, PLS 96 containing an area of 12.0000 hectares located at Bgy. Ipilan (formerly Mambalot), Brooke's Point, Palawan for industrial purposes after paying the application fee amounting to Php 1,000.00 under OR No. 1414003 dated 28 September 2021.

- 26 November 2021 - Port Manager Elizalde M. Ulson of Philippine Ports Authority- Port Management Office-Palawan issued certification of no objection to the applicant-corporation's MLA 045306-13 for construction of use of LCT/Barges in shipside loading operation located at Bgy. Mambalot, Brooke's Point, Palawan. Further, Mr. Ulson certified that PPA has no plans for future port development in the area applied for the next five years, provided that: (1) the area applied for shall be subject to recall by government when public interest so requires; and (2) no port or port-related structure shall be constructed nor cargo handling activities be conducted at subject area without the prior clearance/approval from its office.
- 06 December 2021 - District Engineer Noel L. Fuentebella of DPWH-Palawan 2nd District Engineering Office issued a certification interposing no objection on the application filed by the applicant-corporation covered by MLC 045306-13 situated at Bgy. Mambalot, Brooke's Point, Palawan, for construction of causeway for use LCT/Barges in shipside loading operations purposes. Further, Engr. Fuentebella certified that DPWH has no existing on-going or propose project in the area.
- 09 December 2021 - Date approved of the Plan MLC 045306-13-D as surveyed for Ipilan Nickel Corporation of foreshore area adjacent to Lot No. 1166, PLS 96 situated in Bgy. Maasin, Brooke's Point, Palawan containing an area of 118,580 square meters as surveyed by Engr. Arsenio D. Tamayao on October 07, 2021 and approved by Assistant Regional Director for Technical Services Vicente B. Tuddao Jr., PhD, CESO IV.
- 13 December 2021 - The applicant-corporation submitted copies of the lacking documents pertinent to appraisal of its foreshore area applied: (1) Feasibility Study showing cost estimate of the proposed 493-meter-T-shaped causeway and most recent geotagged photographs; (2) Updated certified true copy of market value from the Municipal Assessor's Office; and, (3) reinstatement of the applicant-corporation's ECC.
- 15 December 2021 - Date of preliminary report of investigation conducted on the applied area by some personnel of this Office and recommended that the MLC 045306-13 of the applicant-corporation be given due course.
- 20 December 2021 - The Appraisal Committee of this Office submitted the Appraisal Report for MLC 045306-13 of the applicant-corporation with recommendation of rental rate per annum of Php 7,114,800.00 for land and Php 1,825,684.14 for the proposed improvements or a total of Php 8,940,484.14 rental per annum.

- 21 December 2021 - This Office submitted the appraisal and CSW reports to the PENRO for evaluation and forward action.
- 28 December 2021 - PENRO Memorandum returning the submitted appraisal and CSW report and instructing to submit lacking documents per DAO 2004-24 duly received by this Office on 24 January 2022. The same was forwarded to the applicant-corporation for immediate compliance.
- 11 March 2022 - This Office received a letter from the applicant-corporation submitting the required documents specifically, SEP Clearance from PCSDS and Comments and Recommendations from LGU-Brooke's Point MPDC.
- 14 March 2022 - This Office resubmitted the appraisal and CSW reports along with all required documents to the PENRO for evaluation and forward action.
- 24 March 2022 - The applicant-corporation submitted their Application for Permit and Acceptance of Conditions and paid Php 1,000.00 application fee, Php 150.00 Inspection Fee and provided photocopies of all required documents per DAO 2004-24.
- 25 March 2022 - This Office forwarded the Provisional Application No. 045306-001 of the applicant-corporation together with all its attachments to the PENRO for information, record and consideration.
- 18 May 2022 - DPWH Secretary Roger G. Mercado issued a 1st Endorsement dated 18 May 2022 interposing no objection to the instant FLA of the applicant-corporation subject to the condition, observance of easement on roads, slopes, hazards zones and other applicable laws and shall provide DPWH with a right-of-way, should a portion thereof needed for future road widening or any infrastructure project. The same was forwarded to the Regional Office thru the PENRO for information contained in a CENRO Memorandum dated May 25, 2022.
- 31 May 2022 - DENR MIMAROPA OIC Assistant Regional Director for Technical Services Maximo C. Landrito submitted his report in re: request for the issuance of provisional permit of the applicant corporation with recommendation for some adjustment in the computation of the appraised value of the land and issuance of the provisional permit while the MLC 045306-13 is in process.
- 01 June 2022 - Approval of Appraisal Report on MLA 045306-13 in the name of the applicant-corporation signed by DENR MIMAROPA OIC Assistant Regional Director for Technical Services Maximo C. Landrito and DENR MIMAROPA Regional Executive Director Lormelyn E. Claudio, CESO IV with appraised value computed as follows:
- | | |
|-------------------------------------|-------------------------|
| Appraised Value of the Land | Php 7,470,540.00 |
| Appraised Value of the Improvements | Php 1,825,684.14 |
| Recommended Annual Rental | Php 9,296,224.14 |
- 01 June 2022 - Provisional Permit No. 045306-001 in the name of Ipilan Nickel Corporation represented by Carlo A. Matilac was recommended for approval by DENR MIMAROPA OIC Assistant

Regional Director for Technical Services Maximo C. Landrito and approved by DENR MIMAROPA Regional Executive Director Lormelyn E. Claudio, CESO IV good and valid for a period of from 01 June 2022 to 01 June 2023 renewable at the discretion of the Regional Executive Director.

- 01 June 2022 - DENR MIMAROPA Regional Executive Director Lormelyn E. Claudio, CESO IV instructed the PENRO to cause the collection of the annual government share as indicated in the approved Appraisal report relative to the Miscellaneous Lease Application No. 045306-13 and Provisional Permit No. 045306-001 both in the name of the applicant-corporation.

- 06 June 2022 - Ipilan Nickel Corporation represented by Carlo A. Matilac paid the annual rental fee on their Provisional Permit 045306-001 in the amount of **Php 9,296,224.14** under Official Order No. 1415181.

- 09 June 2022 - CENRO report of compliance to the Regional Office thru the PENRO submitting a photocopy of OR No. 1415181 dated 06 June 2022 and a letter releasing the original copy of Provisional Permit No. 045306-001 to Ipilan Nickel Corporation duly received by Mr. Marvin Louie Arlegui, MEPEO of INC.

- 14 December 2022 - this Office received a memorandum dated December 09, 2022 from RED Lormelyn E. Claudio, CESO IV instructing to facilitate the posting of the Notice for six (6) consecutive weeks at CENRO Bulletin and authorized this Office to proceed with the bidding process and complete other requirements for issuing the Order of Award/Lease Contract in re: MLC 045306-13 of Ipilan Nickel Corporation.

- 23 December 2022 - this Office forwarded the memorandum instruction to the applicant-corporation and advising to notify this Office of the date of the first week of posting in the Newspaper to serve as basis to be indicated in the Notice.

- 16 January 2023 - this Office received a letter from the applicant-corporation in re: schedule of publication of Notice in Newspaper on January 20, 27; February 3, 10, 17 and 24, 2023. With this, a letter was sent to the applicant corporation forwarding the letter from RED Lormelyn E. Claudio, CESO IV dated December 09, 2022 and instructed to submit documentary requirement before the schedule posting ends.

- 20 January 2023 - this Office reported that the Notice of Bidding was posted in the bulletin of this Office until March 02, 2023 at 10:00 in the morning.

- 17 February 2023 - this Office received a copy of PENRO memorandum addressed to MIMAROPA Regional Office dated 13 February 2023 seeking clarification on the conduct of bidding, quoted: "However, in line with Revised Manual of Authorities under DAO No. 2022-10 dated May 30, 2022 the **conduct of bidding** does not lies within the authority of the CENRO but of **PENRO and RED in the case of NCR**".

- 09 March 2023 - CENRO memorandum addressed to the Regional Office thru the PENRO seeking clarification on the conduct of bidding for the MLC 045306-13 of Ipilan Nickel Corporation.
- 16 March 2023 - this Office received a letter dated 13 March 2023 transmitting the complied documents from the applicant-corporation in relation to the posting and publication of their MLA 045306-13.
- 17 March 2023 - this Office forwarded to the Regional Office thru the PENRO the formal bid of the applicant-corporation in re: Miscellaneous Lease Application No. 045306-13 together with all submitted documents and a copy of Certificate of Posting of Notice of Lease of Public Land issued by this Office.
- 20 March 2023 - the applicant-corporation sent letter of intent to renew their Provisional Permit No. 045306-001 and transmitted the pertinent documents for perusal.
- 23 March 2023 - this Office forwarded to the Regional Office thru the PENRO the letter of intent and transmittal of documents in re: request for renewal of Provisional Permit No. 045306-001 issued to the applicant-corporation for information, record and consideration which was received by PENRO on 05 April 2023.
- this Office received a PENRO Memorandum dated 21 March 2023 instructing to submit certification stating that during the scheduled bidding (Lease of Foreshore Land), there are no other bidders have participated and require the applicant-corporation to pay for at least three (3) months users' fee that is equivalent to Php 2,324,056.04 in relation their Miscellaneous Lease Application No. 045306-13.
- 24 March 2023 - this Office sent letter addressed to the applicant-corporation forwarding a copy of letter from PENRO requiring them to pay corresponding fee equivalent to three (3) months Users' Fee amounting to Php 2,324,056.04 to be paid thru this Office. The same was received by Mr. Edison Ranches of INC on 28 March 2023.
- 28 March 2023 - this Office forwarded a copy of Certificate of Posting of Notice of Lease of Public Land and a copy of letter dated 24 March 2023 addressed to the applicant-corporation.
- 11 April 2023 - the applicant-corporation paid the three (3) months advance users' fee/annual lease amounting to Php 2,324,056.04 under Official Receipt No. 1416940.
- 14 April 2023 - this Office forwarded to the Regional Office thru the PENRO a photocopy of OR No. 1416940 dated 11 April 2023 amounting to Php 2,324,056.04 for information and record.
- 25 May 2023 - this Office received a memorandum from the DENR MIMAROPA OIC, Assistant Regional Director for Technical Services Maximo instructing to comply the enumerated six (6) items in re: renewal of Provisional Permit No. 045306-001 of Ipilan Nickel Corporation represented by Carlo A. Matilac located at Barangay Maasin, Brooke's Point, Palawan.

29 May 2023 - this Office sent letter to the applicant-corporation informing them of the memorandum instruction received and the scheduled inspection and appraisal to be conducted within the MLC 045306-13-D.

31 May 2023 - The Appraisal Committee of this Office submitted the Appraisal Report for the renewal of Provisional Permit No. 045306-001 issued to the applicant-corporation with recommended rental rate per annum as follows:

Land- Recommended Rental per Annum	Php 7,470,540.00
Improvements- Recommended Rental per Annum	<u>Php 2,313,436.26</u>
Total Recommended Annual Rental Rate	Php 9,783,976.26

31 May 2023 - The Compliance Monitoring Team of this Office reported regarding the result of their monitoring conducted per conditions stipulated in the issued Provisional Permit No. 045306-001 and have evaluated that the applicant-corporation is compliant thus, recommended for the approval of their request to renew their permit.

31 May 2023 - The Marine Assessment Team of this Office reported their initial assessment on the marine resources which can be affected by the causeway project of the applicant-corporation based on the secondary data available and observations on the ground. The team recommended for the approval of the request of the applicant-corporation to renew their permit given that a rapid marine and coastal assessment based on Technical Bulletin No. 05 Series of 2017 shall be conducted and considered to ascertain the actual marine and coastal situation within the approved Plan MLC 045306-13-D.

II. PROCEEDINGS/ACTIVITIES UNDERTAKEN/INSPECTION

30 May 2023 - LMO III Marivic C. Quitain, SI I May Q. Socrates and LMI Edelyn A. Evangelista conducted actual inspection and round-table entry-exit meeting with the personnel of the applicant-corporation. The following were observed:

1. That upon entry meeting, the representatives of the applicant-corporation were given list of documents to be submitted in relation to the compliance stipulated in their permit and attachments for appraisal of the improvements introduced therein;
2. That the applicant-corporation is holder of Mineral Production Sharing Agreement No. 017-93-IV covering an aggregate area of 2,835.06 hectares located in Barangays of Ipilan, Mambalot, Maasin, Calasaguen Brooke's Point, Palawan granted on 18 September 1993 and amended on 10 April 2000. Moreover, the mentioned MPSA No. 017-93-IV was also issued SEP Clearance No. MODP-122110-001 by Palawan Council for Sustainable Development on 21 December 2010;
3. That Plan MLC 045306-13-D is described as foreshore/seashore area adjacent Lot No. 1166, PLS 96 identical to Lot No. 5701, Cad 796-D covered by Original Certificate of Title No. P-5692 issued on 26 December 1969 in the name of Benson Maglaya. The same Benson Maglaya thru his Attorney-in-

fact, Maria B. Maglaya, sold and conveyed the mentioned said lot in favor of Kirby Erin C. Ng and Cymbelly Delos Santos as evidenced by a Deed of Absolute Sale executed on 13 November 2015. Moreover, on 24 September 2021, Kirby Erin C. Ng and Cymbelly Delos Santos constituted and appointed Engr. Carlo A. Matilac as their true and lawful attorney-in-fact and to perform with regards to the mentioned lot: (1) to transact and coordinate with concerned government agencies for the filing, processing and issuance of the Foreshore Lease Agreement/ Miscellaneous Lease Agreement application of Ipilan Nickel Corporation; (2) for this purpose, to inquire, fill out, apply for, sign, process the requirements and other relevant documents, pay all required feed and receive permits and certificates from various government agencies.

4. That the foreshore/seashore area is adjacent to the A & D Zone under LC Map No. 2046, Project No. 12-J, Block II, FAO No. 4-563, duly certified by the Bureau of Forestry on 23 November 1956;
5. That Plan MLC 045306-13-D is approximately 2 kilometers from the National Highway and is accessible by land vehicles via and private road ranging from 12 to 15 meters owned by the applicant-corporation;
6. That during the inspection, the team found that the proposed T-shaped causeway and its project cost did not materialize due to the result of hydrographic survey and engineering studies. Instead, the applicant-corporation requested for amendment of its causeway layout plan and actually built an L-shaped causeway with an approximate length of 410 meters with the beaching area for LCT ramps sized at 30m wide and 50m long making the total length at 440m construction completed on 08 August 2022. The applicant-corporation was issued Certificate of Registration/ Permit to operate by the Philippine Ports Authority valid for one (1) year commencing on September 13, 2022. Further, the project cost incurred for Phase 1 and 2 is reportedly amounted to **Php 102,697,052.28;**
7. An since Causeway Construction Project Phases 1 & 2 was already completed, the applicant-corporation applied for permit to improve/rehabilitate/expand its private port thru Phases 3, 4 and 5 described as L-shaped causeway; laying of core rocks, laying of armor rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measures such as silt curtain and silt traps. The project cost to be incurred for Phases 3, 4 & 5 is estimated to **Php 136,133,189.15;**

III. COORDINATION/ AGENCIES INVOLVED

1. Department of Public Works and Highways (DPWH)

District Engineer Noel L. Fuentebella of DPWH-Palawan 2nd District Engineering Office issued a certification on 6 December 2021 interposing no objection on the application filed by the applicant-corporation covered by MLC 045306-13 situated at Bgy. Mambalot, Brooke's Point, Palawan, for construction of causeway for use LCT/Barges in shipside loading operations purposes. Further, Engr. Fuentebella certified that DPWH has no existing on-going or propose project in the area. That on 18 May 2022 DPWH Secretary Roger G. Mercado issued a 1st Endorsement dated 18 May 2022 interposing no objection to the instant FLA of the applicant-corporation subject to the condition, observance of easement on roads, slopes, hazards zones and other applicable laws and shall provide DPWH with a right-of-way, should a portion thereof needed for future road widening or any infrastructure project.

2. Office of the Punong Barangay of Maasin, Brooke's Point

Punong Barangay Domingo D. Bernas certified on 31 May 2023 that Ipilan Nickel Corporation is the legal occupant of the area stated in the MPSA No. 017-93-IV and that Kirby Erin C. Ng and Cymbelly Delos Santos are absolute co-owners of Lot 1166, PLS 96 containing an area of 56,240 square meters located in this barangay;

3. Municipal Planning and Development Office- LGU Brooke's Point

The Municipal Planning & Development Coordinator, EnP. Joie C. Piramide released their comment and recommendations on the Causeway Project of Flood Control Plan of the applicants-corporation. It states that out of 11.8 hectares: around 1,823 square meters is within salvage zone, 5,404 square meters is within foreshore area and 111,359 square meters is water in which largest portion of the application is within municipal waters. With this, the MPDC recommended that there should be a separate lease from LGU for the privilege aside from the foreshore lease.

That the applicant-corporation was required to pay the rental fee for the lease of municipal water per Section 5D.01 of the Revised Revenue Code of the Municipality of Brooke's Point. With this, the applicant-corporation paid Php 592,900.00 to the Brooke's Point Municipal Treasurer's Office evidenced by OR No. 1023346 dated 29 May 2023.

That the applicant-corporation was issued Locational/Zoning Clearance by the Municipal Planning & Development Coordinator, EnP. Joie C. Piramide for the building of causeway/port facilities within water zone inside Plan MLC 045306-13 and paid the locational clearance fee and penalty amounting to Php 179,209.25 under OR No. 0870425 dated 03 June 2022.

4. Philippine Ports Authority (PPA)

Port Manager Elizalde M. Ulson of Philippine Ports Authority- Port Management Office-Palawan issued certification on 26 November 2021 of no objection to the applicant-corporation's MLA 045306-13 for construction of use of LCT/Barges in shipside loading operation located at Bgy. Mambalot, Brooke's Point, Palawan. Further, Mr. Ulson certified that PPA has no plans for future port development in the area applied for the next five years, provided that: (1) the area applied for shall be subject to recall by government when public interest so requires; and (2) no port or port-related structure shall be constructed nor cargo handling activities be conducted at subject area without the prior clearance/approval from its office.

That the applicant-corporation was issued Permit to Construct No. 2022-001 for their Causeway/Port Facilities with total estimated cost of improvements amounting to Php 173,709,243.10 by PPA-PMO Palawan on 05 April 2022.

That the applicant-corporation was issued Certificate of Registration/ Permit to operate by the Philippine Ports Authority valid for one (1) year commencing on 13 September 2022.

That the applicant-corporation was issued Permit to Improve/ Rehabilitate/ Expand a Private Port No. 2022-001 for their L-shaped causeway; laying of core rocks, laying of armor rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measures such as silt curtain and silt traps with proposed project cost amounting to Php 136,133,189.15 by PPA-PMO Palawan on 23 November 2022.

5. Municipal Assessor's Office of Brooke's Point, Palawan

The Market Value in the Tax Declaration No. 18-06-009-0791 with Property Identification No. 066-06-009-11-064 for Lot No. 1166, PLS-96 is Php 8.40/sqm for 56,240 square meter area classified as Agricultural (coconut land) comprising a total market value of Php 472,416.00.

The Market Value in Urban Lands in the Province of Palawan classified as first class for Industrial is Php 2,100/sqm.

The Zonal Value of BIR Revenue District Office No. 36 for Palawan classified as Industrial is Php 2,000.00/sqm.

6. Bureau of Internal Revenue (BIR) RDO No. 36

The Department of Finance (DoF) issued the Department Order No. 072-2017 dated on 24 November 2017 on the Implementation of the revised schedule of Zonal Values of Real Properties in the City of Puerto Princesa, Palawan and all municipalities within the jurisdiction of Revenue District Office No. 36- Puerto Princesa for the purpose of computing any internal revenue tax due on sale/transfer or any other disposition of real properties.

IV. LEGAL BASIS

- 1. DAO 98-24 Manual of Approvals**
- 2. DAO 2004-24 Revised Rules Governing the Administration and Management of Foreshore Lands**
- 3. DAO 2016-07 as amended by DAO 2022-10 Manual of Authorities on Technical Matters**
- 4. Section 4 of Public Land Act (Commonwealth Act 141) as amended**

The Director of Lands shall have direct executive control of the survey, classification, lease, sale or any other form of concession or disposition and management of the lands of the public domain, and his decisions as to questions of fact shall be conclusive when approved by the Secretary of Agriculture and Natural Resources.

- 5. DENR Administrative Order No. 98-20 dated 20 May 1998**

Revised rules and regulations on the conduct of appraisal on public lands and other patrimonial properties of the government.

- 6. DENR Administrative Order No. 2010-26 dated 13 October 2010**

Amendment to Paragraphs 2 and 3, Section 3 of DAO 98-20 in re: entitled rules and regulations on the conduct of appraisal on public lands and other patrimonial properties of the government. "XXX if the property is classified as commercial or industrial, the appraised value shall not be less than the zonal value or market value thereof whichever is higher."

- 7. Local Government Code of 1991 or RA 7160 on Section 201: Appraisal of Real Property**

All real property, whether taxable or exempt, shall be appraised at the current and fair market value prevailing in the locality where the property is situated. The Department of Finance shall promulgate the necessary rules and regulations for the classification, appraisal, and assessment of real property pursuant to the provisions of this Code.

- 8. Lands Administrative Order 8-3 Section 14-C-5**

The fee for the foreshore or shore lands or marshy lands or lands covered with water bordering upon the shore or banks or navigable lakes or rivers devoted to industrial, commercial or other similar productive purposes...the fee shall not be less than three per centum (3%) per annum of the value of the land plus one per centum (1%) of the value of the improvements existing or to be erected thereon, ...xxx

**9. DBM, DENR, DPWH Joint Circular No. 1 dated on September 30, 1989 Section 2.2
Appraisal of Real property: Methods of Computation**

Manual on Policies, Standards, Guidelines and Issuances on Building Services and Real Property Management.

V. FINDINGS AND RECOMMENDATIONS

The applicant-corporation has complied with the requirements for their MLC 045306-13 covering the subject area and have paid the three (3) months advance users' fee/annual lease amounting to Php 2,324,056.04 under Official Receipt No. 1416940 dated 11 April 2023 which was already forwarded to Regional Office thru the PENRO on 14 April 2023.

The purpose of application for provisional permit will serve as their temporary tenurial instrument as required by other government agencies and to continue their port operations while waiting for the approval of their Miscellaneous Lease Agreement.

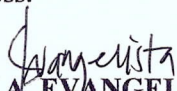
Since there are additional/proposed improvements which are not included in the approved appraisal dated 01 June 2022, the Appraisal Committee of this Office re-computed and submitted Re-appraisal Report dated 31 May 2023 for the renewal of Provisional Permit No. 045306-001 issued to the applicant-corporation with recommended rental rate per annum as follows:

Land- Recommended Rental per Annum	Php 7,470,540.00
Improvements- Recommended Rental per Annum	<u>Php 2,313,436.26</u>
Total Recommended Annual Rental Rate	Php 9,783,976.26

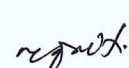
The Compliance Monitoring Team of this Office reported on 31 May 2023 regarding the result of their monitoring conducted per conditions stipulated in the issued Provisional Permit No. 045306-001 and have evaluated that the applicant-corporation is compliant thus, recommended for the approval of their request to renew their permit.

The Marine Assessment Team of this Office reported their initial assessment on the marine resources which can be affected by the causeway project of the applicant-corporation based on the secondary data available and observations on the ground. The team recommended for the approval of the request of the applicant-corporation to renew their permit given that a rapid marine and coastal assessment based on Technical Bulletin No. 05 Series of 2017 shall be conducted and considered to ascertain the actual marine and coastal situation within the approved Plan MLC 045306-13-D.

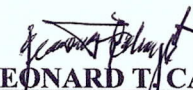
IN VIEW OF THE FOREGOING, we respectfully recommend that the request for renewal of the Provisional Permit No. 045306-001 of Ipilan Nickel Corporation be evaluated, considered and approved subject to the existing laws and regulations while their MLC 045306-13 is still on process.


EDELYN A. EVANGELISTA
Land Management Inspector


MAY O. SOCRATES
Special Investigator I


MARIVIC C. QUITAIN
LMO III/ Chief, RPS

SUBSCRIBED AND SWORN to before me this **31st day of May 2023** at CENRO Brooke's Point, Palawan.


LEONARD T. CALUYA
CENRO



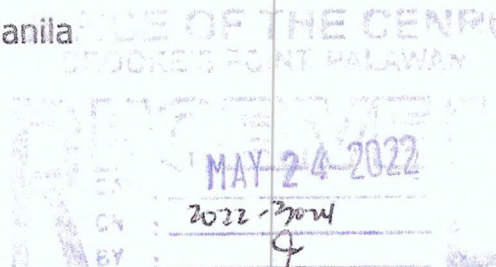
Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

Central Office
Bonifacio Drive, Port Area, Manila

4/19/22
402.512
Palawan

MAY 18 2022

1st Indorsement



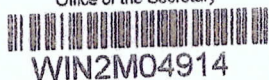
Respectfully forwarded to Mr. CONRADO M. CORPUZ, OIC-CENR Officer, Department of Environment and Natural Resources, Community Environment and Natural Resources Office, MIMAROPA Region, Brook's Point, Palawan, the herein set of documents involving the Miscellaneous (Foreshore) Lease Application (FLA) of IPILAN NICKEL CORPORATION, represented by CARLO A. MATILAC with an area of One Hundred Twenty Thousand (120,000) square meters, located at Brgy. Maasin, Brook's Point, Palawan for the Construction of Causeway for use of LCT/Barges in shipside loading operations.

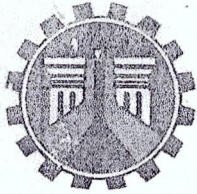
In view of the CERTIFICATION (Annex A) dated 6th December 2021, issued by District Engineer NOEL L. FUENTEBELLA of DPWH – Palawan 2nd District Engineering Office, Narra, Palawan, which states that the DPWH has no existing, on-going or propose project in the area, which was concurred by Regional Director GERALD A. PACANAN, CESO III on his Memorandum dated January 28, 2022 (Annex B), this Department therefore, interposes NO OBJECTION to the instant FLA.

It is understood that the NO OBJECTION on this application is subject to the condition that the requesting applicant, shall observe easement on roads, slopes, hazard zones, and other applicable laws, and shall provide the DPWH with a right-of-way, should a portion thereof be needed for future road widening or any infrastructure project.

ROGER G. MERCADO
Secretary

Department of Public Works and Highways
Office of the Secretary





Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B
EDSA, Diliman, Quezon City

C 0769

2-8-2022
409.312
Palawan end

January 28, 2022

MEMORANDUM

FOR : ROGER G. MERCADO
Acting Secretary
DPWH Central Office, Bonifacio Drive, Port Area, Manila

Thru : RODIL L. MILLADO
Director
Legal Service
DPWH Central Office, Bonifacio Drive, Port Area, Manila

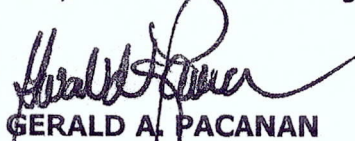
SUBJECT : Miscellaneous Lease Application of Ipilan Nickel Corporation

Respectfully transmitted herein are the attached documents relative to the application of Ipilan Nickel Corporation for Foreshore Lease Agreement/Miscellaneous Lease Agreement (FLA/MLA) Application located in Brgy. Maasin, Brooke's Point, Palawan, to wit;

1. Certification of No Objection on the application issued by Palawan 2nd District Engineering Office duly signed by District Engineer Noel L. Fuentebella.
2. Letter from DENR-CENRO Brooke's Point, Palawan.
3. Request letter from Ipilan Nickel Corporation represented by its OIC-Resident Mine Manager, Edison R. Ranches.
4. Geo-tagged photos

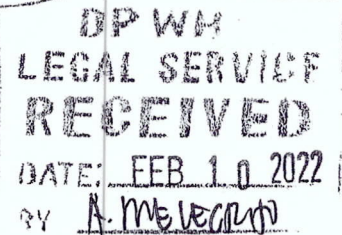
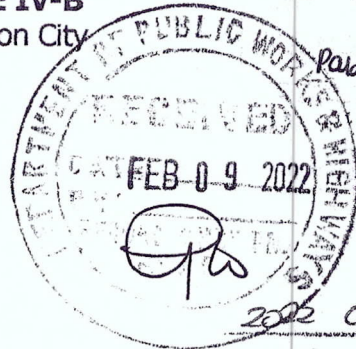
Please be informed that this office concurs with the certification from Noel L. Fuentebella, District Engineer, Palawan 2nd District Engineering Office, that the DPWH has no existing on-going or proposed project in the area, however, the applicant shall observe easement, rules on roads, slopes, hazard zones, etc. and shall provide the DPWH with a right-of-way, should a portion thereof be needed for future public works construction or improvement.

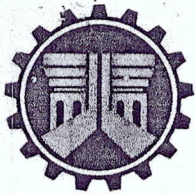
For your information and guidance.


GERALD A. PACANAN
Regional Director

Cc: **EDISON RANCHES**, 1st Floor Corp Business Center, 151 Paseo De Roxas Cor., Arnaiz St., Makati City
CONRADO M. CORPUZ, OIC, DENR-CENRO, Brooke's Point, Palawan

R4B.8 EBA/FKLC





Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PALAWAN 2ND DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Narra, Palawan

DPWH, PALAWAN
DATE: 12/10/21
FILE NO. 097.0

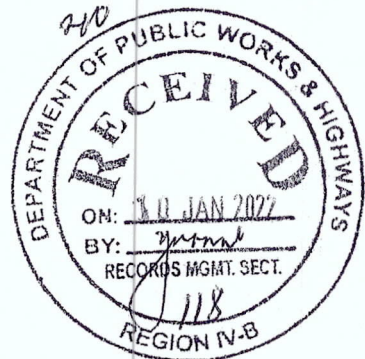
December 6, 2021

MEMORANDUM

FOR : GERALD A. PACANAN
Officer-In-Charge
Office of the Regional Director

ATTENTION : FREDRICH CARL L. CAMERO
ROW Task Force Head
Region IV-B, EDSA, Quezon City

SUBJECT : Miscellaneous (Foreshore) Lease Application of Ipilan Nickel Corporation.



Respectfully forwarded to the Officer-In-Charge Office of the Regional Director, Gerald A. Pacanan, DPWH-Regional Office, EDSA, Quezon City, for his concurrence, the herein attached Certification on Foreshore Lease Application of Mr. Edison R. Ranches, OIC-Resident Mine Manager, Ipilan Nickel Corporation, for Construction of Causeway for use of LCT/Barges in shipside loading operations, under Miscellaneous Lease Application No. 045306-13, Identified as Plan MLc 045306-13-D NW by Lot No. 1166, PLS-96 NE, SE and SW by Sulu Sea containing an area of One Hundred Twenty Thousand (120,000) square meters situated at Brgy. Mambalot, Brooke's Point, Palawan.

NOEL L. FUENTEBELLA
District Engineer

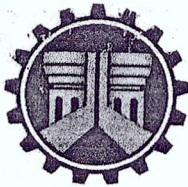
Enclosure:

1. Letter of DENR-CENRO, Brooke's Point, Palawan
2. Photocopy of Approved Plan
3. Geo-Tagged Photos

Copy furnished:

1. Mr. Edison R. Ranches
OIC-Resident Mine Manager
Ipilan Nickel Corporation
1st. Floor Corporation Business Center, 151 Paseo De Roxas Corner
Arnaiz Street, Makati City, 1228, Philippines.
2. Mr. Conrado M. Corpuz,
OIC CENRO- BROOKE'S POINT, PALAWAN

R4B.14.1 elm/TJF/ERK



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
Palawan 2ND District Engineering Office
REGIONAL OFFICE IV-B
Narra, Palawan

December 6, 2021

FOR : NOEL L. PUENTEBELLA
District Engineer
DPWH-Palawan 2nd District Engineering Office
Narra, Palawan

THRU : Chief, Planning & Design Section

SUBJECT : Foreshore Land Application Investigation Report

This has reference to the letter request of Mr. Edison R. Ranches, OIC-Resident Mine Manager, Ipilan Nickel Corporation, requesting issuance of Clearance as requirement in processing for application of Miscellaneous (Foreshore) Lease Application No. 045306-13 adjacent Lot No. 1166, Pls-96 Iden. To 5701 Cad 796-D Oct P-5692 containing an area of One Hundred Twenty Thousand (120,000) square meters located along Brgy. Mambalot, Brooke's Point, Palawan.

Documents submitted:

1. Letter request of Ipilan Nickel Corporation
(Represented by Edison R. Ranches)
2. Photocopy of DENR Certification for DPWH-District Engineer
3. Photocopy of Letter Request of Ipilan Nickel Corporation for DENR CENRO
4. Photocopy of Public Land Application
5. Photocopy of Geo-tagged photos at Brgy. Mambalot
6. Photocopy of Miscellaneous Lease Plan of Land

In the ocular investigation conducted on December 1, 2021 the undersigned found out that;

1. The foreshore land area applied is adjacent to Lot No. 1166, Pls-96 Iden. To 5701 Cad 796-D Oct P-5692 owned by the applicant.
2. That a salvage/environment zone of Twenty (20) meters wide landward has been provided as per sketch plan submitted to this office.

RECOMMENDATIONS:

It is recommended that the Applicant Mr. Edison R. Ranches be granted Clearance/Certification that the area applied is suitable for the purpose to which it is intended and will not be needed by this office for future public works construction or improvements.

Validated by:


TEODY J. FERNANDEZ
Special Agent I

Noted by:


ZOSIMO D. VILLAROSA
Engineer II

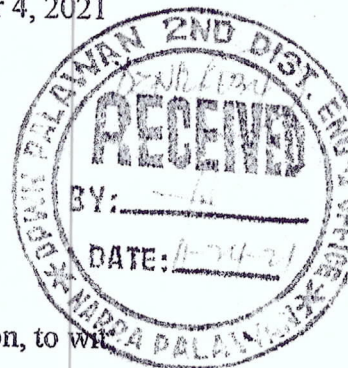


Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan - 5305
Email Address: cenro_brkspt@yahoo.com

November 4, 2021

ENG'R. NOEL L. FUENTEBELLA
District Engineer
Palawan 2nd Engineering District
National Highway, Antipuluan
Narra, Palawan

Sir:



We have the honor to inform you of our receipt of the following application, to wit:

Kind of Application : Miscellaneous Lease Application No. 045306-13
Name of Applicant : Ipilan Nickel Corporation
Rep. by Carlo A. Matilac
Date of filing : September 27, 2021
Purpose of Application: Construction of Causeway for use of LCT/Barges in
shipside loading operations
Location of Land : Brgy. Maasin, Brooke's Point, Palawan
Area in square meters : 120,000
Description : Plan MLc 045306-13-D
NW by Lot No. 1166, PLS-96
NE, SE and SW by Sulu Sea

Before taking further action on the said application, we would like to seek your advise or comment whether the offshore area applied for is suitable for the purpose; whether it may be used by the Government for any future project or some other reason/s why clearance should not be issued to lease said offshore area.

Attached herewith are copies of the application, sketch plan of the site applied for and letter request for endorsement of applicant-corporation's representative.

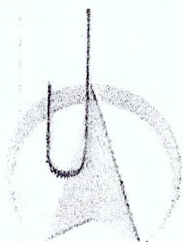
Your kind attention and prompt reply to this request will be highly appreciated.

Very truly yours,

CONRADO M. CORPUZ
OIC- CENRO

Copy Furnished:
Eng'r. Carlo A Matilac
PENRO
RED

NOV 05 2021
2021-5306
M. Rodriguez St. Poblacion District I, Brooke's Point, Palawan 5305
Mobile: Globe: 09175028915, 09175028961



Ipilan Nickel Corporation

1st Floor Corporate Business Center,

151 Paseo De Roxas cor. Amaiz Street, Makati City, 1228, Philippines

Telephone No.: (632) 519 7888 Fax No. : (632) 519 7999

November 2, 2021

Mr. Conrado M. Corpuz

CENRO

Department of Environment and Natural Resources

Community Environment and Natural Resources Office

Brooke's Point, Palawan

2011/5/103

Dear Mr. Corpuz:

***Request for CENRO recommendation for Department of Public Works and Highways (DPWH)
Certification in favor of Ipilan Nickel Corporation (INC) Foreshore Lease
Agreement/Miscellaneous Lease Agreement (FLA/MLA) Application***

In preparation for the submission of our FLA/MLA application requirements, we would like to request for your favorable recommendation stating that the proposed FLA/MLA project of INC is eligible to secure a certification from the DPWH.

We are hoping for your usual prompt and favorable action on this request. Thank you and kind regards.

Should you have any questions or clarifications, please do not hesitate to contact me at 0918 965 0928 or email me at

Yours truly,

Edison R. Ranches

OIC - Resident Mine Manager

☐ SALES PROMOTION

If application is for sales patent, state the purpose of use to which it will be devoted.

☐ Mixed Use

(Specify) Miscellaneous Lease

Lot No. Foreshore Reef fronting Lot 1166, Pls 96 Area 12.0000 Hect.
Location (Barangay, Municipality/City) Maasin, Brooke's Point, Palawan

~~My personal circumstances are as follows:~~

Name of applicant: Inilan Michel Corp. Rep. by Carlo A. Matileo

Date of Birth. n/a

Address: 1st Corporate Business Centre, 151 Pasco de Roxas, Arneiz St. Makati
Age: 49 Place of Birth: Davao City, Philippines Citizenship: Filipino

Age: 49 Place of Birth: DAVAO CITY, PHILIPPINES Citizenship: FILIPINO City

If application is filed in the name of heirs of a deceased claimant, indicate name of predecessor-in-interest below:

Name: _____ N.E. Address: _____ N.E.

Age: 17 Date of Birth: 12/1 Address: 100
Place of Birth: 100 Citizenship: 100

Civil Status: n/a Date of Birth: 12-11-1941 Place of Birth: U.S. Citizenship: U.S.
Name of Spouse: _____

Questions which must be answered by the applicant: (check appropriate box)

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...of the world, and the fact that the world is not
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More than 12 resources of funding for free Patent application.

☐ Yes ☒ No

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• No time to do applications

☐ Yes ☒ No

10/25/2007

1997

...and power, on condition that the power shall be exercised
...in the public interest and for the benefit of the community.

8. 0.

4. Approved for MSP benefits by: ☐ Yes ☒ No

© 2000 by The McGraw-Hill Companies, Inc.

I agree to all the conditions, terms, restrictions, prohibitions imposed on this patent application and to observe the liens, encumbrances and servitudes provided by laws, rules and regulations and declare that I have met all the qualifications and none of the disqualifications for this application as provided by the pertinent law.

I understand that if I willfully and knowingly submit false statement and apply for public land despite not being qualified to do so, my application shall be rejected or cancelled, and all amounts paid on account thereof shall be forfeited in favor of the government and I shall no longer be eligible to apply for any public land in the Philippines.

I have read and thoroughly understood this application and I affirmed that this was translated to the dialect that I understand and that all the
 there are true and correct to my knowledge and belief.

CARLO A. MATILAC

Application

SUBSCRIBED AND SWORN to before me, this 27th day of September, 2021 at Brooke's Point, Palawan, apptam
this home community Tax Certificate No. CCI2017-03385405 issued at San Pablo, Tubod, SDN on March 27, 2021

Appln. fee of 1,000.00
 ex# 1414003-E
 Sept. 22, 2021

RAY D. P. LPO
Officer Authorized to Administer Oath
Land Engt. Inspector

This application must be submitted in quadruplicate and must comply with all the requirements, otherwise, it will not be accepted. A checklist of requirements for each kind of application form is attached to this document.

8°51'15"N, 117°36'26"E

Accuracy: 12m



Altitude

30

N

30

12/1/21

8°51'15"N, 117°36'26"E

accuracy: 10m



Altitude

56 m

300

330

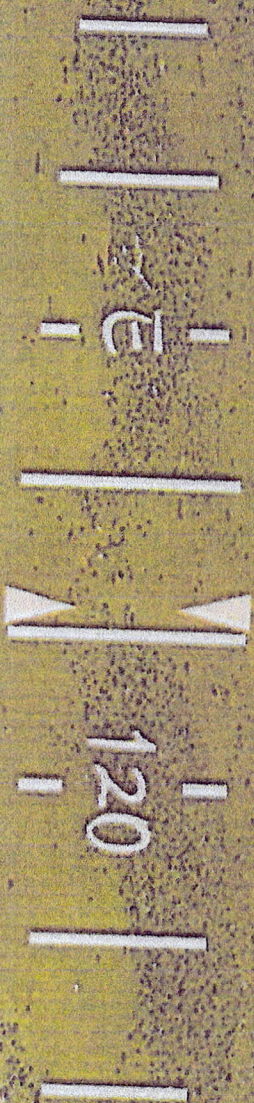
12/1/21

8°31'13"N, 117°26'23"E

Accuracy: 8m

Altitude

56 m



12/1/21
11:00 AM

8°51'15"N, 117°36'25"E

accuracy: 8m



Altitude
54 m

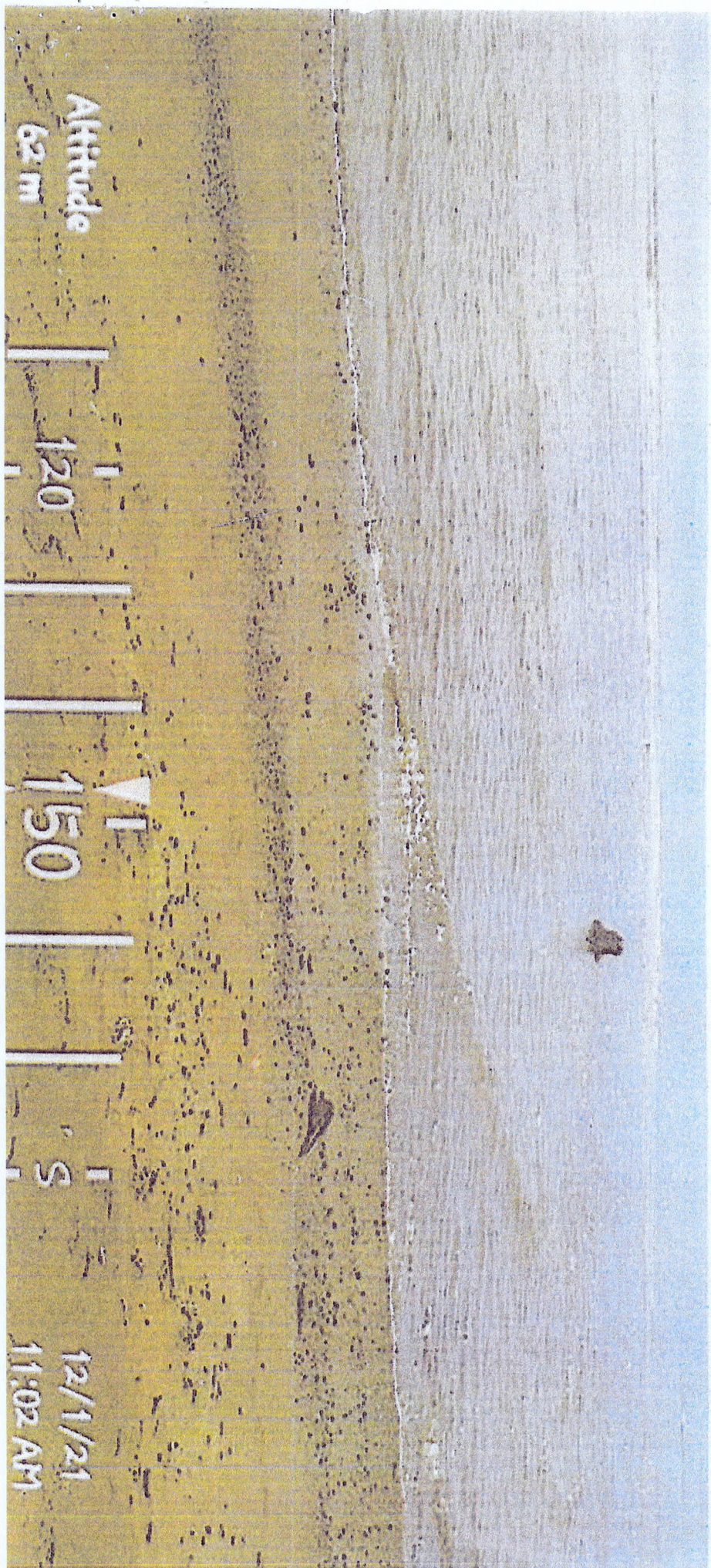
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210

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11:00 AM

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Altitude

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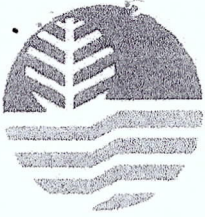
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file
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan - 5305
Email Address: cenrobrookespoint@deenr.gov.ph

May 25, 2022

MEMORANDUM:

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **SUBMISSION OF 1st INDORSEMENT LETTER FROM
THE DPWH SECRETARY IN RE: MISCELLANEOUS
LEASE APPLICATION NO. 045306-13 OF IPILAN
NICKEL CORPORATION, BARANGAY MAMBALOT,
BROOKE'S POINT, PALAWAN**

Respectfully forwarded herewith a certified photo copy of letter dated May 18, 2022 from the DPWH Secretary Roger G. Mercado interposing no objection to the subject application and the stipulations stated therein.

For her information and record.

