



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

DENR MIMAROPA
RECORDS SECTION
RECEIVED

FEB 13 2023

☒ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

February 3, 2023

MEMORANDUM

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

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **INSPECTION AND VERIFICATION ON CONTINUOUS
INSTALLATION/CONSTRUCTION OF STRUCTURES AND
FENCING OF SALVAGED ZONE BY LIHIM RESORT
LOCATED AT SABANG, CADLAO ISLAND, BARANGAY
BUENA SUERTE, EL NIDO, PALAWAN**

Forwarded is the Memorandum from CENRO-Taytay, Palawan along with Memorandum of PASu Mildred A. Suza of El Nido-Taytay Manage Resource Protected Area (ENTMRPA) and the inspection report of the Team relative to the above subject.

Recent compliance monitoring disclosed that no additional structures or improvements were made within the area. However, the proponent was found non-compliant on the self-demolition of structures within the 40-meter legal easement as agreed during the meeting last December 8, 2022 at Bayview Hotel.

Further, we would also like to reiterate our previous Memorandum dated January 12, 2023 requesting for legal advice and clarification whether or not there is still a need to issue summons or conduct preliminary conference with the parties considering that the Regional Office have already conducted technical conference and with a written agreement among those who attended.

For information, consideration and advice of action.


Cc:

CENRO-Taytay, Palawan
PASu, El Nido-Taytay Manage Resource Protected Area

TSD/File *kkva
Doc. Ref. No. 2023-0862


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By: 
Date: 07 FEB 2023 CN 23-334



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

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

by the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

January 19, 2023

MEMORANDUM

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

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

SUBJECT : **INSPECTION AND VERIFICATION ON CONTINUOUS INSTALLATION/CONSTRUCTION OF STRUCTURES AND FENCING OF SALVAGED ZONE BY LIHIM RESORT LOCATED AT SABANG, CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: JAN 20 2023 23:0862

Respectfully forwarded is the Memorandum dated December 29, 2022 of Protected Area Superintendent (PASu) Mildred A. Suza of El Nido-Taytay Managed Resource Protected Area (ENTMRPA), El Nido, Palawan.

Please be informed that based on recent compliance monitoring conducted by the composite team composed of the representatives from ENTMRPA PAMO, Enforcement and Monitoring Section and Provincial Environmental Management Unit dated January 18, 2023, the team observed no additional structure/s or improvement in the area. Further, the proponent was found non-compliant on the agreement signed during the meeting held at Bay View Hotel, Roxas Boulevard, Ermita, Manila last December 8, 2022 particularly on self-demolition of structures within the 40-meter legal easement.

For his information and consideration.

CONRADO M. CORPUZ

Cc: PAMO-ENTMRPA

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: [Signature]
DATE: JAN 30 2023 3/1



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources
EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA
Calle Real, Barangay Masagana, El Nido, Palawan, 5313
Contact No. GLOBE (0917-1103-262)
Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

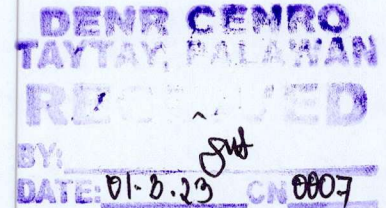
December 29, 2022

MEMORANDUM

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

FROM : The Protected Area Superintendent
El Nido-Taytay Manage Resource Protected Area

SUBJECT : **INSPECTION AND VERIFICATION ON CONTINUOUS
INSTALLATION/CONSTRUCTION OF STRUCTURES AND
FENCING OF SALVAGED ZONE BY LIHIM RESORT
LOCATED AT SABANG, CADLAO ISLAND, BARANGAY
BUENA SUERTE, EL NIDO, PALAWAN**



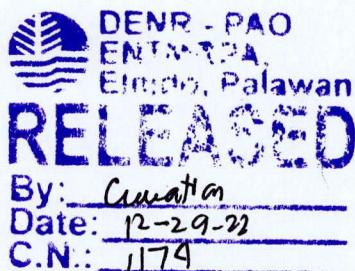
Respectfully forwarded is the memorandum dated November 25, 2022 from Forest Rangers Herson Y. Caliao and Jonathan A. Arzaga pertaining to the above-mentioned subject with attachments.