CONRADO M. CORPUZ



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

May 31, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR-MIMAROPA Region
1515 L&S Bldg., Roxas Blvd.
Ermita, Manila 1000

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : SUBMISSION OF 1ST INDORSEMENT LETTER FROM DPWH
SECRETARY IN RE: MISCELLANEOUS LEASE APPLICATION
NO. 045306-13 OF IPILAN NICKEL CORPORATION,
BARANGAY MAMBALOT, BROOKE'S POINT, PALAWAN

Respectfully forwarded the Memorandum (copy of 1st Endorsement letter-attached) dated May 25, 2021 of Community Environment and Natural Resources Officer, **Conrado M. Corpuz**, Brooke's Point, Palawan received by this office 27th of May, 2021, relative to the above subject.

It is informed that CSW and appraisal report of the CENRO Brooke's Point over the lot area covered by MLA No. 045306-13 was submitted through this office Memo dated March 25, 2022 for that office evaluation and approval.

For your record and consideration.

FELIZARDO B. CAYATOC

Copy furnished:

The CENRO
Brooke's Point, Palawan

Doc. Ref. No. : 2022-4511
TSD-RPS/DFD

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: [Signature]
Date: 10/1/2022 CN 22-1354
JUN 01 2022

Bgy. Santa Monica, Puerto Princesa City, Palawan
Telfax No. (048) 433-5638
Email add: denrpenropalawan@gmail.com



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

June 8, 2022

MEMORANDUM

TO : The Community Environment and Natural Resources Officer and
Brooke's Point, Palawan

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : REQUEST FOR THE APPROVAL OF APPRAISAL REPORT OF IPILAN NICKEL CORPORATION, REPRESENTED BY CARLO MATILAC LOCATED IN BARANGAY MAASIN BROOKE'S POINT, PALAWAN

Referred is the Memo dated June 01, 2022 from Regional Executive Director **Lormelyn E. Claudio**, CESO IV, along with original copies of the approved Appraisal of the foreshore land covered by MLA 045306-13 of Ipilan Nickel Corporation and the Provisional Permit No. 045306-001. Please collect the corresponding annual government share based on the approved appraisal and submit report of compliance.

For your information, record and compliance.

For the PENRO:

JOHNNY P. LILANG
Supervising ECOMS/Chief TSD
In-Charge, Office of the PENRO

Copy furnished:

The RED
DENR By the Bay Building, 1515 Roxas Boulevard, Ermita, Manila
DENR VOIP (02) 8248-3367/8249-3367 LOC. 2701
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Email: mimaroparegion@denr.gov.ph

Doc. Ref. No. : 2022- 4837
TSD-RPS/DFD

**DENR PENRO
PALAWAN RECORDS
RELEASED**

BY: As
DATE: JUN 08 2022 22-4837

Bgy. Santa Monica, Puerto Princesa City, Palawan
Telfax No. (048) 433-5638
Email add: penropalawan@denr.gov.ph



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

License + Patents
(Sir Jim)

MEMORANDUM

TO : THE PENR OFFICER
Palawan

FROM : THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT : REQUEST FOR THE APPROVAL OF APPRAISAL REPORT
OF IPILAN NICKEL CORPORATION, REPRESENTED BY
CARLO MATILAC LOCATED IN BRGY. MAASIN, BROOKE'S
POINT, PALAWAN [P-2022-83668]

DATE : JUN 01 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: 
DATE: 06-03-2022 224837

Attached is the Approved Appraisal Report relative to the Miscellaneous Lease Application No. 045301-13 and Provisional Permit Application No. 045306-001 both in the name of Ipilan Nickel Corporation, represented by Carlo A. Matilac situated in Brgy. Maasin, Brooke's Point, Palawan pursuant to the provisions of DAO Nos. 98-20, 2004-24, 2010-26 and 2022-07.

It is hereby directed to cause the collection of the annual government share as indicated in the approved appraisal and provide this Office updates.


LORMELYN E. CLAUDIO, CESO IV

Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 83668

FN: LPDD/PDS/KST 4-25-2022

DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila 1000
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



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

MEMORANDUM

FOR : THE REGIONAL EXECUTIVE DIRECTOR
DENR MIMAROPA Region

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
FOR TECHNICAL SERVICES

SUBJECT : REQUEST FOR THE ISSUANCE OF PROVISIONAL PERMIT OF
IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A.
MATILAC COVERING A FORESHORE AREA LOCATED IN
BRGY. MAASIN, BROOKE'S POINT, PALAWAN [P-2022-83668]

DATE : MAY 31 2022

Respectfully submitted herewith is the folder containing the documentary requirements in connection with the application for Provisional Permit over a Foreshore Area in the name of Ipilan Nickel Corporation represented by Carlo Matilac situated in Brgy. Maasin, Brooke's Point, Palawan. The applied area is also covered by Miscellaneous Lease Application No. 045306-13 by the same applicant.

The pertinent details of the subject application are as follows:

APPLICATION NO.	:	PPA NO. 045306-001
APPLICANT NAME	:	Ipilan Nickel Corporation Rep. by Carlo A. Matilac
DATE APPLIED	:	March 24, 2022
LOCATION	:	Brgy. Maasin, Brooke's Point Province of Palawan
DESCRIPTION OF THE LAND	:	Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea; in the South by Sulu Sea and in the West by Sulu Sea
AREA	:	118,580 sq.m.
APPRAISED VALUE OF THE LAND	:	₱ 7,470,540.00
APPRAISED VALUE OF IMPROVEMENTS	:	₱ 1,825,684.14
PROPOSED ANNUAL RENTAL	:	₱ 9,296,224.14
PURPOSE	:	Industrial

FACTUAL BACKGROUND

1. On September 27, 2021, a Miscellaneous Lease Application¹ was filed by Ipilan Nickel Corporation rep. by Carlo Matilac covering a parcel of land located in Brgy.

¹ Annex "A"
FN: LPDD/PDS/KST 4-25-2022

Maasin, Brooke's Point, Palawan. The application was duly numbered as MLA No. 045306-13.

2. On November 26, 2021, Port Manager Elizalde M. Ulson of the Philippine Ports Authority-Port Management Office-Palawan issued a certification² of no objection to MLA 045306-13 of Ipilan Nickel Corporation for the construction of a causeway for the use of LCT/Barges in shipside loading operation located at Brgy. Maasin (formerly Mambalot), Brooke's Point, Palawan. Further, Mr. Ulson certified that PPA has no plans for future port development in the area applied for the next five years, provided that: 1) the area applied for shall be subject to recall by the government when public interest so requires, and 2) no port or port-related structure shall be constructed nor cargo handling activities be constructed at the subject area without the prior clearance/approval from its office.
3. On December 6, 2021, District Engineer Noel L. Fuentebella of DPWH-Palawan 2nd District Engineering Office issued a certification³ interposing no objection on the application filed by the applicant-corporation covered by MLA 045306-13 situated at Brgy. Maasin (formerly Mambalot), Brooke's Point, Palawan, for construction of causeway for use LCT/Barges in shipside loading operations purposes. Further, Engr. Fuentebella certified that DPWH has no existing ongoing or purpose project in the area.
4. On December 9, 2021, Survey Plan Mlc 045306-13-D⁴ was approved in the name of Ipilan Nickel Corporation rep. by Carlo A. Matilac.
5. On December 15, 2021, Special Investigator I May Q. Socrates submitted her findings in the preliminary investigation⁵ she conducted relative to the above-mentioned application.
6. On December 20, 2021, the members of the Appraisal Committee submitted their appraisal report⁶ of MLA 045306-13.

APPRAISED VALUE OF THE LAND

Total Land Area	118,580 sq.m.
BIR Zonal Value	₱ 2,000.00/sq.m.
Total Appraised Value of the Land	118,580 x ₱ 2,000.00
	= ₱ 237,160,000.00
	x 3%
	= ₱ 7,114,800.00
Recommended Annual Rental	<u>₱ 7,114,800.00</u>

APPRAISED VALUE OF THE IMPROVEMENT

Improvements	₱ 182,568,414.00
Total Appraised Value of the Improvements	₱ 182,568,414.00
	x 1%
	= ₱1,825,684.14
Recommended Annual Rental	<u>₱1,825,684.14</u>

² Annex "B"

³ Annex "C"

⁴ Annex "D"

⁵ Annex "E"

⁶ Annex "F"

FN: LPDD/PDS/KST 4-25-2022

SUMMARY:

Appraised Value of the Land	₱ 7,114,800.00
Appraised Value of the Improvements	₱ 1,825,684.14
Recommended Annual Rental	₱ 8,940,484.14

7. On March 14, 2022⁷, the CENR Officer, Brooke's Point, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Miscellaneous Lease Application No. 045306-13 of Ipilan Nickel Corporation to the PENR Office.
8. On March 24, 2022, a Provisional Permit Application⁸ was filed by Ipilan Nickel Corporation rep. by Carlo Matilac covering a parcel of land located in Brgy. Maasin, Brooke's Point, Palawan. The application was duly numbered as PPA 045306-001.
9. On March 25, 2022⁹, the PENR Officer, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Miscellaneous Lease Application No. 045306-13 of Ipilan Nickel Corporation to the Regional Office.
10. On March 25, 2022¹⁰, the CENR Officer, Brooke's Point, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Provisional Permit Application No. 045306-001 of Ipilan Nickel Corporation to the PENR Office.
11. On March 30, 2022¹¹, the PENR Officer, Palawan forwarded the Completed Staff Work and Appraisal Report together with the other documentary requirements relative to the Provisional Permit Application No. 045306-001 of Ipilan Nickel Corporation to the Regional Office.

FINDINGS:

1. The foreshore area is adjacent to Lot No. 1166, Pls 96 identical to Lot No. 5701, Cad 796-D covered by Miscellaneous Lease Application No. 045306-13 in the name of Ipilan Nickel Corporation represented by Carlo A. Matilac containing an area of 118,580 sq.m. located at Brgy. Maasin, Brooke's Point, Palawan.
2. The subject foreshore area is particularly identified in survey plan Mlc No. 045306-13-D approved on December 9, 2021 surveyed in the name of Ipilan Nickel Corporation.
3. The adjacent lot is covered by Original Certificate of Title No. P-5692 issued on December 26, 1969 in the name of Benson Maglaya.
4. A Special Power of Attorney was executed by Benson C. Maglaya appointing Maria Maglaya as his true and lawful attorney to do and perform the following acts:
 - a. To manage and administer the parcel of land registered in the name of Benson Maglaya;

⁷ Annex "G"

⁸ Annex "H"

⁹ Annex "I"

¹⁰ Annex "J"

¹¹ Annex "K"

FN: LPDD/PDS/KST 4-25-2022

- b. To offer for sale and sell, dispose of, redeem, alienate, mortgage, lease, encumber, transfer to any person improve and develop in whatever manner the above-stated property;
 - c. To submit any papers and/or documents which may be necessary full effects to the foregoing authority;
 - d. To make sign, execute and deliver contracts, Deed of Absolute Sale, Real Estate Mortgage, Agreements and transfer to any person and other writing of whatsoever nature or kind pertaining thereto;
 - e. To accept and receive any kinds of payments either in cash or in check, if in check to encash the same with any payee banking institution regarding the aforementioned authority.
5. On November 13, 2015, Benson Maglaya represented by Maria Maglaya entered into a Deed of Absolute Sale with Kirby Erin C. Ng and Cymbelly Delos Santos over the adjacent lot covered by Original Certificate of Title No. P-5692.
 6. On September 24, 2021, A Special Power of Attorney was executed by Kirby Erin C. Ng and Cymbelly Delos Santos constituting and appointing Engr. Carlo A. Matilac as the true and lawful Attorney-in-fact and to perform the following acts:
 - a. To transact and coordinate with concerned government agencies for the filing, processing and issuance of the Foreshore Lease Agreement/Miscellaneous Lease Agreement application for Ipilan Nickel Corporation.
 - b. For this purpose, to inquire, transact, fill out, apply for, file, sign, process the requirements and other relevant documents, pay all required feed and receive permits and certificates from various government agencies.
 7. The foreshore land is intended to be used for industrial purposes such as causeway, jetty port, berthing facility and breakwater adjoining alienable and disposable land.
 8. The proposed improvement is a 493-meter T-shaped causeway-filled rocks/landfilled and complicated with a 5:1 slope protection made of armored rocks. The adjacent land is flat terrain. The average elevation of the causeway is uniform at 5-meter.

LEGAL BASIS

1. DAO 98-20, Revised Rules and Regulations on the Conduct of Appraisal of Public Lands and Other Patrimonial Properties of the Government
2. DAO 2010-26 Amendment to Paragraphs 2 and 3, Section 3 of DAO 98-20 Re Entitled Rules and Regulation on the Conduct of Appraisal of Public Lands and other Patrimonial Properties of the Government
3. Commonwealth Act No. 141 or the Public Land Act
4. DAO 2004-24, Revised Rules and Regulations Governing the Administration and Management of Foreshore Lands
5. LAO No. 8-3
6. DAO No. 2022-07, Amending DENR Administrative Order No. 2014-03 Series of 2014 (Manual of Authorities on Human Resources Development and administrative Matters) and DENR Administrative Order No. 2016-07 series of 2016 (DENR Manual of Authorities on Technical Matters)

FN: LPDD/PDS/KST 4-25-2022

DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila 1000
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 Website: <http://mimaropa.denr.gov.ph>
 Email: mimaroparegion@denr.gov.ph

ATTACHMENTS

1. Photocopy of the Identification Card of the Representative of ipilan Nickel Corporation¹²
2. Secretary Certificate¹³
3. Securities and Exchange Commission Certificate¹⁴
4. Articles of Incorporation¹⁵
5. Title of the adjacent lot¹⁶
6. Special Power of Attorney¹⁷ dated September 30, 2015 executed by Benson C. Maglaya in favor of Maria Maglaya
7. Special Power of Attorney¹⁸ dated September 24, 2021 executed by Kirby Erin C. Ng and Cymbelly Delos Santos in favor of Carlo A. Matilac
8. Deed of Absolute Sale¹⁹
9. Feasibility Study²⁰
10. Cost estimate of the proposed and/or existing improvements²¹
11. Latest Zonal Valuation from BIR²²
12. Schedule of Fair Market Value²³
13. Geo-tagged Photos²⁴
14. Receipt of the Application Fee²⁵
15. Certification from the Punong Barangay²⁶
16. Letter from the Municipal Planning and Development Office²⁷
17. SEP Clearance²⁸
18. Environmental Compliance Certificate²⁹
19. Resolution granting the Motion for Reconsideration and lifting the Cease and Desist Order³⁰

RECOMMENDATION

It is respectfully recommended that the Appraisal Report be approved with some adjustment in the computation of the appraised value of the land. DENR Administrative Order No. 2010-26 provides, **"3. Manner of Conducting the Appraisal xxx...xxx If the property is classified as commercial or industrial, the appraised or re-appraised value shall not be less than the zonal value or market value thereof, whichever is higher."** In this case, the market value is higher than the BIR zonal value. The appraised value of the subject area should be computed as follows:

¹² Annex "L"

¹³ Annex "M"

¹⁴ Annex "N"

¹⁵ Annex "O"

¹⁶ Annex "P"

¹⁷ Annex "Q"

¹⁸ Annex "R"

¹⁹ Annex "S"

²⁰ Annex "T"

²¹ Annex "U"

²² Annex "V"

²³ Annex "W"

²⁴ Annex "X"

²⁵ Annex "Y"

²⁶ Annex "Z"

²⁷ Annex "AA"

²⁸ Annex "BB"

²⁹ Annex "CC"

³⁰ Annex "DD"

FN: LPDD/PDS/KST 4-25-2022

APPRAISED VALUE OF THE LAND

Total Land Area	118,580 sq.m.
BIR Zonal Value	₱ 2,100.00/sq.m.
Total Appraised Value of the Land	118,580 x ₱ 2,100.00 = ₱ 249,018,000.00 x 3% = ₱ 7,470,540.00
Recommended Annual Rental	<u>₱ 7,470,540.00</u>

APPRAISED VALUE OF THE IMPROVEMENT

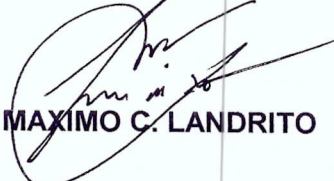
Improvements	₱ 182,568,414.00
Total Appraised Value of the Improvements	₱ 182,568,414.00 x 1% = ₱ 1,825,684.14
Recommended Annual Rental	<u>₱ 1,825,684.14</u>

SUMMARY:

Appraised Value of the Land	₱ 7,470,540.00
Appraised Value of the Improvements	₱ 1,825,684.14
Recommended Annual Rental	₱ 9,296,224.14

It is also respectfully recommended that Provisional Permit be issued over a Foreshore land with approved survey plan Mlc No. 045306-13-D located in Brgy. Maasin, Brooke's Point, Palawan and covered by Miscellaneous Lease Application No. 045306-13 containing an area of 118,580 sq.m. in the name of Ipilan Nickel Corporation while processing the Foreshore Lease Application.

For consideration and approval.


MAXIMO C. LANDRITO

Copy Furnished:

PENRO Palawan
CENRO Brooke's Point, Palawan

FN: LPDD/PDS/KST 4-25-2022

DENR by the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila 1000
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



MEMORANDUM

FOR : THE REGIONAL EXECUTIVE DIRECTOR
DENR MIMAROPA Region

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
FOR TECHNICAL SERVICES

SUBJECT : APPROVAL OF THE APPRAISAL REPORT OF
MISCELLANEOUS LEASE APPLICATION NO. 045301-13 IN THE
NAME OF IPILAN NICKEL CORPORATION OVER A
FORESHORE AREA LOCATED IN BARANGAY MAASIN,
BROOKE'S POINT, PALAWAN [P-2022-83668]

DATE : JUN 01 2022

This refers to the request for the approval of the Appraisal Report submitted by the Appraisal Committee of CENRO Brooke's Point, Palawan relative to the Miscellaneous Lease Application No. 045301-13 filed by Ipilan Nickel Corporation represented by Carlo Matilac situated in Brgy. Maasin, Brooke's Point, Palawan. The Regional Executive Director has now the authority to approve Appraisal Reports by virtue of DAO No. 2022-07 dated March 23, 2022.

As recommended by the Appraisal Committee, the Appraisal Report is hereby approved with some adjustment in the computation of the appraised value of the land, computed as follows:

APPRAISED VALUE OF THE LAND

Total Land Area	118,580 sq.m.
Fair Market Value	₱ 2,100.00/sq.m.
Total Appraised Value of the Land	118,580 x ₱ 2,100.00
	= ₱ 249,018,000.00
	x 3%
	= ₱ 7,470,540.00
Recommended Annual Rental	<u>₱ 7,470,540.00</u>

APPRAISED VALUE OF THE IMPROVEMENT

Total Value of the Improvements	₱ 182,568,414.00
Total Appraised Value of the Improvements	₱ 182,568,414.00
	x 1%
	= ₱ 1,825,684.14
Recommended Annual Rental	<u>₱ 1,825,684.14</u>

SUMMARY:

Appraised Value of the Land	₱ 7,470,540.00
Appraised Value of the Improvements	₱ 1,825,684.14
Recommended Annual Rental	₱ 9,296,224.14

It should be understood that the area used and the improvements thereon shall be re-appraised every ten (10) years from the date of approval of the lease contract pursuant to DAO No. 2004-24. The immediate appraisal shall be effected if new improvements/developments have been introduced before the tenth year.

The applicant shall pay the Rental at the CENR Office having jurisdiction over the land subject to the lease. All rentals paid shall be remitted by our office to the National Treasury.

In view of the foregoing, it is respectfully recommended the approval of the subject appraisal report.




MAXIMO C. LANDRITO

OIC, Assistant Regional Director for Technical Services

APPROVED:



LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

 Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 83668

FN: LPDD/PDS/KST/4-25-2022

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000
DENR VOIP (632) 2483367/2483468/2493367 local 2700/1 (Regional Executive Director) 2714 (Licenses Patents and Deeds Division)
Direct Line: (632) 4050157; Facsimile: (632) 4050046



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

IPILAN NICKEL CORPORATION
Rep. By: Carlo A. Matilac

Permit Application No. 045306-001
(Provisional Permit)

Sir:

This refers to your application for a permit pursuant to the provisions of Act No. 3077 and Lands Administrative Order No. 8-3, as amended, you are hereby **GRANTED** this permit for provisional use for **CAUSEWAY/INDUSTRIAL** purpose of a foreshore land located in Barangay Maasin, Brooke's Point, Palawan, particularly described as follows:

APPLICATION NO.	:	PPA NO. 045306-001
APPLICANT NAME	:	Ipilan Nickel Corporation
	:	Rep. by Carlo Matilac
DATE APPLIED	:	March 24, 2022
LOCATION	:	Brgy. Maasin, Brooke's Point
	:	Province of Palawan
DESCRIPTION OF THE LAND	:	Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea; in the South by Sulu Sea and in the West by Sulu Sea
AREA	:	118,580 sq.m.
APPRAISED VALUE OF THE LAND	:	₱ 7,470,540.00
APPRAISED VALUE OF IMPROVEMENTS	:	₱ 1,825,684.14
PROPOSED ANNUAL RENTAL	:	₱ 9,296,224.14
PURPOSE	:	Causeway/Industrial

It should be understood that this permit is imperative over areas which are included in claims pending determination by the Regional Executive Director. Although this permit is allowed under LAO 8-3, as amended, the same is still subject to the provisions of Section 12, paragraph (m) thereof, under which it is conditioned upon favorable findings of the permit over the CENRO concerned, but subject to any prior and subsisting forestry permit over the land if any.

This permit is granted under the conditions specified in Lands Administrative Order No. 8-3, as amended, and under the term and conditions stated in your application and on the back hereof, all of which are made a part of this permit. It shall be good and valid for a period of from JUN 01 2022 to JUN 01 2023 renewable at the discretion of the Regional Executive Director.

It is understood that the land for which this permit is issued is to be devoted only for beach resort/commercial use.

Recommending Approval:


MAXIMO C. LANDRITO
OIC, Assistant Regional Director
for Technical Services

APPROVED:


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

NOTE:


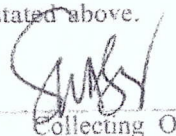
1. Total value of the (a) land ₱249,018,000.00 (b) Improvements: ₱ 182,568,414.00
2. The Occupation Fee to be paid by the permittee is 3% or ₱ 7,470,540.00 of the total value of the land applied for plus 1% or ₱1,825,684.14 of improvements thereon:
Total Annual Rental - **₱ 9,296,224.14**

FN: LPDD/PDS/KST/4-25-2022

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000
DENR VOIP (632) 2483367/2483468/2493367 local 2700/1(Regional Executive Director) 2714 (Licenses Patents and Deeds Division)
Direct Line: (632) 4050157; Facsimile: (632) 4050046

ACCOUNTABLE FORM No. 51-C
Revised January, 1992

(ORIGINAL)

	Official Receipt of the Republic of the Philippines		
	Nº 1415181 E		
	Date <u>06/06/2021</u>		
Agency <u>DELR CANTO</u>		Fund	
Payor <u>IPILAN NICKEL CORPORATION</u>			
Nature of Collection	Account Code	Amount	
<u>Annual Rental for</u>		<u>P 9,296,224.14</u>	
<u>Regional Permit for</u>			
<u>Canalway/Industrial Purposes</u>			
<u>under PPA No. 045206-001</u>			
TOTAL		P 9,296,224.14	
Amount in Words <u>nine million two hundred ninety</u>			
<u>six thousand two hundred twenty four pesos and</u>			
<input type="checkbox"/> Cash	Drawee Bank	Number	Date <u>14/00</u>
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
 Collecting Officer			
NOTE: Write the number and date of this receipt on the back of check or money order received.			

June 9, 2022

MEMORANDUM:

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR THE APPROVAL OF APPRAISAL
REPORT OF IPILAN NICKEL CORPORATION,
REPRESENTED BY CARLO MATILAC LOCATED
IN BRGY. MAASIN, BROOK'S POINT, PALAWAN**

This is in compliance with the Memorandum dated June 8, 2022 of PENRO in line with the Memorandum dated June 1, 2022 of the Regional Executive Director with instruction to cause the collection of annual government share per approved Provisional Permit (Permit Application No. 045306-001) of provisional use for causeway/industrial use purposes of Ipilan Nickel Corporation.

Relative hereto, submitted herewith are the following:

1. Photo copy of O. R. No. 1415181 dated June 6, 2022 for annual rental amounting to P9,296,224.14;
2. Photo copy of letter to Mr. Carlo A. Matilac dated June 9, 2022 duly received by the representative of Ipilan Nickel Corporation.

For her information and record.

CONRADO M. CORPUZ

JUN 09 2022

122-3276/22-3379/22-3422

Doc. Ref. No. 2022-3276/3379/3422

M. Rodriguez St. Poblacion District I, Brooke's Point, Palawan 5305
Mobile: Globe: 09175028915; 09175028961
Gmail: cenro_brkspt@yahoo.com; cenrobrkspt@gmail.com

June 9, 2022

MR. CARLO A. MATILAC
Vice President
Ipilan Nickel Corporation
Barangay Maasin, Brooke's Point, Palawan

Sir:

This is in connection with the Provisional Permit No. 045306-001 for construction of causeway/industrial purpose issued on June 01, 2022 by Regional Executive Director Lormelyn E. Claudio, CESO IV which will expire on June 01, 2023. The subject permit was received by this Office today June 9, 2022 from the DENR-MIMAROPA Regional Office, through the Provincial Natural Resources Office per Memorandum dated June 8, 2022.

Relative hereto, we are officially releasing you herewith the original copy of the subject permit together with the Official Receipt No. 1415181 as payment of annual rental amounting to P 9,296,224.14.

Furthermore you are advised to strictly observe and comply the terms and conditions imposed at the back of the said permit.

For your information and record.

Very truly yours,

CONRADO M. CORPUZ
CENRO

Copy Furnished:

The Regional Executive Director
DENR-MIMAROPA Region
Roxas Blvd., Ermita, Manila

The PENRO
Puerto Princesa City

M. Rodriguez St. Poblacion District I, Brooke's Point, Palawan 5305
Mobile: Globe: 09175028915; 09175028961
Gmail: cenro_brkspt@yahoo.com; cenrobrkspt@gmail.com

Received by:
MARVIN / LONIE / ARLE
MEPEO-INC



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

OFFICE OF THE CENR
BROOKE'S POINT, PALAWAN

RECEIVED
DATE: DEC 14 2022
CN: 2022-7890
BY: [Signature]

MEMORANDUM

TO : THE PENR OFFICER
Palawan

ATTN. : THE CENR OFFICER
Brooke's Point, Palawan

FROM : THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT : AUTHORITY TO CONDUCT BIDDING RE: MISCELLANEOUS
LEASE APPLICATION NO. 045301-13 FILED BY IPILAN
NICKEL CORPORATION, REPRESENTED BY CARLO
MATILAC, LOCATED IN BRGY. MAASIN, BROOKE'S POINT,
PALAWAN [P-2022-83668]

DATE : DEC 09 2022

Enclosed is a copy of the Notice of Lease of Public Land on the Miscellaneous Lease Application No. 045301-13 in the name of Iplan Nickel Corporation, represented by Carlo A. Matilac, situated in Brgy. Maasin, Brooke's Point, Palawan.

Given this, facilitate the posting of the Notice in each of the following places and that such copy is made to remain so posted for six (6) consecutive weeks:

1. On the bulletin board of the PENR Office in Puerto Princesa City, Palawan
2. On the bulletin board of the CENR Office in Brooke's Point, Palawan

Further, CENRO Brooke's Point is now authorized to proceed with the bidding process and complete other requirements for issuing the Order of Award/Lease Contract. A checklist of the requirements is attached here.


LORMELYN E. CLAUDIO, CESO IV



FN, LPDD/PDS/KST

Doc ID: 83668

1515 DENR By the Bay Building, Roxas Boulevard, Barangay 668, Ermita Manila
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



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

DEC 09 2022

SUBJECT:

**Miscellaneous Lease Application
No. 045301-13 in the name of
Ipilan Nickel Corporation, represented
by Mr. Carlo Matilac**

**Mr. Carlo Matilac
Ipilan Nickel Corporation
Maasin, Brooke's Point, Palawan**

Sir:

Enclosed is a copy of the Notice of Bidding relative to your abovementioned application for the tract of public land in Brgy. Maasin, Brooke's Point, Palawan. It is requested that one copy be posted in each of the following places on or before 20 JAN 2023 and that such copy is made to remain so posted for six (6) consecutive weeks immediately following said date.

1. In a conspicuous place on the land applied for;
2. On the bulletin board, if any, in Barangay Maasin.

Before the above-described period of posting expires, please complete the enclosed form of an affidavit showing that the notices have been duly posted as indicated herein. Upon accomplishment of the affidavit, it should be submitted to the DENR-CENRO in Brooke's Point, Palawan, along with your bid.

Your bid on the tract of land must be accepted on or before the cut-off time on the bidding date. You must either personally attend the bidding or be duly represented with special power of attorney to raise your bid when necessary.

Very truly yours,


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

Encl: As stated.

Received by
Edison R. Rancher
12.28.2022



FN: LPDD/PDS/KST

1515 DENR By the Bay Building, Roxas Boulevard, Barangay 668, Ermita Manila
DENR VOIP (02) 8248-3367/ 8249-3367 loc. 2701
Website: <http://mimaropa.denn.gov.ph>
Email: mimaroparegion@denr.gov.ph



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

DEC 09 2022

LEASE OF PUBLIC LAND

NOTICE is hereby given the DENR-CENRO at Brooke's Point will accept oral or written bids not later than 02 MAR 2023 on 10:00 AM for the lease of the tract of foreshore land herein below described:

Location	: Brgy. Maasin, Brooke's Point, Palawan
Description	: Miscellaneous Lease Application No. 045301-13 Adjacent to Lot No. 1166, Pls. 96 identical to Lot No. 5701, Cad 796-D Survey Plan Mlc No. 045306-13-D
Boundaries	: Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea; in the South by Sulu Sea and in the West by Sulu Sea
Area	: 118,580 sq.m.
Appraised Value of the land	: 7,470,540.00
Appraised Value of Improvements	: 1,825,684.14
Annual Rental	: 9,296,224.14
Applied By	: Ipilan Nickel Corporation Rep. by Carlo Matilac

The right to lease the land will be awarded to the person offering the highest annual rental, which shall not be less than three per centum (3%) of the value of the land plus one per centum (1%) of the value of the proposed and/or existing improvements. In order that a person may be entitled to participate in the bidding, he must be a qualified public land applicant. Before the commencement of the same, he must make a deposit equivalent to at least three (3) months' rental. Only deposits in cash, money order, treasury warrant, certified check, or manager's check can be accepted. A person bidding in the representation of another may do so under a duly executed power of attorney. During the bidding, the bidder has to make an additional deposit every time his bid is raised to complete the three (3) months' rental; otherwise, such bid as raised shall not be accepted. The right is reserved to reject any or all bids.


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director



Doc ID: 85668

FN: LPDD/POS/KST

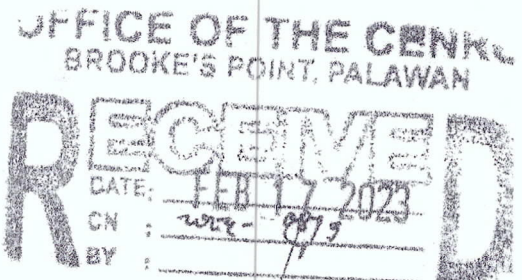
1515 DENR By the Bay Building, Roxas Boulevard, Barangay 666, Ermita Manila
DENR VOIP (02) 8248-3367/ 8248-3367 loc. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph



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

February 13, 2023

MEMORANDUM



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

THRU : The Assistant Regional Director
For Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **AUTHORITY TO CONDUCT BIDDING RE:**
MISCELLANEOUS LEASE APPLICATION NO. 045306-13
FILED BY IPILAN NICKEL CORPORATION REPRESENTED
BY CARLO MATULAC LOCATED IN BRGY. MAASIN,
BROOKE'S POINT, PALAWAN [P-2022-83668]

Respectfully forwarded is the Memo dated January 29, 2023 of CENRO Officer **Leonard T. Caluya** of Brooke's Point, Palawan received 9th of February 2023 by this office, in relation with their compliance to that Office Memo Instructions dated December 9, 2022 authorizing CENRO Brooke's Point to proceed the bidding relative to the above subject.

However, in line with Manual of Authorities under DAO No. 2022-10 of May 30, 2022 the **conduct of bidding** does not lies within the authority of the CENRO but of **PENRO and RED in the case of NCR.**

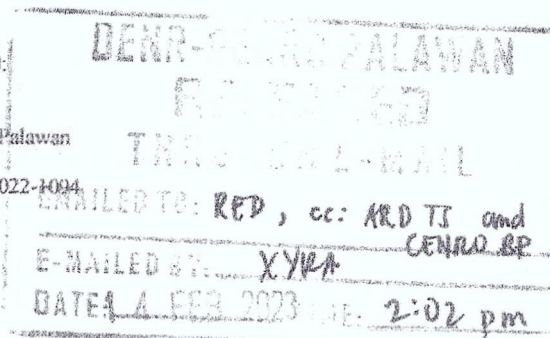
In view of the above and prior to the set of deadline of notice of lease of posting and formal conduct of bidding process coming March 3, 2023, this office respectfully seeks clarification on the matter.

For your information, record and further instruction.

Copy Furnished:

The CENRO
Brooke's Point, Palawan

Doc. Ref. No. 2022-1094
TSD-RPS-DFD



FELIZARDO B. CAYATOC
[Signature]

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: *[Signature]*
Date: 15 FEB 2023 2:34 PM



March 17, 2023

MEMORANDUM

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **FORMAL BID OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC IN RE:
MISCELLANEOUS LEASE AGREEMENT APPLICATION
NO. 045306-13 LOCATED AT BARANGAY MAASIN,
BROOKE'S POINT, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 03/20/2023 BN

Respectfully forwarded herewith is the letter of transmittal of compliance of Ipilan Nickel Corporation in relation to the posting and publication of their MLC 045306-13 which was submitted to this Office thru email on March 16, 2023 together with the following:

1. INC letter of formal bid dated March 01, 2023;
2. Affidavit of INC for posting of notices dated March 15, 2023;
3. Affidavit of Posting executed by Punong Barangay of Maasin Hon. Domingo D. Bernas dated March 03, 2023;
4. The Manila Times Official Receipt No. 167760 dated January 25, 2023;
5. Affidavit of Publication executed by Eden F. Del Rosario, Credit and Collection Head of The Times dated February 24, 2023;
6. Newspaper clippings of publication dated January 20 & 27; February 3, 10, 17, & 24, 2023;
7. Laverdad Publishing and Advertising Services "Palawan Star" Official Receipt No. 2010 dated January 16, 2023;
8. Affidavit of Publication executed by Mary Johanna Taeza, Sales Ads Manager of the Palawan Star dated March 14, 2023;
9. Newspaper clippings of publication dated January 23 & 31; February 13, 22, 24; March 01, 2023;

10. Official Gazette Official Receipt No. 3969876-M dated January 30, 2023;

11. Newspaper clippings of publication in Volume 119, No. 8 of the Official Gazette;

Likewise, attached is a copy of Certificate of Posting of Notice of Lease of Public Land by the undersigned regarding the above-subject application dated March 6, 2023.

IN VIEW HEREOF, it is respectfully recommended that the **conduct of bidding** be conducted to the PENRO level pursuant to Page 21 of 84 of the Revised Manual of Authorities or the DENR Administrative Order No. 2022-10 dated May 30, 2022.

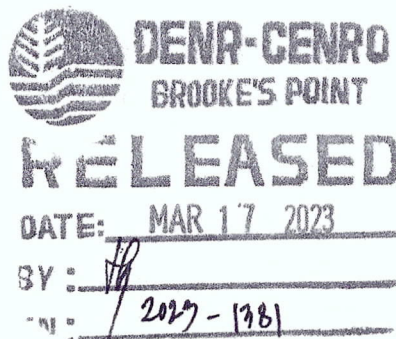
For his information, record and further instruction.


LEONARIO T. CALUYA

Copy Furnished:

ENGR. CARLO A. MATILAC
Ipilan Nickel Corporation
Bgy. Maasin, Brooke's Point, Palawan

Doc Ref No. 2023-1381/ RPS





March 23, 2023

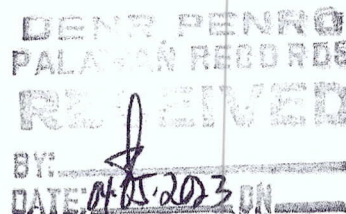
MEMORANDUM

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR RENEWAL OF PROVISIONAL PERMIT
NO. 045306-001 OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC LOCATED AT
BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**



Respectfully forwarded herewith is the letter of transmittal of documents for the renewal of the above-cited subject which was submitted to this Office on March 21, 2023 together with the following:

1. Copy of Approved Provisional Permit No. 045306-001 valid for a period of from June 01, 2022 to June 01, 2023;
2. Copy of Memorandum from RED: Approval of the Appraisal Report dated June 01, 2022;
3. Copy of Plan MLC 045306-13-D;
4. Other pertinent documents to the above-cited application.

It is requested that the same be evaluated and transmitted to the Regional Office.

For his information, record and consideration.

Copy Furnished:

ENGR. CARLO A. MATILAC
Ipilan Nickel Corporation
Bgy. Maasin, Brooke's Point, Palawan

Doc Ref No. 2023-1486/ RPS-MQS



DENR-CENRO
BROOKE'S POINT

RELEASED

DATE: MAR 30 2023

BY: [Signature]

CN: 01/2023-1486

LEONARD T. CALUYA



March 24, 2023

**SUBJECT: FORMAL BID OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC IN RE:
MISCELLANEOUS LEASE AGREEMENT APPLICATION
NO. 045306-13 LOCATED AT BGY. MAASIN,
BROOKE'S POINT, PALAWAN**

ENGR. CARLO A. MATILAC
Ipilan Nickel Corporation
Bgy. Maasin, Brooke's Point, Palawan

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY:
DATE: 03-30-2023

Dear Sir:

Greetings!

This is in connection with PENRO Memorandum dated March 21, 2023 duly received by this Office on March 23, 2023 relative to the above-cited subject.

Relative thereto, forwarded herewith is a copy of letter from the PENRO addressed to the applicant-corporation requiring to pay corresponding fee equivalent to three (3) months User's Fee amounting to **Php 2,324,056.04** to be paid thru this Office. Also, for payment thru check kindly indicate payable to: Bureau of the Treasury FAO DENR CENRO.

For your information, record and compliance.

Very truly yours,



LEONARD T. CALUYA
CENRO

Copy Furnished:

The PENRO
Sta. Monica, Puerto Princesa City

The Regional Executive Director
MIMAROPA, DENR by the Bay, 1515 L & S Bldg.,
Roxas Blvd., Ermita, Manila

Doc Ref No. 2023-1510/ RPS-MQS

 **DENR-CENRO**
BROOKE'S POINT
RELEASED
DATE: MAR 24 2023
BY:
CN: 2023-1510



March 28, 2023

MEMORANDUM

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **FORMAL BID OF IPILAN NICKEL CORPORATION
REPRESENTED BY CARLO A. MATILAC IN RE:
MISCELLANEOUS LEASE AGREEMENT APPLICATION
NO. 045306-13 LOCATED AT BARANGAY MAASIN,
BROOKE'S POINT, PALAWAN**

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY: *[Signature]*
DATE: *03-30-2023*

This is in connection with PENRO Memorandum dated March 21, 2023 duly received by this Office on March 23, 2023 instructing to submit certification relative to the above cited subject.

Respectfully forwarded herewith is a copy of Certificate of Posting of Notice of Lease of Public Land and copy of letter dated March 24, 2023 addressed to the applicant-corporation requiring them to pay for at least three (3) months user's fee duly received today by Mr. Edison Ranches of INC.


For his information and record.

[Signature]
LEONARD T. CALUYA

Copy Furnished:

ENGR. CARLO A. MATILAC
Ipilan Nickel Corporation
Bgy. Maasin, Brooke's Point, Palawan

Doc Ref No. 2023-1510/ RPS

 DENR-CENRO
BROOKE'S POINT
RELEASED
DATE: MAR 29 2023
BY: *[Signature]*
NO. 2023-1510

CENRO
copy



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan - 5305
Email Address: cenrobrookespoint@denr.gov.ph

April 14, 2023

MEMORANDUM:

FOR : The Regional Executive Director
DENR MIMAROPA Region
1515 DENR By the Bay Building
Roxas Blvd. Bgy. 668, Ermita, Manila

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **THREE MONTHS ADVANCE PAYMENT FOR USERS
FEE FOR MLA 045306-13 OF IPILAN NICKEL
CORPORATION, REPRESENTED BY CARLO
MATILAC LOCATED IN BRGY. MAASIN, BROOKE'S
POINT, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 04-14-2023 DN

This is in compliance with the Memorandum dated March 21, 2023 of PENRO in line with the Memorandum of the Regional Executive Director with instruction to require the Corporation to pay for at least three (3) months advance payment of user's fee for the above subject.

Relative hereto, submitted herewith is the photo copy of O. R. No. 1416940 dated April 11, 2023 for three (3) months advance payment of user's fee amounting to P2,324,056.04 duly received by the representative of Ipilan Nickel Corporation.

For your information and record.



RELEASED



DATE: APR 14 2023

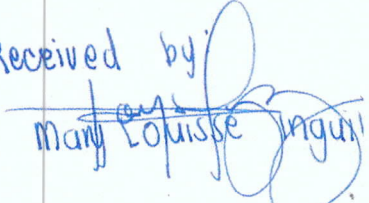
BY: [Signature]

CN: 224-1828

[Signature]
LEONARD T. CALUYA

M. Rodriguez St. Poblacion District I, Brooke's Point, Palawan 5305
Mobile: Globe: 09175028915; 09175028961
Gmail: cenro_brkspt@yahoo.com; cenrobrkspt@gmail.com

	Official Receipt of the Republic of the Philippines		
	Nº 1416940 E		
	Date <u>04-11-2023</u>		
Agency <u>DENR - DENR</u>		Fund	
Payor <u>Apilan Nickel Corporation</u>			
Nature of Collection	Account Code	Amount	
<u>Waste Fee / Annual Lease</u>		<u>P 2,324,056.04</u>	
<u>3 months advance</u>			
TOTAL		P 2,324,056.04	
Amount in Words <u>Two Million Three Hundred</u>			
<u>Twenty Four Thousand Fifty Six and 04/100</u>			
<input type="checkbox"/> Cash	Drawee Bank	Number	Date
<input checked="" type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
 Collecting Officer			
NOTE: Write the number and date of this receipt on the back of check or money order received.			

Received by

Mary Louise Ingui



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

OFFICE OF THE PUNONG BARANGAY

Barangay Maasin

CERTIFICATION

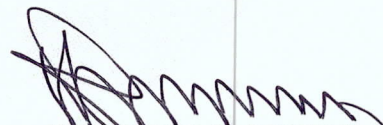
TO WHOM IT MAY CONCERN;

THIS IS TO CERTIFY THAT; Ipilan Nickel Corporation is the legal occupant of the area stated in the **Mineral Production Sharing Agreement (MPSA) NO. 017-93-IV as amended in 2000.** situated at Barangay Maasin Brooke's Point Palawan.

THIS CERTIFIES FURTHER THAT; KIRBY ERIN C. NG and CYMBELLY DELOS SANTOS are the absolute Co-owners of lot **1166 covered by Original Certificate of Title no. P-5692**, with a total land area of fifty six thousand two hundred forty (56,240) square meters, as declared under tax declaration no. 06-009-0667, located at Barangay Maasin Brooke's Point Palawan and the said area is free from claims and conflict.

This certification is being issued to **Ipilan Nickel Corporation** for whatever legal purpose it may serve's best.

Issued this 31st day of MAY 2023, at Barangay Maasin, Brooke's Point, Palawan


DOMINGO D. BERNAS
Punong Barangay

Paid under O.R. 1029952
Amount Paid: 100.00
Maasin, Brooke's Point, Palawan

DOMINGO D. BERNAS
PUNONG BARANGAY

JUVY R. LIRAZAN
BARANGAY KAGAWAD

DIONISIA T. ESTRADA
BARANGAY KAGAWAD

VICTOR L. ANTONINO
BARANGAY KAGAWAD

JESSIE C. BILLONES
BARANGAY KAGAWAD

ROLDAN L. TEJADA
BARANGAY KAGAWAD

HARRIS C. TIZON
BARANGAY KAGAWAD

EDISON R. RANCHES
BARANGAY KAGAWAD

LORETO T. RADAM JR.
SK -CHAIRMAN



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

**MUNICIPAL PLANNING AND DEVELOPMENT OFFICE
ZONING DIVISION**

LOCATIONAL/ZONING CLEARANCE

Application No.: 2022-123
Date of Receive: 06-03-22

Decision No.: 2022-123
Date of Issue: 06-13-2022

APPLICANT:

IPILAN NICKEL CORPORATION (INC) C/O ENGR. SEGUNDO A. VILLANUEVA

ADDRESS:

MAASIN, BROOKE'S POINT, PALAWAN

TYPE OF PROJECT:

CAUSEWAY/PORT FACILITIES

LOCATION:

: MAASIN,
: BROOKE'S POINT, PALAWAN

ZONING CLASSIFICATION:

WATER ZONE

LAND AREA :

118,580.00 SQ.M.

STREET FRONTAGE:

LOT DEPTH:

LOT WIDTH:

PROPOSED BUILDING :

MAXIMUM AREA :

9,600.00 SQ. M.

MAXIMUM BUILDING HEIGHT:

EVALUATION OF FACTS/BASIS OF DECISION:

WITH APPROVED MISCELLANEOUS LEASE SURVEY, APPROVED PHILIPPINE PORTS AUTHORITY PERMIT TO DEVELOP AND PERMIT TO CONSTRUCT, BUILDING PLAN AND LEASE OF MUNICIPAL WATER. PROVISIONAL PERMIT FOR FORESHORE LEASE AND ORDER LIFTING THE CEASE AND DESIST ORDER.

DECISION:

APPROVED

CONDITIONS:

- ☒ Conditions stipulated herein form part of this decision and are subject to monitoring.
- ☒ Non-compliance therewith shall be a cause of cancellation or legal action.
- ☒ The applicable requirements of government agencies and applicable provisions of existing laws shall be complied with.
- ☒ No activity other than that applied for shall be conducted within the project site.
- ☒ No major expansion, alteration and/ or improvement shall be introduced without prior clearance from this office.
- ☒ This decision shall not be construed as a certification of this office to the ownership by the applicant of the parcel of land subject of this decision.
- ☒ Any misrepresentation, false statements or allegations immaterial to the issuance of this decision shall be sufficient cause of its revocations.
- ☒ "No Fishing" restriction inside the permit area is not authorized and shall not be imposed. Fisherfolks are allowed to fish anytime.

EnR JOIE C. PIRAMIDE, MPA
MPDC/Zoning Administrator/ECAN Board
Secretary

LC NO. : 2022-123
PMO No./OR. No. : 0870425
Date Issued : June 3, 2022
Amount Paid : Php179,209.25



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

**MUNICIPAL PLANNING AND DEVELOPMENT OFFICE
ZONING DIVISION**

OFFICE OF MUNICIPAL PLANNING
AND DEVELOPMENT
BROOKE'S POINT, PALAWAN

RECEIVED

BY: Munir

DATE: 25/3/22 09:57 AM

LOCATIONAL CLEARANCE APPLICATION FORM

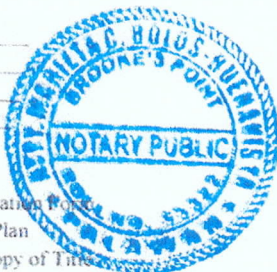
1. NAME OF APPLICANT (Last, First, Middle) <u>IPILAN NICKEL CORPORATION</u>	2. NAME OF CORPORATION <u>IPILAN NICKEL CORPORATION</u>
3. ADDRESS OF THE APPLICANT <u>Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St., Aseana, Paranaque City</u>	4. ADDRESS OF CORPORATION <u>Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St., Aseana, Paranaque City</u>
5. NAME OF AUTHORIZED REPRESENTATIVE <u>Engr. Segundo A. Villanueva</u>	6. ADDRESS OF AUTHORIZED REPRESENTATIVE <u>Brgy. Maasin, Brooke's Point, Palawan</u>
7. PROJECT TYPE <u>Causeway/ Port Facilities</u>	8. PROJECT NATURE <input checked="" type="checkbox"/> New development <input type="checkbox"/> Other Specify
9. PROJECT LOCATION (Number, Street, Barangay, City/ Municipality, Province) <u>Boundary of Brgy. Mambalot and Brgy. Maasin, Municipality of Brooke's Point, Palawan</u>	
10. PROJECT AREA (in square meters) Lot : <u>118,580</u> sq. m Building (s)/ Improvement: <u>9,600</u> sq. m	
11. RIGHT OVER LAND <input type="checkbox"/> Owner <input type="checkbox"/> Other <input checked="" type="checkbox"/> Lease	12. PROJECT TENURE <input type="checkbox"/> Permanent <input checked="" type="checkbox"/> Temporary (Specify years)
13. EXISTING LAND USES OF PROJECT SITE <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant / Idle <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Others <input type="checkbox"/> Agriculture (Specify crop) <input type="checkbox"/> Commercial <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Not Tenanted	
14. PROJECT COST / CAPITALIZATION (in pesos, in word and in figures) <u>One Hundred Seventy-Three Million Seven Hundred Nine Thousand Two Hundred Forty-Three and 1/10 Pesos- PHP 173,709,243.10</u>	
15. PREFERRED MODE OR RELEASE OF DECISION: <input checked="" type="checkbox"/> Pick-up <input type="checkbox"/> by mail, address to: <input type="checkbox"/> Applicant <input type="checkbox"/> Authorized Representative	

16. SIGNATURE OF APPLICANT: [Signature]

Republic of the Philippines)
Province of Palawan) S.S
Municipality of Brooke's Point)

SUBSCRIBE AND SWORN TO before me this 30 day of MAY 2022 at the Municipality of Brooke's Point, Palawan, affiant
Exhibited to me his / her Community Tax Certificate No. [Signature] issued at
on 20

Doc NO 116
Page No 25
Book No 130
Series of 2022



**ATTY. MARIETA BOLOS-BUENAVISTA
NOTARY PUBLIC Until December 31, 2022**

Roll of Attorney No. 53222

IBP Lifetime member no. 010019

PTR No. 0891096 / Jan. 03, 2022 / PAL.

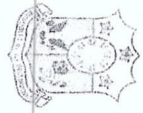
MCLE Compliance No. VII-0005375

Brooke's Point, Palawan

REQUIREMENTS:

- ☐ Notarized Application Form
- ☐ Set of Building Plan
- ☐ Certified True copy of Title
- ☐ Tax Declaration
- ☐ Latest Payment of Real Property Tax

- ☐ Barangay Clearance
- ☐ BIC Clearance
- ☐ SPA or Lease Contract or Authorization to Use Land or Deed of Sale or Deed of Donation (if not Land Owner)



Official Receipt
of the
Republic of the Philippines

No. 0870425 K

Date MAY 03, 2022

Agency MTD-BP Fund

Payor IPHAN NICKEL CORPORATION c/o ENGR. SEGUNDO A. VILLANUEVA

Nature of Collection Account Code Amount

LOCAL NON-CLEARANCE 176,709.25
PENALTY 2,500.00

TOTAL	P179,209.25
-------	-------------

Amount in Words ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED NINE HUNDRED AND TWENTY FIVE

☒ Cash ☐ Check ☐ Money Order

Received the amount stated above.

Ernest S. TROSA
Collecting Officer

NOTE: Write the number and date of this receipt on the back of check or money order received.

Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

MUNICIPAL PLANNING & DEVELOPMENT OFFICE

MAY 30, 2022
Date

ORDER OF PAYMENT


The Treasurer/Cashier
Office of the Treasury
Brooke's Point, Palawan

Sir/Madam:

Please issue official receipt to Mr/Ms IPHAN NICKEL CORPORATION
in the amount of ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED NINE HUNDRED AND TWENTY FIVE
(P. 179,209.25) for the payment of LOCAL NON-CLEARANCE AND PENALTY

NOTE:
ACE - 176,709.25
TY - 2,500.00
P 179,209.25

ENR JOSE C. PIRAMIDE, MPA
MPDC/Zoning Administrator/ECAN Board
Secretary

	Official Receipt of the Republic of the Philippines		
	Nº 1023346 ¹⁰²³³⁴⁶ N		
	Date <u>5/29/2023</u>		
Agency <u>WTO: BROOKE'S POINT</u>		Fund	
Payor <u>IPILAN NICKEL CORPORATION C/O EDISON RANCHES</u>			
Nature of Collection	Account Code	Amount	
PAYMENTS FOR	2010108-20	P52,900.00	
RENTAL FEE FOR THE		0	
LEASE OF MUNICIPAL			
WATER. <i>q</i>			
TOTAL		P	
Amount in Words		52,900.00	
FIVE HUNDRED NINETY TWO THOUSAND NINE HUNDRED			
<input checked="" type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
<div style="text-align: right;"><u>EMMA S. TABANGAY</u> Collecting Officer <i>q</i></div>			
NOTE: Write the number and date of this receipt on the back of check or money order received.			

USE PREVIOUS EDITIONS

54. **MUNICIPAL FISHING** - refers to fishing within municipal waters using fishing vessels of three or more gross tons or less, or fishing net registration of fishing vessels.

55. **MUNICIPAL WATERS** - include not only rivers, lakes, inland bodies of water and local seas within the municipality which are not included within the protected area as defined under Forestry Act No. 7586 (The NIFAS Law), public forest, other lands, forest reserves or fishery reserves, but also marine waters included between two (2) lines perpendicular to the general coastline from the shore where the boundary lines of the municipality meet the sea at low tide and a third line parallel with the general coastline including offshore islets and fifteen (15) kilometers from such coastline. Where two (2) municipalities are so situated on opposite shores such that there is less than thirty (30) kilometers of marine waters between them, the third line shall be equally distant from opposite shores of the respective municipalities.

56. **NON-GOVERNMENT ORGANIZATION (NGO)** - an association, institution, a foundation or a group of persons

ARTICLE D
RENTAL FEE FOR THE USE OF THE MUNICIPAL WATER FOR PURPOSES OTHER THAN
FISH CULTURE OR FISHING ACTIVITIES

Section 5D.01. – Imposition of Fees. – There is hereby imposed an annual rental fee for the use of Municipal Waters for purposes other than fish culture or fishing activities at a rate of Five (P 5.00) Pesos per square meter of water space occupied.

Section 5D. 02. – Time of Payment. – The rental fee may be paid, at the discretion of the lessee, in full within the first twenty (20) days of January or in quarterly installments within the first twenty (20) days of each calendar quarter.

For a lease acquired after January 20, the rental fee equivalent to one quarter shall be due for the current year when the lease is approved. The rental due in the succeeding quarter or quarters in cases when the lease is approved before the last quarter of the year, shall be paid within the first twenty (20) days of each calendar year.

Section 5D. 03. - Surcharges for Late Payment. – In case of failure to pay the rental fee within the time allowed for payment, a surcharged of twenty – five percent (25%) shall be collected on the original amount due.

Failure to pay the rental fee for three (3) consecutive quarters shall cause automatic cancellation of the lease.

Section 5D. 04. - Sharing of Proceeds. – Sixty percent (60%) of the proceeds of the rentals shall accrue to the general fund of the Municipality and forty percent (40%) of the general fund of the barangay where the leased area of the Municipal Water is located. If the log pond is located in two or more *barangays*, the forty percent (40%) share shall be divided equally among them.

$118,500.00$
 $\times 5.00/\text{sq. m.}$ (2ndal fee for the use
 of main water)

 $\text{P } 592,500.00$

LECTORAL CLEARANCE FEE

over 2 million \sim $\$1,000 + \frac{1}{n}$ of 1% of GNP in excess
of 2 million



Republika ng Pilipinas
PANGASIWAAN NG DAUNGAN NG PILIPINAS
(Philippine Ports Authority)
Bonifacio Drive, South Harbor, Port Area, Manila

**CERTIFICATE OF REGISTRATION/ PERMIT TO OPERATE
NO. 556 (Temporary/Non-Commercial)**

Know all Men by These Presents:

Pursuant to the provisions of Section 6a (iii), Article II of Presidential Decree No. 857 dated 23 December 1975, as amended, PPA Administrative Order No. 06-95 dated 04 December 1995, PPA Administrative Order No. 02-2009 dated 20 March 2009, PPA Administrative Order No. 03-2013 dated 5 September 2013 and PPA Administrative Order No. 05-2013 dated 02 December 2013, the Philippine Ports Authority hereby issues this CERTIFICATE OF REGISTRATION to:

IPILAN NICKEL CORPORATION

for its facilities at Brgy. Maasin and Mambalat, Brookes Point, Palawan. This also serves as Permit to Operate
the same subject to the conditions attached to this Certificate, the provisions of said

Presidential Decree and all other applicable laws, rules and regulations promulgated pursuant thereto.

In testimony whereof the seal of the Philippine Ports Authority and signature of its Assistant General Manager for Operations are
hereunto affixed.

Valid for one (1) year commencing upon conforme of its Terms and Conditions

FRANCISQUIEL O. MANCILE
AGM for Operations



Ipilan Nickel Corporation

Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St.,

Aseana, Parañaque City

Office: (632) 519 7888 Fax: (632) 519 7999

2022 SHIPMENT DATA				
Vessel No.	Vessel Name	Shipment Period		Tonnage Shipped (WMT)
1	MV HE SHENG NAN FANG	September 12, 2022	September 20, 2022	54,700
2	MV KANG HUAN	September 27, 2022	October 03, 2022	51,000
3	MV XING HE HAI	October 11, 2022	October 21, 2022	58,400
4	MV VAN ETERNITY	October 23, 2022	October 29, 2022	52,000
5	MV ZHONG CHANG HONG SHENG	November 15, 2022	November 26, 2022	55,400
6	MV WAN ADVANTAGE	November 28, 2022	December 06, 2022	54,320
7	MV JIN RONG	December 06, 2022	December 12, 2022	57,400
8	MV DE XIN XING LONG	December 14, 2022	December 21, 2022	55,200
Total				438,420

2023 SHIPMENT DATA				
Vessel No.	Vessel Name	Shipment Period		Tonnage Shipped (WMT)
1	MV JIN AN	December 15, 2022	January 01, 2023	54,060
2	MV NEWSEAS CRYSTAL	January 01, 2023	January 13, 2023	59,400
3	MV DZ WEIHAI	January 02, 2023	January 30, 2023	46,474
4	MV KUAI BANG HAI 16	January 26, 2023	February 08, 2023	53,000
5	MV XIN HAI TONG 16	February 23, 2023	March 05, 2023	55,450
6	MV AE SATURN	March 10, 2023	March 16, 2023	50,369
7	MV ARIS GLORY	March 21, 2023	March 27, 2023	57,175
8	MV EASTERN CAMELLIA	April 02, 2023	April 08, 2023	45,968
9	MV KAI XUAN 9	April 22, 2023	April 28, 2023	51,870
10	MV ZHE HAI 525	May 07, 2023	May 13, 2023	54,320
11	MV JOSCO YANGZHOU	May 20, 2023	May 28, 2023	54,050
Total				582,136

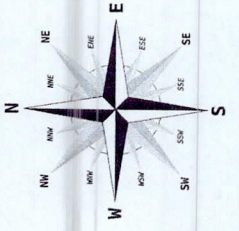
979500N

979200N

603600E

603300E

603000E



603600E

603300E

603000E

LEGEND

EXISTING STRUCTURES

MLA



Ipilan Nickel Corporation
IPILAN NICKEL PROJECT
BIRGY, MAASIN, BROOKER'S POINT, PALAWAN

PORT SITE DEV. PLAN

SCALE: 1: 00 CRS: PRS ZONE



Ipilan Nickel Corporation

Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St.,

Aseana, Parañaque City

Office: (632) 519 7888 Fax: (632) 519 7999

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Total				582,136

Crgy. Maasin and Mambalot, Brooke's Point, Palawan

CONDITIONS

This certificate serves as a permit within which the owner/operator to operate the facilities registered herein as a NON-COMMERCIAL PRIVATE PORT.

- 10m x 12m Access Dike
- 0m x 50m Berthing Area
- 4.0 m Causeway

2. This certificate is effective for one (1) year commencing upon conforming to the Terms and Conditions.

3. The grantee shall be authorized to handle cargoes owned or consigned to it only, either on its own barge, contract or otherwise.

4. The grantee shall pay ₱30,000.00 privilege fee per year exclusive of VAT, in addition to such port dues, fees, charges as may be due the Philippine Ports Authority, without prejudice to any increase which the Authority may impose during the lifetime of this permit.

5. The grantee shall allow authorized personnel of the Authority to inspect the facilities and its premises, including examination of specific records to determine compliance with this permit and other requirements and shall submit such data/documents or information which the Authority may require from time to time for statistical or other purposes.

6. The grantee shall ensure that the non-commercial private port facility herein registered shall not be utilized for illegal activities such as gun-running and smuggling as stipulated under PPA Operations Memorandum Order No. 02-2001 and other related issuances.

7. The grantee shall maintain the facilities in good condition and shall be responsible for the safe and efficient operations thereof.

8. No alterations or improvements, other than ordinary repair for wear and tear shall be made on the existing facilities (as shown on the as-built plans submitted to and stamped received by this Authority) without the prior approval of P. A.

9. No vessel shall be allowed berth unless properly authorized by the Authority and/or Bureau of Customs.

The grantee shall allow the Authority or any other government entity or other private port users to use said facilities in case of emergency, necessity or congestion at the government pier.

11. During the validity of the renewal operating permit (temporary/non-commercial), subject company shall submit the DENR-issued Official Receipt representing payment of annual occupancy dues covering the subject foreshore area.

12. The grantee hereby absolves the Authority from any responsibility for any accidents, deaths, damages to property or person due to failure in the design, structural stability of the facilities or defects in the construction as well as from any legal suit's, court action's which may result from said operation.

13. The grantee shall submit a comprehensive port security survey plan consistent with PPA MC No. 10-2003.

14. The grantee must comply with the requirements for Shore Reception Facilities (SRF) as contained under PPA Administrative Order No. 02-2003 consistent with the MARPOL 73/78 requirements.

15. The grantee shall comply with the provisions of PPA AO 06-95, PPA AO 02-2001 and other rules, laws and regulations promulgated by the Authority, Customs, Immigration and/or other proper authorities.

16. Failure of the grantee to comply with any of the conditions herein specified shall constitute a sufficient ground for the Authority to suspend or cancel this permit.

CONFORME:

By:

Name

Edson R. Ranches
Edson R. Ranches
(SIGNATURE OVER PRINTED NAME)
Authorized Representative

Date

September 13, 2022



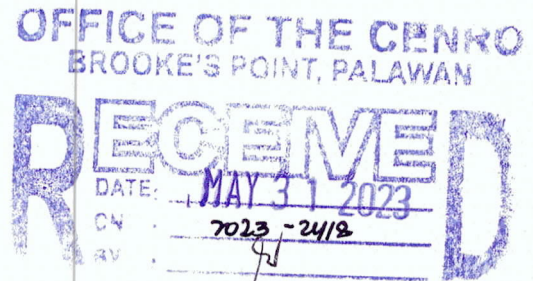
May 31, 2023

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : The Compliance Monitoring Team

SUBJECT : **REPORT RE: INSPECTION/MONITORING OF PROVISIONAL PERMIT NO. 045306-001 ISSUED ON JUNE 1, 2022 TO IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A. MATILAC LOCATED AT BARANGAY MAASIN, BROOKE'S POINT, PALAWAN**

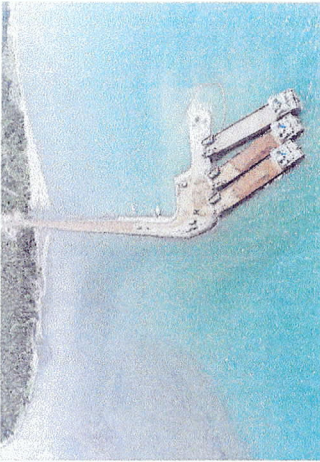


Hereunder are the details of the conducted inspection/monitoring:



- 1. Inspection/Monitoring:**
Date : May 30-31, 2023
Place : Barangay Maasin, Brooke's Point, Palawan
- 2. The Inspecting Team:**
 - 2.1** The Undersigned CENRO Brooke's Point, Personnel
 - 2.2** Forester Marvin Louie Arlegui – Ipilan Nickel Corporation MEPEO
- 3. Compliance to Terms and Conditions**
(See attached Tabular Template)

Terms and Conditions	Complied		Accomplishments/ Observations	Remark/s
	Yes	No		
1. This application is not made for the benefit of any person other than the applicant.	✓		The area is solely utilized by the permittee (<i>Ipilan Nickel Corporation</i>) as causeway for use of LCT/Barges in shipside loading operations. Based on the provided Shipment Data, the permittee had a total of 19 shipments from September 12, 2022 to May 28, 2023.	See attached copy of Shipment Data
2. The permit is to be issued under the conditions prescribed by Administrative Order No. 8-3 as amended and such additional conditions as the Secretary of Environment and Natural Resources or the Regional Executive Director may deem necessary according to attending circumstances or to protect public interests, which special conditions shall be expressly stated in and made a part of the permit	✓		The permittee bought the adjacent Lot No. 1168 which gave the company absolute privilege to use the riparian area based on Administrative Order No. 8-3.	See attached copy of Certificate of Title No. P-5692 and Map.
3. The permittee shall occupy and put the land subject of the permit to use for which the permit is to be issued within two (2) months from the date of the permit upon penalty of losing his right over the land through the cancellation of the permit accompanied by the forfeiture of fees paid for	✓		The construction of the causeway started on May 12, 2022. The Office of CENRO Brooke's Point then issued an Order on May 30, 2023 addressed to Engr. Carlo A. Matilac, Project Operations Head	See attached copy of Causeway Construction Design, PPA Permit Note: The plan and design for the permittee's causeway had been revised/change from "T" to "L"

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 Email: cenrobrookespoint@denr.gov.ph

<p>failure to occupy and use the land within the period herein allowed</p>	<p>of Ipilan Nickel Corporation (INC) directing them to immediately Cease and Desist from continuing the construction of causeway/port of INC until the approval of their MLA.</p> <p>On June 1, 2022, DENR MIMAROPA RED Lormelyn E. Claudio, CESO IV issued Provisional Permit No. 045306-001 for construction of causeway/industrial purpose of Ipilan Nickel Corporation valid for 1 year.</p> <p>On June 6, 2022, the Ipilan Nickel Corporation paid the required annual rental.</p> <p>On June 9, 2022, CENRO Brooke's Point released to the company the original copy of the Provisional Permit together with the Official Receipt No. 1415181 for payment of annual rental. Likewise, the previously issued Cease and Desist Order was lifted</p>	<p>shape based on the result of the hydrographic survey which shows presence of a shoal in the south side of the benching area. This matter was communicated by the permittee to the Palawan Council for Sustainable Development through letter dated October 11, 2022. The same was received by the PCSD on November 14, 2022.</p> 
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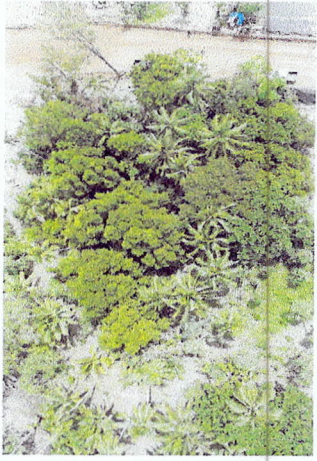
M.Rodriguez St. Poblacion District I, Brooke's Point Palawan 5305
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		allowing them to continue the construction of the causeway.		
4. No building or structure shall be constructed or erected on the land without its plan and construction having been previously approved by the corresponding authorities in accordance with local ordinance which building or structure shall be temporary and easily removable at the expense of the permittee. In all cases even if the building or structure is temporary, the building permit therefore must first be secured	✓	On June 12, 2022, the company resumed construction activities. No permanent structures in the permitted area was observed. Building structures such as the Port Office and Powerhouse are located/constructed within the adjacent titled lot acquired by the permittee. The construction of which is covered by the corresponding Building Permit issued by the Office of the Municipal Engineer of LGU Brooke's Point, Palawan.	See attached copy of Locational/Zoning Clearance for the Causeway/Port Facilities	
5. The permit is not transferable and neither the land nor the improvements thereon shall be lease transferred, sold, conveyed, mortgages or in any manner encumbered or assigned without the written consent of the Secretary of Environment and Natural Resources, the Regional Executive Director, as the case may be, which consent may be given only IF AND WHEN THE SAID PERMIT IS STILL SUBSISTING OF WHEN THE PERIOD THEREOF HAS NOT YET	✓	During the exit conference, Mr. Segundo A. Villanueva, Assistant Resident Mine Manager of Ipilan Nickel Corporation stated and confirmed that the company has no intention and/or plan to transfer or assign ownership and or usage of the causeway area including any facilities thereon to another entity.		



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EXPIRED, and after it has been found that the said transfer has not yet been paid up to date of approval. IN THE EVENT THAT THE PERMIT HAS ALREADY EXPIRED, NO TRANSFER OR ASSIGNMENT SHALL BE ALLOWED BUT THE APPLICATION SHALL ONLY BE THE ORIGINAL PERMITTEE. In any case of transfer or assignment, the transferor and the transferee shall be held jointly and severally liable for any appears in the payment of the permit fees by the transferor.				
6. Should the permit be cancelled by reason of the failure of the permittee to pay the permit fees, all improvements found thereon shall be forfeited to the Government	✓		The permittee paid on June 6, 2022 the amount of Php 9,296,224.14 as annual rental for Provisional Permit for Causeway/Industrial Purposes under PPA No. 045306-001 and deposited in Land Bank of the Philippines on June 7, 2022.	See attached copy of Official Receipt (OR) paid for by the permittee.
7. Upon discovery, the permittee shall immediately notify in writing the Regional Executive Director of the existence in the land of any gold, copper or other substance containing minerals, guano, gums precious stones, coal or coal oil, and he shall not take or remove nor offer from there to take or remove from the place any quantity of the said product	✓		Per the certification issued and signed by the permittee, no existence of gold, copper or other substance containing minerals, guano, gums precious stones, coal or coal oil discovered and removed in the area.	See attached copy of Certification issued by the permittee.

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8. The permit is subject to favorable recommendation of the District of City Engineer, the Commissioner of Customs and further findings of the CENR Officer concerned, if said recommendation and findings are necessary but were not available and were therefore considered at the time of the issuance of the permit	✓		DPWH Secretary Roger G. Mercado issued an endorsement dated May 18, 2022 interposing no objection to the Miscellaneous (Foreshore) Lease Application of Ipilan Nickel Corporation.	See attached copy of Endorsement.
9. Persons holding licenses issued by the Department of Environment and Natural Resources shall have the right-of-way on the land and also the right to cut, collect and remove timber thereon	✓		<p>No traces and/or evidences of cutting, collection and removal of trees/timber found/observed within the area.</p> <p>Intact vegetation characterized by mangroves and beach forest with associated species of nipa is observed in the area. Species observed includes bakawan lalaki, Bani, Talisai, Bungalon and pandan dagat among others.</p>	<p>During the Exit Conference, the Enrichment Plan was discussed since there is an adjacent mangrove area.</p> <p>The permittee stated that they will submit copy of Initial Enrichment Plan for reference.</p> 

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<p>10. Any timber growing on the land shall not be cut and disposed of for commercial purposed without a license from the DENR</p>	<p>✓</p>	<p>No traces and/or evidences of cutting, collection and removal of trees/timber found/observed within the area.</p>	
<p>11. The land covered by the permit and/or any improvement that may be constructed thereon shall be used exclusively by the applicant himself. In case it is found out that the land and/or improvements are used by any person other than the permittee without the written consent or approval of the Regional Executive Director or of the Secretary of Environment and Natural Resources, the permit shall be cancelled and the improvements on the land covered thereby</p>	<p>✓</p>	<p>Visibility of marker/s of boundary of permit area.</p> <p>The security personnel regularly roving around had been oriented and/or are knowledgeable/aware of the boundaries of the permit area.</p>	

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forfeited in favor of the Government

Per recommendation of the Compliance Monitoring Team during the exit conference, on the following day, the permittee installed a more visible monument to serve as permanent marker for the boundaries of the issued Provisional Permit.



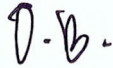
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4. Conclusion and Recommendation

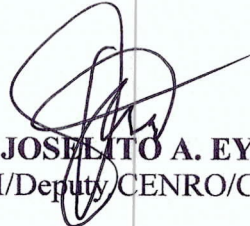
During the time of inspection/monitoring, the team verified that the permittee had complied with the terms and conditions set by the Provisional Permit No. 045306-001 for causeway/industrial use of a foreshore land located in Barangay Maasin, Brooke's Point, Palawan issued on June 1, 2022 valid for 1 year.

In view hereof, the team recommends for the approval of the request of the permittee for renewal of its Provisional Permit.

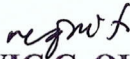
For his information, evaluation and further instruction.



FRANKLIN M. AQUINO
DMO IV/PASu, UIWS



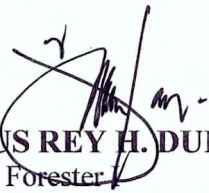
JOSE LITO A. EYALA
F-III/Deputy CENRO/Chief, MES



MARIVIC C. QUITAIN
LMO III, Chief, RPS



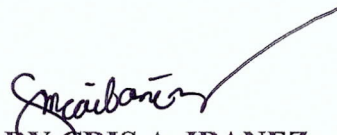
RACHEL H. APPIE
ECOMS II/ Planning Officer



MENELAUS REY H. DULLER
Forester



MARLOU O. SORETES
FI/GIS Focal Person



MARY CRIS A. IBANEZ
ECOMS I



ROSEVILLE I. MITRA
Forest Technician II



MARK RONALD S. VELASCO
Forest Ranger/Drone Operator



RODELA RONAS
Forest Ranger



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

November 28, 2022

CENRO Special Order

No. 2022-050

Series of 2022

SUBJECT : CREATION OF COMPLIANCE MONITORING AND PERFORMANCE EVALUATION TEAM ON THE DENR ISSUED PERMITS/ LEASE CONTRACTS/ LICENSES AND OTHER TENURIAL INSTRUMENTS WITHIN AOJ OF CENRO BROOKE'S POINT, PALAWAN

In the interest of the service and in order to ensure compliance of Permittee/s with the DENR issued permits/lease contracts/licenses and other tenurial instruments within the administrative jurisdiction of this Office, a Compliance Monitoring Team is hereby created to be composed of the following personnel to wit:

- | | | | |
|----|----------------------------------|---|-----------------------|
| 1. | F III Joselito A. Eyala | - | Team Leader |
| 2. | F III Franklin M. Aquino | - | Assistant Team Leader |
| 3. | SEMS Anselma M. Fuentes | - | Representative/CDS |
| 4. | LMO II Marivic C. Quitain | - | Representative/RPS |
| 5. | F I Rachel H. Appie | - | Member |
| 6. | FT I Reynaldo V. Palisoc | - | Member |
| 7. | FR Mark Ronald S. Velasco | - | Member |
| 8. | FR Bimbo Vicente | - | Member |
| 9. | TL/Concerned Monitoring Stations | - | Member |

They shall conduct regular inspection and monitoring of all DENR issued permits/lease contracts/licenses/tenurial instruments/agreements in coordination with the concern Permittee to evaluate/assess performance and ensure compliance with the terms and conditions stipulated therein in line with existing DENR Laws, Rules and Regulations.

They shall submit Compliance Monitoring and Performance Evaluation Report with categorical recommendations supported with geo-tagged photos for reference and record purposes.

This Order takes effect immediately and shall remain enforce until revoked in writing by the undersigned and/or higher authorities.



DENR-CENRO

BROOKE'S POINT

RELEASED

DEC 01 2022

LEONARD T. CALUYA
CENRO

M. Rodriguez St. Poblacion District I, Brooke's Point Palawan 5305

Mobile Phone: Globe: 0917-502-8961

Email: cenrobrookespoint@denr.gov.ph

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

IPILAN NICKEL CORPORATION
Rep. By: Carlo A. Matilac

Permit Application No. 045306-001
(Provisional Permit)

Sir:

This refers to your application for a permit pursuant to the provisions of Act No. 3077 and Lands Administrative Order No. 8-3, as amended, you are hereby **GRANTED** this permit for provisional use for **CAUSEWAY/INDUSTRIAL** purpose of a foreshore land located in Barangay Maasin, Brooke's Point, Palawan, particularly described as follows:

APPLICATION NO.	:	PPA NO. 045306-001
APPLICANT NAME	:	Ipilan Nickel Corporation
	:	Rep. by Carlo Matilac
DATE APPLIED	:	March 24, 2022
LOCATION	:	Brgy. Maasin, Brooke's Point
	:	Province of Palawan
DESCRIPTION OF THE LAND	:	Foreshore land is bounded on the North-west by Lot No. 1166, Pls 96; in the East by Sulu Sea, in the South by Sulu Sea and in the West by Sulu Sea
AREA	:	118,580 sq.m.
APPRAISED VALUE OF THE LAND	:	₱ 7,470,540.00
APPRAISED VALUE OF IMPROVEMENTS	:	₱ 1,825,684.14
PROPOSED ANNUAL RENTAL	:	₱ 9,296,224.14
PURPOSE	:	Causeway/Industrial

It should be understood that this permit is imperative over areas which are included in claims pending determination by the Regional Executive Director. Although this permit is allowed under LAO 8-3, as amended, the same is still subject to the provisions of Section 12, paragraph (m) thereof, under which it is conditioned upon favorable findings of the permit over the CENRO concerned, but subject to any prior and subsisting forestry permit over the land if any.

This permit is granted under the conditions specified in Lands Administrative Order No. 8-3, as amended, and under the term and conditions stated in your application and on the back thereof, all of which are made a part of this permit. It shall be good and valid for a period of from JUN 03 2022 to JUN 03 2023 renewable at the discretion of the Regional Executive Director.

It is understood that the land for which this permit is issued is to be devoted only for beach resort/commercial use.

Recommending Approval:


MAXIMO C. LANDRITO
OIC, Assistant Regional Director
for Technical Services

APPROVED:


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

NOTE:

1. Total value of the (a) land ₱249,018,000.00 (b) Improvements: ₱ 182,568,414.00
2. The Occupation Fee to be paid by the permittee is 3% or ₱ 7,470,540.00 of the total value of the land applied for plus 1% or ₱1,825,684.14 of improvements thereon:
Total Annual Rental - ₱ 9,296,224.14

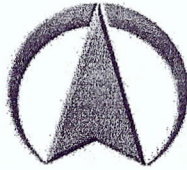
PN: LPDD/PDS/K-1-25-2022

1515 L & S Building - Roxas Boulevard, Ermita, Manila 1000
DENR-VOIP (632) 483367/2483468/2493367 local 2714 (Regional Executive Director) 2714 (Licenses Patents and Deeds Division)
Direct Line: (632) 4050151, Facsimile: (632) 4050010
Email: denrvoip@denr.gov.ph



CONDITIONS UNDER WHICH THIS PERMIT IS ISSUED

1. This application is not made for the benefit of any person other than the applicant.
2. The permit is to be issued under the conditions prescribed by Administrative Order No. 8-3, as amended and such additional conditions as the Secretary of Environment and Natural Resources or the Regional Executive Director may deem necessary, according to attending circumstances or to protect public interests, which special conditions shall be expressly stated in, and made a part of the permit.
3. The permittee shall occupy and put the land subject of the permit to use for which the permit is to be issued within two months from the date of the permit, upon the penalty of losing his right over the land through the cancellation of the permit, accompanied by the forfeiture of fees paid for failure to occupy and use the land within the period herein allowed.
4. No building or structure shall be constructed or erected on the land without its plan and construction having been previously approved by the corresponding authorities in accordance with local ordinance, which building or structure shall be temporary and easily removable at the expense of the permittee. In all cases even if the building or structure is temporary, the building permit therefore must first be secured.
5. The permit is not transferable and neither the land nor the improvements thereon shall be lease transferred, sold, conveyed, mortgaged, or in any manner encumbered or assigned without the written consent of the Secretary of Environment and Natural Resources, the Regional Executive Director, as the case may be, which consent may be given only IF AND WHEN THE SAID PERMIT IS STILL SUBSISTING OR WHEN THE PERIOD THEREOF HAS NOT YET EXPIRED, and after it has been found that the said transfer has not been paid up to the date of approval, IN THE EVENT THAT THE PERMIT HAS ALREADY EXPIRED, NO TRANSFER OR ASSIGNMENT SHALL BE ALLOWED BUT THE APPLICATION SHALL ONLY BE RECOMMENDED IN THE NAME OF THE NEW APPLICANT WHOM DESIRED TO SUCCEED THE ORIGINAL PERMITEE. In any case of transfer or assignment, the transferor and the transferee shall be held jointly and severally liable for any appears in the payment of the permit fees by the transferor.
6. Should the permit be cancelled by reason of the failure of the permittee to pay the permit fees, all improvements found thereon shall be forfeited to the Government.
7. Upon discovery, the permittee shall immediately notify in writing the Regional Executive Director of the existence in the land of any gold, copper or other substance containing minerals, guano, gums precious stones, coal or coal oil, and he shall not take or remove nor offer from there to take or remove from the place any quantity of the said product.
8. The permit is subject to favorable recommendation of the District of City Engineer, the Commissioner of Customs, and further findings of the CENR Officer concerned, if said recommendation and findings are necessary but were not available and were therefore considered at the time of the issuance of the permit.
9. Persons holding licenses issued by the Department of Environment and Natural Resources shall have the right-of-way on the land and also the right to cut, collect and remove timber thereon.
10. Any timber growing on the land shall not be cut and disposed of for commercial purposes without a license from the Department of Environment and Natural Resources.
11. The land covered by the permit and/or any improvement that may be constructed thereon shall be used exclusively by the applicant himself. In case it is found out that the land and/or improvements are used by any person other than the permittee without the written consent or approval of the Regional Executive Director or of the Secretary of Environment and Natural Resources, the permit shall be cancelled and the improvements on the land covered thereby, forfeited in favor of the Government.



Ipilan Nickel Corporation

Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St.,
Aseana, Parañaque City

Office: (632) 519 7888 Fax: (632) 519 7999

2022 SHIPMENT DATA

Vessel No.	Vessel Name	Shipment Period		Tonnage Shipped (WMT)
1	MV HE SHENG NAN FANG	September 12, 2022	September 20, 2022	54,700
2	MV KANG HUAN	September 27, 2022	October 03, 2022	51,000
3	MV XING HE HAI	October 11, 2022	October 21, 2022	58,400
4	MV VAN ETERNITY	October 23, 2022	October 29, 2022	52,000
5	MV ZHONG CHANG HONG SHENG	November 15, 2022	November 26, 2022	55,400
6	MV WAN ADVANTAGE	November 28, 2022	December 06, 2022	54,320
7	MV JIN RONG	December 06, 2022	December 12, 2022	57,400
8	MV DE XIN XING LONG	December 14, 2022	December 21, 2022	55,200
Total				438,420

2023 SHIPMENT DATA

Vessel No.	Vessel Name	Shipment Period		Tonnage Shipped (WMT)
1	MV JIN AN	December 15, 2022	January 01, 2023	54,060
2	MV NEWSEAS CRYSTAL	January 01, 2023	January 13, 2023	39,400
3	MV DZ WEIHAI	January 02, 2023	January 30, 2023	46,474
4	MV KUAI BANG HAI 16	January 26, 2023	February 08, 2023	53,000
5	MV XIN HAI TONG 16	February 23, 2023	March 05, 2023	55,450
6	MV AE SATURN	March 10, 2023	March 16, 2023	50,369
7	MV ARIS GLORY	March 21, 2023	March 27, 2023	57,175
8	MV EASTERN CAMELLIA	April 02, 2023	April 08, 2023	45,968
9	MV KAI XUAN 9	April 22, 2023	April 28, 2023	51,870
10	MV ZHE HAI 525	May 07, 2023	May 13, 2023	54,320
11	MV JOSCO YANGZHOU	May 20, 2023	May 28, 2023	54,050
Total				582,136

JUNICIAL FORM No. 67
(Revised September, 1954)

63001

Book 37
Page 12

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission

OFFICE OF THE REGISTER OF DEEDS FOR THE PROVINCE OF PALAWAN

Original Certificate of Title

No. P-5692

Entered, in accordance with section 122 of Act No. 496, of the Philippine Commission, pursuant to a patent issued by the President of the Philippines, dated at the city of Manila, on the 18th day of August, in the year nineteen hundred and sixty-nine, and spread in the records of the Bureau of Lands, as follows:

DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES

BUREAU OF LANDS

HOMESTEAD PATENT No. 127697

"TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

"WHEREAS, it appears that pursuant to the provisions of Chapter IV of Commonwealth Act No. 141, as amended, governing the homesteading of portions of the public domain, the claim of BENSON MAGLAYA has been established and duly consummated in conformity with law for a tract of agricultural public land situated in the barrio of Mambalat, Municipality of Brooks's Point, Province of Palawan, Island of Palawan, Philippines, containing an area of 2 hectares, 62 ares, 40 centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila, and described on the back hereof;

"NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Commonwealth Act No. 141 and the Acts supplemental thereto, there is hereby granted unto the said BENSON MAGLAYA, Filipino, of legal age, married to single and residing in Brooks's Point, Palawan, the tract of public land above described;

"TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereto of right belonging unto the said BENSON MAGLAYA and to his heirs or assigns forever, subject to the provisions of sections 118, 121, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units or institutions, the land hereby acquired shall be inalienable and shall not be subject to incumbrance for a period of five (5) years next following the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of that period; that it shall not be alienated, transferred or conveyed after five (5) years and before twenty-five (25) years next following the issuance of title, without the approval of the Secretary of Agriculture and Natural Resources; that it shall not be incumbered, alienated, or transferred to any person, corporation, association, or partnership not qualified to acquire public lands under the said Act and its amendments; and that, except with the consent of the grantee and the approval of the Secretary of Agriculture and Natural Resources and solely for educational, religious or charitable purposes or for a right of way, no corporation, association or partnership may acquire or have any right, title, interest, or property right whatsoever to the said land; and subject also to all conditions and public easements and servitudes recognized and prescribed by law, especially those mentioned in sections 109, 110, 111, 112, 113, and 114 of Commonwealth Act No. 141, as amended.

"IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, FERDINAND E. MARCOS, President of the Philippines, have caused these letters to be made patent and the seal of the Republic of the Philippines, to be hereunto affixed.

"Given under my hand at the City of Manila, on this, the in the year of Our Lord one thousand nine hundred and

"BY AUTHORITY OF THE PRESIDENT:

FERDINANDO MARCOS
President of the Philippines

Transcribed in the "Registration Book" for the Province of Palawan, pursuant to the provisions of section 41 of Act No. 496, this 26th day of December, nineteen hundred and sixty-nine, at 1:50 P. M.

MANUEL E. ENCORT, JR.
Register of Deeds

Brooks's Point, Palawan
(Owner's Postal Address)

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CTITLE (PREVIOUSLY CALLED sTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

This is a Certified True Copy of OCT P-5692 on file at Registry of Deeds of Province of Palawan. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Palawan. Requested By: DELA CRUZ, IRISH.

Ref. No. : 2021005200 OR No. : 1023022548
Date : 09/13/2021 OR Date : Sep 10 2021
Time : 11:57:57 AM Amt Paid: 311.54



Page -A

DESCRIPTION OF THE LAND

Lot 1166, Plg-96

Beginning at a point marked "1" of Lot 1166, Plg-96, being
N. 31-52 E., 1941.09 m. from C. & G.S. Triangulation Station "P11", Se. of
Manbalet, Hp. of Brooke's Point, Palawan, thence
S. 04-04 E., 315.38 m. to point 2; S. 11-46 W., 75.60 m. to point 3;
S. 7-40 E., 210.63 m. to point 4; S. 11-17 E., 65.17 m. to point 5;
S. 52-00 W., 80.38 m. to point 6; N. 34-13 W., 314.82 m. to point 1;
point of beginning.

Containing an area of FIFTY SIX THOUSAND TWO HUNDRED AND FORTY (56,240)
SQUARE METERS.

All points are marked on the ground by P.L.S. Qyl. Caco. Mana.

Bounded on the NW., along line 1-2 by Lot 1167, Plg-96; on the E., along
lines 2-3-4-5 by Manbalet River; on the SE., along line 5-6 by Sulu Sea; and on
the SW., along line 6-1 by Road.

Bearings true.

This lot was surveyed in accordance with law and existing regulations
promulgated thereunder, by P. Tobias, Public Land Surveyor, on January 22,
1940 and July 17, 1940.

NOTE:

This lot is covered by H.A. No. 2-2241.

/Jlr
5-17-69

Checked by: *[Signature]*
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the files of the Registry of Deeds of the Province of Palawan, and that the same has been compared with the original and found to be correct.

For the Director of Lands:

[Signature]
MARIO A. SALVADOR
Chief, Surveys Division

By: *[Signature]*
SANTA LEBRONA
Asst. Supervising Land Examiner

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Continued on Additional Sheet Page

Register of Deeds

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Date: 09/13/2021 OR Date: Sep 10 2021
Time: 11:57:57 AM Amt Paid: 311.54



Page -B-

MEMORANDUM OF INCUMBRANCES

Entry No. 18470 Special Power of Attorney executed by Henson Maglaya naming and appointing Petrito Maglaya to be his true and lawful Attorney-in-Fact for him and in his name, place and stead to borrow money or secure loan from the Phil. National Bank and to and perform every act and thing necessary to be done as I might or could do if personally present, hereby ratifying and confirming all that my said Attorney-in-Fact shall lawfully do; ratified before P.J. Cellego, Municipal Judge and Ex-Officio Notary Public for Bk's. P. Palawan; per Doc. No. 1111; Page No. 24; Book No. 111; Series of 1974. Date of Instrument: Dec. 15, 1974. Date of Inscription: July 16, 1974 at 9:05 A.M. See details on file.

[Signature]
ARHELIO C. TRAMPS
2nd Asst. Prov'l. Fiscal
See R.A.C. Section 201

ENTRY NO. 18471 Affidavit executed by Henson Maglaya, et al. among others that he is the absolute owner of the above parcel of land; that said parcel of land is not tenanted and that it is not covered by P.D. No. 47. Subscribed and sworn before P.J. Cellego, Municipal Judge and Ex-Officio Notary Public per Doc. No. 1170; Page No. 35; Book No. V; Series of 1974. Date of Instrument: May 9, 1974. Date of Inscription: July 16, 1974 at 9:10 A.M. See details on file.

[Signature]
ARHELIO C. TRAMPS
2nd Asst. Prov'l. Fiscal
See R.A.C. Section 201

ENTRY NO. 18472 Mortgage of this parcel of land together with TOT No. 4113; Oct. 1968, P-2449 and G-5783 executed by Petrito Maglaya in favor of the Phil. Nat. Bank involving the amount of P30,000.00; ratified before Ramiglo Katon, Notary Public for and in the City of Pto. Princess; per Doc. No. 2188; Page No. 25; Book No. 41; Series of 1974. Date of Instrument: June 23, 1974. Date of Inscription: July 16, 1974 at 9:15 A.M. See details on file.