The team recorded a total of twenty-three (23) structures built by the Lihim resort without Protected Area Management Board (PAMB) endorsement. The subject area is currently under dispute between the Ten Knots Philippines Inc. (TKPI) and Mr. Israel Gomez and Mrs. Baberlyn Gomez per submitted Complete Staff Work (CSW) dated August 31, 2022.

This office concurs with the recommendations of the enforcement officers particularly on the issuance of Status Quo Order and conduct of Technical conference.

The technical conference and meeting regarding the issue was conducted in Manila last December 8, 2022 which was attended by both parties (TKPI and Lihim Resort together with Mr. Israel Gomez). Agreements were made in the presence of RED Lormelyn Claudio, CENRO Conrad Corpuz and PENRO Alan Valle as well as the DENR Regional office officials and staff. Copy of such agreement is not yet disseminated to concerned officers for information.

For information and further instruction.




MILDRED A. SUZA



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan, 5312
Mobile: 0926-505-9335; 0912-171-3889
Email: cenrotaytay@denr.gov.ph

November 25, 2022

MEMORANDUM

FOR : The Protected Area Superintendent
El Nido-Taytay Managed Resource Protected Area

FROM : Forest Ranger

SUBJECT : INSPECTION AND VERIFICATION ON CONTINUOUS
INSTALLATION/CONSTRUCTION OF STRUCTURES AND
FENCING OF SALVAGED ZONE BY LIHIM RESORT LOCATED AT
SABANG, CADLAO ISLAND, BARANGAY BUENA SUERTE, EL
NIDO, PALAWAN



This pertains to the letter dated November 18, 2022 from Jordan L. Calderon, Security manager of Ten Knot Philippines Inc. regarding the continuous installation/construction of structures and fencing of salvaged zone by Lihim Resort located at Sabang, Cadlao Island, Barangay Buena Suerte, El Nido, Palawan.

On November 23, 2022, the undersigned along with Park Rangers Manuelito F. Jongay, Jerremeil Tacob and Ryan Cacacha and Forest Protection Officers Mark Christian Yntas and Jovan P. Villanueva conducted inspection and verification on the said area.

The team found out the following:

1. That the said area being occupied by Lihim Resorts at Cadlao Island has existing conflict (overlapping claims) with Ten Knots Philippines Inc. (TKPI) as the said area has existing approved FLAgT issued to TKPI and at the same time registered before the Registry of Deeds dated April 27, 2015.
2. On November 22, 2021, the said area is identified within ENTMRPA falling within Multiple Use Zone based on report from ENMTRPA PAMO personnel.
3. On August 31, 2022, a Complete Staff Work (CSW) was submitted by Assistant PASu Jenuel P. Casel re Conflicting Claims between TKPI, Mr. and Mrs. Israel Gomez at Sabang Beach, Cadlao Island, Barangay Buena Suerte, El Nido, Palawan. The report recommends status quo in the area and the conduct of technical conference.
4. On September 8, 2022, an Order of Investigation was issued by Regional Executive Director Lormelyn E. Claudio in reference to the letter request of TKPI dated July 28, 2022 re Cancellation of Katibayan ng Orihinal na Titulo (KOT) Blg. 2015000225 in the name of Baberly D. Gomez, KOT Blg. 2015000222 and KOT Blg. 2015000223 both in the name of Noel Tampe, all located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan.
5. Based on the said Order of Investigation, records show that on December 27, 2005, the DENR awarded TKPI FLAgT No. DENR-IV-MIMAROPA-12302030-0010 for Bathing Establishment covering 3.206 hectares of forest land located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan for the period of twenty-five (25) years and to expire on December 30, 2030.