[Signature]
ARHELIO C. TRAMPS
2nd Asst. Prov'l. Fiscal
See R.A.C. Section 201

ENTRY NO. 18473 Release of the above mortgage made by Phil. Nat. Bank and other parties; per Doc. No. 2189; Page No. 26; Book No. 41; Series of 1974. Date of Instrument: June 23, 1974. Date of Inscription: July 16, 1974 at 9:20 A.M. See details on file.

[Signature]
ARHELIO C. TRAMPS
2nd Asst. Prov'l. Fiscal
See R.A.C. Section 201

OCT 22 2004

4-1

(Continued on Page -C-

Register of Deeds

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CTITLE (PREVIOUSLY CALLED ETITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

This is a Certified True Copy of OCT P-5692 on file at Registry of Deeds of Province of Palawan. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Palawan. Requested By: DELA CRUZ, IRISH.

Ref. No. : 2021005200 OR No. : 1023022548
Date : 09/13/2021 OR Date : Sep 10 2021
Time : 11:57:57 AM Amt. Paid: 311.54

Page _____ -C

(Continued from Page _____ -B)

QCT P-5692 / 4/1

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(PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

(Continued on Additional Sheet _____ Page _____ Register of Deeds _____)

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Ref. No.: 2021005200 OR No.: 1023022548
Date: 09/13/2021 OR Date: Sep 10 2021
Time: 11:57:57 AM Amt. Paid: 311.54



OCT No.: 065-P-5692

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2018002554

Date: August 07, 2018 04:38:26PM

AFFIDAVIT OF LOSS : EXECUTED BY EDISON RANCHES, ATTESTING THAT KIRBY ERON C. NG BOUGHT A PARCEL OF LAND EMBRACED BY OCT NO. P-5692, THAT SOMETIME IN MARCH 2018, HE SENT TO THE AFFIANT THE OWNER'S DUPLICATE OF TITLE TO FACILITATE THE TRANSFER OF TITLE, THAT THE SUPPORTING DOCUMENTS AND TITLE WERE PRESENTED AND FILED TO THE REGISTER OF DEEDS OF PALAWAN BUT IT WAS DISCOVERED THAT THERE IS NO SECOND PAGE OF THE CERTIFICATE OF TITLE, THAT HE EXERTED EFFORT TO LOCATE IT BUT IT PROVED FUTILE, AND THAT SAID SECOND PAGE IS NOW LOST, IN ACCORDANCE WITH DOC. NO. 369., PAGE NO. 75, BOOK NO. X, SERIES OF 2018, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY MAE JOYCE S. MAGBANUA-ANJALIN, DATED JULY 31, 2018.

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

Entry No.: 2018002554

Date: August 07, 2018 04:38:26PM

SPECIAL POWER OF ATTORNEY : EXECUTED BY KIRBY ERIN C. NG, IN FAVOR OF EDISON RANCHES WITH POWER TO FILE PETITION FOR REISSUANCE OF SECOND PAGE OF THE LOST OWNER'S DUPLICATE TITLE, TO SIGN, EXECUTE AND RECEIVE ALL DOCUMENTS, FOR AND IN BEHALF OF KIRBY ERIN C. NG, IN ACCORDANCE WITH DOC. NO. 434, PAGE NO. 88, BOOK NO. XXXV, SERIES OF 2018, OF NOTARY PUBLIC OF MAKATI CITY, ATTY. GERVACIO B. ORTIZ, JR. DATED AUGUST 2, 2018.

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

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR eTITLE (PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

This is a Certified True Copy of OCT P-5692 on file at Registry of Deeds of Province of Palawan. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Palawan. Requested By: DELA CRUZ, IRISH.

Ref. No.: 2021005200 OR No.: 1023022548

Date: 09/13/2021 OR Date: Sep 10 2021

Time: 11:57:57 AM Amt Paid: 311.54

Original Copy
1

DEED OF ABSOLUTE SALE

This Deed of Absolute Sale (the "Deed"), made and executed this 13 NOV 2015 day of Palto Princessa, City and between:

✓ **BENSON MAGLAYA**, Filipino, of legal age, resident of Maasin, Brooke's Point Palawan, hereinafter referred to as the "SELLER" and hereinafter represented by his attorney-in-fact, **MARIA B. MAGLAYA**,

and

✓ **KIRBY ERIN C. NG**, Filipino, of legal age, single and a resident of 988 Juan Luna Street, Tondo, Manila and **CYMBELLY DELOS SANTOS**, Filipino, single and a resident of 2317 Unit 10 Granate Townhouse I, Granate Street, San Andres, Bukid, Manila, hereinafter referred to as the "BUYERS".

WITNESSETH: That -

WHEREAS, the SELLER is the registered owner of parcel of land approximately 56,240 square meters situated at Barrio Mambalot, Municipality of Brooke's Point, Province of Palawan, his ownership thereto being evidenced by Original Certificate of Title No. P-5692 of the Registry of Deeds of the Province of Palawan (the "Property"), copy of which is attached as Annex "A" hereto. The BUYER, Ms. Kirby Erin C. Ng, is willing to buy 30,000 square meters while BUYER, Ms. Cymbelly Delos Santos, is willing to buy 26,240 square meters of the said Property.

WHEREAS, the SELLER is willing to sell, and the BUYERS have agreed to buy the aforementioned Property subject to the following terms and conditions:

NOW, THEREFORE, for and in consideration of the foregoing premises and the stipulations and covenants hereafter, the parties hereby agree as follows:

1. For and in consideration of the amount of THREE MILLION (Php 3,000,000.00) Philippine Currency, inclusive of Value Added Tax (the Purchase Price), receipt of which is hereby acknowledged by the SELLER, the SELLER hereby sells and transfers the Property to the BUYERS, its assigns and successors-in-interest.
2. SELLER hereby warrants his title and ownership over the aforementioned PROPERTY and that the same is free from all liens and encumbrances of whatever nature. The SELLER further warrants to defend the BUYERS title thereto against all claims of ownership whatsoever over the PROPERTY.
3. Expenses for the preparation of this Deed of Absolute Sale, such as but not limited to documentary stamps, transfer taxes, registration fees and other incidental expenses of transfer shall be borne by the SELLER. The capital gains taxes, if any, on the sale of the PROPERTY shall be for the exclusive account of the SELLER; real estate taxes due from and after date of this Deed shall be for the account of the BUYERS.

T.T. P 15,000.00
OR # 5125164
3/13/18

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

4. This Agreement shall be construed in accordance with and under the laws of the Philippines.

IN WITNESS WHEREOF, the parties have caused this Deed to be executed by their respective duly authorized signatories as of the date first above written.

Maria B. Maglaya
MARIA B. MAGLAYA

Attorney-in-fact of **BENSON MAGLAYA** (Seller)

Seller

Kirby
KIRBY ERIN C. NG

Buyer

Cymbelly Delos Santos
CYMBELLY DELOS SANTOS

Buyer

SIGNED IN THE PRESENCE OF

Marlon C. Kelzo
MARLON C. KELZO

CHLOE FILIPINO
CHLOE FILIPINO

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF **Puerto Princesa City**) S.S.

BEFORE ME a Notary Public for and in the City of **Puerto Princesa City** on **13 NOV 2015**, personally appeared the following persons with their respective identifications, to wit:

NAME	IDENTIFICATIONS	
Name	Passport/ID No./Issue Date	Place of Issue
Maria B. Maglaya	EC 3824503	valid until 3-27-2020
Kirby Erin C. Ng	EC0619946/March 20, 2014	DFA Manila/valid until 3-19-2019
Cymbelly Delos Santos	EC0056462/Jan 21, 2014	DFA Manila/valid until 1-20-2019

known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL.

Doc. No. 447
Page No. 91
Book No. 44
Series of 2015.

NOTARY PUBLIC
Shirley Rabang Daganta
SHIRLEY RABANG DAGANTA
Notary Public Commission No. 2014-28
Until December 31, 2015
R/N No. 54942
PTR No. 073457 - PPCity / 01-05-2015
ID No. 508915 / Palawan / 12-29-2014
MCLC Compliance No. IV-051426

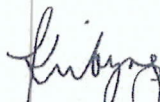
SPECIAL POWER OF ATTORNEY

We, Kirby Erin C. Ng and Cymbelly Delos Santos, both Filipino, of legal age, and residents of 988 Juan Luna St., Tondo, Manila; and 2317 Unit 10 Granate Townhouse I, Granate Street, San Andres Bukid, Manila, respectively, as the lawful owners of more or less Fifty Six Thousand Two Hundred and Forty (56,240) square meters lot situated in Brgy. Maasin, Brooke's Point, under notarized Deed of Absolute Sale dated November 13, 2015, constitute and appoint Engr. Carlo A. Matilac, Filipino, of legal age with office address at 7/F Corporate Business Centre, 151 Paseo de Roxas, Arnaiz St., Makati City, as our true and lawful Attorney-in-fact, and in our name, place and stead, to do and perform the following acts:

1. To transact and coordinate with concerned government agencies for the filing, processing, and issuance of the Foreshore Lease Agreement/ Miscellaneous Lease Agreement application for Ipilan Nickel Corporation; and
2. For this purpose, to inquire, transact, fill out, apply for, file, sign, process the requirements and other relevant documents, pay all required fees, and to receive permits and certificates from various government agencies.

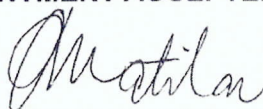
Giving and granting Engr. Carlo A. Matilac full power and authority to do and perform all acts to all intents and purposes, as we might or could do if personally present and ratifying and confirming all that our attorney-in-fact shall lawfully do or cause to be done.

September __, 2021, **SEP 24 2021**


KIRBY ERIN C. NG


CYMBELLY DELOS SANTOS

APPOINTMENT ACCEPTED:


CARLO A. MATILAC

ACKNOWLEDGMENT

BEFORE ME, a Notary Public in MAKATI CITY SEP 24 2021 on September 24, 2021,
personally appeared:

NAME	ID NO.	DATE AND PLACE ISSUED
Kirby Erin C. Ng	Passport No. P7405991A	June 01, 2018, Manila
Cymbelly Delos Santos	PRC LICENSE NO. 0096473	AUGUST 30, 2001, Manila

known to me to be the same persons who executed this instrument which they
acknowledged to be their free act and deed.

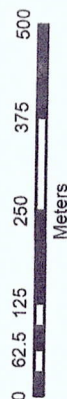
Doc. No. 101
Page No. 22
Book No. 212
Series of 2021.

ATTY. JOHN DOMINGO S. PONCE, JR.
NOTARY PUBLIC
APPOINTMENT No. M-92/MAKATI CITY
UNTIL DECEMBER 31, 2021
(per Supreme Court En Banc Resolution
dated June 22, 2021)
PTR No. 854267-01-04-2021/MAKATI CITY
IBP No. 102544-01-04-2021/RIZAL
MCLE COMPLIANCE No. Y1-0027026/05-28-2019
ROLL NO. 36452 TIN No. 106-099-102-000
Unit G-14 Makati Executive Tower 3
Sen. Gil Puyat Avenue, Pio del Pilar,
Makati City, Metro Manila



SITUATED IN THE
BARANGAY MAA SIN,
MUNICIPALITY OF BROOKE'S POINT,
PROVINCE OF PALAWAN

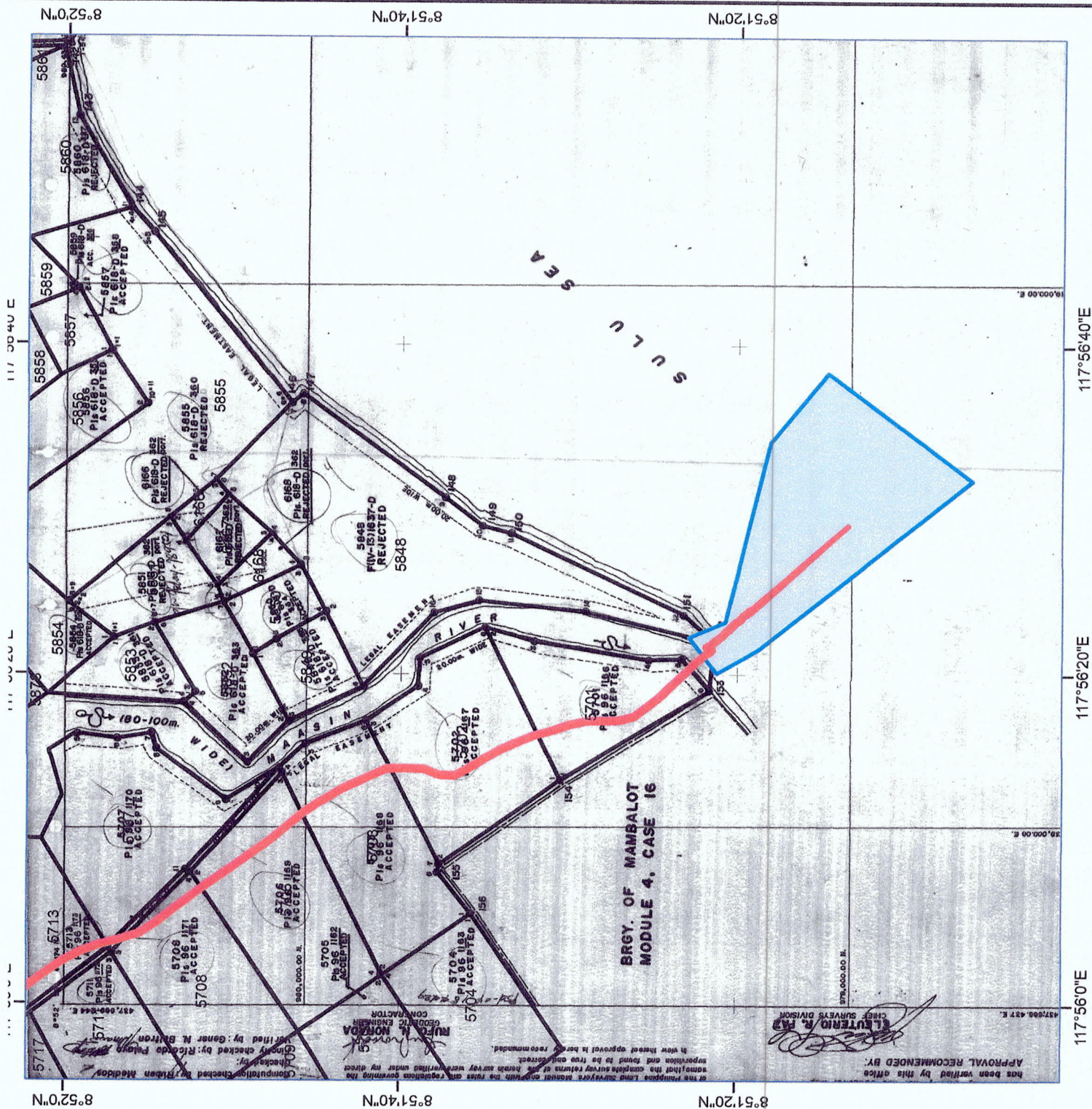
1:10,000



Coordinate System: PRS 92
Projection: Transverse Mercator
Datum: Luzon 1911

Legend

- HAULING ROADS
- CAUSEWAY
- Maasin_Cadastral map





PORT MANAGEMENT OFFICE - PALAWAN
Port Area, Puerto Princesa City

APPLICATION FOR PERMIT TO CONSTRUCT
(Per Presidential Decree No. 857)

Application Number: 2022-001

Name of Applicant/Company: IPILAN NICKEL CORPORATION

Address of Applicant: Penthouse, Platinum Towers, Aseana Ave. cor. Fuentes St.,
Tambo, Paranaque City

Boundary of Bgy. Mambalot and Bgy. Maasin
Location of Proposed Facility: Brooke's Point, Palawan

Description of Improvement/Facilities/Structures to be Constructed:

Causeway/Port Facilities

Total Estimated Cost of the Improvement/Facilities:

₱ 173,709,243.10

Subject to the conditions set forth at the back of this sheet.

RECOMMENDING APPROVAL:


MARLON N. SENDAYDIEGO

Manager
Engineering Services Division

PTC Fee O.R. No. OR-BP20-000000282562

Amount ₱110,000.00 (VAT incl. and with WTC)

Date 04 March 2022

APPROVED:

Date: 05 APR 2022

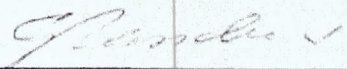

ELIZALDE M. ULSON

Port Manager

CONDITIONS FOR PERMIT TO CONSTRUCT

1. Permittee is committed to start construction works within six (6) months from the date of approval of this Permit to construct, otherwise the Permit issued shall be rendered null and void.
2. The Authority shall be notified five (5) days before the start of the construction work.
3. Permittee shall allow authorized personnel of the Authority represented by a technical staff from the PMO having jurisdiction to monitor the construction of the facilities.
4. No alterations in the drawings or specifications shall be made by the owner without consent in writing by the Authority.
5. The Authority is not responsible for failure in the design and structural stability of the structures or from defects in construction.
6. For abandoned and unfinished construction, all structures which would obstruct navigation shall be removed at their expense.
7. All working areas shall be properly lighted and marked in order not to obstruct navigation.
8. Permittee shall submit an As-Built drawing upon completion of the project.
9. Permittee shall submit a completion report subject to final inspection by the Authority.

CONFORMÉ



Signature of Applicant/Agent

Edison B. Sanchez

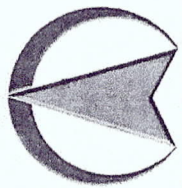
Name of Signatory

Senior Geologist

Designation

April 6, 2022

Date



Ipilan Nickel Corporation

1st Floor Corporate Business Center, 151 Pasco De Roxas Cor. Anais Street
Makati City, Metro Manila 1226
Telephone No.: (632) 519 7888 Fax No.: (632) 519 7999
TIN No.: 239-874-018-000

SMR IN : 5410.8
SMR OUT : 5429.2

RENTAL

EQUIPMENT UTILIZATION REPORT

Nº 22-001112

Contractor

: CKOI

Unit Number

: BH 16 SUMITOMO 20

Date : 5/13/22

Shift : DAY

UTILIZED HOURS		IDLE TIME		DOWN TIME		DELAY TIME		ACTIVITIES	LOCATION	COST CODE
IN	OUT	TOTAL	START	END	START	END	START	END		
8:55	9:30	35 mins			8:00	8:55			NEW CAMP SITE	
9:30	12:01	2:31							WAITING FOR ADVICE CHECKING UNIT CLEANING WASTE AT NEW CAMP DEVELOPMENT TRANSFER TO PIER / RECEIVING OF ARMOR ROCK LUNCH BREAK RESUME TO OPERATE UNIT STOP TO OPERATE	
1:02	9:21	8:19	12:01	1:02					PIER	
		11:25 TOTAL HOURS								

Issued by:

USSELL

5/15/22

P. BALAGUE

Signature Over Printed Name

Prepared by:

GAKAS J.

5/13/22

Signature Over Printed Name

Noted by:

5/17/22

LIVERATO BARON

Signature Over Printed Name

Conforme by:

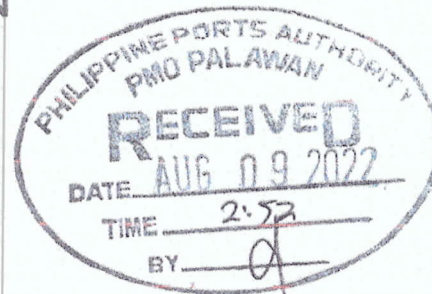
5-17-22

Signature Over Printed Name



REPORT ON THE COMPLETION OF CAUSEWAY (PHASE 1 & 2) OF IPILAN NICKEL CORPORATION

Prepared by:
S. A. VILLANUEVA
Asst. Resident Mine Manager



I. Introduction

In 1993, Celestial Nickel Mining Exploration Corporation (CNMEC) and the Republic of the Philippines (ROP) entered into a Mineral Production Sharing Agreement No. 017-93-IV (the "MPSA"). The MPSA authorizes the construction of a causeway as a major component of the mineral project. Shipment of commercial products of mining cannot be effected without port services.

The MPSA allow CNMEC to expand, modify, improve, replace mining facilities and add facilities necessary for the mining operations as embodied in an approved Work Program.

Aside from the MPSA, the Environmental Compliance Certificate (ECC) and Strategic Environmental Plan (SEP) Clearance issued on December 22, 2010 and December 6, 2011 respectively, outline the necessity of constructing a causeway as ancillary to the mineral project's operations. On the one hand, the ECC gives the mineral project proponent the right to construct a causeway in Barangay Mambalot. On the other hand, in evaluating INC's application for SEP Clearance, the PCSD acknowledges that the Causeway is one of the major components of the proposed mining operations.

Thus, a private port located in the boundary of Barangays Mambalot and Maasin, Brooke's Point, Palawan was constructed. The private port which has: a) PPA Clearance to Develop dated March 08, 2022; b) PPA Permit to Construct No. 2022-001 dated April 5, 2022; and c) An approved Provisional Miscellaneous Lease Agreement (MLA) No. 045306-001 dated June 1, 2022 for an area covering One Hundred Eighteen Thousand Five Hundred Eighty square meters (118,580 sq. m.) and cost of Php173,709,243.10, will be utilized to facilitate the transport and shipside loading operations of its nickel laterite ores until the end of mine life.

II. Causeway Location

The Causeway is situated in the boundary of Barangays Mambalot and Maasin, Brooke's Point, Palawan with the center of the berthing area located at 8 degrees 51' 13.32" latitude and 117 degrees 56' 28.82" longitude. It is about 2.5 kms. from the mine camp and about 11 kms. by road from the mine pit area.

III. Causeway Details

The L-shaped causeway is approximately 410 meters long with the beaching area for the LCT ramps sized at 30m wide and 50m long making the total length of the causeway at 440m. The elevation of the causeway which usually depends on the sizes of the LCTs and barges is not be lower than 2.5m ASL. The berthing depth is at 4 to 5 meters to allow 2000 DWT capacity LCTs and barges to berth safely.

Boulders used in the construction is at least 0.5-meter size for Armor Rocks and 30cm to 50cm. for Core Rocks which were overlaid with mixed gravel on top of the boulders with side slopes of 45°. The boulders and gravel were sourced from legitimate quarry sites at Narra Municipality, Bulho at Brgy Calasaguen and Tamlang, Brgy. Saraza in the municipality of Brookes Point.

Table 1: Ipilan Nickel Project Causeway Details

Length of Causeway	440 meters	
Width of Causeway	12 meters	
Crest Elevation	2.5 meters	
Berthing Depth	4 - 5 meters	
Berthing Facility for Barges/LCT	30m x 50m	
Capacity per Barges/LCT	2000 to 5000 WMT	
Design Load for Barge/LCT	4 LCTs/Barges at any one time	
Method of Construction	Phase-by-phase	
Material Requirements (Phase 1 & 2):		
1. Core Rock	54,000 Cubic meters	
2. Armor Rock	6,000 Cubic meters	
3. Total	60,000 Cubic meters	

IV. Geotagged Causeway Area Images Prior to Construction (Picture Nos. A1 - A3 below), taken Dec. 10, 2021.



Picture No. A1



Picture No. A2



Picture No. A3

V. Construction History

Hauling of Core and Armor rocks from the Municipality of Narra started on April 22, 2022 (See Picture Nos. 1 & 2), while the construction of the road/access road to the Causeway is ongoing (See Picture No. 3). The road to the Causeway which is identified as mine haul road no. 1 extension (MH-1 Ext.) is about 868 meters long and 12-15 meters wide.

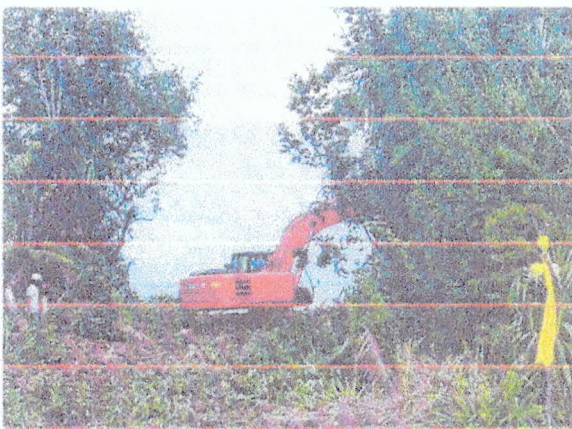
Regular placement of surfacing / ballasting materials is being done with grading, compaction and placement of culverts conducted for maintenance of the road.



Picture Nos. 1 & 2: Initial stockpile of Armor/Core Rocks as of April 23, 2022



Picture Nos. 3 & 4: Left- Road Construction and culvert installation going to Causeway and Right – Placement of marker for correct alignment of road.



Picture Nos. 5 & 6: Breakthrough at the beach on April 29, 2022.

Diverting to a harder ground the breakthrough to the beach was made by April 29, 2022 to hastened development (See Picture Nos. 5-8) of the correct road alignment to the Causeway. Then on April 30, 2022 with the completion of the correct road alignment, the starting point of the Causeway was established. With the availability of core rocks, construction of the Causeway started last May 12, 2022 (See Picture Nos. 9 & 10).

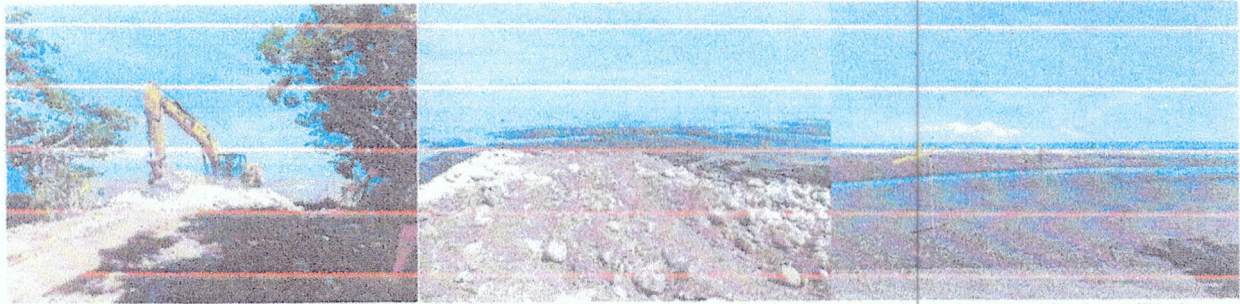
Guide stakes are consistently placed on the ground for the dumping direction reference (See Picture Nos. 11-13. Yellow stakes denote toe line of the causeway, Red stakes are center lines white stakes are crestline limits. Drone and Rover survey are regularly conducted to monitor advance of the construction.



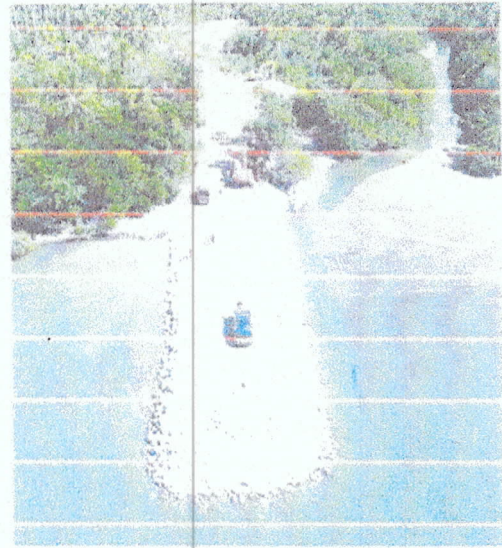
Picture Nos. 7 & 8: Left: Road breakthrough as of May 1, 2022 and Right- Guide stakes for dumping activities as of May 3, 2022.



Picture Nos. 9 & 10: Left: blood-stained boulders from pig offering on the initial boulders dumped, Right- start of dumping activities on of May 12, 2022.



Picture Nos. 11-13: Left- Causeway advancing along the beach of May 12, 2022, and Right- Dumped and spread materials at the edge of the Causeway showing the guide stakes along the beach for dumping of core and armor rocks as of May 14, 2022.



Picture Nos. 14-15: Left- Causeway development as of May 14, 2022 and Right- Causeway image at 60m long as of May 15, 2022

As of May 15, 2022, the projected length of the Causeway is 60 meters and 11.5 meters wide with crest elevation of +1.7 meters (See Picture No. 15 & 16). Causeway construction developments are shown on the succeeding pictures.



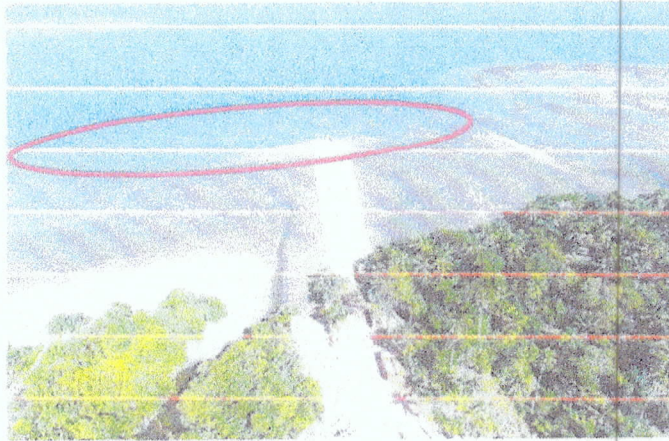
Picture Nos. 16-17: Left- Causeway area at 60m length as of May 15, 2022 and Right- Causeway as of May 21, 2022

The presence of lobster cages and rafts initially were thought to block the construction of the causeway (See Picture No. 20). After evaluation and dealing with the lobster farmers, financial assistances were given to them, thus, allowing for the continued construction activities.

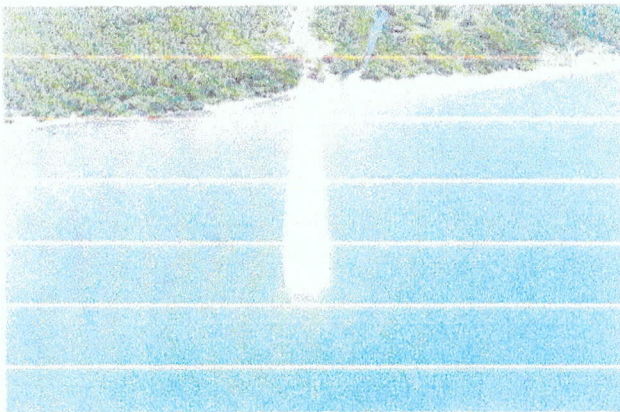
Grading and compaction works were regularly conducted along the Causeway with the backhoe excavator assisting on the tampering of core and armor rocks being dumped. Armor rocks are initially placed on the side of the causeway to prevent finer rock materials to be washed away by the action of the sea waves. This is followed by the placement of core rocks topped by mixed gravel to provide matting and binding materials.



Picture Nos. 18-19: As of June 12, 2022, Left- Causeway edge looking east and Right- Causeway Road, looking west.



Picture No. 20: Causeway & Lobster Cages & Traps (encircled red) as of June 12, 2022



Picture Nos. 21-22: Left, Causeway at 245m length as of June 20, 2022 and Right, at 304m length as of June 29, 2022



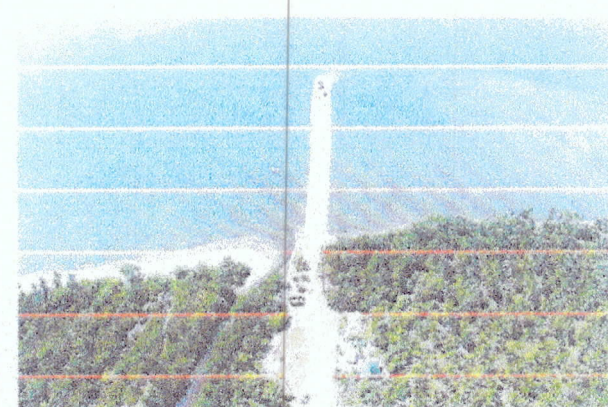
Picture Nos. 23-24: Causeway south and north embankment as of July 1, 2022



Picture Nos. 25-26: Left, Causeway at 319m long as of July 2, 2022 and Right, Causeway image as of July 6, 2022 during low tide.



Picture Nos. 27-28: Left, dumping and compaction activities and right, Causeway image as of July 7, 2022.



Picture Nos. 29-30, Left - core rock placement as of July 23, 2022 and right, Causeway image at 410m length as of July 25, 2022



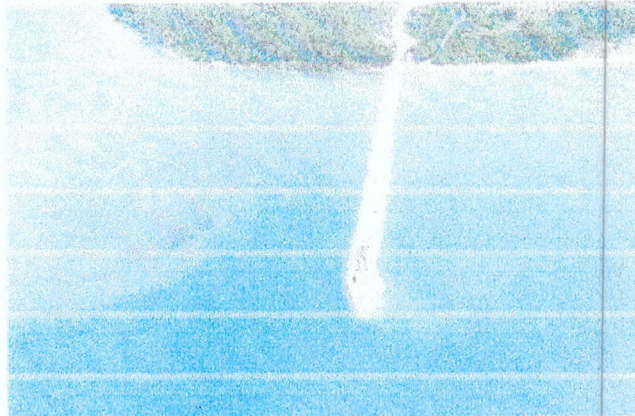
Picture No. 31: Three (3) backhoe excavators doing sorting of Core and Armor Rocks

Shortage of available armor rocks also delayed the project, which also resulted to the stockpile sorting of boulder using the Backhoe Excavator (See Picture No. 31).

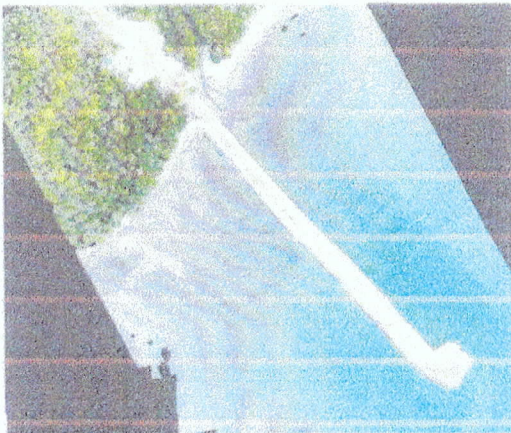
Causeway Edge Picture
as of July 26, 2022 9:30AM



Picture No. 32: Causeway edge works showing the stakes for completion of the L-shape berthing area.



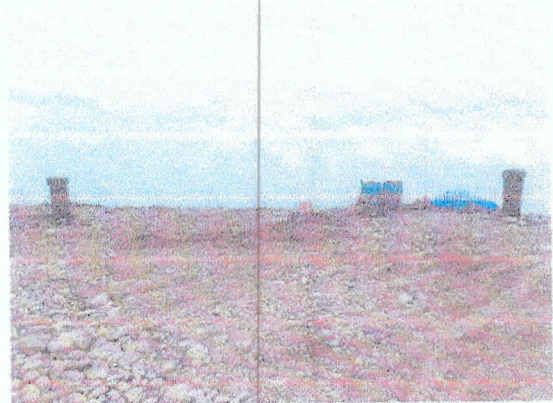
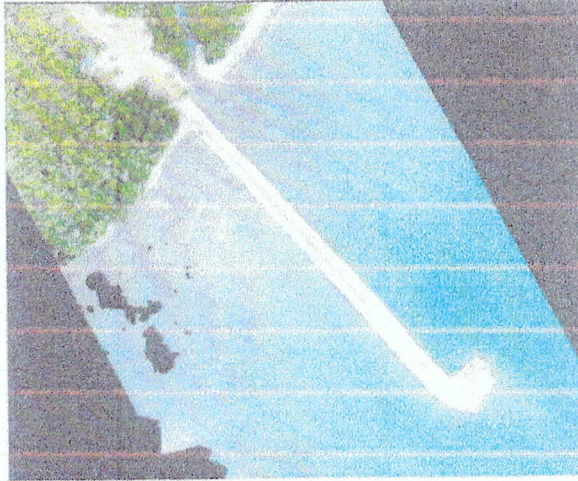
Picture No. 33: Causeway at 440m with L-part (Phase 2) towards the north side as of the morning of July 31, 2022.



Picture Nos. 34 & 35: Left- Causeway's L-portion (Phase 2) measures 30m x 30m long as of August 4, 2022, while dumping activities continues (Right)



Picture Nos. 36 & 37: Left- Dumping of Armor rocks at the east portion of Phase 2; and Right – Placing the core and armor rocks (taken Aug. 4, 2022 PM)



Picture Nos. 38 & 39: Left- L-shape of the causeway now measures 30m x 45m long; Right- Two (2) Wooden Mooring Posts covered with concrete were already placed (As of Aug. 6, 2022 AM)



Picture Nos. 40 & 41: Left- Close up view of the mooring post; and Right- East slope of the Berthing area as of August 7, 2022 AM.



Picture Nos. 42 & 43: Left- Causeway slope, north side as Aug. 7 AM; and Right-

Four (4) mooring posts were installed on the east portion of the berthing area. The posts' depth is 1.5m and placed 8m from the ramp crestline and spaced at 12m.

In the late afternoon of August 7, with the completion of the L-portion of the causeway and the placement of armor rocks, the Causeway is deemed completed (See Picture Nos. xx & xx) Thus, will be applied for Permit to Operate (PTO) with the Philippine Ports Authority (PPA).

Below are the pictures of the completed Causeway as of Aug. 8, 2022:



Picture Nos. 44 & 45: Left- Completed four (4) mooring post and Right: Drone shot of completed causeway (Phase 1 & 2)



Picture Nos. 46 & 47: Left – East portion slope and Right- North Portion slope of the Berthing area (L-Portion)



Picture Nos. 48 & 49: Left- South slope of the Causeway and Right – North slope of the Causeway
(Phase 1)

VI. Actual Construction Cost

The actual cost for the Causeway construction, Phase 1-2, is P102,697,052.28 with details comparing the estimated vs actual shown on Table No. 1.



Ipilan Nickel Corporation

Perpetuum, Palangin, Tuguegarao, Agaña Avenue corner Rumbos St.
Aguana, Benguet City
Office: (632) 529-7558 Fax: (632) 419-7999

COST DETAILS

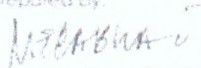
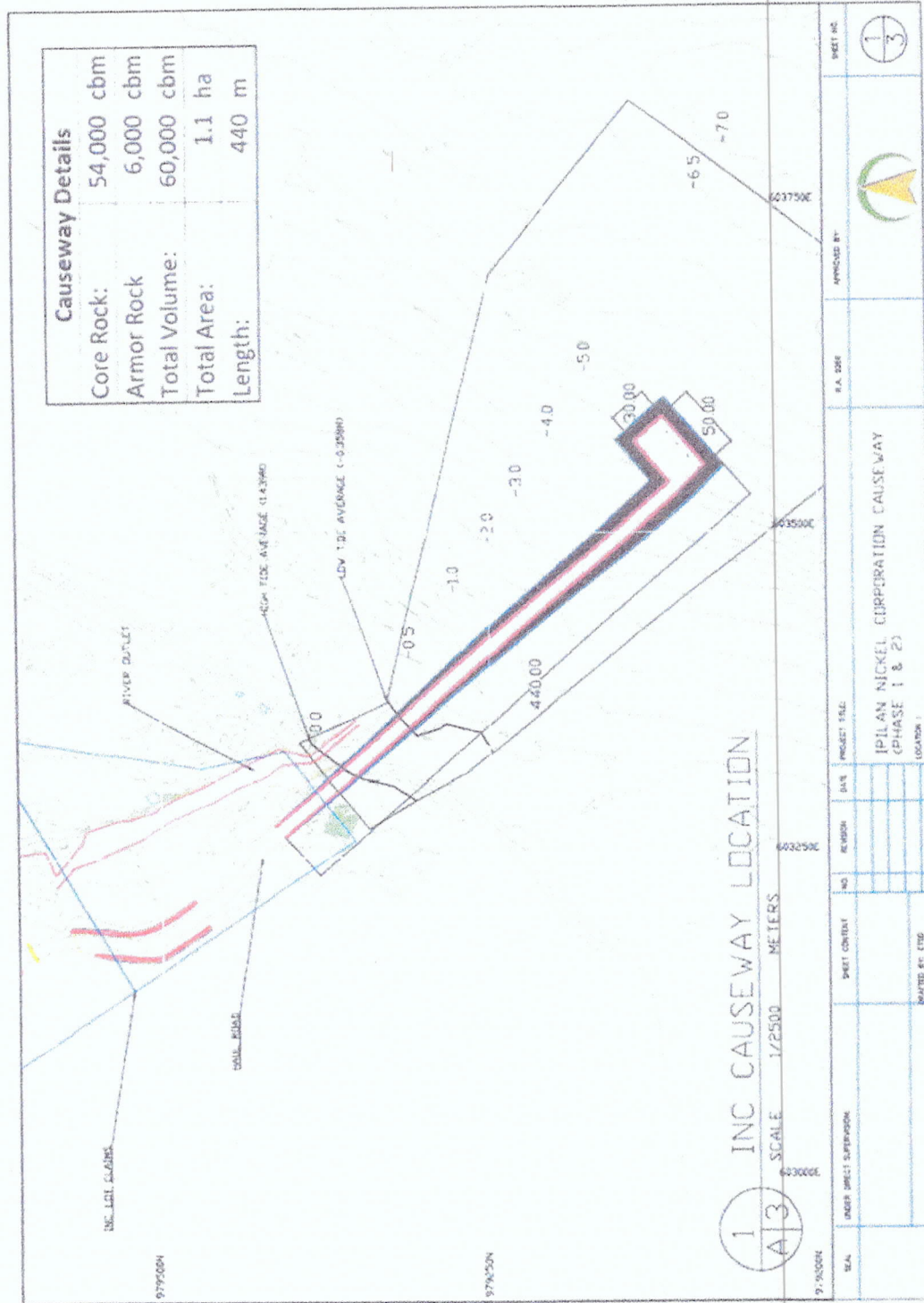
Project: Dates:	Construction of 490-Meter Causeway	Estimated	Actual
	Causeway Length, m	493.00	440.00
	Area, Ha	1.96	1.10
	Volume, Core Rock	95,000.00	64,000.00
	Volume, Rock Armour	4,427.00	6,000.00
	Surfacing Material	5,259.00	5,500.00
	Volume Allowance	10%	
	Rt Volume, cu.m	104,427.00	
	Surfacing Mat. cu.m	5,259.00	
	Total Volume, cu.m	99,168.00	65,500.00
	Material, PHP/cu.m	1,500.00	
Cost of Material:			
	Material, PHP/cubic meter	156,640,500.00	
	Surfacing Material	4,207,187.60	
		160,847,687.60	94,393,529.14
Earthmoving Cost:			
	*Material Loading, 100%	3,383,730.15	
	*Material Hauling, 100%	5,766,266.78	
	Subtotal:	9,129,996.93	
	Receiving of Material, 30%	1,015,119.04	
	Material Loading, 30%	1,015,119.04	
	Material Hauling, 30%	823,679.69	
	Receiving of Material, 100%	3,564,126.12	
	Dozing (Re-shaping), 100%	6,178,793.41	
	Grading	87,668.79	
	Compacting	177,639.41	
		12,861,355.50	8,303,523.14
Total Project Cost:	PHP	173,709,243.10	102,697,052.28
<small> *As a result of the increase in the price of materials, the estimated cost of the project has increased by P102,697,052.28. *Actual cost of the project is P102,697,052.28. </small>			
Prepared by:		Noted by:	
			
Engr. May Blane Caplan Senior Technical Officer		Engr. Segunido A. Vilanueva Asst. Resident Mine Manager	

Table No. 1: Actual cost of the Causeway Construction, Phase 1-2.

VII. Completed (Causeway Phase 1 and Phase 2) Location Map





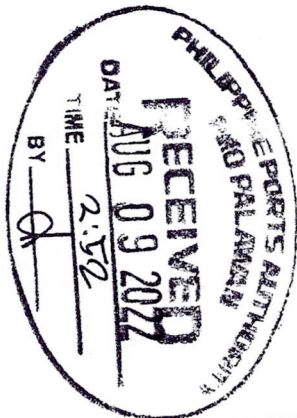
Causeway Details

Core Rock:	54,000 cbm
Armor Rock	6,000 cbm
Total Volume:	60,000 cbm
Total Area:	1.1 ha
Length:	440 m

HAUL ROAD

INC LOT CLAIMS

979500N



979250N

INC. LOT CLAIMS

979500N

HAUL ROAD

RIVER OUTLET

Causeway Details			
Core Rock:	54,000	cbm	
Armor Rock	6,000	cbm	
Total Volume:	60,000	cbm	
Total Area:	1.1	ha	
Length:	440	m	

HIGH TIDE AVERAGE (1.439M)

LOW TIDE AVERAGE (-0.358M)

-0.5

-1.0

-2.0

-3.0

-4.0

-5.0

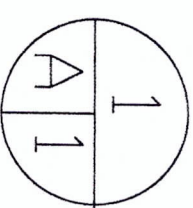
-6.5

-7.0

440.00

50.00

30.00



INC CAUSEWAY LOCATION

SCALE

1/2500

METERS

979200N

603000E

603250E

603500E

603750E

CIVIL ENGINEER

PROJECT TITLE:

APPROVED:

SHEET

NOTE:

APPROVED:

SHEET NO.