6. Based on the said Order of Investigation, records also further show that KOT Blg. 2015000225 in the name of Baberly D. Gomez and KOT Blg. 2015000222 and KOT Blg. 2015000223 both issued in the name of Noel Tampe were duly registered before the Registry of Deeds by virtue of Kaloob na Patente Blg. 045312-15-35600, 045312-15-35601 and 045312-15-35602, respectively, on April 27, 2015.
7. The said area is now being occupied and developed by Lihim Resorts despite the verbal instructions from the Protected Area Management Office to cease any development as the area has existing conflicts and overlapping claims with the other party.
8. An inventory conducted by the undersigned shows the current structures in the area as of November 23, 2022:
 - a. Ten (10) units cottage within easement;
 - b. Two (2) mini bars (movable) within easement;
 - c. One (1) reception area, stone and concrete based;
 - d. One (1) storage room;
 - e. Two (2) villas, concrete based;
 - f. One (1) staff house, light materials;
 - g. Three (3) ongoing movable platforms, light materials;
 - h. Three (3) villas (on-going).
9. On one (1) area where another villa will be constructed, the team also documented on-going under-brushing activity.

With the above results, the team recommends as follows:

1. Conduct continuous monitoring in the area;
2. Status Quo in the area is recommended until the dispute is settled by both parties;
3. Conduct technical conference with the claimants and concerned government offices to conclude a unified decision and resolution over the issue.

For information, record and further instruction.


HERSON Y. CALIAO
Forest Ranger

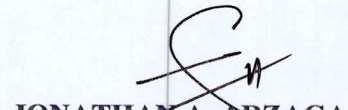

JONATHAN A. ARZAGA
Forest Ranger

PHOTO DOCUMENTATION



CERTIFICATION

The undersigned hereby certify that the photos were true and correct and taken during compliance monitoring at Sabang, Cadlao Island, Barangay Buena Suerte, El Nido, Palawan dated November 23, 2022.

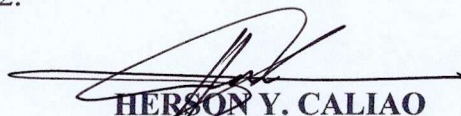

HERSON Y. CALIAO
Forest Ranger

PHOTO DOCUMENTATION



CERTIFICATION

The undersigned hereby certify that the photos were true and correct and taken during compliance monitoring at Sabang, Cadlao Island, Barangay Buena Suerte, El Nido, Palawan dated November 23, 2022.


HERON Y. CALIAO
Forest Ranger

November 18, 2022

MS. MILDRED A. SUZA

Protected Area Superintendent
ENTMRPA
El Nido, Palawan

Dear Ma'am SUZA,

Greetings!

In reference with the DENR Order of Investigation dtd September 8, 2022 issued by the Regional Executive Director, DENR, MIMAROPA, MS. LORMELYN E. CLAUDIO, CESO IV, she directed PENRO Palawan to assign a Land Investigation Officer (LIO) to investigate on the KOT BLG. 2015000225 in the name of Baberlyn D. Gomez, KOT BLG. 2015000222 and KOT BLG. 2015000223 both in the name of Noel Tampe, all located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan, for the said KOTs are allegedly within timberland area and overlap with the TKPI's FLAgT.

However, despite the above Order of Investigation issued by the DENR MIMAROPA, the Lihim Resort located in Sabang, Cadlao Island continuously installed structures and fenced the salvage or easement zone, guarded by an armed group.



Photos taken last November 17, 2022 at Sabang, Cadlao Island | Barbed wire fence and skeletal structure of a Hut were installed at the salvage zone. | The skeletal structure is allegedly to be built as Quarters – continuous construction works as of this writing.

DENR - PAO
ENTMRPA,
El Nido, Palawan
RECEIVED
By: *[Signature]*
Date: *11/18/22*
C.N.: *2022-286*



PASu EL NIDO PALAWAN <entmrpa@gmail.com>

In re: Cancellation of KOT Blg. 2015000222 and KOT Blg. 20150002233..., Entry of Appearance dated 7 November 2022

2 messages

Maribel Nicole D. Lopez <mdlopez@accralaw.com>

Mon, Nov 7, 2022 at 4:09 PM

To: "penropalawan@denr.gov.ph" <penropalawan@denr.gov.ph>, R4B CENRO Taytay <cenrotaytay@denr.gov.ph>, "denrpao_elnidopal@yahoo.com" <denrpao_elnidopal@yahoo.com>, PASu EL NIDO PALAWAN <entmrpa@gmail.com>