REG. NO. 196693

PLACE: BRIDGE'S POINT

INC CAUSEWAY (PHASE 1 & 2) AS-BUILT PLAN

IPILAN NICKEL CORPORATION

AS SHOWN

PTR NO. 145037

TIN NO. 44-492-90

LOCATION: BRIDGE'S POINT PALAVAN

ADDRESS: BRIDGE'S POINT, PALAVAN

ISSUING STAGE

DESIGNED BY:

CADD BY:

1

DATE: 08/09/2022

MOBILE NO.:

LOCATION: BRIDGE'S POINT PALAVAN

ADDRESS: BRIDGE'S POINT, PALAVAN

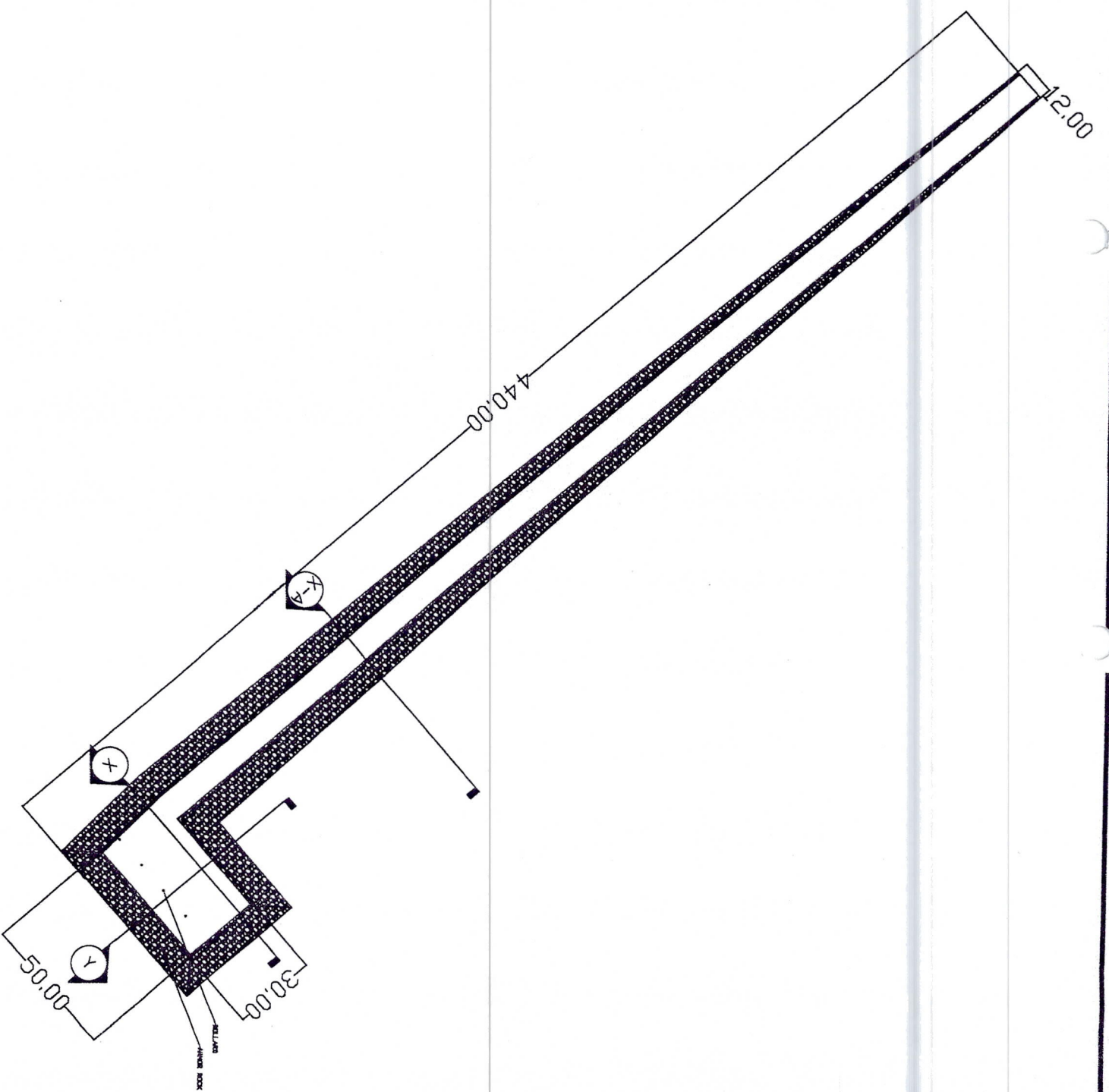
ISSUING STAGE

DESIGNED BY:

CADD BY:

4



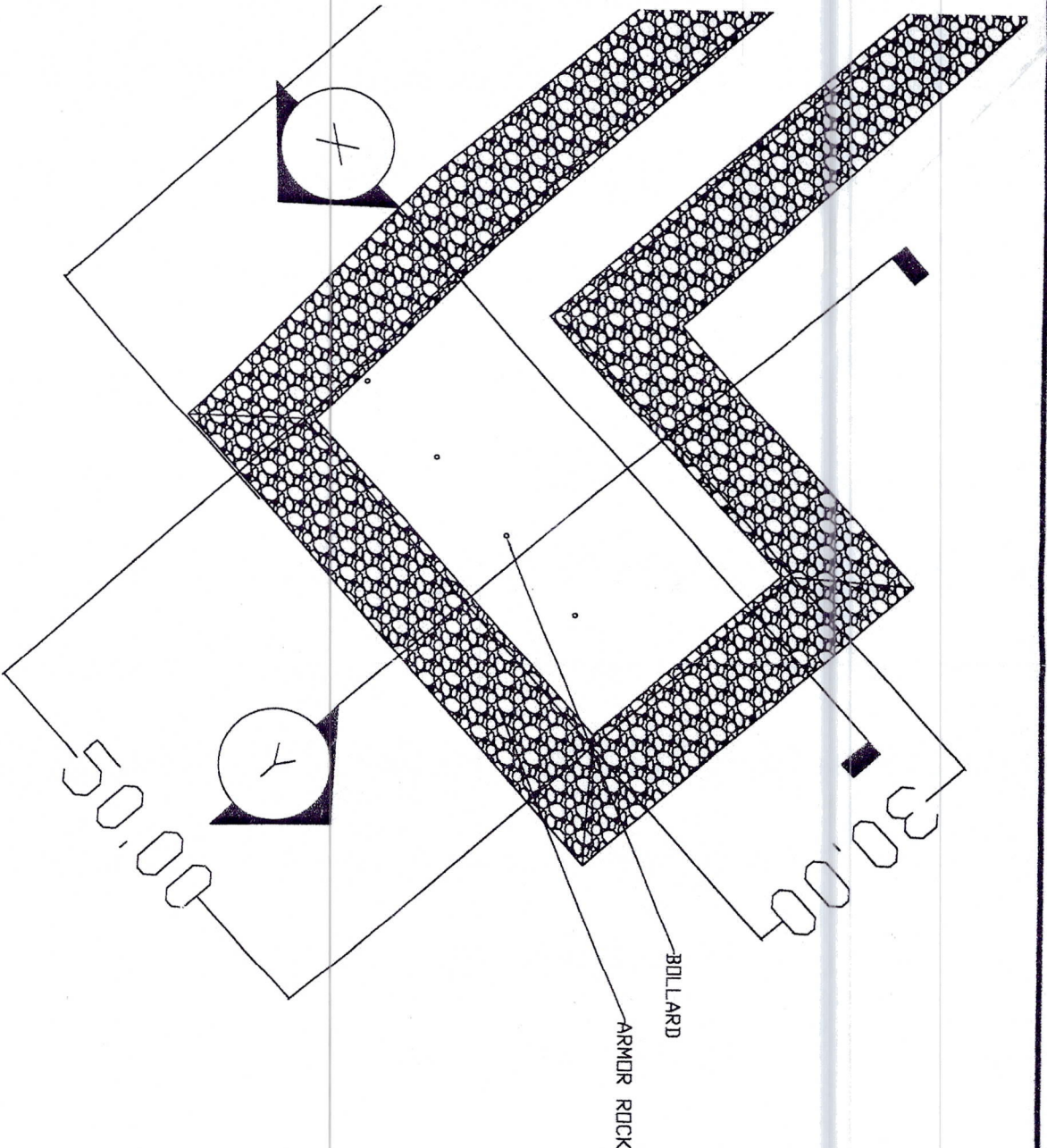


2
S1

CAUSEWAY PLAN

SCALE 1/2000

METERS



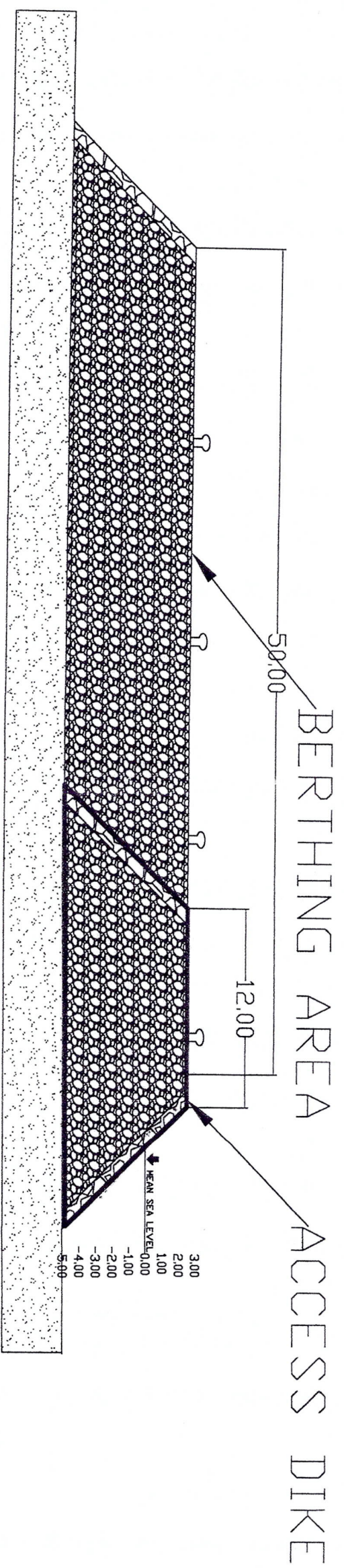
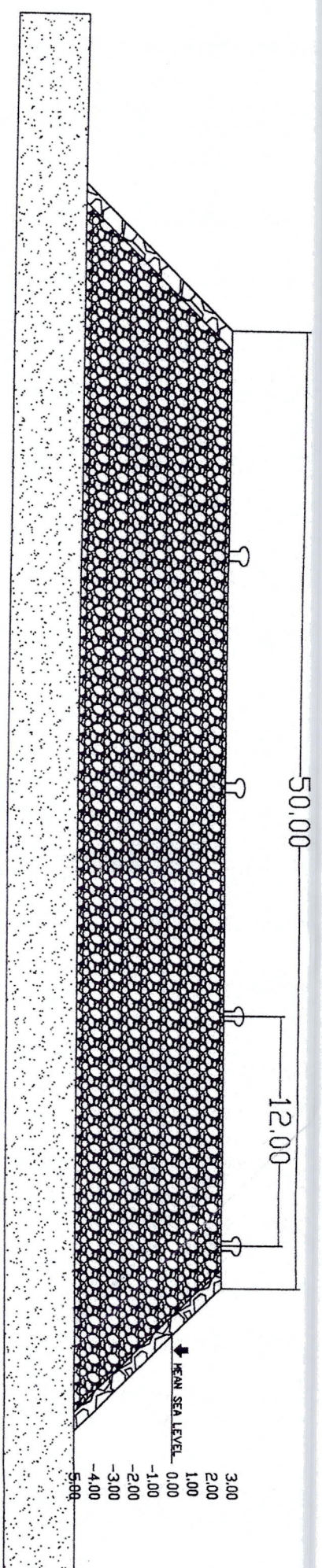
3
S2


CAUSEWAY BLOW UP DETAILS


SCALE 1/750


METERS


SEAL:	CIVIL ENGINEER	PROJECT TITLE:	APPROVED:	SHEET CONTENTS:	NOTE:	APPROVED:	SHEET NO.
REQ. NO. 119693	PLACE: BROOKES POINT	JNC CAUSEWAY (PHASE 1 & 2) AS-BUILT PLAN	IPILAN NICKEL CORPORATION OWNER	AS SHOWN		CHECKED:	2
PTR NO. 1145032	TIN NO. 41-196-901					DESIGNED BY:	
DATE: 08/08/2012	MOBILE NO.:	LOCATION: BROOKES POINT PALAVAN	ADDRESS: BROOKES POINT, PALAVAN			CADD BY:	
				ISSUING STATUS:			





SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
		 119693		PLACE: <u>INC CAUSEWAY (PHASE 1 & 2) AS-BUILT</u> PIR NO: <u>145637</u> TIN NO: <u>41-196-90</u>		APPROVED:  IPI,LAN NICKEL CORPORATION OWNER		AS SHOWN				CHECKED: DESIGNED BY:		3 4	
DATE: <u>08/05/2012</u>		MOBILE NO:		LOCATION: BRODKE'S POINT PALAWAN		ADDRESS: BRODKE'S POINT, PALAWAN		DRAWING STATUS		ISSUANCE		CADD BY:			


SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
		 119693		PLACE: <u>INC CAUSEWAY (PHASE 1 & 2) AS-BUILT</u> PIR NO: <u>145637</u> TIN NO: <u>41-196-90</u>		IPI LAN NICKEL CORPORATION OWNER		AS SHOWN				CHECKED: DESIGNED BY:		3 4	
DATE: 08/05/2012		MOBILE NO:		LOCATION: BRODKE'S POINT PALAWAN		ADDRESS: BRODKE'S POINT, PALAWAN		DRAWING STATUS		ISSUANCE		CADD BY:			


SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
		 119693		PLACE: <u>INC CAUSEWAY (PHASE 1 & 2) AS-BUILT</u> PIR NO: <u>145637</u> TIN NO: <u>41-196-90</u>		IPI LAN NICKEL CORPORATION OWNER		AS SHOWN				CHECKED: DESIGNED BY:		3 4	
DATE: 08/05/2012		MOBILE NO:		LOCATION: BRODKE'S POINT PALAWAN		ADDRESS: BRODKE'S POINT, PALAWAN		DRAWING STATUS		ISSUED:		CADD BY:			

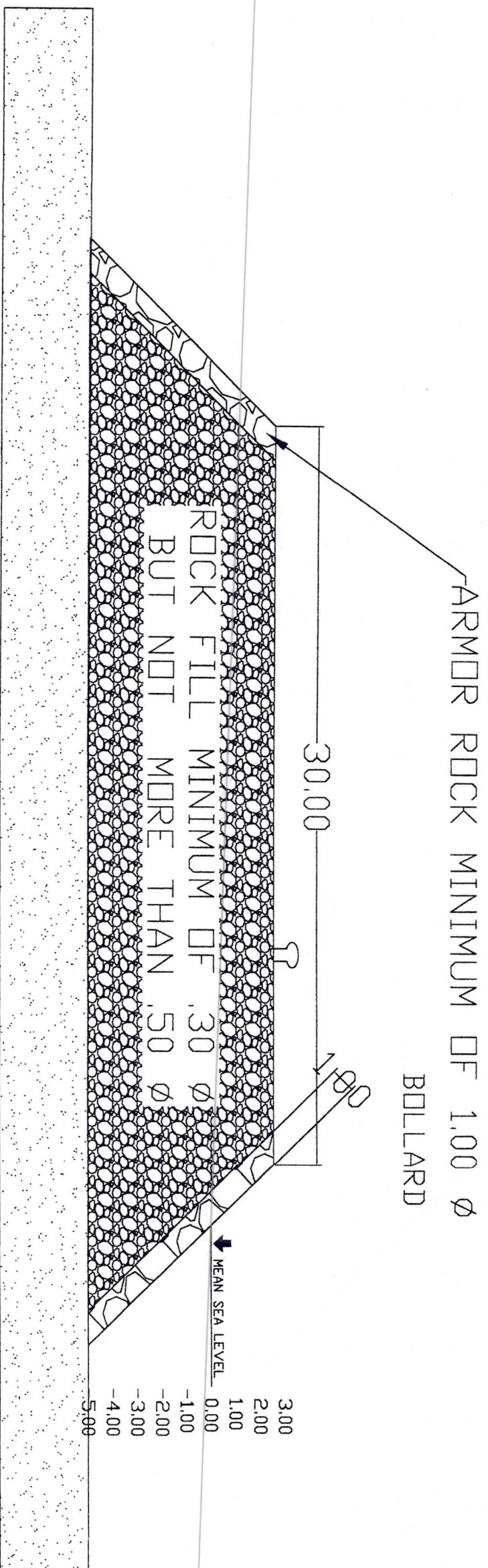
SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
		 119693		PLACE: <u>INC CAUSEWAY (PHASE 1 & 2) AS-BUILT</u> PIR NO: <u>145637</u> TIN NO: <u>41-196-90</u>		IPI LAN NICKEL CORPORATION OWNER		AS SHOWN				CHECKED: DESIGNED BY:		3 4	
DATE: 08/05/2012		MOBILE NO:		LOCATION: BRODKE'S POINT PALAWAN		ADDRESS: BRODKE'S POINT, PALAWAN		DRAWING STATUS		ISSUED:		CADD BY:			

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DATE: 08/05/2012		MOBILE NO:		LOCATION: BRODKE'S POINT PALAWAN		ADDRESS: BRODKE'S POINT, PALAWAN		DRAWING STATUS		ISSUANCE		CADD BY:			

SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
		 119693		PLACE: <u>INC CAUSEWAY (PHASE 1 & 2) AS-BUILT</u> PIR NO: <u>145637</u> TIN NO: <u>41-196-90</u> DATE: <u>08/05/2012</u>		ADDRESS: BRODKE'S POINT, PALAWAN OWNER: <u>IPILAN NICKEL CORPORATION</u>		AS SHOWN		DRAWING STATUS ISSUED:		CHECKED BY: DESIGNED BY: CAD BY:		3 4	

SEAL:		CIVIL ENGINEER		PROJECT TITLE		APPROVED		SHEET CONTENTS		NOTE		APPROVED		SHEET NO.	
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SECTION "Y"

SCALE 1/200 METERS

[illegible]



Republika ng Pilipinas
PANGASIWAAN NG DAUGAN NG PILIPINAS
(Philippine Ports Authority)
Bonifacio Drive, South Harbor, Port Area, Manila

CERTIFICATE OF REGISTRATION/ PERMIT TO OPERATE NO. 556 (Temporary/Non-Commercial)

Know all Men by These Presents:

Pursuant to the provisions of Section 6a (iii), Article IV of Presidential Decree No. 857 dated 23 December 1975, as amended, PPA Administrative Order No. 06-95 dated 04 December 1995, PPA Administrative Order No. 02-2009 dated 20 March 2009, PPA Administrative Order No. 03-2013 dated 5 September 2013 and PPA Administrative Order No. 05-2013 dated 02 December 2013, the Philippine Ports Authority hereby issues this CERTIFICATE OF REGISTRATION to:

IPILAN NICKEL CORPORATION

for its facilities at Brgy. Maasin and Mambalat, Brookes Point, Palawan. This also serves as Permit to Operate the same subject to the conditions attached to this Certificate, the provisions of said

Presidential Decree and all other applicable laws, rules and regulations promulgated pursuant thereto.

In testimony whereof the seal of the Philippine Ports Authority and signature of its Assistant General Manager for Operations are hereunto affixed.

Valid for one (1) year commencing upon conforme of its Terms and Conditions

FRANCISQUEL O. MANCILE
AGM for Operations



PORT MANAGEMENT OFFICE - PALAWAN
Port Area, Puerto Princesa City

**APPLICATION FOR PERMIT TO
IMPROVE/REHABILITATE/EXPAND A PRIVATE PORT**

Application Number: 2022-001

Name of Applicant/Company: IPILAN NICKEL CORPORATION

Address of Applicant: Penthouse, Platinum Tower, Aseana Ave. cor.
Fuentes Street, Aseana, Parañaque City

Location of Proposed Facility: Boundaries of Bgys. Mambalot and Maasin,
Brooke's Point, Palawan

Description of Improvement/Facilities/Structures to be Constructed:

L-shaped causeway; laying of core rocks, laying of armour rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measure such as silt curtain and silt traps.

Total Estimated Cost of the Improvement/Facilities:

P 136,133,189.15

Subject to the conditions set forth at the back of this sheet.

RECOMMENDING APPROVAL:


MARLON N. SENDAYDIEGO
Manager
Engineering Services Division

APPROVED:

NOV 23 2022

Date:


ELIZALDE M. ULSON
Port Manager

PIRE Fee O.R. No. BP20-000000294708

Amount P 211,829.17

Date November 11, 2022

**CONDITIONS FOR PERMIT TO
IMPROVE/REHABILITATE/EXPAND A PRIVATE PORT (PIRE)**

1. Permittee is committed to start construction works within six (6) months from the date of approval of this Permit for Improvement/Rehabilitation/Expansion a Private Port, a corresponding penalty shall be imposed to applicant pursuant to Section 71 of PPA Administrative Order No. 05-2022. A grace period of another six (6) months shall be given to private port owner to comply after paying the penalty, after which the issued PIRE shall be cancelled. The applicant shall be required to re-apply for the PIRE and pay the corresponding fee.
2. The Authority shall be notified five (5) days before the start of the construction work.
3. Permittee shall allow authorized personnel of the Authority represented by a technical staff from the PMO having jurisdiction to monitor the construction of the facilities.
4. No alterations in the drawings or specifications shall be made by the owner without consent in writing by the Authority.
5. The Authority is not responsible for failure in the design and structural stability of the structures or from defects in construction.
6. For abandoned and unfinished construction, all structures which would obstruct navigation shall be removed at their expense.
7. All working areas shall be properly lighted and marked in order not to obstruct navigation.
8. When the delay of the construction of port facilities indicated in the detailed engineering, without justifiable cause, as determined by PMO Engineering, reach 15% negative slippage, the PIRE issued shall be cancelled. The applicant shall be required to re-apply for another PIRE and pay the corresponding fee.
9. Permittee shall submit the As-Built drawing upon completion of the project.
10. Permittee shall submit a completion report subject to final inspection by the Authority.

CONFORME


Signature of Applicant/AgentEdison R. Rancher

Name of Signatory

Senior Geologist

Designation

November 28, 2022

Date

54901000
51000
51000/0000

CO. ID TONS

This certificate serves as a permit with which the owner/operator to operate the facilities registered herein as a NON-COMMERCIAL PRIVATE PORT.

- 10m x 12m Access Dike
- 0m x 50m Berthing Area
- 4.0m Causeway

1. The grantee shall be authorized to handle cargoes owned or consigned to it only, either on its own, by contract or otherwise.
2. This certificate is effective for one (1) year commencing upon conforming to the Terms and Conditions.
3. The grantee shall be authorized to handle cargoes owned or consigned to it only, either on its own, by contract or otherwise.
4. The grantee shall pay a privilege fee per year exclusive of VAT, in addition to such port dues, fees, charges as may be due the Philippine Ports Authority, without prejudice to any increase which the Authority may impose during the lifetime of this permit.
5. The grantee shall allow authorized personnel of the Authority to inspect the facilities and its premises, including examination of specific records to determine compliance with this permit and other requirements and shall submit such data, documents or information which the Authority may require from time to time for statistical or other purposes.
6. The grantee shall ensure that the non-commercial private port facility herein registered shall not be utilized for illegal activities such as gun-running and smuggling as stipulated under PPA Operations Memorandum Order No. 02-2001 and other related issuances.
7. The grantee shall maintain the facilities in good condition and shall be responsible for the safe and efficient operations thereof.
8. No alterations or improvements, other than ordinary repair for wear and tear shall be made on the existing facilities (as shown on the as-built plans submitted to and stamped received by this Authority) without the prior approval of P. A.
9. No vessel shall be allowed berth unless properly authorized by the Authority and/or Bureau of Customs.

Attachment to COR PTO No. 566 (Temporary/Non-Commercial)
PILAN NGKEL CORPORATION

Cory Maasin and Mambalot, Brooke's Point, Palawan

The grantee shall allow the Authority or any other government entity or other private port users to use said facilities in case of emergency, necessity or congestion at the government pier.

11. During the validity of the renewal operating permit (temporary/non-commercial), subject company shall submit the DENR-issued Official Receipt representing payment of annual occupancy dues covering the subject foreshore area.

12. The grantee hereby absolves the Authority from any responsibility for any accidents, deaths, damages to property or person due to failure in the design, structural stability of the facilities or defects in the construction as well as from any legal suits, court actions which may result from said operation.

13. The grantee shall submit a comprehensive port security survey plan consistent with PPA MC No. 10-2003.

14. The grantee must comply with the requirements for Shore Reception Facilities (SRF) as contained under PPA Administrative Order No. 02-2003 consistent with the MARPOL 73/78 requirements.

15. The grantee shall comply with the provisions of PPA AO 06-95, PPA AO 02-2001 and other rules, laws and regulations promulgated by the Authority, Customs, Immigration and/or other proper authorities.

16. Failure of the grantee to comply with any of the conditions herein specified shall constitute a sufficient ground for the Authority to suspend or cancel this permit.

CONFORME:

By:

Name

Edson R. Ranches
Edson R. Ranches
(SIGNATURE OVER PRINTED NAME)
Authorized Representative

Date

September 13, 2022



Ipilan Nickel Corporation

**CAUSEWAY CONSTRUCTION
PROJECT: PHASE 3, 4 AND 5**

Boundary of Brgy. Mambalot and Brgy. Maasin,
Brooke's Point, Palawan

**BY IPILAN NICKEL CORPORATION
10/20/2022**



1. Project Profile

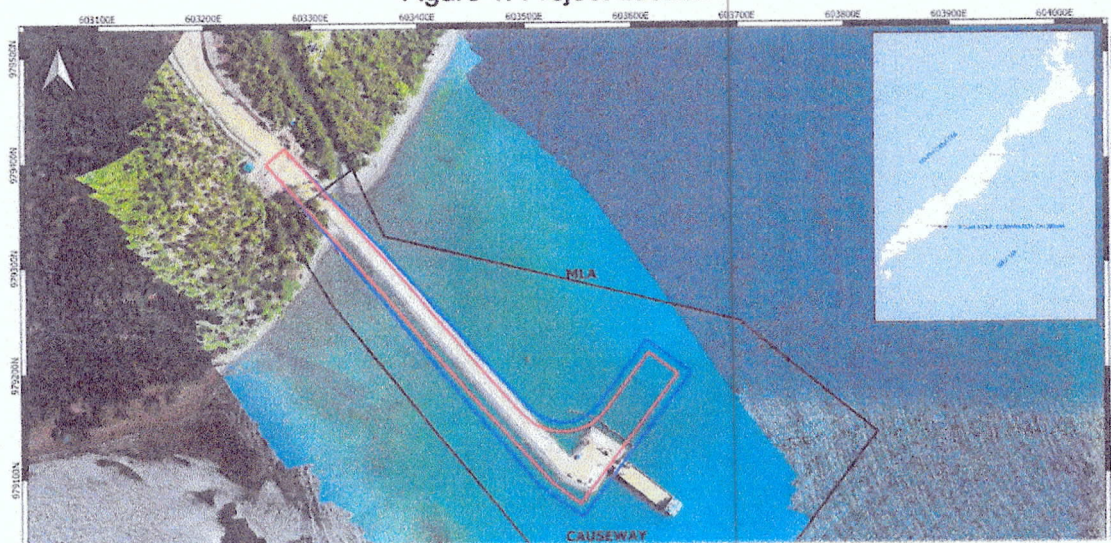
The Ipilan Nickel Project Causeway is located in the boundary of Barangay Mambalot and Barangay Maasin, Municipality of Brooke's Point, Palawan. The project area is around 175 km by national road on the southeastern margin of Palawan and can be reached via a well-paved, all-weather national highway with a travel time of approximately 3 to 4 hours from Puerto Princesa City going to the Municipality of Brooke's Point. The causeway will be located on the southern side of the project's mine site.

The technical description of the foreshore lease area for the causeway construction of the project is shown in *Table 1* with a total area of 11.8 hectares and the project location is shown in *Figure 1*.

Table 1. Technical Description of Applied Area for Causeway Construction

Corner	Nothing_PTM	Easting_PTM	Latitude_dec	Longitude_dec	Latitude	Longitude
1	979352.3402	603247.5466	8.856	117.939	8 51 21.8952	117 56 18.96
2	979404.2974	603315.5843	8.857	117.939	8 51 23.58	117 56 21.192
3	979316.2552	603350.6012	8.856	117.940	8 51 20.7144	117 56 22.3296
4	979238.7845	603686.3348	8.855	117.943	8 51 18.162	117 56 33.3096
5	979145.9616	603800.7565	8.854	117.944	8 51 15.1344	117 56 37.0464
6	978883.3251	603604.1832	8.852	117.942	8 51 6.5988	117 56 30.5916
7	978995.3007	603481.6775	8.853	117.941	8 51 10.2564	117 56 26.592
8	979258.2972	603302.5756	8.855	117.939	8 51 18.8316	117 56 20.7528

Figure 1. Project Location





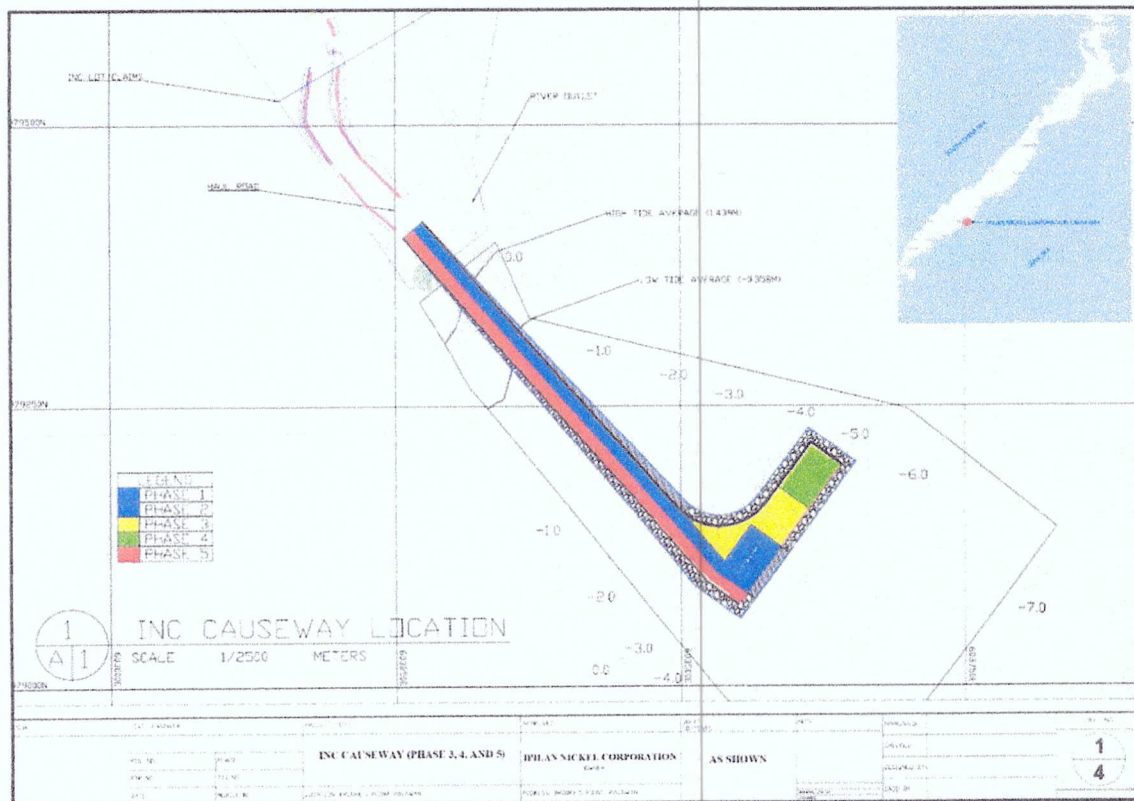
2. Background

The Phase 1 and 2 construction of the company's causeway was completed in August 2022. Currently the operational causeway can accommodate, at most, three (3) Landing Craft Tanks (LCTs) at any given time. The proposed Phase 3 to 5 construction of the causeway design would enable the efficient loading of ore material of five (5) LCTs at any one time on to the foreign vessel.

This final design and layout is based on the results of the hydrographic survey and engineering studies of the proposed location. The L-shaped causeway, with the LCT docking area is approximately 100m in length is designed to accommodate five (5) barges at any one time with the following dimensions: 70-100 meters in length, 16-18 meter in width, and 7-9-meter wall height with a 3-4-meter draft.

See *Figure 2* for the proposed expansion of the current causeway.

Figure 2. Causeway Design Phase 3, 4 and 5



3. Project Scope

An extensive topographic and hydrographic survey of the approved Miscellaneous Lease Application (MLA) area was initially conducted to support the expansion of the current



causeway design. The Phase 3 to 5 construction work shall be done in accordance with the plans and specifications with the scope as follows:

- a. Laying of core rocks;
- b. Laying of armour rocks;
- c. Laying of surface materials to fill the voids of the top core rocks;
- d. Installation of gabion;
- e. Grading and compacting of causeway surface;
- f. Construction of drainage canal; and
- g. Installation of environmental mitigating measure such as silt curtain and silt traps.

4. Implementation Schedule

The Phase 3 to 5 construction works shall be completed within ninety (90) days.

5. Estimated Cost of Causeway Project Establishment

The total cost of the construction of the causeway is approximately 136 Million Pesos. Table 2 shows the cost component of the construction.

Table 2. Estimated Capital Expense for the Project

Gabion Installation Cost, PHP	3,300,000.00
Volume Requirement, CBM	48,520.00
Volume Allowance, CBM	9,704.00
Material Price, PHP/MT (Delivered)	2,000.00
TOTAL MATERIAL COST, PHP	119,748,000.00
Re-handling Cost, PHP	6,443,612.64
Receiving and Spreading Cost, PHP	7,345,165.00
Grading and Compaction Cost, PHP	1,946,028.00
Contingency and Price Fluctuation, PHP	650,383.51
TOTAL EQUIPMENT COST, PHP	16,385,189.15
GRAND TOTAL	136,133,189.15

6. Cost-Benefit Assessment

The Cost-Benefit Analysis (Assessment) is an evaluation of the identified risks and opportunities to compare their cost and benefits. The method of analysis considered in the Cost-Benefit Assessment is the Net Present Value (NPV Method) in which all benefits and costs involved from the construction to the operation and environmental protection of the project is considered. The formula used in the CBA is indicated below:

$$\text{Present Value (PV)} = (\text{Benefit} - \text{Cost}) / (1 + \text{Discount Rate})^{\text{Year}}$$

$$\text{Net Present Value (NPV)} = \text{Capital Cost} - \text{Summation of PV}$$



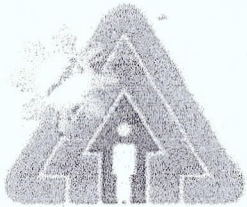
Benefit-Cost Ratio (BCR) = Summation of Benefit/Summation of Cost

The following were considered in the calculation of the cost benefit of the causeway:

▪ Capital Cost	:180 Million Pesos
▪ Expected Repair and Maintenance	: 3.6 Million Pesos per Year
▪ Life Span	: 10 years
▪ Depreciation Rate	: 18 Million Pesos per Year
▪ Management	: 2.6 Million Pesos per Year
▪ Environmental Cost	: 0.31 Million Pesos per Year
▪ Taxes and Fees	: 2.7 Million Pesos per Year
▪ Volume of Nickel Ore Shipped	: 1.50 Million wet metric tonnes
▪ Expected Benefit	: 135 Million Pesos per Year
▪ Discount Rate	: 12%

Based on the above assumptions, the calculated Net Present Value of the causeway is 428 Million Pesos with a Benefit-Cost Ratio of 2.98.

The analysis made does not take into consideration the major benefits such as revenues generated out of the sale of the nickel ore by the company and the excise taxes generated due to the government but only on the value of ore transported by the LCTs using the causeway.



Republic of the Philippines
(Republic Act 7611)

PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT STAFF

November 28, 2022

MR. ALEX C. ARABIS
Resident Mine Manager
Ipilan Nickel Corporation
Brookes Point, Palawan 5300

Dear Manager Arabis:

Greetings from the Palawan Council for Sustainable Development!

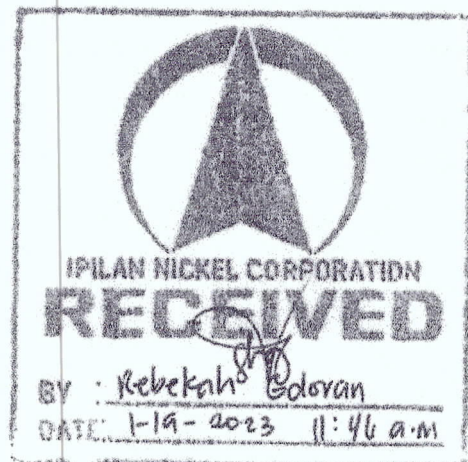
This is to acknowledge the receipt of your letter received by this office on November 14, 2022, regarding the submission of the revised plan and design for Ipilan Nickel Corporation's Causeway.

Please be informed that we already forwarded the said document to our District Management Division (DMD) - South for their information, reference, and appropriate action.

Thank you for your cooperation and more power!

Sincerely yours,

NIÑO REY C. ESTOYA, MNSA, CESE
Acting Executive Director



Vision: Palawan, an innovative and dynamic global center of sustainable development

Mission: PCSDS as the driver of environmental conservation and inclusive development in Palawan, a biosphere reserve and science-for-sustainability site, guided by the Strategic Environmental Plan

HEAD OFFICE:

PCSD Building, Sports Complex Road
Santa Monica Heights, Puerto Princesa City, Palawan, Philippines
Tel No: (+6348) 434-4235 Trunkline*(+6348) 434-4234 Telefax
Email: palawan@pcsd.gov.ph *Website: www.pcsgp.gov.ph | www.pcsgp.gov.ph



Ipilan Nickel Corporation

Penthouse Platinum Tower Asean Ave. cor. Fuentes Street
Brgy. Tambo, Aseana 1701 Paranaque City
Office: (632) 519 7888 Fax: (632) 519 7999

INC-EMS-MEMO-MEPEO-2022-0083

October 11, 2022

ATTY. TEODORO JOSE S. MATTA. Esq.
Executive Director
Palawan Center for Sustainable Development (PCSD)
Sports Complex Road, Sta. Monica Heights
Puerto Princesa City, 5003 Palawan

Dear Atty. T. J. S. Matta:

As stipulated in the terms and conditions of Ipilan Nickel Corporation SEP Clearance denominated as MODP-122110-00, we submit to you the revised plan and design for Ipilan Nickel Corporation's Causeway.


The change of causeway design from "T" to "L" shape is based on the result of the hydrographic survey. Due to the presence of a shoal in the south side of the beaching area with the distance of about 200-300 meters.

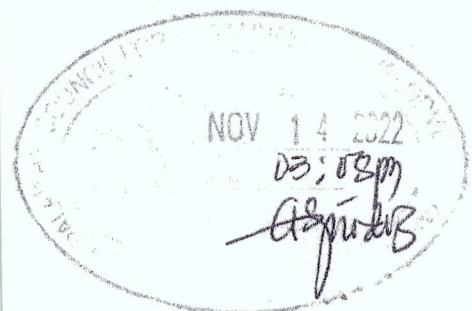
In addition, the design is divided into 5 phases due to the sequence of priority for development.

We hope you find the document in order.

Thank you.

Very truly yours,


ALEX C. ARABIS
Resident Mine Manager





Republic of the Philippines
Municipality of Brooke's Point
Province of Palawan

OFFICE OF THE MUNICIPAL ENGINEER /
OFFICE OF THE BUILDING OFFICIAL

BUILDING PERMIT

☒ NEW ☐ RENEWAL ☐ AMENDATORY

BUILDING PERMIT NO. 102081122

DATE ISSUED: AUGUST 11, 2022

FSEC NO. R-4B-55-084989

DATE ISSUED: AUGUST 04, 2022

OFFICIAL RECEIPT NO. 1145277

DATE PAID: AUGUST 09, 2022

This PERMIT is issued pursuant to Section 207, 301, 302, 303, and 304 of the National Building Code of the Philippines (PD 1096), its Revised IRR, other Referral Codes and its Terms and Conditions.

Owner / Permittee : IPILAN NICKEL CORPORATION
Project Title : PROPOSED PORT OFFICE
Location of Construction : Lot: 1166 Blk.: TCT/OCT No.: P-5692 Street: SHORELINE Brgy.: MAASIN
City/Municipality: BROOKE'S POINT ZIP Code: 5305
Use or Character of Occupancy : GROUP E and Classified as: OFFICE
Scope of Work : NEW CONSTRUCTION (ONE STOREY)
Total Project Cost : PHP 1,046,329.43
Professional In Charge of Construction: ENGR. MARK GREGGY Q. MECLON

PERMIT ISSUED BY:

ENGR. RAUL A. QUEJANO, JR.
MUNICIPAL ENGINEER / ACTING BUILDING OFFICIAL

(Signature Over Printed Name)

THIS PERMIT MAY BE CANCELLED OR REVOKED PURSUANT TO SECTIONS 207, 305 AND 306 OF THE NATIONAL BUILDING OF THE PHILIPPINES (PD 1096) AND ITS REVISED IRR



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

**MUNICIPAL PLANNING AND DEVELOPMENT OFFICE
ZONING DIVISION**

OFFICE OF MUNICIPAL PLANNING
AND DEVELOPMENT
BROOKE'S POINT, PALAWAN

RECEIVED

BY: [Signature]

DATE: 25/20/20

LOCATIONAL CLEARANCE APPLICATION FORM

1. NAME OF APPLICANT (Last, First, Middle) <u>IPILAN NICKEL CORPORATION</u>	2. NAME OF CORPORATION <u>IPILAN NICKEL CORPORATION</u>
3. ADDRESS OF THE APPLICANT <u>Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St., Aseana, Paranaque City</u>	4. ADDRESS OF CORPORATION <u>Penthouse, Platinum Tower, Aseana Avenue corner Fuentes St., Aseana, Paranaque City</u>
5. NAME OF AUTHORIZED REPRESENTATIVE <u>Engr. Segundo A. Villanueva</u>	6. ADDRESS OF AUTHORIZED REPRESENTATIVE <u>Brgy. Maasin, Brooke's Point, Palawan</u>
7. PROJECT TYPE <u>Causeway/ Port Facilities</u>	8. PROJECT NATURE <input checked="" type="checkbox"/> New development <input type="checkbox"/> Other Specify
9. PROJECT LOCATION (Number, Street, Barangay, City/Municipality, Province) <u>Boundary of Brgy. Mambalot and Brgy. Maasin, Municipality of Brooke's Point, Palawan</u>	
10. PROJECT AREA (In square meters) Lot : <u>118,580</u> sq. m Building is/ improvement: <u>9,600</u> sq. m	
11. RIGHT OVER LAND <input type="checkbox"/> Owner <input type="checkbox"/> Other <input checked="" type="checkbox"/> Lease	12. PROJECT TENURE <input type="checkbox"/> Permanent <input checked="" type="checkbox"/> Temporary (Specify years)
13. EXISTING LAND USES OF PROJECT SITE <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant / Idle <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Others <input type="checkbox"/> Agriculture (Specify crop) <input type="checkbox"/> Commercial <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Not Tenanted	
14. PROJECT COST / CAPITALIZATION (in pesos, in word and in figures) <u>One Hundred Seventy-Three Million Seven Hundred Nine Thousand Two Hundred Forty-Three and 1/10 Pesos- PHP 173,709,243.10</u>	
15. PREFERRED MODE OR RELEASE OF DECISION: <input checked="" type="checkbox"/> Pick-up <input type="checkbox"/> by mail, address to: <u>[Blank]</u> <input type="checkbox"/> Applicant <input type="checkbox"/> Authorized Representative	

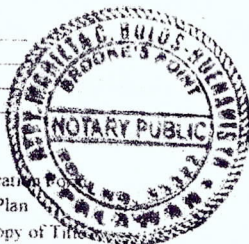
16. SIGNATURE OF APPLICANT: [Signature]

Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

S S

SUBSCRIBE AND SWORN TO before me this 30 day of MAY 2022 at the Municipality of Brooke's Point, Palawan, affiant
Exhibited to me his / her Community Tax Certificate No. [Blank] issued at [Blank]
on 20

Doc NO 116
Page No 25
Book No 120
Series of 2022



**ATTY. MARIETA BOLOS-BUENAVISTA
NOTARY PUBLIC Until December 31, 2022**

Roll of Attorney No. 53222

IBP Lifetime member no. 010019

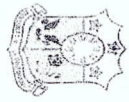
PTR No. 0891096 / Jan. 03, 2022 / PAL.

MCI E-Compliance No. VII-0005375

REQUIREMENTS:

- ☐ Notarized Application Form
- ☐ Set of Building Plan
- ☐ Certified True copy of Title
- ☐ Tax Declaration
- ☐ Latest Payment of Real Property Tax

- ☐ SPA or Lease Contract or Authorization to Use Land or Deed of Sale or Deed of Donation (if not Land Owner)
- ☐ Brooke's Point, Palawan

		Official Receipt of the Republic of the Philippines	
		No. 0870425 K	
Date <u>MAY 03, 2022</u>		Found	
Agency <u>MTB-BP</u>		Payor <u>IPMAN NICKEL CORPORATION</u> <u>ENGR. SEGUNDO A. VILLANUEVA</u>	
Nature of Collection	Account Code	Amount	
<u>LOCATIONAL CLEARENCE</u> <u>PENALTY</u>		<u>P 176,709.25</u> <u>2,500.00</u>	
TOTAL		<u>P 179,209.25</u>	
Amount in Words <u>ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED NINE HUNDRED AND TWENTY FIVE</u>			
<input checked="" type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
<u>Engr. S. Villanueva</u> Collecting Officer			

NOTE: Write the number and date of this receipt on the back of check or money order received.

Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

MUNICIPAL PLANNING & DEVELOPMENT OFFICE

MAY 30, 2022
Date

ORDER OF PAYMENT

The Treasurer/Cashier
Office of the Treasury
Brooke's Point, Palawan

Sir/Madam:

Please issue official receipt to Mr/Ms ENGR. SEGUNDO A. VILLANUEVA
in the amount of ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED NINE HUNDRED AND TWENTY FIVE
(P 179,209.25) for the payment of LOCATIONAL ZONING CLEARENCE
and PENALTY

LOCATIONAL
CLEARENCE - 176,709.25
PENALTY - 2,500.00

P 179,209.25

ENR JOSE C. PIRANIDE, MPA
MPDC/Zoning Administrator/ECAN Board
Secretary



Republic of the Philippines
Province of Palawan
Municipality of Brooke's Point

**MUNICIPAL PLANNING AND DEVELOPMENT OFFICE
ZONING DIVISION**

LOCATIONAL/ZONING CLEARANCE

Application No.: 2022-123
Date of Receive: 06-03-22

Decision No.: 2022-123
Date of Issue: 06-13-2022

APPLICANT:

IPILAN NICKEL CORPORATION (INC) C/O ENGR. SEGUNDO A. VILLANUEVA

ADDRESS:

MAASIN, BROOKE'S POINT, PALAWAN

TYPE OF PROJECT:

CAUSEWAY/PORT FACILITIES

LOCATION:

: MAASIN,
: BROOKE'S POINT, PALAWAN

ZONING CLASSIFICATION:

WATER ZONE

LAND AREA:

118,580.00 SQ.M.

STREET FRONTAGE:

LOT DEPTH:

LOT WIDTH:

PROPOSED BUILDING:

MAXIMUM AREA:

9,600.00 SQ. M.

MAXIMUM BUILDING HEIGHT:

EVALUATION OF FACTS/BASIS OF DECISION:

WITH APPROVED MISCELLANEOUS LEASE SURVEY, APPROVED PHILIPPINE PORTS AUTHORITY PERMIT TO DEVELOP AND PERMIT TO CONSTRUCT, BUILDING PLAN AND LEASE OF MUNICIPAL WATER. PROVISIONAL PERMIT FOR FORESHORE LEASE AND ORDER LIFTING THE CEASE AND DESIST ORDER.

DECISION:

APPROVED

CONDITIONS:

- ☒ Conditions stipulated herein form part of this decision and are subject to monitoring.
- ☒ Non-compliance therewith shall be a cause of cancellation or legal action.
- ☒ The applicable requirements of government agencies and applicable provisions of existing laws shall be complied with.
- ☒ No activity other than that applied for shall be conducted within the project site.
- ☒ No major expansion, alteration and/ or improvement shall be introduced without prior clearance from this office.
- ☒ This decision shall not be construed as a certification of this office to the ownership by the applicant of the parcel of land subject of this decision.
- ☒ Any misrepresentation, false statements or allegations immaterial to the issuance of this decision shall be sufficient cause of its revocations.
- ☒ "No Fishing" restriction inside the permit area is not authorized and shall not be imposed. Fisherfolks are allowed to fish anytime.

Enr. JOIE C. PIRAMIDE, MPA
MPDC/Zoning Administrator/ECAN Board
Secretary

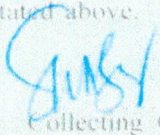
LC NO. : 2022-123
PMO No./OR. No. : 0870425
Date Issued : June 3, 2022
Amount Paid : Php179,209.25



Official Receipt
of the
Republic of the Philippines

Nº 1415181 E

Date 06/06/2022

Agency DEMR COMDO		Fund
Payor Palan MICKEL CORPORATION		
Nature of Collection	Account Code	Amount
Annual Rental for		P 9,296,224.14
Annual Permit for		
causeway/Industrial Purposes		
Under PPA No. 045306-001		
TOTAL		P 9,296,224.14
Amount in Words nine million two hundred ninety six thousand two hundred twenty four pesos and		
<input type="checkbox"/> Cash	Drawee Bank	Number
<input type="checkbox"/> Check		Date 14/00
<input type="checkbox"/> Money Order		
Received the amount stated above.		
 Collecting Officer		
NOTE: Write the number and date of this receipt on the back of check or money order received.		

AFFIDAVIT

I, Edison R. Ranches, Filipino, of legal age and office address at Brgy. Maasin, Brooke's Point, Palawan, under oath, state:

1. I am the Senior Geologist of Ipilan Nickel Corporation (INC).
2. On June 1, 2022, DENR MIMAROPA Region Assistant Regional Director Maximo C. Landrito issued a provisional Miscellaneous Lease Agreement (Provisional MLA) in favor of INC.
3. Condition No. 7 of the Provisional MLA required INC to immediately notify the Regional Executive Director, in writing, if it discovers the existence of any gold, copper, or other substance containing minerals, guano, gems, precious stones, coal, or coal oil within the MLA area. It also directed INC not to take or remove nor offer to remove or take any quantity found in the area.
4. I attest that INC has not discovered any gold, copper, or other substance containing minerals, guano, gems, precious stones, coal, or coal oil nor has it taken or removed any quantity of these minerals, metals, and precious gems within the MLA area.
5. I am executing this Affidavit to confirm the truthfulness of my statements.


May 31, 2023, _____.


EDISON R. RANCHES
Affiant

SUBSCRIBED AND SWORN TO before me on May 31, 2023 in _____
affiant exhibiting to me his _____.

Doc. No. 073
Page No. 16
Book No. 145
Series of 2023.




ATTY. MARIETA BOLOS-BUENAVISTA
NOTARY PUBLIC Until December 31, 2024
Roll No. 53322
IBP Lifetime member no. 010019
PTR No. 2818386 / Oct. 28, 2022 / PAL.
MCLE Compliance No. VII-0005375
Brooke's Point, Palawan

14.A

✓ 19/22
402.312
Palawan



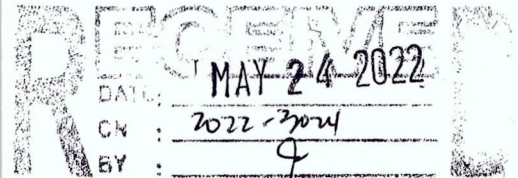
Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

Central Office
Bonifacio Drive, Port Area, Manila

OFFICE OF THE CENTRAL
BROOKE'S POINT, PALAWAN

MAY 18 2022

1st Indorsement



Respectfully forwarded to Mr. CONRADO M. CORPUZ, OIC-CENR Officer, Department of Environment and Natural Resources, Community Environment and Natural Resources Office, MIMAROPA Region, Brook's Point, Palawan, the herein set of documents involving the Miscellaneous (Foreshore) Lease Application (FLA) of IPILAN NICKEL CORPORATION, represented by CARLO A. MATILAC with an area of One Hundred Twenty Thousand (120,000) square meters, located at Brgy. Maasin, Brook's Point, Palawan for the Construction of Causeway for use of LCT/Barges in shipside loading operations.

In view of the CERTIFICATION (Annex A) dated 6th December 2021, issued by District Engineer NOEL L. FUENTEBELLA of DPWH – Palawan 2nd District Engineering Office, Narra, Palawan, which states that the DPWH has no existing, on-going or propose project in the area, which was concurred by Regional Director GERALD A. PACANAN, CESO III on his Memorandum dated January 28, 2022 (Annex B), this Department therefore, interposes NO OBJECTION to the instant FLA.

It is understood that the NO OBJECTION on this application is subject to the condition that the requesting applicant, shall observe easement on roads, slopes, hazard zones, and other applicable laws, and shall provide the DPWH with a right-of-way, should a portion thereof be needed for future road widening or any infrastructure project.

ROGER G. MERCADO
Secretary

Department of Public Works and Highways
Office of the Secretary



WIN2M04914



Republic of the Philippines
Department of Public Works and Highways
REGIONAL OFFICE IV-B
EDSA, Diliman, Quezon City

#146

0-22-36

C 0769

2-8-2022

409.312

Palawan end

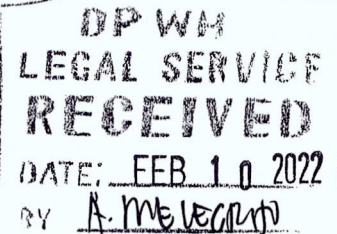
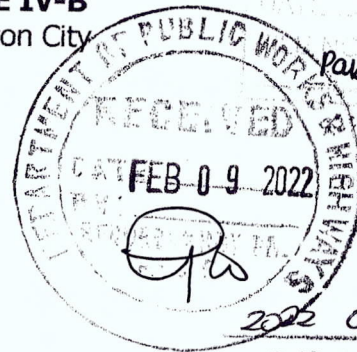
January 28, 2022

MEMORANDUM

FOR : ROGER G. MERCADO
Acting Secretary
DPWH Central Office, Bonifacio Drive, Port Area, Manila

Thru : RODIL L. MILLADO
Director
Legal Service
DPWH Central Office, Bonifacio Drive, Port Area, Manila

SUBJECT : Miscellaneous Lease Application of Ipilan Nickel Corporation

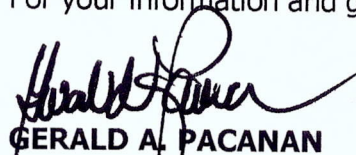


Respectfully transmitted herein are the attached documents relative to the application of Ipilan Nickel Corporation for Foreshore Lease Agreement/Miscellaneous Lease Agreement (FLA/MLA) Application located in Brgy. Maasin, Brooke's Point, Palawan, to wit;

1. Certification of No Objection on the application issued by Palawan 2nd District Engineering Office duly signed by District Engineer Noel L. Fuentebella.
2. Letter from DENR-CENRO Brooke's Point, Palawan.
3. Request letter from Ipilan Nickel Corporation represented by its OIC-Resident Mine Manager, Edison R. Ranches.
4. Geo-tagged photos

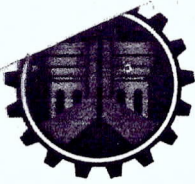
Please be informed that this office concurs with the certification from Noel L. Fuentebella, District Engineer, Palawan 2nd District Engineering Office, that the DPWH has no existing on-going or proposed project in the area, however, the applicant shall observe easement, rules on roads, slopes, hazard zones, etc. and shall provide the DPWH with a right-of-way, should a portion thereof be needed for future public works construction or improvement.

For your information and guidance.


GERALD A. PACANAN
Regional Director

Cc: **EDISON RANCHES**, 1st Floor Corp Business Center, 151 Paseo De Roxas Cor., Arnaiz St., Makati City
CONRADO M. CORPUZ, OIC, DENR-CENRO, Brooke's Point, Palawan

R4B.8 EBA/FKLC



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PALAWAN 2ND DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Narra, Palawan

DPWH, PALAWAN
DATE: 12/10/21
FILE NO. 097.0

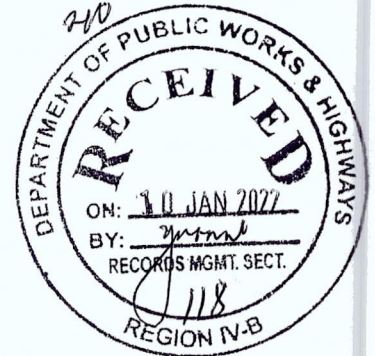
December 6, 2021

MEMORANDUM

FOR : GERALD A. PACANAN
Officer-In-Charge
Office of the Regional Director

ATTENTION : FREDRICH CARL L. CAMERO
ROW Task Force Head
Region IV-B, EDSA, Quezon City

SUBJECT : Miscellaneous (Foreshore) Lease Application of Ipilan Nickel Corporation.



Respectfully forwarded to the Officer-In-Charge Office of the Regional Director, Gerald A. Pacanan, DPWH-Regional Office, EDSA, Quezon City, for his concurrence, the herein attached Certification on Foreshore Lease Application of Mr. Edison R. Ranches, OIC-Resident Mine Manager, Ipilan Nickel Corporation, for Construction of Causeway for use of LCT/Barges in shipside loading operations, under Miscellaneous Lease Application No. 045306-13, Identified as Plan MLc 045306-13-D NW by Lot No. 1166, PLS-96 NE, SE and SW by Sulu Sea containing an area of One Hundred Twenty Thousand (120,000) square meters situated at Brgy. Mambalot, Brooke's Point, Palawan.

NOEL L. FUENTEBELLA
District Engineer

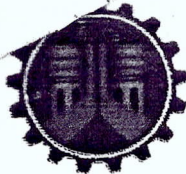
Enclosure:

1. Letter of DENR-CENRO, Brooke's Point, Palawan
2. Photocopy of Approved Plan
3. Geo-Tagged Photos

Copy furnished:

1. Mr. Edison R. Ranches
OIC-Resident Mine Manager
Ipilan Nickel Corporation
1st. Floor Corporation Business Center, 151 Paseo De Roxas Corner
Arnaiz Street, Makati City, 1228, Philippines.
2. Mr. Conrado M. Corpuz,
OIC CENRO- BROOKE'S POINT, PALAWAN

R4B.14.1 elm/TJF/ERK



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PALAWAN 2ND DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Narra, Palawan

DPWH, RMU, ADM
DATE: _____
FILE NO. _____

CERTIFICATION

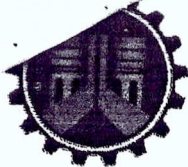
THIS IS TO CERTIFY that this office interposes no objection on the Application of Mr. Edison R. Ranches of a Foreshore land area under FLA-045306-13 containing an area of One Hundred Twenty (120,000.00) square meters situated at Brgy. Mambalot, Brooke's Point, Palawan for construction of causeway for use LCT/Barges in shipside loading operations purpose.

THIS IS TO CERTIFY further that the Department of Public Works and Highways (DPWH) has no existing on going or propose project in the area, however, the applicant shall observe easement rules on roads, slopes, hazards zone, etc., and shall provide the DPWH with a right of way, should a portion thereof be needed for future public works construction or improvement.

Issued this 6th day of December, 2021.

NOEL L. FUENTEBELLA
District Engineer

R4B.14.1 ADA/TJF/ZDV/ERK



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PALAWAN 2ND DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Narra, Palawan

DPWH, RMU, ADM.	
DATE:	
FILE NO.	

CERTIFICATION

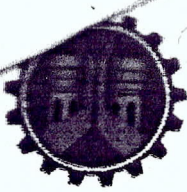
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Issued this 6th day of December, 2021.

NOEL L. FUENTEBELLA
District Engineer

R4B.14.1 ADA/TJF/ZDV/ERK



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
PALAWAN 2ND DISTRICT ENGINEERING OFFICE
REGIONAL OFFICE IV-B
Narra, Palawan

DPWH, RMU, ADM.
DATE: _____
FILE NO. _____

CERTIFICATION

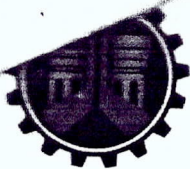
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Issued this 6th day of December, 2021.

NOEL L. FUENTEBELLA
District Engineer

R4B.14.1 ADA/TJF/ZDV/ERK



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS
Palawan 2ND District Engineering Office
REGIONAL OFFICE IV-B
Narra, Palawan

December 6, 2021

FOR : NOEL L. FUENTEBELLA
District Engineer
DPWH-Palawan 2nd District Engineering Office
Narra, Palawan

THRU : Chief, Planning & Design Section

SUBJECT : Foreshore Land Application Investigation Report

This has reference to the letter request of Mr. Edison R. Ranches, OIC-Resident Mine Manager, Ipilan Nickel Corporation, requesting issuance of Clearance as requirement in processing for application of Miscellaneous (Foreshore) Lease Application No. 045306-13 adjacent Lot No. 1166, Pls-96 Iden. To 5701 Cad 796-D Oct P-5692 containing an area of One Hundred Twenty Thousand (120,000) square meters located along Brgy. Mambalot, Brooke's Point, Palawan.

Documents submitted:

1. Letter request of Ipilan Nickel Corporation (Represented by Edison R. Ranches)
2. Photocopy of DENR Certification for DPWH-District Engineer
3. Photocopy of Letter Request of Ipilan Nickel Corporation for DENR CENRO
4. Photocopy of Public Land Application
5. Photocopy of Geo-tagged photos at Brgy. Mambalot
6. Photocopy of Miscellaneous Lease Plan of Land

In the ocular investigation conducted on December 1, 2021 the undersigned found out that;

1. The foreshore land area applied is adjacent to Lot No. 1166, Pls-96 Iden. To 5701 Cad 796-D Oct P-5692 owned by the applicant.
2. That a salvage/environment zone of Twenty (20) meters wide landward has been provided as per sketch plan submitted to this office.

RECOMMENDATIONS:

It is recommended that the Applicant Mr. Edison R. Ranches be granted Clearance/Certification that the area applied is suitable for the purpose to which it is intended and will not be needed by this office for future public works construction or improvements.

Validated by:


TEODY J. FERNANDEZ
Special Agent I

Noted by:


ZOSIMO D. VILLAROSA
Engineer II



31 May 2023

SUBJECT: RE-APPRAISAL REPORT ON REQUEST FOR RENEWAL OF PROVISIONAL PERMIT NO. 045306-001 OF IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A. MATILAC SURVEYED UNDER PLAN MLC-045301-13-D CONTAINING AN AREA OF 118,580 SQM LOCATED AT BARANGAY MAASIN (FORMERLY MAMBALOT), BROOKE'S POINT, PALAWAN

I. SCOPE AND PURPOSE OF THE APPRAISAL

The Department of Environment and Natural Resources (DENR) through Land Management Bureau (LMB) is responsible for formulating policies concerning the efficient and effective administration, management, survey and disposition of alienable and disposable (A&D) lands of the public domain and other lands outside the responsibility of other agencies.

Also, DENR through LMB is involved in appraisal of real property valuation to determine the present value of asset essential for acquisition, disposal and rental of public lands computed depending on the purpose intended therein and its present market value and/or latest BIR Zonal value, whichever is applicable and greater.

The Appraisal Committee constituted pursuant to Regional Special Order No. 497 dated 23 October 2017 and Section 4 of DENR Administrative Order 98-20 dated 20 May 1998, is charge with the duty of determining the appraisal value preparatory to its lease to qualified applicants thereon.

II. PROPERTY IDENTIFICATION, LOCATION AND OWNERSHIP

The area is particularly identified as 118,580-square-meter foreshore/seashore area adjacent to Lot No. 1166, PLS 96 surveyed under Plan MLC 045306-13-D conducted by Geodetic Engineer Arsenio D. Tamayao on 07 October 2021 and approved on 09 December 2021 by MIMAROPA Regional Office as surveyed for Iplan Nickel Corporation represented by Carlo A. Matilac. It is covered by Provisional Permit No. 045306-001 approved and valid from June 01, 2022 to June 01, 2023 and still-on-process Miscellaneous Lease Application for Corporation 045306-13 of Iplan Nickel Corporation represented by Carlo A. Matilac located at Barangay Maasin (formerly Mambalot), Brooke's Point, Palawan.

Further, the title holder and owner of Lot No. 1166, PLS 96 identical to Lot No. 5701, Cad 796-D is Benson Maglaya as shown in the Original Certificate of Title No. P-5692 issued on 26 December 1969. The same Benson Maglaya thru his Attorney-in-fact, Maria B. Maglaya, sold and conveyed the mentioned said lot in favor of Kirby Erin C. Ng and Cymbelly Delos Santos as evidenced by a Deed of Absolute Sale executed on 13 November 2015. Moreover, on 24 September 2021, Kirby Erin C. Ng and Cymbelly Delos Santos constituted and appointed Engr. Carlo A. Matilac as their true and lawful attorney-in-fact and to perform: (1) to transact and coordinate with concerned government agencies for the filing, processing and issuance of the Foreshore Lease Agreement/ Miscellaneous Lease Agreement application of Iplan Nickel Corporation; (2) for this purpose, to inquire, fill out, apply for, sign, process the requirements and other relevant documents, pay all required feed and receive permits and certificates from various government agencies.

[Signature]

The site is located approximately 2 kilometers from the 60-meter National Highway which is being used by passenger/private vehicles from different points of origin.

III. LAND CLASSIFICATION, IMPROVEMENTS AND GENERAL CONDITION

The foregoing property is classified as foreshore/seashore land adjacent to Lot No. 1166, PLS 96 identical to Lot No. 5701, Cad 796-D, presently utilized for industrial purposes adjoining alienable and disposable land (A & D Zone) under LC Map No. 2046, Project No. 12-J, Block II, FAO No. 4-563, duly certified by the Bureau of Forestry on 23 November 1956;

It is accessible to all types of land transportation vehicle via National Highway to applicant-corporation's private road with width ranging from 12 to 15 meters wide.

Considered as some of the important improvements in the vicinity are:

- | | |
|-------------------------------|--|
| _____ 1. Government buildings | _____ 5. Schools (public/private) |
| _____ 2. Public market | _____ 6. Shopping centers |
| _____ 3. Churches | _____ 7. Business establishment |
| _____ 4. Hospitals | _____ <u>X</u> 8. Employees' bunkhouse/
INC's town site |

The area being re-appraised is an industrial area utilized by the applicant-corporation as their private port built with causeway, jetty port, berthing facility and breakwater.

The market data gathered are shown under:

SALE:

On 13 November 2015, a parcel of land known as Lot 1166, PLS 96, containing area of 56,240 square meters, more or less located at Bgy. Maasin, Brooke's Point, Palawan was reportedly sold in favor of Kirby Erin C. Ng and Cymbelly Delos Santos for a consideration of **Php 3,000,000.00** or an average of **Php 53.34 per square meter**.

LISTINGS:

1. Sometime in N/A a property having an area of N/A square meters, more or less, located in N/A was offered for lease through N/A at an asking price of N/A square meters.
2. Sometime in N/A a property having an area of N/A square meters, more or less, located in N/A was offered for sale through the N/A at an asking price of N/A per square meters.

IV. HIGHEST AND BEST USE

Taking into consideration the location, size actual use and the prevailing land use in the vicinity, the highest and best use of the subject property sought to be leased for industrial purposes, after having been developed for that purpose by the applicant-corporation.

V. LAND APPRAISAL

In the light of the criteria laid down by the DENR Administrative Order No. 98-20, dated 20 May 1998 specifically in Section 3 thereof, the committee in the approval of the property has taken foremost consideration of its location and proximity to the town to arrive at the present appraisal value.

The adjacent land is flat terrain and bounded by the following properties:

North-Western: Lot No. 1166, PLS 96

East: SULU SEA



South: SULU SEA

West: SULU SEA

STATISTICAL DATA

Latest assessment of the property for the land show the following valuation:

Market Value per Tax Declaration No. 18-06-009-0791 with Property Identification No. 066-06-009-11-064 for Lot 1166, PLS 96	Schedule of Market Values in Urban Lands per square meter in the Province of Palawan (Annex E)	Zonal Valuation of BIR Revenue District Office No. 36 for Palawan
Classification: Agricultural (coconut land)	Classification: Industrial (1st Class)	Classification: Industrial (I)
Valuation: Php 8.40/sqm	Valuation: Php 2,100/sqm	Valuation: Php 2,000.00/sqm

As the DENR Administrative Order No. 2010-26 provides, "3. *Manner of Conducting the Appraisal xxx...xxx If the property is classified as commercial or industrial, the appraised or re-appraised value shall not be less than the zonal value or market value thereof, whichever is higher.*" Hence, the committee set the value at **Php 2,100.00** per square meter per market value is concerned, thus, the land appraisal is computed as follows:

Total Land Area: **118,580 square meters**
Appraisal Value per sq. meter: **Php 2,100.00**
Total Appraised Value of the Land: **Php 249,018,000.00**

VI. BUILDING APPRAISAL

1. CAUSEWAY CONSTRUCTION PROJECT PHASE 1 & 2

Evaluation of copy of report on the completion of causeway (Phase 1 & 2) submitted by the applicant-corporation to the Philippine Ports Authority thru PPA-Port Management Office Palawan on 09 August 2022, the committee found that the proposed T-shaped causeway and its project cost did not materialize due to the result of hydrographic survey and engineering studies. Instead, the applicant-corporation requested for amendment of its causeway layout plan and actually built an L-shaped causeway with an approximate length of 410 meters with the benching area for LCT ramps sized at 30m wide and 50m long making the total length at 440m which construction was completed on 08 August 2022. The applicant-corporation was issued Certificate of Registration/ Permit to Operate by the Philippine Ports Authority valid for one (1) year commencing on September 13, 2022.

The elevation of the causeway depends on the size of LCTs with barges shall not be lower than 2.5m ASL. The berthing depth is at 4 to 5 meters to allow the 2,000 DWT capacity LCTs and barges. The boulders used is at least at 0.5-meter size for Armor Rocks and 0.30-meter to 0.50-meter for Core Rocks overlaid with mixed gravel on top and at 45-degree side slope.

Table 1: Ipilan Nickel Project Causeway Detail Phase 1 & 2	
Length of Causeway	440 meters
Width of Causeway	12 meters
Crest Elevation	2.5 meters
Berthing Depth	4-5 meters
Berthing Facility for Barges/LCT	30m x 50m
Capacity per Barges/LCT	2,000 to 5,000 WMT
Design Load for Barge/LCT	4 LCTs/Barges at any given time
Method of Construction	Phase-by-phase

Material Requirements	
1. Core Rock	54,000 cu.m.
2. Armor Rock	6,000 cu.m.
Total	60,000 cu.m

However, the property (negative factors e.g. flooding near garbage dumpsites, presence of squatters) has no negative factors except of course the depreciation of materials due to corrosion and other natural causes such as adverse weather conditions and actions of the sea.

Description: PHASE 1 & 2: 440m L-SHAPED CAUSEWAY WITH BERTHING FACILITY
Area: 11,000 square meters
UNIT CONSTRUCTION COST: Php 102,697,052.28/ 11,000 sqm= Php 9,336.09/ sqm
LIFE SPAN OF IMPROVEMENTS: 10 years
AGE OF IMPROVEMENTS: 0.81 years (or 9 Months and 23 days after completion)
A. Total Repro. Cost: floor area x unit construction cost = Php 102,697,052.28
B. Residual Value: Php 102,697,052.28 x 10%= Php 10,269,705.23
C. Value to be depreciated: Php 102,697,052.28 - Php 10,269,705.23 = Php 92,427,347.05
D. Total Depreciated: (Php 92,427,347.05/10 years) x 0.81 year = Php 7,486,615.11
E. Depreciation per year: Php 7,486,615.11 / 0.81 year = Php 9,242,734.70
F. Appraised Value: Php 102,697,052.28 - Php 7,486,615.11 = Php 95,210,437.17

2. CAUSEWAY CONSTRUCTION PROJECT PHASE 3, 4 & 5

Since Causeway Construction Project Phases 1 & 2 was already completed, the applicant-corporation applied for permit to improve/rehabilitate/expand its private port thru Phases 3, 4 and 5 described as L-shaped causeway; laying of core rocks, laying of armor rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measures such as silt curtain and silt traps.

The design and layout is also based on the result of the hydrographic survey and engineering studies conducted in the area and to enable the efficient loading of ore material in five (5) LCTs at any one time designed for foreign vessel. Thus, the L-shaped causeway with the LCT docking area of will have a 100-meter length to accommodate five (5) barges at any one time with the following dimensions: 70-100 meters in length, 16-18 meters in width, and 7-9 meters wall height with a 3-4-meter draft.

Description: CAUSEWAY CONSTRUCTION PROJECT: PHASE 3, 4 & 5
Area: 22,600 square meters
UNIT CONSTRUCTION COST: Php 136,133,189.15/ 22,600 sqm= Php 6,023.59/ sqm
LIFE SPAN OF IMPROVEMENTS: 10 years
AGE OF IMPROVEMENTS: 0 years
A. Total Repro. Cost: floor area x unit construction cost = Php 136,133,189.15
B. Residual Value: Php 136,133,189.15 x 10%= Php 13,613,318.91
C. Value to be depreciated: Php 136,133,189.15 - Php 13,613,318.91 = Php 122,519,870.24
D. Total Depreciated: (Php 122,519,870.24/10 years) x 0 year = Php 0.00
E. Depreciation per year: Php 0.00/ 0 year/s = Php 0.00
F. Appraised Value: Php 136,133,189.15 - Php 0.00 = Php 136,133,189.15

7.

VII. APPRAISED VALUE OF PROPERTY

LAND Php 249,018,000.00 x 3% = Php 7,470,540.00

IMPROVEMENTS

Phase 1 & 2 Php 95,210,437.17

Phase 3, 4 & 5 Php 136,133,189.15

TOTAL: Php 231,343,626.32 x 1% = Php 2,313,436.26

TOTAL: Php 9,783,976.26

VIII. RECOMMENDATION RENTAL RATE PER ANNUM

LAND

Recommended Rental per Annum Php 7,470,540.00

Recommended Rental per Month Php 622,545.00

IMPROVEMENTS

Recommended Rental per Annum Php 2,313,436.26

Recommended Rental per Month Php 192,786.36

SUMMARY

Land- Recommended Rental per Annum Php 7,470,540.00

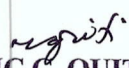
Improvements- Recommended Rental per Annum Php 2,313,436.26

TOTAL RECOMMENDED ANNUAL RENTAL RATE Php 9,783,976.26


MAY O. SOCRATES

Special Investigator I

Member, Appraisal Committee


MARIVIC C. QUITAIN

Land Management Officer III

Member, Appraisal Committee


LEONARD T. CALUYA

CENRO

Chairman, Appraisal Committee

APPROVED:

ENCLOSURES:

1. Ocular Inspection Report
2. Geotagged Photos of area
3. Certified True Copy of Tax Declaration
4. BIR Zonal Valuation
5. Market Valuation of Palawan
6. Copy of approved survey plan

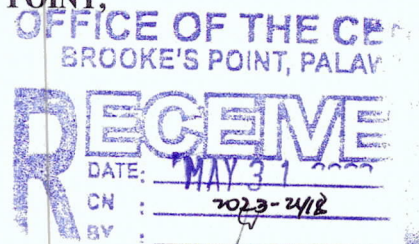


May 31, 2023

SUBJECT: **REPORT OF INSPECTION ON THE REQUEST FOR RENEWAL OF PROVISIONAL PERMIT NO. 045306-001 OF IPILAN NICKEL CORPORATION REP. BY CARLO A. MATILAC SURVEYED UNDER PLAN MLC 045306-13-D CONTAINING AN AREA OF 118,580 SQM LOCATED AT BARANGAY MAASIN (FORMERLY MAMBALOT), BROOKE'S POINT, PALAWAN FOR APPRAISAL**

The Community Environment and
Natural Resources Officer
Brooke's Point, Palawan

Sir:



In line with the Memorandum instruction received by this Office on May 25, 2023 thru email from the OIC, Assistant Regional Director for Technical Services, we have the honor to certify that on May 30, 2023, the undersigned personally visited and examined the area covered by Provisional Permit No. 045306-001 of Ipilan Nickel Corporation rep. by Carlo A. Matilac located at Barangay Maasin (formerly Mambalot), Brooke's Point, Palawan and found the following:

1. That the land is described as follows (give as accurate and description of the physical conditions of the land as possible, not omitting to mention the kind and approximate age of vegetation or trees growing as well as the improvements found thereof, such as fruit trees, houses, fences, clearing, etc. giving in number and age thereof, by whom planted or made and when) , **foreshore/seashore area adjacent to Lot No. 1166, PLS 96 identical to Lot No. 5701, Cad 796-D, presently utilized as causeway and jetty port of the applicant-corporation.**
2. That the land is approximately **2 kilometers** from the nearest provincial road from National Highway and is easily accessible form (Give means of transportation to the land and the description of the way, that is stated whether it is private or public road, trial or a right of the way (This is required in case of the Sale or Lease Application only). **Accessible by land vehicles thru private road owned by the applicant-corporation.**
3. That the applicant **YES** placed post or signs on the corners of tract of land applied for and out a trial along its boundaries as required by the regulation of the Bureau, and we were advised to maintain the same, **please see geo-tagged photos hereto attached;**
4. That the tract of land applied for is **adjacent to the A & D Zone under LC Map No. 2046, Project No. 12-J, Block II, FAO No. 4-563, duly certified by the Bureau of Forestry on 23 November 1956;**
5. That the tract applied for is **foreshore/seashore area surveyed under Plan MLC 045306-13-D claimed by Ipilan Nickel Corporation rep. by Carlo A. Matilac** whose post office address is **Barangay Maasin, Brooke's Point, Palawan.** (In case of claims and conflicts, a separate detailed report must be submitted).
6. That the applicant has been occupying and cultivating the adjacent titled land: **Lot No. 1166, PLS 96** since **November 13, 2005** by virtue of **Deed of Absolute Sale executed by patent holder- Benson Maglaya.** A portion of **N/A** hectares is now under cultivation and the improvements or standing crops are the following: **N/A** valued at **N/A** (Permanent improvements should be appraised separately)

7. That the land applied for has been identified to be covered by N/A Application No. N/A of N/A which was rejected or cancelled.

8. That the applicant is (owner, holder) of N/A hectares of land (Should the applicant be the owner of 24 hectares of land; or more in case Homestead or Free Patent Application of 144 hectares in case of Sales Application, give the number of parcels located and area thereof). **Under Plan MLC 045306-13-D containing an area of 11.8580 hectares**

9. That the land applied for N/A has been assessed at (No. ____ per hectares, square meter) under Tax Declaration No. N/A in the name of N/A and in my opinion it is worth N/A. Adjacent private lands of similar area assessed at N/A. This is required in case of Sale and Lease Application only. **Latest assessment of the property for the land show the following:**

- a. The Market Value in the Tax Declaration No. 18-06-009-0791 with Property Identification No. 066-06-009-11-064 for Lot No. 1166, PLS-96 is Php 8.40/sqm for 56,240 square meter area classified as Agricultural (coconut land) comprising a total market value of Php 472,416.00;
- b. The Market Value in Urban Lands in the Province of Palawan classified as first class for Industrial is Php 2,100/sqm;
- c. The Zonal Value of BIR Revenue District Office No. 36 for Palawan classified as Industrial is Php 2,000.00/sqm.

10. That the land is yes surveyed under Survey No. **Plan MLC 045306-13-D**. It corresponds to Lot No. **Foreshore area adjacent to Lot No. 1166, PLS-96 identical to Lot No. 5701, Cad 796-D** of BL Case No. N/A GLRO No. N/A.

11. That the applicant who is now residing at **Bgy. Maasin, Brooke's Point, Palawan** is really interested in the application and it's **INDEED** in a position to put into beneficial use **whole** of the area applied for. The applicant yearly income of **Php 135 Million/ annum per submitted Feasibility Study** (Mention the nature of property whose income is derived). If the applicant is not the one really interested in the application, the name of the real property interested should be stated in the column "REMARKS". The portion cultivated by persons other than the applicant their nationality and value of their improvements should also be stated.

The authority of their occupation should be ascertained and efforts should be exerted to secure copies of the Agreement of Contract thereon between the applicant and the said applicants.

12. That we have advised the applicant to remit the amount of N/A initial fee or as fee for issuance of provisional and found that he has already paid the amount of **Php 9,296,224.14 for Occupation Fee** as evidence by **Official Receipt No. 1415181** dated **June 6, 2022** and **Php 150.00 for Ocular Inspection Fee** as evidence by **Official Receipt No. 1417093** dated **May 30, 2023** issued by this Office.

13. That the applicant or any member of his family is **NOT** directly or indirectly connected with the Bureau of Lands by reason of the following circumstances.

14. That the applicant is N/A a married man and he does not come under any of the exception as mentioned in paragraph 3, Chapter 11 of the Rule and the regulations to the Public Lands. (In Sales or Lease Application married, consent is necessary)

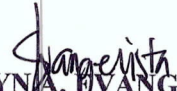
15. That the applicant is not the holder of Application No. N/A approved or patented on N/A.

16. **REMARKS:**

- a. The applicant- corporation is presently utilizing the area requested for renewal as their jetty port and causeway with recorded eight (8) shipments of nickel ore dated from September 12, 2022 to December 21, 2022 with the total of 438,420 WMT and 11 shipments of nickel ore dated from December 15, 2022 to May 28, 2023 with the total of 582,136 WMT;
- b. The team found that the proposed T-shaped causeway and its project cost did not materialize due to the result of hydrographic survey and engineering studies. Instead, the applicant-corporation requested for amendment of its causeway layout plan and actually built an L-shaped causeway with an approximate length of 410 meters with the beaching area for LCT ramps sized at 30m wide and 50m long making the total length at 440m construction completed on 08 August 2022. The applicant-corporation was issued Certificate of Registration/ Permit to Operate by the Philippine Ports Authority valid for one (1) year commencing on September 13, 2022. Further, the project cost incurred for Phase 1 and Phase 2 is reported to **Php 102,697,052.28**;
- c. The applicant-corporation applied for permit to improve/rehabilitate/expand its private port thru Phases 3, 4 and 5 described as L-shaped causeway; laying of core rocks, laying of armor rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measures such as silt curtain and silt traps. Further, the project cost to be incurred for Phase 3, 4 and Phase 5 is estimated to **Php 136,133,189.15**;
- d. The applicant is really interested in the foreshore area applied for and a qualified public land applicant and a natural born Filipino citizen. The applicant-corporation requested for renewal of their PP No. 045306-001 in order to have legal rights to utilize area for industrial purposes and to prevent intrusion of others.

IN VIEW OF THE FOREGOING, it is respectfully recommended that (1) a re-appraisal be conducted and reported by the Appraisal Committee considering the amendments of improvements introduced therein and be forwarded to the Regional Office for evaluation and approval of the new recommended rental per annum; (2) the request for renewal of Provisional Permit No. 045306-001 of Ipilan Nickel Corporation rep. by Carlo A. Matilac be given due course under the provisions of existing rules and regulations.

Very truly yours,


EDELYNA A. EVANGELISTA
Land Management Inspector


MAY O. SOCRATES
Special Investigator I


MARIVIC C. QUITAIN
LMO III/ RPS Chief



GEOTAGGED PHOTOS TAKEN DURING THE INSPECTION

DATE OF INSPECTION: MAY 30, 2023

APPLICATION NO: PROVISIONAL PERMIT NO. 045306-001

APPLICANT: IPILAN NICKEL CORPORATION REPRESENTED BY CARLO A. MATILAC

SURVEY NO. : MLC 045306-13-D

ADJACENT LOT NO: LOT NO. 1166, PLS-96

AREA: 118, 580 Square meters

LOCATION: BGY. MAASIN, BROOKE'S POINT, PALAWAN



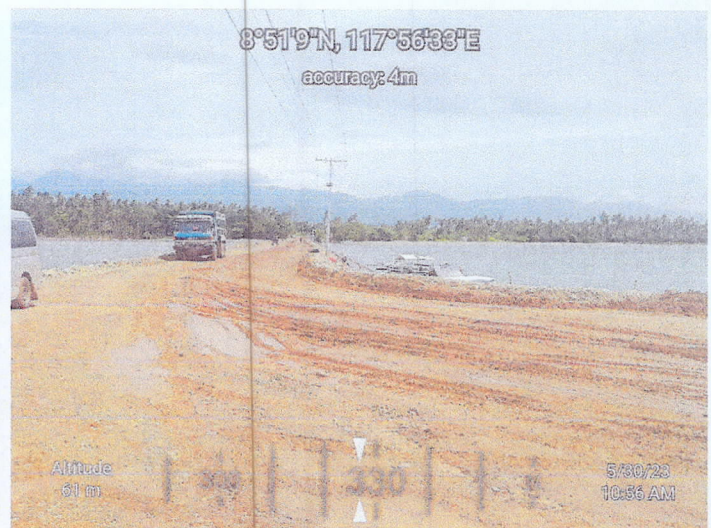
CENRO Brooke's Point Team composed of Appraisal Committee and Monitoring Committee together with the representatives from the applicant-corporation: Assistant Resident Mine Manager Segundo A. Villanueva and MEPEO Marvin Louie Arlegui during the entry meeting.

CENRO Brooke's Point Team together with the representative from the applicant-corporation: MEPEO Marvin Louie Arlegui, all standing on the causeway (Phase 1)





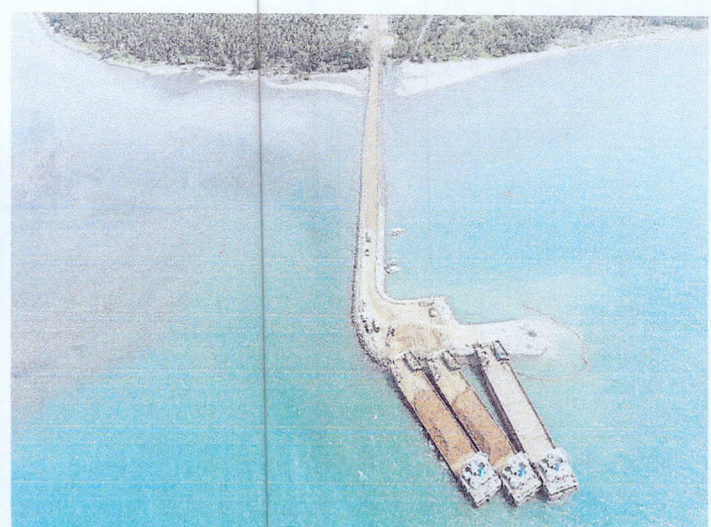
Left Photo: showing the causeway (Phase 1) facing the south-eastern side of MLC 045306-13-D



Right Photo: showing the causeway (Phase 2) facing the north-western side of MLC 045306-13-D



Photos showing the on-going construction of Phase 3 of causeway (expansion)



Drone shot showing the completed Phase 1 and 2 and the on-going construction of Phase 3 of causeway



Photos showing the north-east foreshore area of the causeway



Photos showing the south-west foreshore area of the causeway





Photos showing the temporary structures for Security Guard of Ipilan Nickel Corporation (INC) built within the MLC 045306-13-D



Marker installed day after the conduct of monitoring per compliance of applicant-corporation based on the recommendation of the Compliance Monitoring Team during exit conference.

**PANORAMIC VIEW OF PROVISIONAL PERMIT NO. 045306-001 OF IPILAN NICKEL CORPORATION LOCATED AT BARANGAY MAASIN,
BROOKE'S POINT, PALAWAN**



	Official Receipt of the Republic of the Philippines		
	Nº 1417093 E		
	Date 05-30-2013		
Agency DEAL - CENILU		Fund	
Payor Ipilon Nickel Corp. rep. by Edison Ranzales			
Nature of Collection	Account Code	Amount	
Barlar Inspection Fee		P 150.00	
TOTAL		P 150.00	
Amount in Words One Hundred Fifty Pesos Only			
<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Money Order	Drawee Bank	Number	Date
Received the amount stated above. <div style="text-align: center;">  Collecting Officer </div>			
NOTE: Write the number and date of this receipt on the back of check or money order received.			