Cc: "Salvador L. Pena" <slpena@accralaw.com>, "Chrysilla Carissa P. Bautista" <cpbautista@accralaw.com>, "Atty. Ocampo, Christopher Louie D." <docampo@accralaw.com>, "Kris Sarah M. Jeruta" <kmjeruta@accralaw.com>, "Miguel Rico E. De Guzman" <medeguzman@accralaw.com>

**PROVINCIAL ENVIRONMENT AND
NATURAL RESOURCES OFFICE**

Attention: Felizardo B. Cayatoc

Barangay Sta. Monica

Puerto Princesa City, 5300 Palawan

penropalawan@denr.gov.ph

**COMMUNITY ENVIRONMENT AND
NATURAL RESOURCES OFFICE**

Attention: Engr. Alan L. Valle

DENR Region IV – MIMAROPA

National Highway, Poblacion

Taytay, Palawan 5312

cenrotaytay@denr.gov.ph

**EL NIDO-TAYTAY MANAGED
RESOURCE PROTECTED AREA**

Attention: Mildred A. Suza

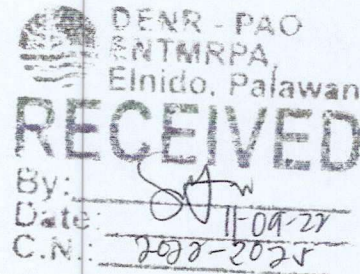
Protected Area Superintendent

Calle Real, Barangay Masagana

El Nido, Palawan 5313

denrpao_elnidopal@yahoo.com

entmrpa@gmail.com



Greetings!

We hereby serve the attached copy of ACCRALAW's *Entry of Appearance* dated 7 November 2022 for Ten Knots Philippines, Inc. This was likewise served by registered mail today.

Kindly acknowledge receipt of this email and its attachment.

Thank you for your kind attention to this matter.

Best regards,

ANGARA ABELLO CONCEPCION REGALA & CRUZ LAW OFFICES*Counsel for Ten Knots Philippines, Inc.***Maribel Nicole D. Lopez**

Associate

Litigation and Dispute Resolution Department

ANGARA ABELLO CONCEPCION REGALA & CRUZ LAW OFFICES

22/F ACCRALAW Tower,

2nd Avenue cor. 30th Street,

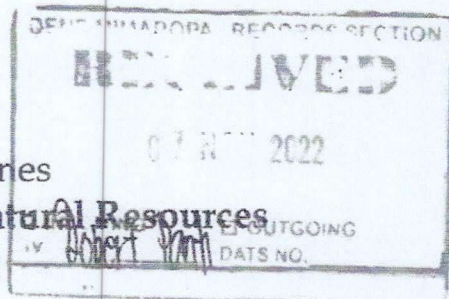
Crescent Park West, Bonifacio Global City,

1635 Taguig, Metro Manila, Philippines

Tel. No. +63 2 8830-8000 | Facsimile No. +63 2 8403-7007

OFFICE COPY

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



IN RE: CANCELLATION OF
KATIBAYAN NG ORIHINAL NA
TITULO (KOT) BLG. 2015000225
IN THE NAME OF BABERLYN D.
GOMEZ, KOT BLG. 2015000222
AND KOT BLG. 2015000223, BOTH
IN THE NAME OF NOEL TAMPE,
ALL LOCATED AT CADLAO
ISLAND, BARANGAY BUENA
SUERTE, EL NIDO, PALAWAN

DENR Case No. _____

ENTRY OF APPEARANCE

The ANGARA ABELLO CONCEPCION REGALA & CRUZ
LAW OFFICE ("ACCRA LAW") respectfully enters its appearance as
counsel for TEN KNOTS PHILIPPINES, INC. ("TKPI") and requests
that all notices, orders, resolutions, and other processes of this
Honorable Office, and all submissions, motions, affidavits, and other
papers in this case be served and/or furnished by e-mail
to ACCRA LAW through the e-mail addresses indicated below.

TKPI is ready and willing to attend and participate in the
conferences or hearings that this Honorable Office, the Provincial
Environment and Natural Resources Office of Palawan, or the
designated Land Investigation Officer may schedule pursuant to this
Honorable Office's *Order of Investigation* dated 8 September 2022,
which ACCRA LAW received on 25 October 2022.