TAX DECLARATION OF REAL PROPERTY

TD No. **18-06-009-0791**

Property Identification No. **066-06-009-11-064**

Owner: **BENSON MAGLAYA**

TIN: _____

Address: **MAASIN BROOKE' S POINT, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

(Number and Street)

MAASIN

(Barangay/District)

BROOKE'S POINT, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No. **OCT NO. P-5692**

Survey No. **PLS-96**

CCT: _____

Lot No. **1166**

Date: **12/26/1969**

Blk. No. _____

Boundaries:

North: **NE - MAASIN RIVER**

South: **SW - ROAD**

East: **SE - MAASIN RIVER**

West: **NW - ALN 063 (5702)**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description: _____

No. of Storeys: _____

☐ Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (COCON4-ML)	5.6240 ha.	100,000 Php	472,416.00	AGRICULTURAL (Coconut Land)	16 %	75,590.00	TAXABLE
Total	56,240.00 sq.m.	Php	472,416.00			Php 75,590.00	

Total Assessed Value **SEVENTY-FIVE THOUSAND FIVE HUNDRED NINETY PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: **2019**
Year

Approved by: By Authority of the Provincial Assessor:

JANET E. QUINO, REA
MUNICIPAL ASSESSOR

11/6/2018
Date

This declaration cancels TD No. **06-009-0667**

Previous A.V. Php **45,010.00**

Previous PIN **066-06-009-11-063**

Previous Owner: **BENSON MAGLAYA**

Previous Area: **56240 sq.m.**

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

CERTIFIED PHOTO COPY FROM FILE:

JANET E. QUINO, REA
Municipal Assessor

PAID UNDER O.R. NO. : 1029369 N
AMOUNT PAID : P 200.00 (Part)
ISSUED ON : 5-30-2023
ISSUED AT : PPoint, Palawan

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 March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:
SWORN STATEMENT Date:

PROVINCE:
CITY/MUNICIPALITY:

PALAWAN
BROOKE'S POINT

BARANGAY:

MAASIN

D.O No. 72-17
Effectivity Date 23-Dec-17

STREET NAME/ SUBDIVISION/CONDOMINIUM	VICINITY	CLASSIFICATION	2ND REVISION ZV/SQ.M
ALONG NATIONAL HIGHWAY (NH)	within 200 m. from center line of NH	RR	600.00
ALONG BARANGAY ROAD	within 100 m. from center line of BR	RR	430.00
INTERIOR		RR	330.00
		I	2,000.00
ALL LOTS		A1	30.00
		A2	20.00
		A3	10.00
		A4	15.00
		A12	10.00
		A13	10.00
		A14	10.00
		A16	10.00
		A31	2,250.00
		A32	1,250.00
	SEASHORE	A39	250.00
		A48	10.00
		A50	5.00

BARANGAY:

MAINIT

STREET NAME/ SUBDIVISION/CONDOMINIUM	VICINITY	CLASSIFICATION	2ND REVISION ZV/SQ.M
ALONG BARANGAY ROAD	within 100 m. from center line of BR	CR	800.00
		RR	350.00
INTERIOR		RR	250.00
ALL LOTS		A1	20.00
		A2	10.00
		A3	10.00
		A4	15.00
		A12	10.00
		A13	10.00
		A14	10.00
		A16	10.00
		A32	1,000.00
		A40	1,150.00
		A48	10.00
		A50	5.00

ANNEX "E"

**SCHEDULE OF MARKET VALUES
URBAN LANDS, PER SQM.
PROVINCE OF PALAWAN**

MUNICIPALITY	SUB-CLASSIFICATION								
	1 st CLASS	2 nd CLASS	3 rd CLASS	4 th CLASS	5 th CLASS	6 th CLASS	7 th CLASS	8 th CLASS	9 th CLASS
1. Aborlan									
(a) Residential	680	470	270	130	--	--	--	--	--
(b) Commercial	1,670	1,160	810	560	330	160	80	--	--
(c) Industrial	1,670	1,160	810	560	330	160	80	--	--
2. Agutaya									
(a) Residential	130	90	60	--					
(b) Commercial	330	160	70	--					
(c) Industrial	330	160	70	--					
3. Araceli									
(a) Residential	250	180	130	90	--	--	--	--	--
(b) Commercial	540	330	160	70	--	--	--	--	--
(c) Industrial	540	330	160	70	--	--	--	--	--
4. Balabac									
(a) Residential	400	300	200	100	90	--	--	--	--
(b) Commercial	1,400	1,100	--	--	--	--	--	--	--
(c) Industrial	1,400	1,100	--	--	--	--	--	--	--
5. Bataraza									
(a) Residential	900	700	600	500	400	300	200	--	--
(b) Commercial	1,400	1,000	700	500	300	--	--	--	--
(c) Industrial	2,100	1,000	--	--	--	--	--	--	--
6. Brooke's Point									
(a) Residential	1,100	900	700	600	500	400	300	200	--
(b) Commercial	3,200	1,850	1,400	1,000	700	500	300	--	--
(c) Industrial	2,100	1,000							
7. Busuanga									
(a) Residential	1,200	800	600	400	300	--	--	--	--
(b) Commercial	1,800	1,400	1,100	--	--	--	--	--	--
(c) Industrial	1,800	1,400	1,100	--	--	--	--	--	--
8. Cagayancillo									
(a) Residential	180	130	90	60	--	--	--	--	--
(b) Commercial	330	160	70	--	--	--	--	--	--
(c) Industrial	330	160	70	--	--	--	--	--	--
9. Coron									
(a) Residential	2,600	1,900	1,200	800	600	400	300	200	100
(b) Commercial	7,800	4,900	2,700	2,100	1,800	1,400	1,100	--	--
(c) Industrial	7,800	4,900	2,700	2,100	1,800	1,400	1,100	--	--
(d) Commercial	22,100	--	--	--	--	--	--	--	--
Special									

CERTIFIED PHOTO COPY FROM FILE :

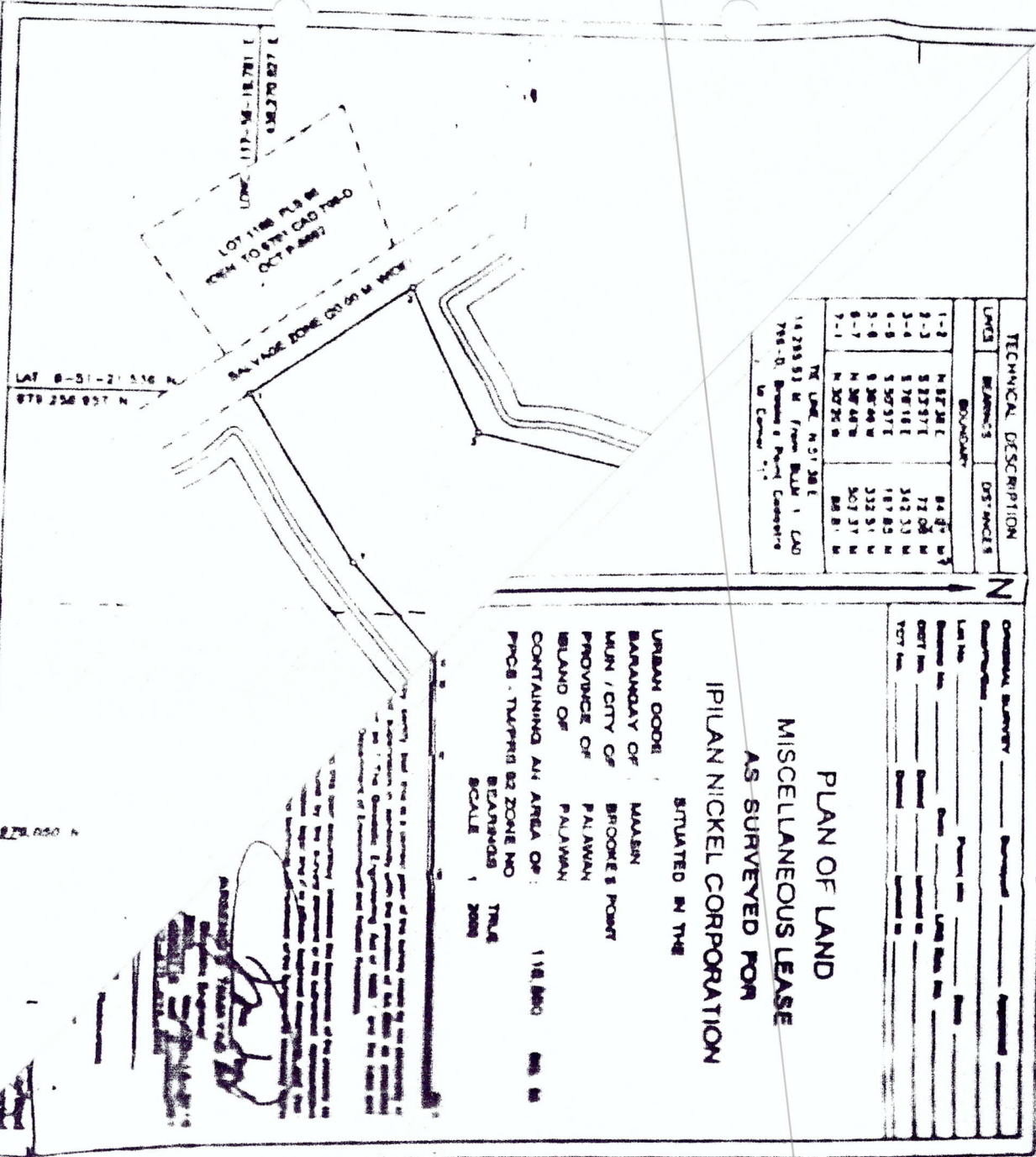
JANET E. QUINO, REA
Municipal Assessor

PAID UNDER O.R. NO. : 1029769 N

AMOUNT PAID : P 200.00 (Paid)

ISSUED ON : 5-30-2023

ISSUED AT : B.P.O. Point, Palawan



TECHNICAL DESCRIPTION	
UNITS	BEARINGS
1-2	N 87° 30' E
2-3	S 23° 37' E
3-4	S 78° 16' E
4-5	S 50° 37' E
5-6	S 26° 04' W
6-7	N 30° 48' W
7-1	N 30° 25' W

BOUNDARY	DISTANCES
1-2	84.87 m
2-3	72.08 m
3-4	342.33 m
4-5	187.83 m
5-6	332.51 m
6-7	507.37 m
7-1	88.81 m

14,285.53 m from BULK 1 CAD
788-0, Borehole & Point Coordinates
in Corner 11

PLAN OF LAND MISCELLANEOUS LEASE AS SURVEYED FOR IPILAN NICKEL CORPORATION SITUATED IN THE

URBAN DOOR
BARANGAY OF MALABIN
MUN / CITY OF BROOKLYN POINT
PROVINCE OF PALAWAN
ISLAND OF PANGLOSS
CONTAINING AN AREA OF 118,880 SQ. M.
PPGS. TAPPING 82 ZONE NO. 118,880 SQ. M.
BEARINGS SCALE 1:2000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE AREA OF THE PROPERTY IS CORRECTLY DESCRIBED AND THE BEARINGS AND DISTANCES ARE CORRECTLY STATED. I HAVE NOT BEEN INFORMED OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY. I HAVE NOT BEEN INFORMED OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY. I HAVE NOT BEEN INFORMED OF ANY OTHER CLAIMS OR INTERESTS IN THE PROPERTY.



PORT MANAGEMENT OFFICE - PALAWAN
Port Area, Puerto Princesa City

APPLICATION FOR PERMIT TO CONSTRUCT
(Per Presidential Decree No. 857)

Application Number: 2022-001

Name of Applicant/Company: IPILAN NICKEL CORPORATION

Address of Applicant: Penthouse, Platinum Towers, Aseana Ave. cor. Fuentes St.,
Tambo, Paranaque City

Location of Proposed Facility: Boundary of Bgy. Mambalot and Bgy. Maasin
Brooke's Point, Palawan

Description of Improvement/Facilities/Structures to be Constructed:

Causeway/Port Facilities

Total Estimated Cost of the Improvement/Facilities:

P 173,709,243.10


Subject to the conditions set forth at the back of this sheet.

RECOMMENDING APPROVAL:


MARLON N. SENDAYDIEGO
Manager
Engineering Services Division

APPROVED:

Date: 05 APR 2022


ELIZALDE M. ULSON
Port Manager

PTC Fee O.R. No. OR-BP20-000000282562

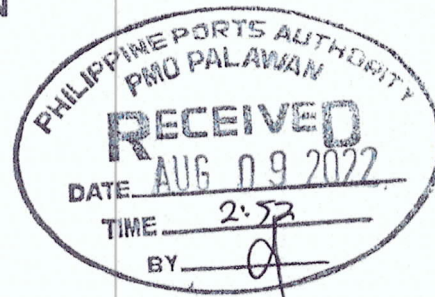
Amount P110,000.00 (VAT incl. and with WTC)

Date 04 March 2022



REPORT ON THE COMPLETION OF CAUSEWAY (PHASE 1 & 2) OF IPILAN NICKEL CORPORATION

Prepared by:
S. A. VILLANUEVA
Asst. Resident Mine Manager



I. Introduction

In 1993, Celestial Nickel Mining Exploration Corporation (CNMEC) and the Republic of the Philippines (ROP) entered into a Mineral Production Sharing Agreement No. 017-93-IV (the "MPSA"). The MPSA authorizes the construction of a causeway as a major component of the mineral project. Shipment of commercial products of mining cannot be effected without port services.

The MPSA allow CNMEC to expand, modify, improve, replace mining facilities and add facilities necessary for the mining operations as embodied in an approved Work Program.

Aside from the MPSA, the Environmental Compliance Certificate (ECC) and Strategic Environmental Plan (SEP) Clearance issued on December 22, 2010 and December 6, 2011 respectively, outline the necessity of constructing a causeway as ancillary to the mineral project's operations. On the one hand, the ECC gives the mineral project proponent the right to construct a causeway in Barangay Mambalot. On the other hand, in evaluating INC's application for SEP Clearance, the PCSD acknowledges that the Causeway is one of the major components of the proposed mining operations.

Thus, a private port located in the boundary of Barangays Mambalot and Maasin, Brooke's Point, Palawan was constructed. The private port which has: a) PPA Clearance to Develop dated March 08, 2022; b) PPA Permit to Construct No. 2022-001 dated April 5, 2022; and c) An approved Provisional Miscellaneous Lease Agreement (MLA) No. 045306-001 dated June 1, 2022 for an area covering One Hundred Eighteen Thousand Five Hundred Eighty square meters (118,580 sq. m.) and cost of Php173,709,243.10, will be utilized to facilitate the transport and shipside loading operations of its nickel laterite ores until the end of mine life.

II. Causeway Location

The Causeway is situated in the boundary of Barangays Mambalot and Maasin, Brooke's Point, Palawan with the center of the berthing area located at 8 degrees 51' 13.32" latitude and 117 degrees 56' 28.82" longitude. It is about 2.5 kms. from the mine camp and about 11 kms. by road from the mine pit area.

III. Causeway Details

The L-shaped causeway is approximately 410 meters long with the beaching area for the LCT ramps sized at 30m wide and 50m long making the total length of the causeway at 440m. The elevation of the causeway which usually depends on the sizes of the LCTs and barges is not be lower than 2.5m ASL. The berthing depth is at 4 to 5 meters to allow 2000 DWT capacity LCTs and barges to berth safely.

Boulders used in the construction is at least 0.5-meter size for Armor Rocks and 30cm to 50cm. for Core Rocks which were overlaid with mixed gravel on top of the boulders with side slopes of 45°. The boulders and gravel were sourced from legitimate quarry sites at Narra Municipality, Bulho at Brgy Calasaguen and Tamlang. Brgy. Saraza in the municipality of Brookes Point.

Table 1: Ipilan Nickel Project Causeway Details

Length of Causeway	440 meters	
Width of Causeway	12 meters	
Crest Elevation	2.5 meters	
Berthing Depth	4 - 5 meters	
Berthing Facility for Barges/LCT	30m x 50m	
Capacity per Barges/LCT	2000 to 5000 WMT	
Design Load for Barge/LCT	4 LCTs/Barges at any one time	
Method of Construction	Phase-by-phase	
Material Requirements (Phase 1 & 2):		
1. Core Rock	54,000 Cubic meters	
2. Armor Rock	6,000 Cubic meters	
3. Total	60,000 Cubic meters	

IV. Geotagged Causeway Area Images Prior to Construction (Picture Nos. A1 - A3 below), taken Dec. 10, 2021.



Picture No. A1



Picture No. A2



Picture No. A3

V. Construction History

Hauling of Core and Armor rocks from the Municipality of Narra started on April 22, 2022 (See Picture Nos. 1 & 2), while the construction of the road/access road to the Causeway is ongoing (See Picture No. 3). The road to the Causeway which is identified as mine haul road no. 1 extension (MH-1 Ext.) is about 868 meters long and 12-15 meters wide.

Regular placement of surfacing / ballasting materials is being done with grading, compaction and placement of culverts conducted for maintenance of the road.



Picture Nos. 1 & 2: Initial stockpile of Armor/Core Rocks as of April 23, 2022



Picture Nos. 3 & 4: Left- Road Construction and culvert installation going to Causeway and Right – Placement of marker for correct alignment of road.



Picture Nos. 5 & 6: Breakthrough at the beach on April 29, 2022.

Diverting to a harder ground the breakthrough to the beach was made by April 29, 2022 to hastened development (See Picture Nos. 5-8) of the correct road alignment to the Causeway. Then on April 30, 2022 with the completion of the correct road alignment, the starting point of the Causeway was established. With the availability of core rocks, construction of the Causeway started last May 12, 2022 (See Picture Nos. 9 & 10).

Guide stakes are consistently placed on the ground for the dumping direction reference (See Picture Nos. 11-13. Yellow stakes denote toe line of the causeway, Red stakes are center lines white stakes are crestline limits. Drone and Rover survey are regularly conducted to monitor advance of the construction.



Picture Nos. 7 & 8: Left: Road breakthrough as of May 1, 2022 and Right- Guide stakes for dumping activities as of May 3, 2022.



Picture Nos. 9 & 10: Left: blood-stained boulders from pig offering on the initial boulders dumped, Right- start of dumping activities on of May 12, 2022.



Picture Nos. 11-13: Left- Causeway advancing along the beach of May 12, 2022, and Right- Dumped and spread materials at the edge of the Causeway showing the guide stakes along the beach for dumping of core and armor rocks as of May 14, 2022.



Picture Nos. 14-15: Left- Causeway development as of May 14, 2022 and Right- Causeway image at 60m long as of May 15, 2022

As of May 15, 2022, the projected length of the Causeway is 60 meters and 11.5 meters wide with crest elevation of +1.7 meters (See Picture No. 15 & 16). Causeway construction developments are shown on the succeeding pictures.



Picture Nos. 16-17: Left- Causeway area at 60m length as of May 15, 2022 and Right- Causeway as of May 21, 2022

The presence of lobster cages and rafts initially were thought to block the construction of the causeway (See Picture No. 20). After evaluation and dealing with the lobster farmers, financial assistances were given to them, thus, allowing for the continued construction activities.

Grading and compaction works were regularly conducted along the Causeway with the backhoe excavator assisting on the tampering of core and armor rocks being dumped. Armor rocks are initially placed on the side of the causeway to prevent finer rock materials to be washed away by the action of the sea waves. This is followed by the placement of core rocks topped by mixed gravel to provide matting and binding materials.



Picture Nos. 18-19: As of June 12, 2022, Left- Causeway edge looking east and Right- Causeway Road, looking west.



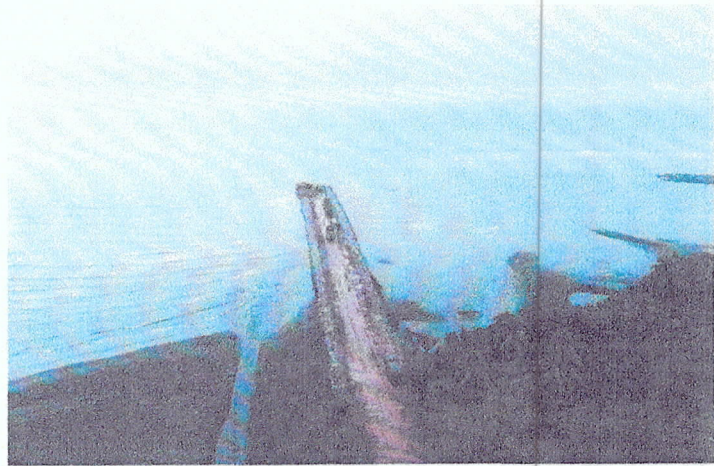
Picture No. 20: Causeway & Lobster Cages & Traps (encircled red) as of June 12, 2022



Picture Nos. 21-22: Left, Causeway at 245m length as of June 20, 2022 and Right, at 304m length as of June 29, 2022



Picture Nos. 23-24: Causeway south and north embankment as of July 1, 2022



Picture Nos. 25-26: Left, Causeway at 319m long as of July 2, 2022 and Right, Causeway image as of July 6, 2022 during low tide.



Picture Nos. 27-28: Left, dumping and compaction activities and right, Causeway image as of July 7, 2022.



Picture Nos. 29-30, Left - core rock placement as of July 23, 2022 and right, Causeway image at 410m length as of July 25, 2022



Picture No. 31: Three (3) backhoe excavators doing sorting of Core and Armor Rocks

Shortage of available armor rocks also delayed the project, which also resulted to the stockpile sorting of boulder using the Backhoe Excavator (See Picture No. 31).

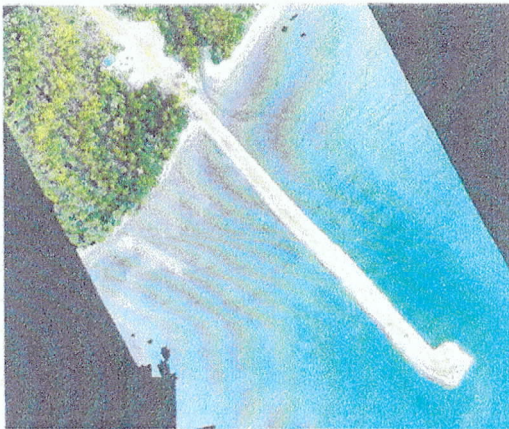
Causeway Edge Picture
as of July 26, 2022 9:30AM



Picture No. 32: Causeway edge works showing the stakes for completion of the L-shape berthing area.



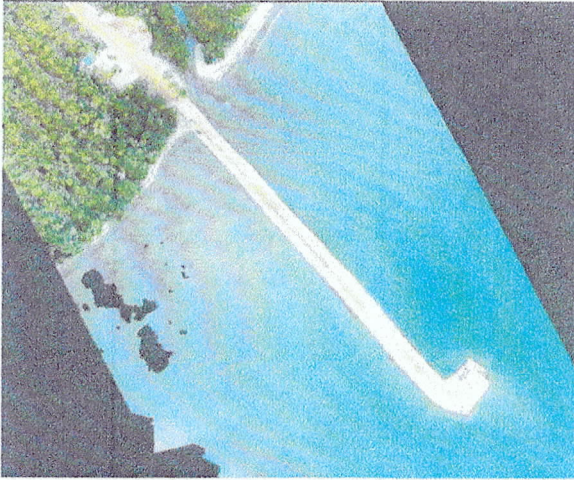
Picture No. 33: Causeway at 440m with L-part (Phase 2) towards the north side as of the morning of July 31, 2022.



Picture Nos. 34 & 35: Left- Causeway's L-portion (Phase 2) measures 30m x 30m long as of August 4, 2022, while dumping activities continues (Right)



Picture Nos. 36 & 37: Left- Dumping of Armor rocks at the east portion of Phase 2; and Right – Placing the core and armor rocks (taken Aug. 4, 2022 PM)



Picture Nos. 38 & 39: Left- L-shape of the causeway now measures 30m x 45m long; Right- Two (2) Wooden Mooring Posts covered with concrete were already placed (As of Aug. 6, 2022 AM)



Picture Nos. 40 & 41: Left- Close up view of the mooring post; and Right- East slope of the Berthing area as of August 7, 2022 AM.

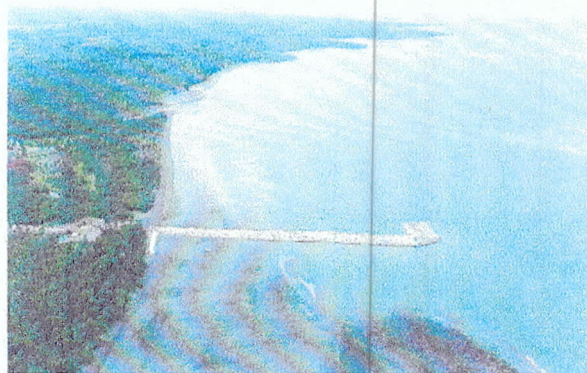


Picture Nos. 42 & 43: Left- Causeway slope, north side as Aug. 7 AM; and Right-

Four (4) mooring posts were installed on the east portion of the berthing area. The posts' depth is 1.5m and placed 8m from the ramp crestline and spaced at 12m.

In the late afternoon of August 7, with the completion of the L-portion of the causeway and the placement of armor rocks, the Causeway is deemed completed (See Picture Nos. xx & xx) Thus, will be applied for Permit to Operate (PTO) with the Philippine Ports Authority (PPA).

Below are the pictures of the completed Causeway as of Aug. 8, 2022:



Picture Nos. 44 & 45: Left- Completed four (4) mooring post and Right: Drone shot of completed causeway (Phase 1 & 2)



Picture Nos. 46 & 47: Left – East portion slope and Right- North Portion slope of the Berthing area (L-Portion)



Picture Nos. 48 & 49: Left- South slope of the Causeway and Right – North slope of the Causeway
(Phase 1)

VI. Actual Construction Cost

The actual cost for the Causeway construction, Phase 1-2, is P102,697,052.28 with details comparing the estimated vs actual shown on Table No. 1.



Ipilan Nickel Corporation

Penthouse, Platinum Tower, Aseana Avenue Corner Fuentes St.
Aseana, Panagbuan City
Office: (632) 519 7888 Fax: (632) 519 7999

COST DETAILS

Project Details:	Construction of 490-Meter Causeway	Estimated	Actual
	Causeway Length, m	493.00	440.00
	Area, Has	1.96	1.10
	Volume- Core Rock	95,000.00	54,000.00
	Volume- Rock Armour	9,427.00	6,000.00
	Surfacing Material	5,259.00	5,500.00
	Volume Allowance	10%	
	Fill Volume, cu.m	104,427.00	
	Surfacing Mat. cu.m	5,259.00	
	Total Volume, cu.m	99,168.00	65,500.00
	Material, PHP/CU.M.	1,500.00	
Cost of Material:			
	Material, PHP/cubic meter	156,640,500.00	
	Surfacing Material	4,207,187.60	
		160,847,687.60	94,393,529.14
Earthmoving Cost:			
	*Material Loading, 100%	3,383,730.15	
	*Material Hauling, 100%	5,746,266.78	
	Subtotal	9,129,996.93	
	Receiving of Material, 30%	1,015,119.04	
	Material Loading, 30%	1,015,119.04	
	Material Hauling, 30%	833,679.69	
	Receiving of Material, 100%	3,554,136.12	
	Dozing (Re-shaping), 100%	6,178,793.41	
	Grading	87,668.79	
	Compacting	177,039.41	
		12,861,555.50	8,303,523.14
Total Project Cost:	PHP	173,709,243.10	102,697,052.28

*Excluded in the computation of the total cost estimate - shouldered by supplier and part of the material cost

*For cost breakdown purposes only

Prepared by:

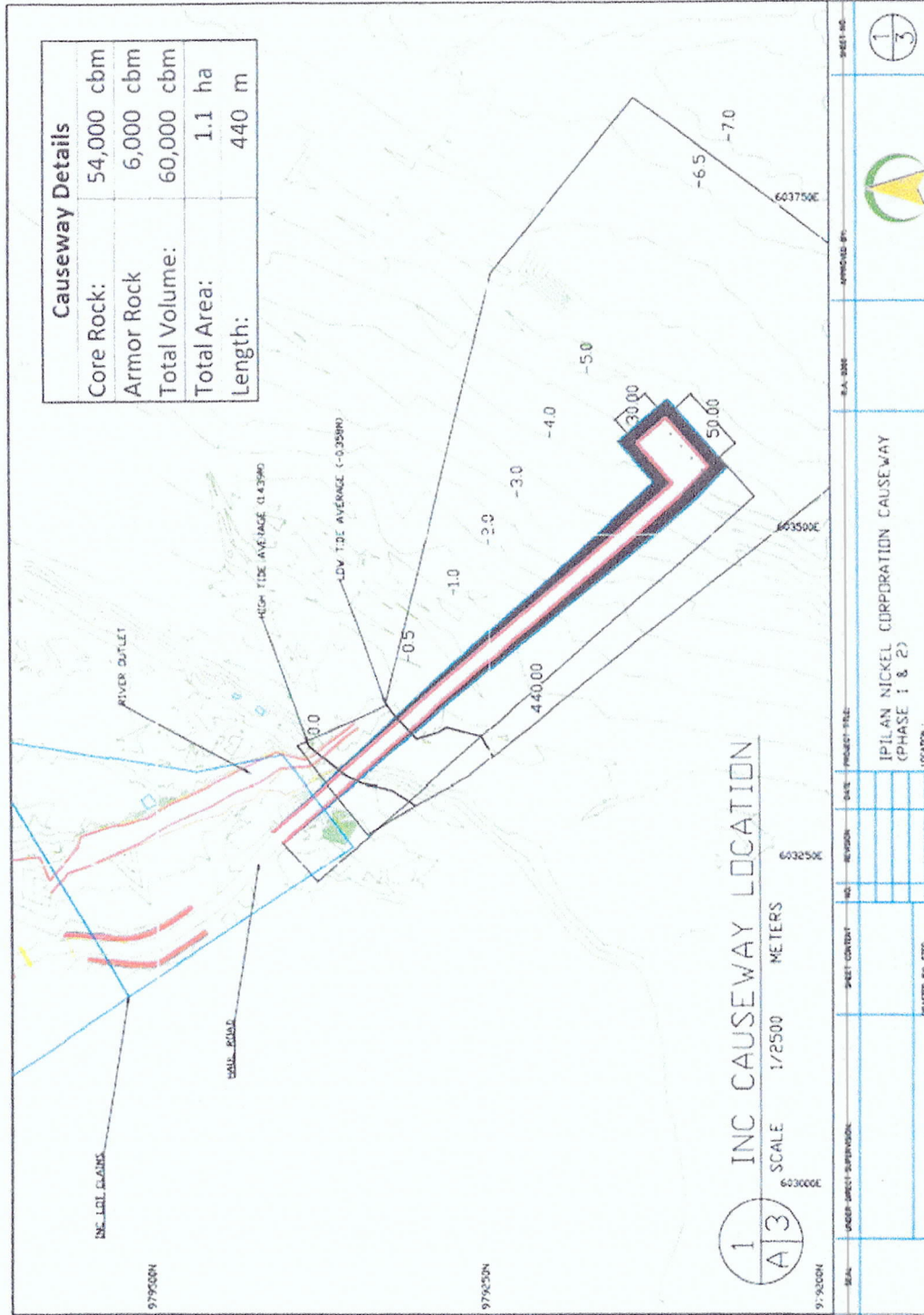
May Elaine Cabilao
Engr. May Elaine Cabilao
Senior Technical Officer

Noted by:

Segundo A. Villanueva
Engr. Segundo A. Villanueva
Asst. Resident Mine Manager

Table No. 1: Actual cost of the Causeway Construction, Phase 1-2.

VII. Completed (Causeway Phase 1 and Phase 2) Location Map



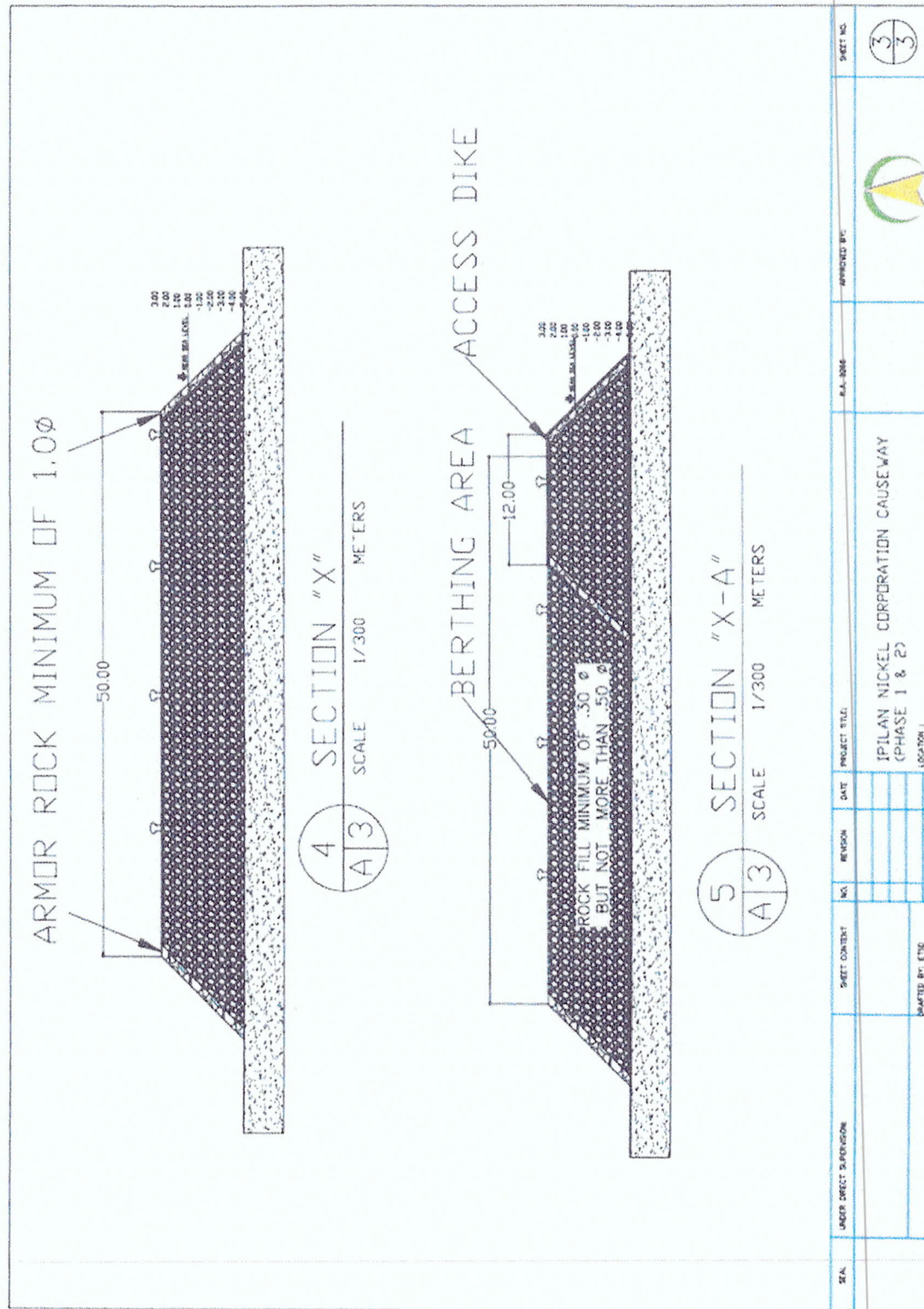


Figure No. 3: As-Built Plan of Ipilán Nickel Project Causeway (Phase 1 & 2) showing section lines.

Causeway Details

Core Rock:	54,000 cbm
Armor Rock	6,000 cbm
Total Volume:	60,000 cbm
Total Area:	1.1 ha
Length:	440 m

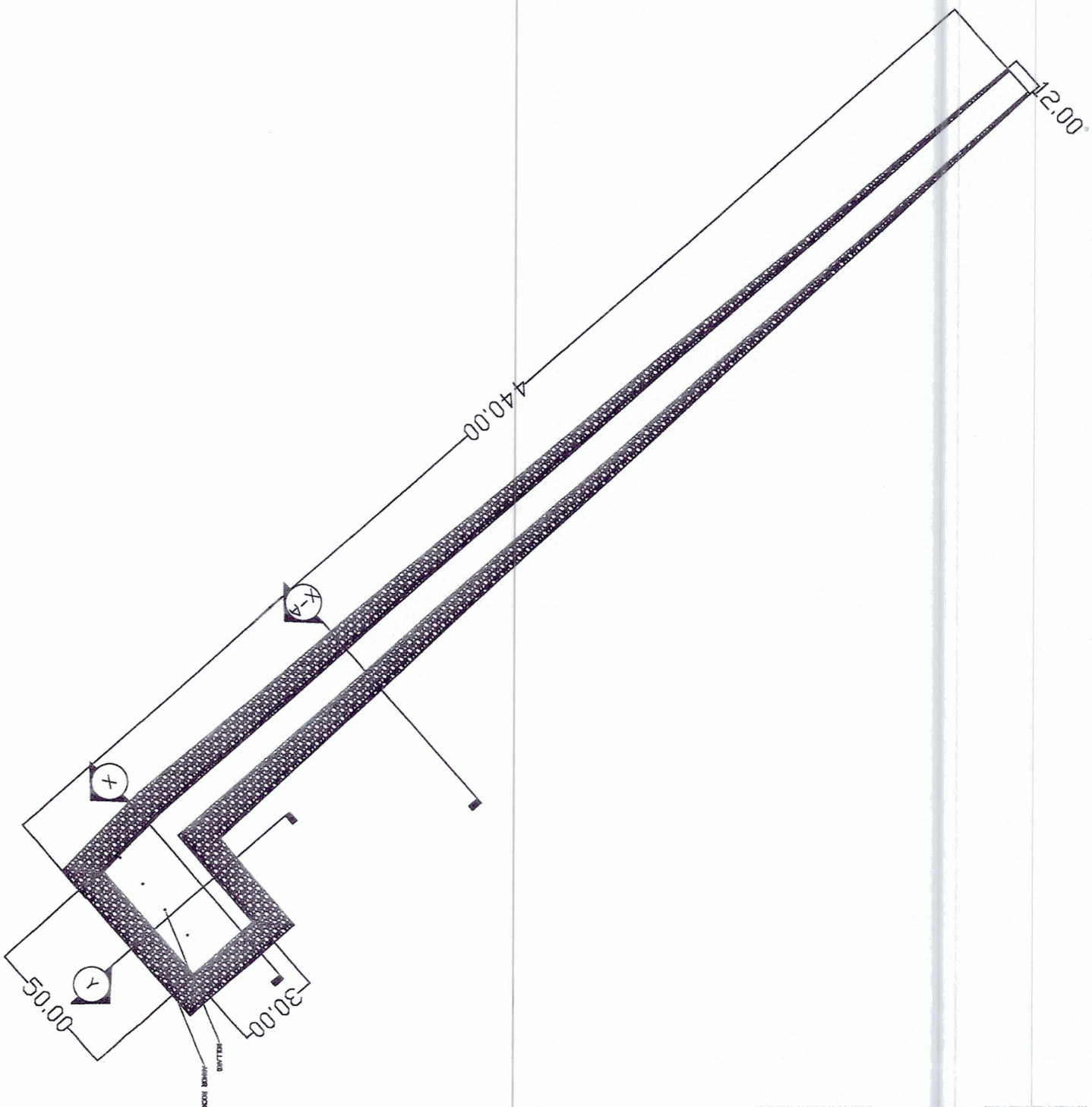
HAUL ROAD

INC LOT CLAIMS

979500N

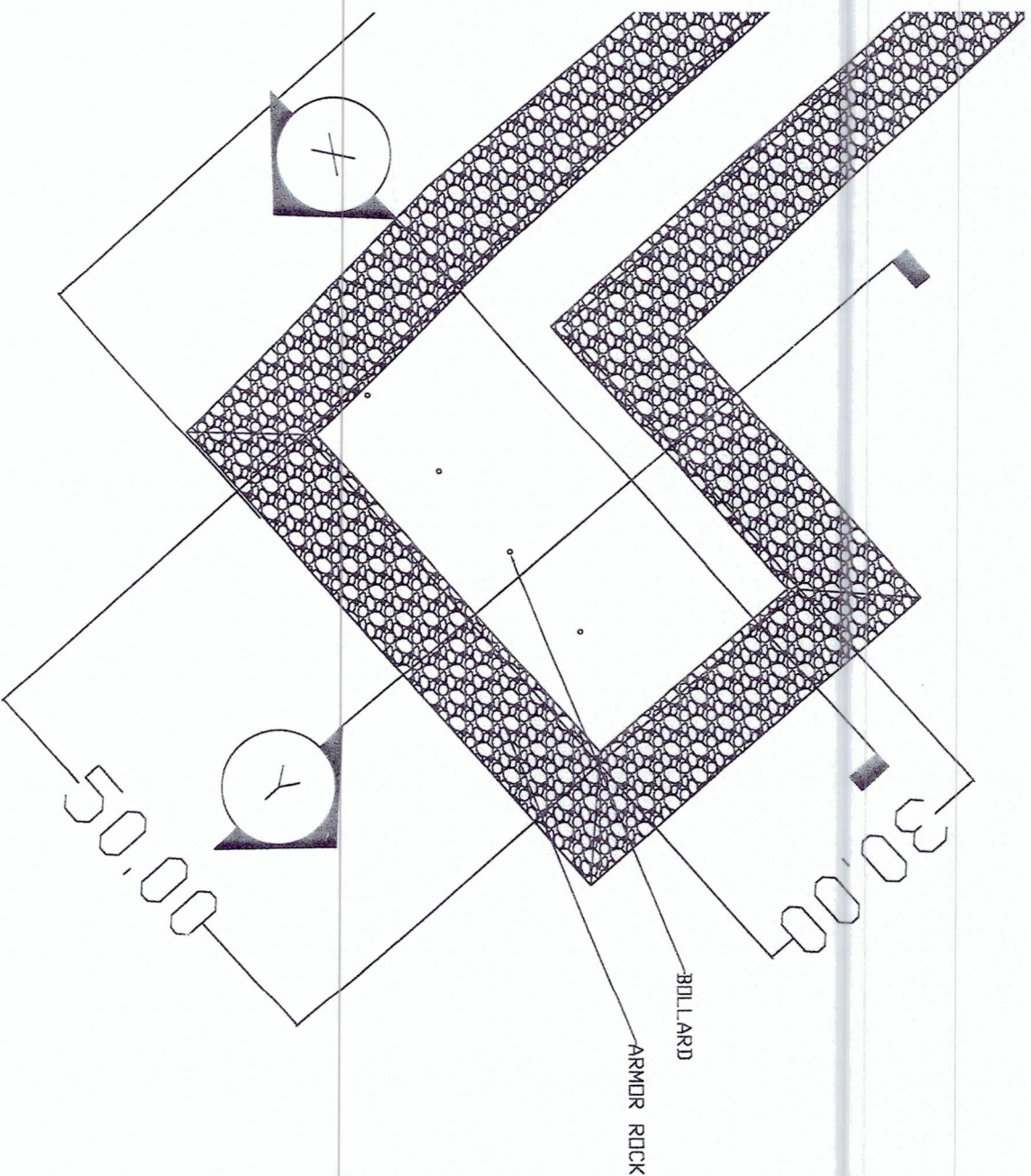
979250N





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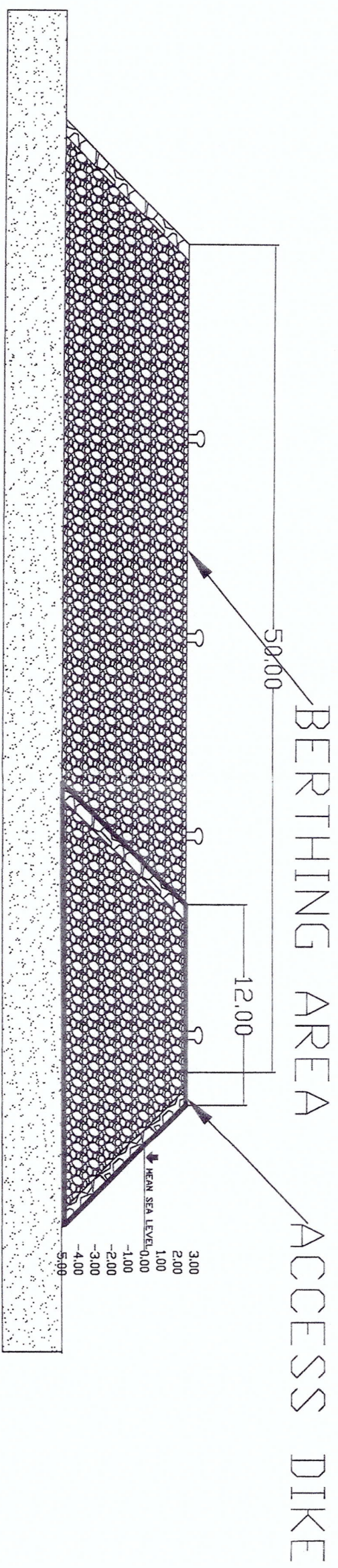
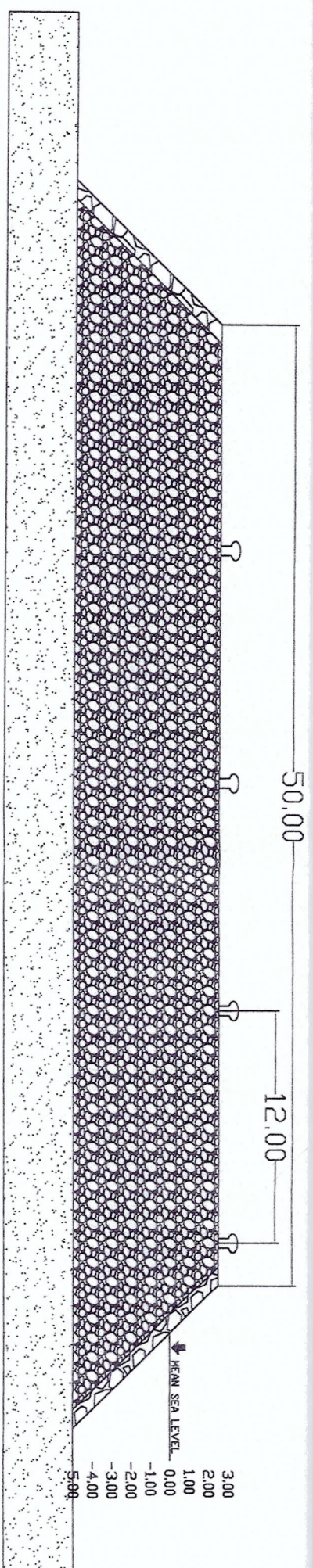
CAUSEWAY PLAN
SCALE 1/2000 METERS



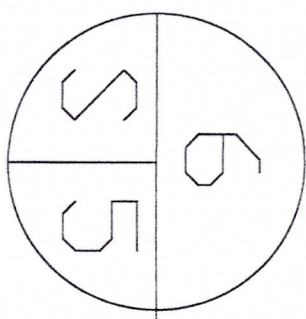
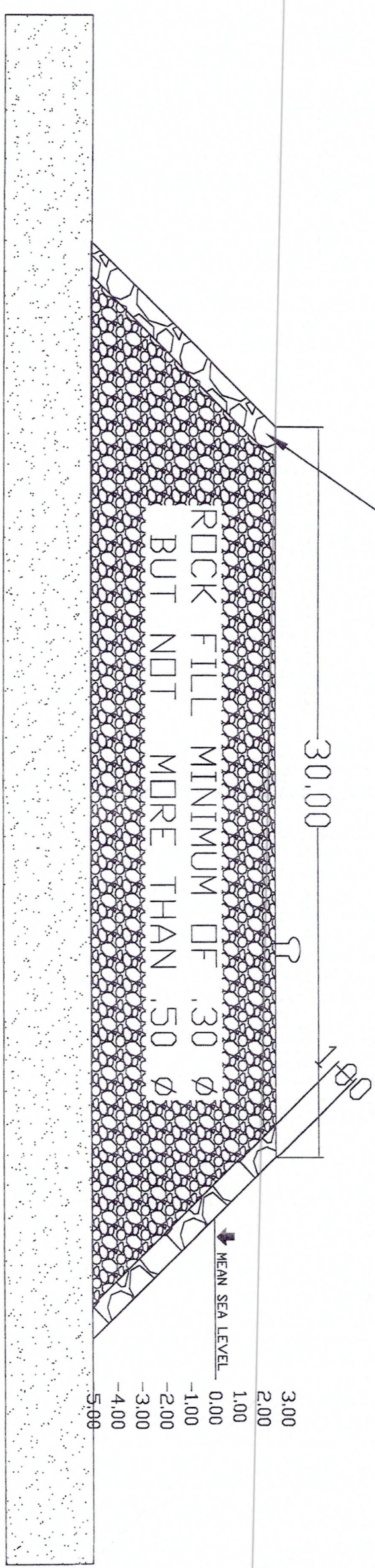
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CAUSEWAY BLOW UP DETAILS
SCALE 1/750 METERS

SEAL:	CIVIL ENGINEER:	PROJECT TITLE:	APPROVED:	SHEET CONTENTS:	NOTE:	APPROVED:	SHEET NO.
		INC CAUSEWAY (PHASE 1 & 2) AS-BUILT PLAN	IPILAN NICKEL CORPORATION DIVNER	AS SHOWN			2
	REG. NO. 119693	PLACE: BROOKLYN POINT				CHECKED:	4
	PTR NO. 1148092	TIN NO. 41-198-961				DESIGNED BY:	
	DATE: 08/08/2012	MOBILE NO.:	ADDRESS: BROOKLYN POINT, PALAVAN		ISSUANCE STATUS:	CADD BY:	

[illegible]

ARMOR ROCK MINIMUM OF 1.00 Ø
BOLLARD



SECTION "Y"

SCALE 1/200 METERS

SEAL:		CIVIL ENGINEER		PROJECT TITLE:		APPROVED:		SHEET CONTENTS:		NOTE:		APPROVED:		SHEET NO.	
REF. NO. 119693		PLACE: BRIDGE 450M		INC CAUSEWAY (PHASE 1 & 2) AS-BUILT PLAN		IPILAN NICKEL CORPORATION		AS SHOWN				CHECKED:		4	
PTR NO. 115037		TIN NO. 41-490-961				ADDRESS: BRIDGE'S POINT, PALAVAN						DESIGNED BY:		4	
DATE: 08/08/2011		MOBILE NO.:		LOCATION: BRIDGE'S POINT, PALAVAN						DRAWING STATUS:		CADD BY:			



PORT MANAGEMENT OFFICE - PALAWAN
Port Area, Puerto Princesa City

**APPLICATION FOR PERMIT TO
IMPROVE/REHABILITATE/EXPAND A PRIVATE PORT**

Application Number: 2022-001

Name of Applicant/Company: IPILAN NICKEL CORPORATION

Address of Applicant: Penthouse, Platinum Tower, Aseana Ave. cor.
Fuentes Street, Aseana, Parañaque City

Location of Proposed Facility: Boundaries of Bgys. Mambalot and Maasin,
Brooke's Point, Palawan

Description of Improvement/Facilities/Structures to be Constructed:

L-shaped causeway; laying of core rocks, laying of armour rocks, laying of surface materials to fill the voids of the top core rocks, installation of gabion, grading and compacting of causeway surface, construction of drainage canal, and installation of environmental mitigating measure such as silt curtain and silt traps.

Total Estimated Cost of the Improvement/Facilities:

P 136,133,189.15

Subject to the conditions set forth at the back of this sheet.

RECOMMENDING APPROVAL:


MARLON N. SENDAYDIEGO
Manager
Engineering Services Division

APPROVED:

Date: **NOV 23 2022**


ELIZALDE M. ULSON
Port Manager

PIRE Fee O.R. No. BP20-000000294708

Amount P 211,829.17

Date November 11, 2022



Ipilan Nickel Corporation

**CAUSEWAY CONSTRUCTION
PROJECT: PHASE 3, 4 AND 5**

Boundary of Brgy. Mambalot and Brgy. Maasin,
Brooke's Point, Palawan

**BY IPILAN NICKEL CORPORATION
10/20/2022**

1. Project Profile

The Ipilan Nickel Project Causeway is located in the boundary of Barangay Mambalot and Barangay Maasin, Municipality of Brooke's Point, Palawan. The project area is around 175 km by national road on the southeastern margin of Palawan and can be reached via a well-paved, all-weather national highway with a travel time of approximately 3 to 4 hours from Puerto Princesa City going to the Municipality of Brooke's Point. The causeway will be located on the southern side of the project's mine site.

The technical description of the foreshore lease area for the causeway construction of the project is shown in *Table 1* with a total area of 11.8 hectares and the project location is shown in *Figure 1*.

Table 1. Technical Description of Applied Area for Causeway Construction

Corner	Nothing_PTM	Easting_PTM	Latitude_dec	Longitude_dec	Latitude	Longitude
1	979352.3402	603247.5466	8.856	117.939	8 51 21.8952	117 56 18.96
2	979404.2974	603315.5843	8.857	117.939	8 51 23.58	117 56 21.192
3	979316.2552	603350.6012	8.856	117.940	8 51 20.7144	117 56 22.3296
4	979238.7845	603686.3348	8.855	117.943	8 51 18.162	117 56 33.3096
5	979145.9616	603800.7565	8.854	117.944	8 51 15.1344	117 56 37.0464
6	978883.3251	603604.1832	8.852	117.942	8 51 6.5988	117 56 30.5916
7	978995.3007	603481.6775	8.853	117.941	8 51 10.2564	117 56 26.592
8	979258.2972	603302.5755	8.855	117.939	8 51 18.8316	117 56 20.7528

Figure 1. Project Location



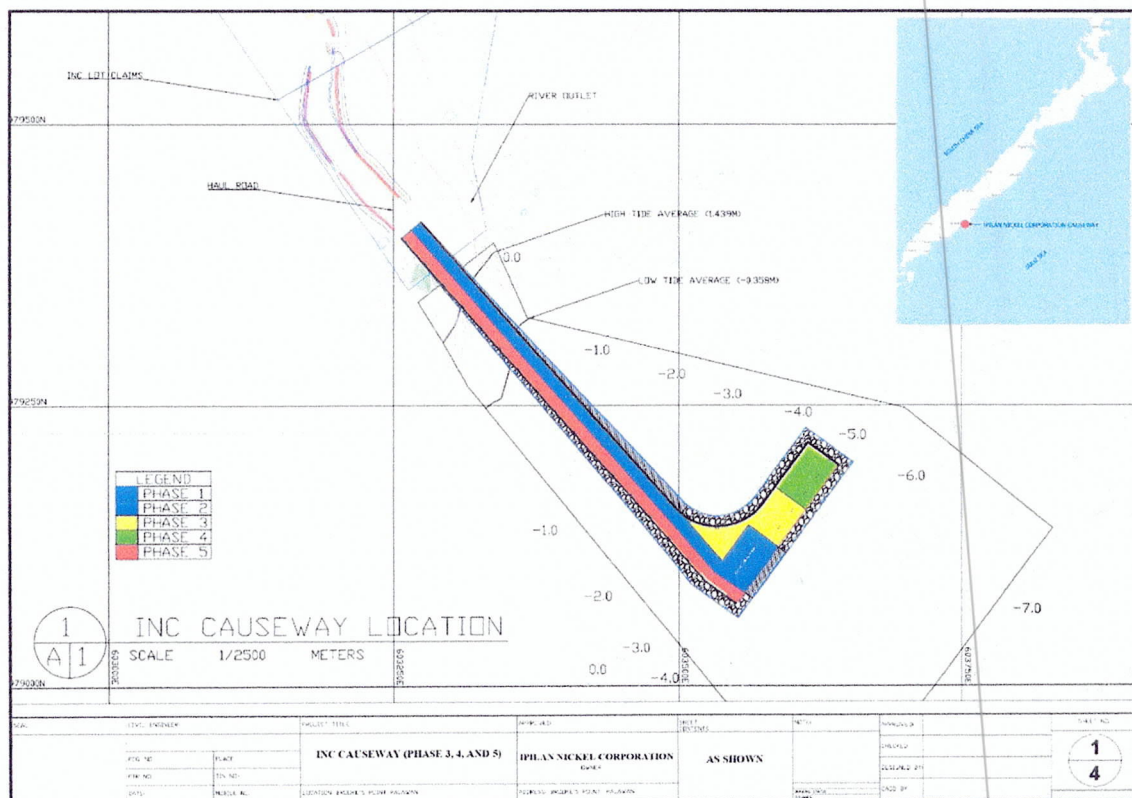
2. Background

The Phase 1 and 2 construction of the company's causeway was completed in August 2022. Currently the operational causeway can accommodate, at most, three (3) Landing Craft Tanks (LCTs) at any given time. The proposed Phase 3 to 5 construction of the causeway design would enable the efficient loading of ore material of five (5) LCTs at any one time on to the foreign vessel.

This final design and layout is based on the results of the hydrographic survey and engineering studies of the proposed location. The L-shaped causeway, with the LCT docking area is approximately 100m in length is designed to accommodate five (5) barges at any one time with the following dimensions: 70-100 meters in length, 16-18 meter in width, and 7-9-meter wall height with a 3-4-meter draft.

See *Figure 2* for the proposed expansion of the current causeway.

Figure 2. Causeway Design Phase 3, 4 and 5



3. Project Scope

An extensive topographic and hydrographic survey of the approved Miscellaneous Lease Application (MLA) area was initially conducted to support the expansion of the current



causeway design. The Phase 3 to 5 construction work shall be done in accordance with the plans and specifications with the scope as follows:

- a. Laying of core rocks;
- b. Laying of armour rocks;
- c. Laying of surface materials to fill the voids of the top core rocks;
- d. Installation of gabion;
- e. Grading and compacting of causeway surface;
- f. Construction of drainage canal; and
- g. Installation of environmental mitigating measure such as silt curtain and silt traps.

4. Implementation Schedule

The Phase 3 to 5 construction works shall be completed within ninety (90) days.

5. Estimated Cost of Causeway Project Establishment

The total cost of the construction of the causeway is approximately 136 Million Pesos. Table 2 shows the cost component of the construction.

Table 2. Estimated Capital Expense for the Project

Gabion Installation Cost, PHP	3,300,000.00
Volume Requirement, CBM	48,520.00
Volume Allowance, CBM	9,704.00
Material Price, PHP/MT (Delivered)	2,000.00
TOTAL MATERIAL COST, PHP	119,748,000.00
Re-handling Cost, PHP	6,443,612.64
Receiving and Spreading Cost, PHP	7,345,165.00
Grading and Compaction Cost, PHP	1,946,028.00
Contingency and Price Fluctuation, PHP	650,383.51
TOTAL EQUIPMENT COST, PHP	16,385,189.15
GRAND TOTAL	136,133,189.15

6. Cost-Benefit Assessment

The Cost-Benefit Analysis (Assessment) is an evaluation of the identified risks and opportunities to compare their cost and benefits. The method of analysis considered in the Cost-Benefit Assessment is the Net Present Value (NPV Method) in which all benefits and costs involved from the construction to the operation and environmental protection of the project is considered. The formula used in the CBA is indicated below:

$$\text{Present Value (PV)} = (\text{Benefit} - \text{Cost}) / (1 + \text{Discount Rate})^{\text{Year}}$$

$$\text{Net Present Value (NPV)} = \text{Capital Cost} - \text{Summation of PV}$$



Benefit-Cost Ratio (BCR) = Summation of Benefit/Summation of Cost

The following were considered in the calculation of the cost benefit of the causeway:

▪ Capital Cost	:180 Million Pesos
▪ Expected Repair and Maintenance	: 3.6 Million Pesos per Year
▪ Life Span	: 10 years
▪ Depreciation Rate	: 18 Million Pesos per Year
▪ Management	: 2.6 Million Pesos per Year
▪ Environmental Cost	: 0.31 Million Pesos per Year
▪ Taxes and Fees	: 2.7 Million Pesos per Year
▪ Volume of Nickel Ore Shipped	: 1.50 Million wet metric tonnes
▪ Expected Benefit	: 135 Million Pesos per Year
▪ Discount Rate	: 12%

Based on the above assumptions, the calculated Net Present Value of the causeway is 428 Million Pesos with a Benefit-Cost Ratio of 2.98.

The analysis made does not take into consideration the major benefits such as revenues generated out of the sale of the nickel ore by the company and the excise taxes generated due to the government but only on the value of ore transported by the LCTs using the causeway.

INC. LOT CLAIMS

979500N

HAUL ROAD

RIVER OUTLET

HIGH TIDE AVERAGE (1.439M)

LOW TIDE AVERAGE (-0.358M)



979250N

LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

INC CAUSEWAY LOCATION

SCALE 1/2500 METERS

979000N

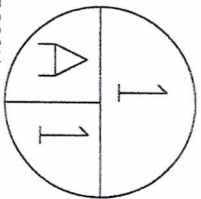
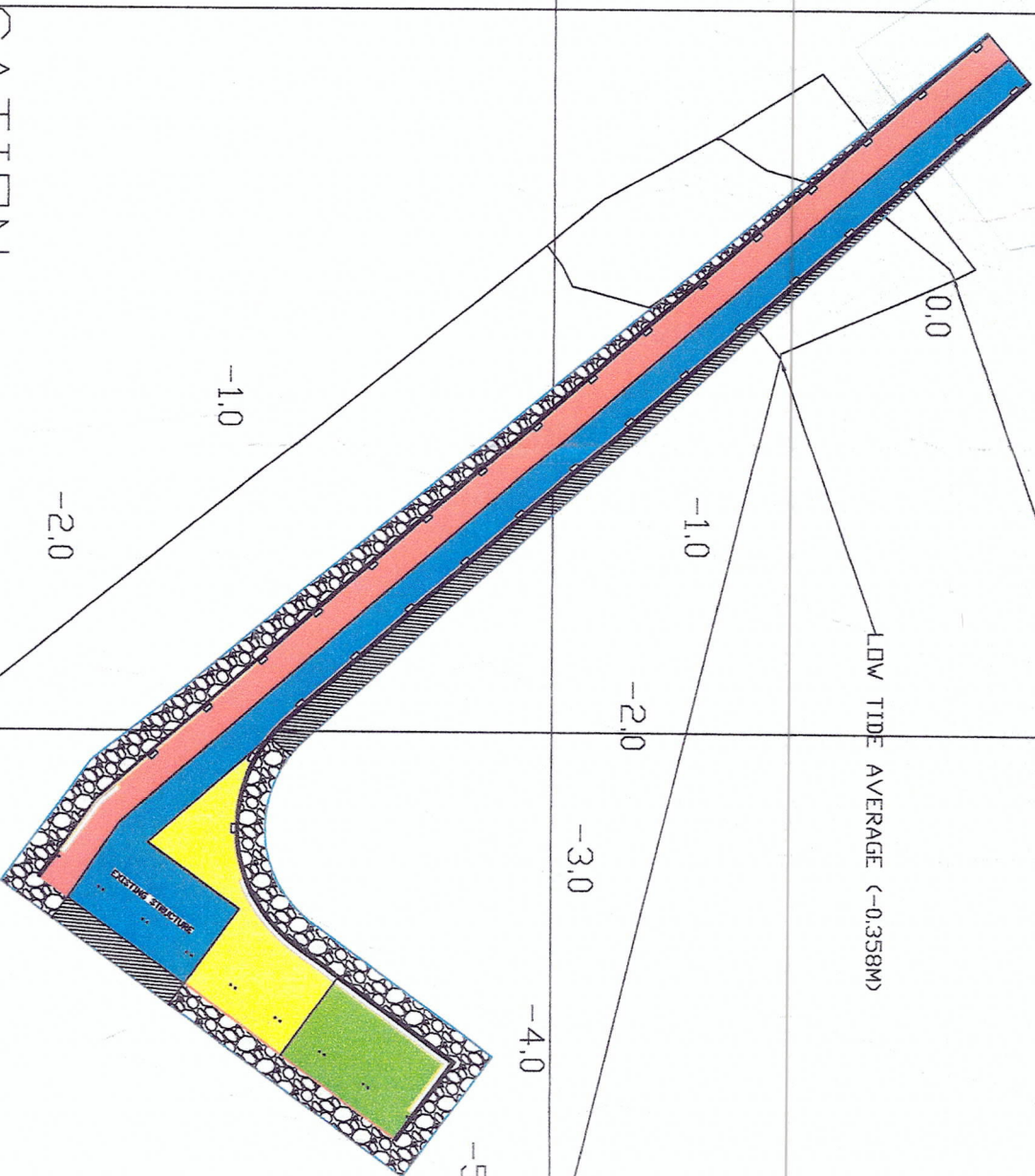
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603500E

603750E



SCALE

CIVIL ENGINEER

ENGR. PHILIP M. G. GARCIA

PROJECT TITLE

INC CAUSEWAY (PHASE 3, 4, AND 5)

APPROVED

IPIILAN NICKEL CORPORATION

SHEET

AS SHOWN

NOTE:

APPROVED

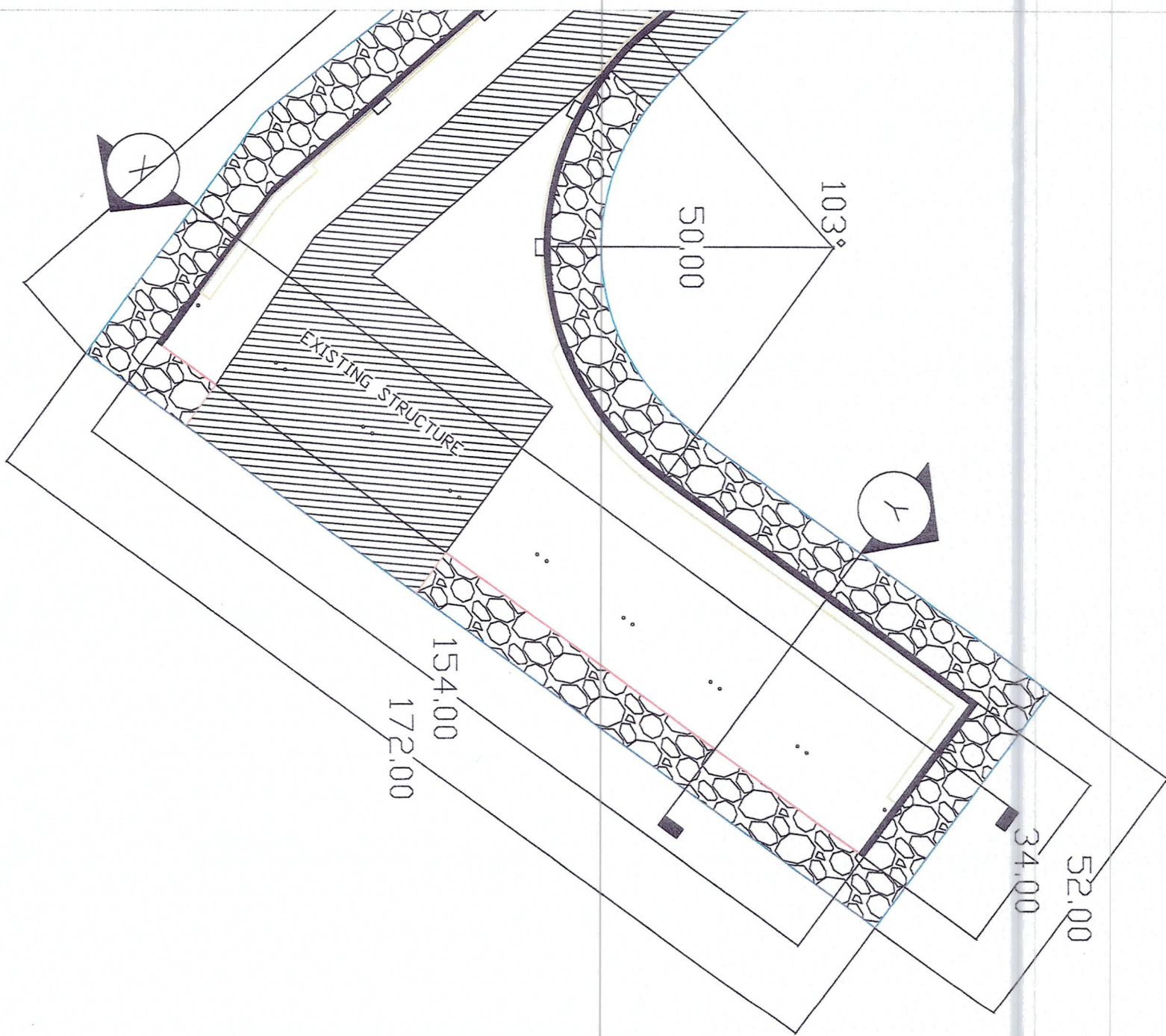
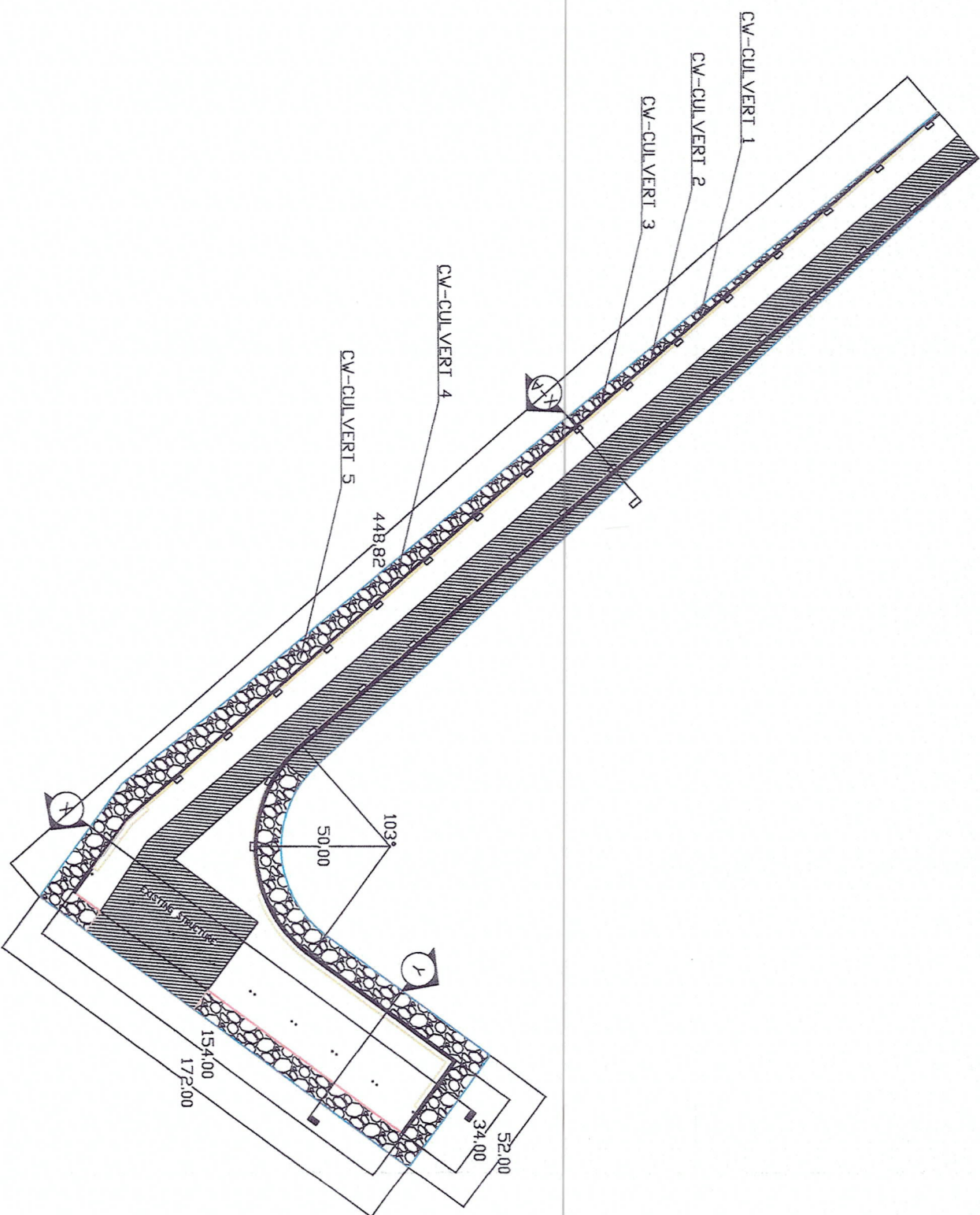
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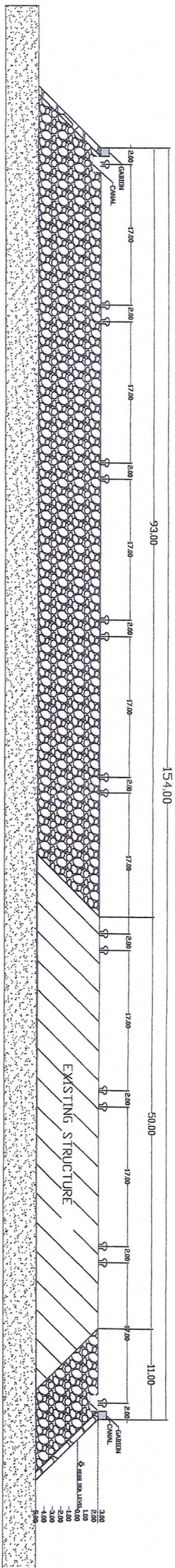
CAUSEWAY PLAN
SCALE 1/2250 METERS

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CAUSEWAY BLOW UP DETAILS
SCALE 1/1000 METERS

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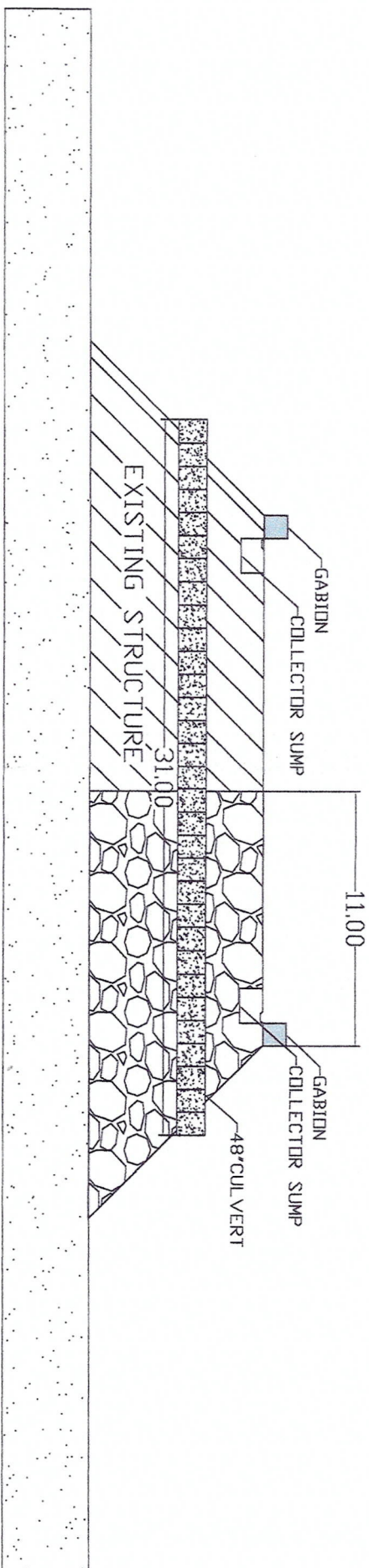
ENGR. PHILIP A. GIBETTA REG. NO. 0119693	INC CAUSEWAY (PHASE 3, 4, AND 5)	IPILAN NICKEL CORPORATION MANAGER	AS SHOWN	CHECKED DESIGNED BY	DATE: 11/10/2022	PROJECT NO. 09178257966	2 4
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4
S 3

SECTION "X"

SCALE 1/350 METERS



5
S 4

SECTION "X-A"

SCALE 1/275 METERS

SEAL:

CIVIL ENGINEER

ENGR. PHILIP A. BERTAN G. GONZALEZ

PROJECT TITLE:

APPROVE BY:

SHEET

NOTE:

APPROVED

SHEET NO.

REG. NO. 0119693

PLACE: PALAWAN

INC CAUSEWAY (PHASE 3, 4, AND 5)

IPILAN NICKEL CORPORATION

AS SHOWN

CHECKED BY

3

PTR NO. 1145037

TIN NO. 411-496-901-000

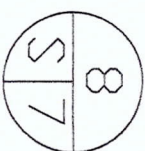
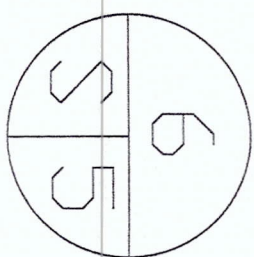
DATE: 11/10/2022



ADDRESS: BRIDGE'S POINT, PALAWAN

PROJECT STATUS

CAUD. BY

4



SHEET NO.		4	
CIVIL ENGINEER:		 ENGR. PHIL P. ANDERSON G. (00061114)	
PROJECT TITLE:		INC CAUSEWAY (PHASE 3, 4, AND 5) PALAWAN BRIDGE'S POINT, PALAWAN	
APPROVED:		 IPILAN NICKEL CORPORATION OWNER	
SHEET CONTENTS:		AS SHOWN	
NOTES:		APPROVED BY: _____ CHECKED BY: _____ DESIGNED BY: _____ DRAWN BY: _____ INCHING STATUS: _____ ISSUANCE: _____	
DATE: 11/10/2022		LOCATION: BRIDGE'S POINT PALAWAN PROJECT NO.: 0917025/966	



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brooke's Point, Palawan

May 31, 2023

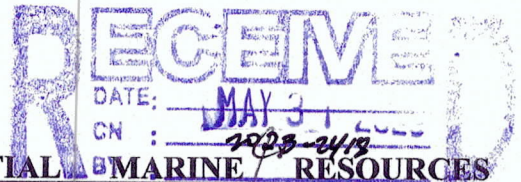
MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : The Monitoring Team

SUBJECT : **REPORT ON THE INITIAL MARINE RESOURCES
ASSESSMENT FOR THE REQUEST OF RENEWAL OF
PROVISIONAL PERMIT NO. 045306-001 OF IPILAN NICKEL
CORPORATION REPRESENTED BY CARLO A. MATILAC
LOCATED AT BRGY. MAASIN, BROOKE'S POINT, PALAWAN**

OFFICE OF THE CENRO
BROOKE'S POINT, PALAWAN



This pertains to the memorandum dated May 25, 2023 to conduct assessment for marine resources that can be affected by the project of Ipilan Nickel Corporation. Due to limited time given and urgency to submit report before June 1, 2023, in which the existing Provisional Permit will expire, the team only based this assessment on secondary data available and observations on the ground. Marine assessment were not actually conducted rather based on the indicators observed in the area.

The following are the result of actual site visit on the ground and observations:

1. The issued provisional permit for the constructed Causeway of Ipilan Nickel Corporation has a total length of 448.82 m based on the approved design with estimated width of 10 m and is already operational.
2. There is an on-going construction and expansion on the existing facility. Per discussion with the representative of INC, the causeway plan and design was change from "T" to "L" shape that is based on the result of the hydrographic survey which specified that it is due to the presence of a shoal in the south side of the benching area. This revision was informed to PCSDS thru letter dated October 11, 2022.
3. The Causeway is adjacent to mouth of the small creek (which per record was the mouth of downstream of Filantropia River in which now has traversed to another side in the area) and has some mangrove species observed.



Causeway of Ipilan Nickel Corporation and on-going expansion activity

In terms of the coastal and marine resources, the area of INC is within the identified local Marine Protected Area (MPA) of the municipality of Brooke's Point but located within the multiple use zone of the locally proclaimed MPA. Also, it is about 1,335.03 meters away from the identified fish sanctuary of Brgy. Maasin, Brooke's Point (please see attached map).

Further, portion of the area on the left side of the Causeway was observed has presence of mangrove and beach forest species such as Bakauan Lalaki, Bungalon, Coconut, Pandan Dagat, Nipa, Talisay and Bani. This species are also the identified species on the EIS report provided to the team for reference and baseline data of the team. Further, there are no observed stump nor traces of cuttings in the area.



Current condition of mangrove/beach forest areas during the conduct of monitoring.

According to the coral reefs and seagrass map from NAMRIA, the area of the Causeway has the presence of Corals and seagrass which was traversed by the constructed facility. There was no record or baseline data on coastal and marine resources before the construction of the facility commenced hence only relied on the data of EIS report which was submitted in 2010.

Based on observations and aerial documentation, there are no indicators that the area has coral reefs and seagrass. The following observations were used as indicator for this assessment:

1. No rubles were observed along the shoreline
2. No observed pieces of seagrasses drifted along the shoreline
3. The shoreline has a grayish fine sand
4. There are artificial reef for lobster culture/trap adjacent or near the constructed facilities.
5. During the conduct of observation, sea water is at low level hence able to observe that on the right side there are sand deposit which are visible. This is also the reason identified by the proponent for the change of plan and design of the causeway.



Aerial shot of Causeway of INC



Aerial photo of shoreline with estimated average width of 10-15 meters from edge with vegetation towards the sea water during the conduct of validation

Water condition along the Causeway is observed to be hazy and have some suspended sediments as a result of activities in the area. This condition is a result of mitigating measures installed by the company to minimize the impact of constructed facility in the area. As observed, they have used armor rocks as component of the construction. They also installed silt curtains and silt fence to control the erosion, dispersal and sedimentation of silt in the sea.



Installed silt fence to avoid erosion of backfilled materials



Installed silt curtain to avoid sediment dispersal

For reef fish information, no data were gathered however, there are lobster traps observed adjacent to the Causeway. Also, INC installed lobster traps on both sides of the facility to observe and use the collected data as bio-indicator on the effect of the facility in marine resources such as presence of fry and fishes.



Installed lobster traps

Recommendation:

Although the facility has been constructed and operational for a year, effect and impact on the coastal and marine resources based on visual observations is tolerable. The installed mitigating measures abetted the proponent to reduce/minimize the impact of the facility in marine water therefore recommended for the approval of request for the renewal of Provisional Permit.

However, it is recommended to conduct as soon as possible the rapid marine and coastal assessment based on Technical Bulletin No. 05 series 2017 to gather baseline information of coastal and marine resources present in the area within the applied MLA. Also, the data on EIS report were gathered in 2007-2010, hence need to be updated. Therefore, it is further recommended for the Ipilan Nickel Corporation to conduct Coastal Resource Assessment (CRA) within their Causeway area and establish monitoring site with technical supervision and participation of the DENR and LGU.


Attached herewith are the maps for your reference.

For your information and further instruction.


JOSEITO A. EYALA
FI/Deputy CENR Officer


FRANKLIN M. AQUINO
DMO IV


RACHEL H. APPIE
ECOMS II


MARLOU O. SORETES
FI/GIS Specialist


MARYCRIS A. IBANEZ
ECOMS I


MENELAUS REY H. DULLER
FI


EMILYN A. VILLANUEVA
FTII


MARK RONALD S. VELASCO
Forest Ranger


RODEL A. RONAS
Forest Ranger



SHOWING THE DEVELOPMENT
WITHIN THE CAUSEWAY OF
IPILAN NICKEL MINING CORPORATION (INC)
(COMPARISON OF
CY 2011 AND 2023 GOOGLE .IMAGE)

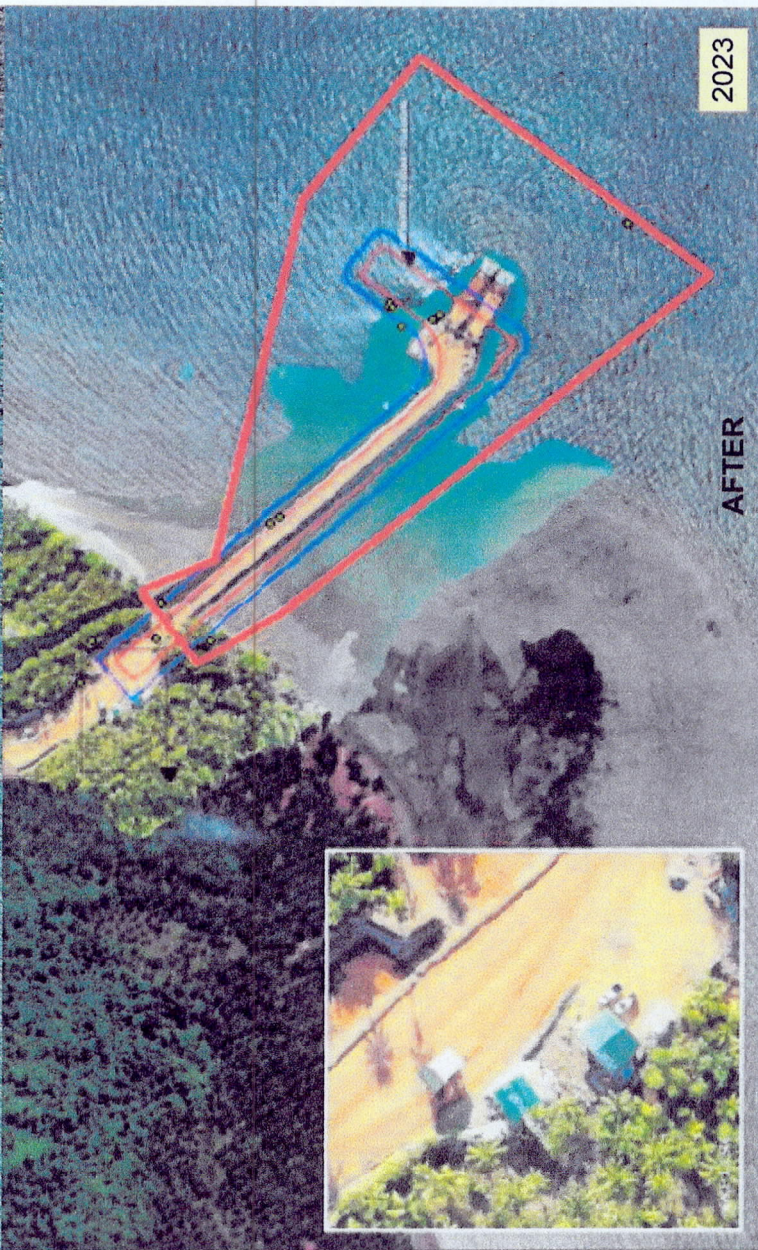
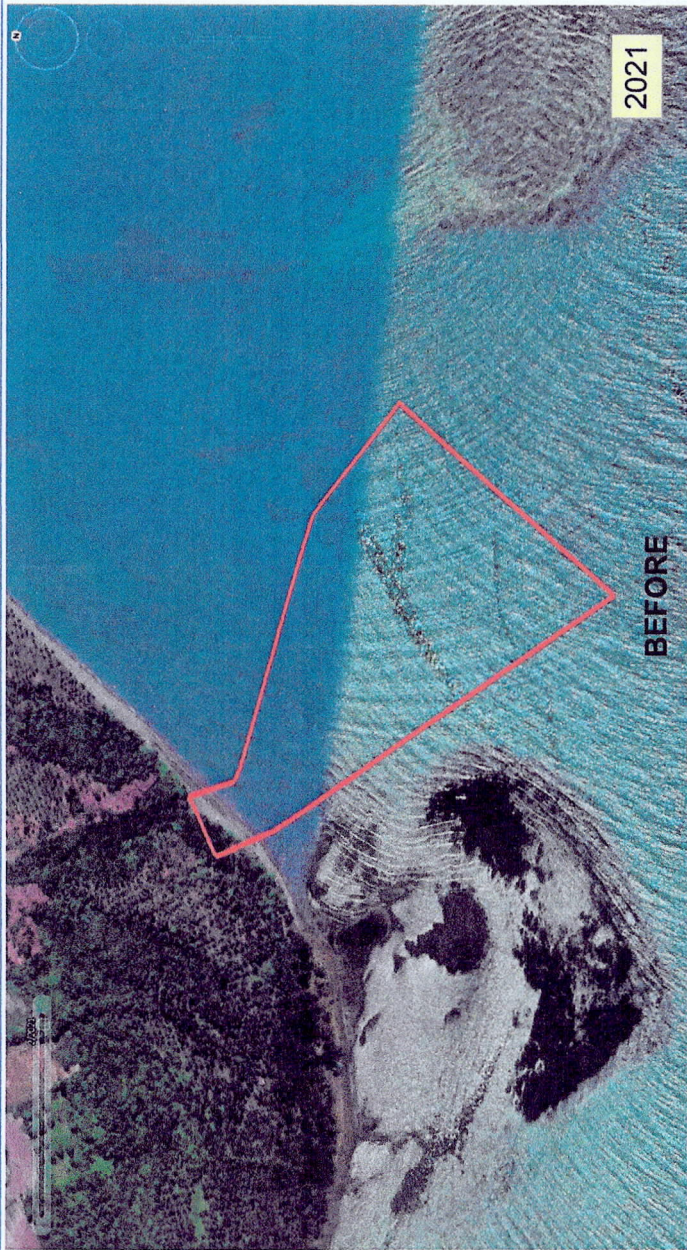
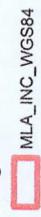
SITUATED IN THE
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MUNICIPALITY OF BROOKE'S POINT
PROVINCE OF PALAWAN

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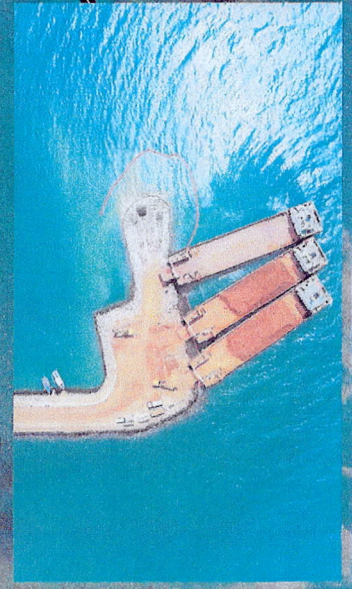
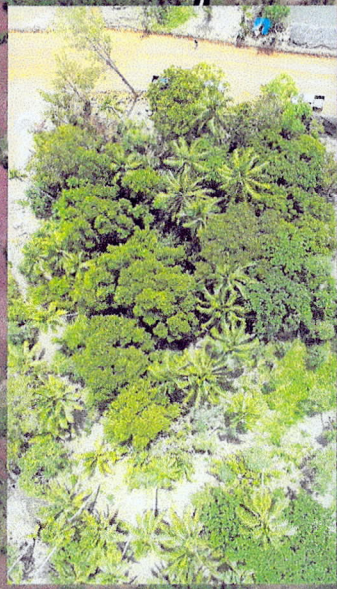


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Projection: Transverse Mercator
Datum: WGS 1984

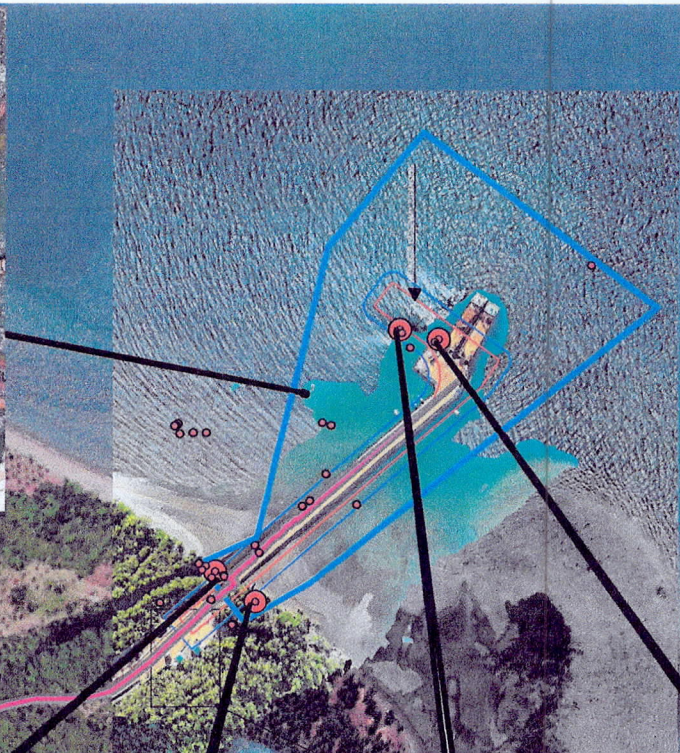
Legend



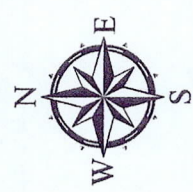
117°56'0"E



117°56'0"E



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SHOWING THE IMPROVEMENTS
OBSERVED WITHIN THE CAUSEWAY OF
IPILAN NICKEL MINING CORPORATION

SITUATED IN THE
BARANGAY MAASIN,
MUNICIPALITY OF BROOKE'S POIN'
PROVINCE OF PALAWAN

1:6,000



Coordinate System: WGS 1984 UTM Zone 50N
Projection: Transverse Mercator
Datum: WGS 1984

Legend

- HAULING ROAD
- CAUSEWAY_AREA



SHOWING THE LOCATION OF CAUSEWAY
OF IPILAN NICKEL MINING CORPORATION
AND MARINE PROTECTED AREA OF
BROOKE'S POINT

SITUATED IN THE
BARANGAY MAASIN,
MUNICIPALITY OF BROOKE'S POINT
PROVINCE OF PALAWAN

1:10,000



Coordinate System: WGS 1984 UTM Zone 50N
Projection: Transverse Mercator
Datum: WGS 1984

Legend

- Distance
- CAUSEWAY_AREA
- FISH SANCTUARY
- HAULING ROAD
- Coastal Resources
- Corals
- Mangrove forest
- Seagrass/Seaweeds
- MPA ZONE
- Buffer
- Core
- Multiple Use