RESPECTFULLY SUBMITTED.

Taguig for Manila, 7 November 2022.

ANGARA ABELLO CONCEPCION REGALA & CRUZ

Counsel for Ten Knots Philippines, Inc.

22nd Floor, ACCRA LAW Tower

2nd Avenue corner 30th Street, Crescent Park West

Bonifacio Global City, 1635 Taguig

Telephone No. (632) 8830-8000

Facsimile Nos. (632) 8403-7007/8403-7009

accra@accralaw.com

By:



SALVADOR L. PEÑA

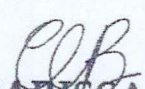
PTR No. A-5401360; 01/10/2022; Taguig City

IBP No. 174290; 01/03/2022; Rizal

Roll No. 35402

MCLE Compliance No. VII-0004786; 11/23/21

slpena@accralaw.com



CHRYSILLA CARISSA P. BAUTISTA

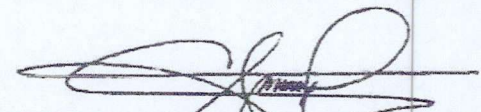
PTR No. A-5401378; 01/10/2022; Taguig City

IBP No. 174308; 01/03/2022; Quezon City

Roll No. 46309

MCLE Exemption No. VII-Acad003161; 11/26/21

cpbautista@accralaw.com



CHRISTOPHER LOUIE D. OCAMPO

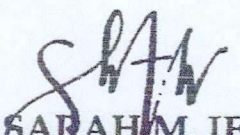
PTR No. A-5401422; 01/10/2022; Taguig City

IBP No. 174344; 01/03/2022; Makati City

Roll No. 62546

MCLE Compliance No. VII-0010324; 02/16/22

cdocampo@accralaw.com



KRIS SARAH M. JERUTA

PTR No. A-5401445; 01/10/2022; Taguig City

IBP No. 174367; 01/03/2022; Makati City

Roll No. 75274

MCLE Compliance No. VII-0004861; 11/26/2021

kmjeruta@accralaw.com

MIGUEL RICO E. DE GUZMAN

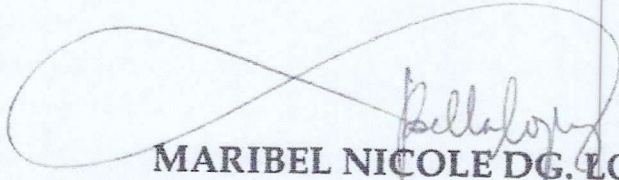
PTR No. 8853364; 01/03/2022; Makati City

IBP No. 170421; 12/15/2021; Makati City

Roll No. 75653

MCLE Compliance No. NA; (Admitted on July 2020)

medeguzman@accralaw.com



MARIBEL NICOLE DG. LOPEZ

PTR No. A-5558642; 06/16/2022; Taguig City

IBP No. 217353; 05/26/2022; Makati City

Roll No. 81891

MCLE Compliance No. NA; (Admitted on May 2022)

mdlopez@accralaw.com

Copy furnished by registered mail:

BABERLYN D. GOMEZ

Barangay Corong-Corong

El Nido, 5313 Palawan

NOEL TAMPE

Barangay Buena Suerte

El Nido, 5313 Palawan

LAND MANAGEMENT BUREAU

880 Estuar Building, Quezon Avenue

Barangay Paligsahan, Quezon City

**PROVINCIAL ENVIRONMENT AND
NATURAL RESOURCES OFFICE**

Attention: Felizardo B. Cayatoc

Barangay Sta. Monica

Puerto Princesa City, 5300 Palawan

penropalawan@denr.gov.ph

**COMMUNITY ENVIRONMENT AND
NATURAL RESOURCES OFFICE**

Attention: Engr. Alan L. Valle

DENR Region IV – MIMAROPA

National Highway, Poblacion

Taytay, Palawan 5312

cenrotaytay@denr.gov.ph

**EL NIDO-TAYTAY MANAGED
RESOURCE PROTECTED AREA**

Attention: Mildred A. Suza

Protected Area Superintendent

Calle Real, Barangay Masagana

El Nido, Palawan 5313

denrpao_elnidopal@yahoo.com

OFFICE COPY

REPUBLIC OF THE PHILIPPINES)
TAGUIG CITY)S.S.

AFFIDAVIT OF SERVICE

I, **JOY G. LORENZO**, as Filing Clerk of **ANGARA ABELLO CONCEPCION REGALA & CRUZ LAW OFFICES** with office address at the 22nd Floor ACCRALAW Tower Second Avenue corner 30th Street Crescent Park West Bonifacio Global City, 1635 Taguig, Metro Manila, after being duly sworn, depose and say:

That on 7 November 2022, I served copies **ENTRY OF APPEARANCE** the case entitled "IN RE: CANCELLATION OF KATIBAYAN NG ORIHINAL NA TITULO (KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D. GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223, BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN" docketed as DENR Case No. _____, in the Department of Environment and Natural Resources, MIMAROPA Region IV, Roxas Boulevard, Manila, , pursuant to Section 5, 6, 7, 11 and 13, Rule of the Rules of Court as follows:

By Registered Mail:

BABERLYN D. GOMEZ

Barangay Corong-Corong
El Nido, 5313 Palawan

NE 705 800 165 22

NOEL TAMPE

Barangay Buena Suerte
El Nido, 5313 Palawan

NE 705 800 174 22

LAND MANAGEMENT BUREAU

880 Estuar Building, Quezon Avenue
Barangay Paligsahan, 1103 Quezon City

NE 705 800 188 22

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Attention: Felizardo B. Cayatoc
Barangay Sta. Monica
Puerto Princesa City, 5300 Palawan
penropalawan@denr.gov.ph

NE 705 800 191 22

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Attention: Engr. Alan L. Valle
DENR Region IV - MIMAROPA
National Highway, Poblacion
Taytay, Palawan 5312
cenrotaytay@denr.gov.ph

NE 705 800 205 22

**EL NIDO-TAYTAY MANAGED
RESOURCE PROTECTED AREA**

Attention: Mildred A. Suza
Protected Area Superintendent
Calle Real, Barangay Masagana
El Nido, Palawan 5313
denrpao_elnidopal@yahoo.com
entmrpa@gmail.com

DE FOR 21422

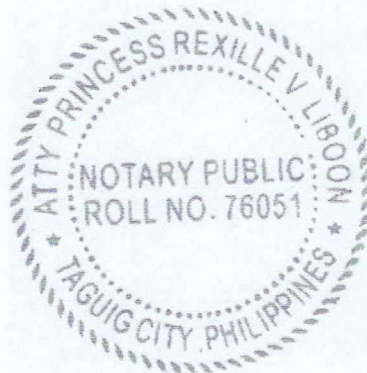
by depositing copies on 7th day of November 2022 in the post office of MAKATI CITY in sealed envelopes plainly addressed to them, with postage fully prepaid, as evidenced by Registry Receipt Nos. attached hereto after the names of the addressees, and with instructions to the postmaster to return the mail to the sender after ten (10) days if undelivered.

[Signature]
JOY G. LORENZO
Affiant

SUBSCRIBED AND SWORN to before me this 7th of November 2022 at Taguig, Philippines, affiant who is personally known to me, exhibiting to me the following:

Affiant	Competent Evidence of Identity	
	Type	Details
JOY G. LORENZO	SSS ID	No. 33-6030868-5
	HDMF Transaction Card	No. 0003-802081-05

Doc. No. 178;
Page No. 37;
Book No. 5;
Series of 2022.



5.9571 (TKPI)

[Signature]
ATTY. PRINCESS REXILLE V. LIBOON
Notary Public for Taguig City
Until December 31, 2023
PTR No. A-5401447; January 10, 2022 – Taguig City
IBP No. 174369; January 3, 2022 – Makati City
Appointment / Commission No. 58 (2022-2023)
Roll No. 76051
ngara Abello Concepcion Regala & Cruz Law Offices
22/F ACCRALAW Tower
Second Avenue corner 30th St., Crescent Park West,
Bonifacio Global City, 1635 Taguig, Metro Manila
CLE Compliance No. N/A, Admitted in October 2020