

Republic of the Philippines Department of Environment and Natural Resources

Provincial Environment and Natural Resources Office MIMAROPA Region

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

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

January 30, 2023

MEMORANDUM

FOR

The Regional Executive Director

DENR MIMAROPA

1515 DENR By the Bay Bldg., Roxas Boulevard,

Barangay 668, Ermita Manila

THRU

The OIC, Assistant Regional Director for Technical Services

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT:

REPORT ON THE LETTER REQUEST FOR EASEMENT CLEARANCE CERTIFICATION OF MS. MA. AIELEN E. LIM

REPRESENTATIVE OF LOS ABADES PHILIPPINES HOLDING

CORP.

Forwarded is the memorandum dated January 13, 2022 from CENRO Taytay regarding the request of Ms. Ma. Aielen E. Lim, representative of Los Abades Philippines Holding Corp for an easement clearance.

Based on the report, the area covered by TCT Nos. 065-2019001057 and 065-2019001196 with a total area of twenty two thousand seven hundred twenty seven (22,727) square meters located at Barangay Pasadeña, El Nido, Palawan both under the name of Mylene C. Davis with Contract to Sell to Los Abades Philippines Land Corp. The said area is within the El Nido Taytay Managed Resource Protected Area (ENTMRPA) and based on the GIS generated map, the area is outside the easement zone.

In connection to the above mention findings, this office concurs with the recommendation of the ENTMRPA PAMO and CENRO Taytay for the issuance of Easement Certification.

For information and further instruction.







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

MEMORANDUM

January 13, 2023

PALAWAN RECORDS

BY: 0142023003-045

FOR

:

Regional Executive Director

MIMAROPA Region

1515 DENR By the Bay Building, Roxas, Boulevard,

Barangay 668, Ermita, Manila

THRU

:

:

The Provincial Environment and Natural Resources Officer-Palawan

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and Natural Resources Officer

This jurisdiction

SUBJECT

REPORT ON THE LETTER REQUEST FOR EASEMENT CLEARANCE CERTIFICATION OF MS. MA. AIELEN E. LIM

REPRESENTATIVE OF LOS ABADES PHILIPPINES HOLDING

CORP.

Respectfully forwarded is the memorandum dated December 28, 2023 of Protected Area Superintendent (PASu) Mildred A. Suza relative to the letter request of Ms. Ma. Aielen E. Lim, representative of Los Abades Philippines Holding Corp.

Based on the report, there was an inspection on the subject area covered by TCT Nos. 065-2019001057 and 065-2019001196 with a total area of twenty two thousand seven hundred twenty seven (22,727) square meters located at Barangay Pasadeña, El Nido, Palawan both under the name of Mylene C. Davis with Contract to Sell to Los Abades Philippines Land Corp. The subject area is within El Nido-Taytay Managed Resource Protected Area (ENTMRPA) and based on the result on the GIS generated map by the PAMO-ENTMRPA (map attached) the area is found to be outside of the easement zone.

In this regard, we are hereby endorsing the request for easement CLEARANCEcertification for review and appropriate action.

For information and further instruction.

CONRADO M. CORPUZ

Cc: PAMO-ENTMRPA

RELEASED

NAME OF THE PROPERTY OF THE PROPERTY

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

Community Environment and Natural Resources Office

EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA

Calle Real, Bgy. Masagana, El Nido, Palawan 5313 Landline No. 048-716-0674

Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

December 28, 2022

MEMORANDUM

FOR

The Community Environment and

Natural Resources Officer

Taytay, Palawan

FROM

The Protected Area Superintendent

El Nido-Taytay Managed Resource Protected Area

SUBJECT

REPORT ON THE LETTER REQUEST OF MS. MA. AIELEN E.

LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES

HOLDING CORP.

Respectfully forwarded is the report from ENTMRPA PAMO staff dated December 5, 2022 regarding the above subject requesting for Easement Certification and Protected Area Zoning Certificate. In the report, the following are the findings of inspecting team, to wit;

1. Portion of the area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management plan of PAMP of ENTMRPA with approximate area of 14,884 sq.m and another portion falls within the Strict Protection Zone (SPZ) with approximate area of 14,884 sq.m;

2. The area is covered by TCT No. 065-2019001057 and TCT No. 065-2019001196 both under in the name of Mylene C Davis with Contract to Sell to Los Abades Philippines Land Corp; and,

3. The area is not within the 40-meter easement:

This office concur to the recommendation of the inspection team, to wit;

- 1. Issuance of PA zoning certification for the area that falls within MUZ;
- 2. Issuance of easement certification; and,

This office will inform the proponent regarding the result of inspection for their reference and guidance.

For information and further instruction.

DENR-PAO
ENTIMEPA.
EInido, Palawan
RELEASED
By: Stang
Date: 12-29-22
C.N.: 1178

MILDRED A. SUZA

Republic of the Philippines Department of Environment and Natural Resources

MIMAROPA Region

Community Environment and Natural Resources Office EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA

Calle Real, Bgy. Masagana, El Nido, Palawan 5313 Landline No. 048-716-0674

Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

December 5, 2022

DENR - PAO

cionation Date: 12-06-22

2027-2195

MEMORANDUM

FOR

The Protected Area Superintendent

El Nido-Taytay Managed Resource Protected Area

FROM

ENTMRPA PAMO Staff

El Nido-Taytay Managed Resource Protected Area

C.N.:_

SUBJECT REPORT ON THE LETTER REQUEST OF MS. MA. AIELEN E.

LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES

HOLDING CORP.

This pertains to the letter of Ms. Aielen E. Lim representative of Los Abades Philippines Holding Corp. dated August 25, 2022 requesting for Easement Certification and Protected Area Zoning Certification for the proposed project Atalaya Resort located at Sitio Lamoro, Bgy. Pasadeña, El Nido, Palawan.

Please be informed that the undersigned conducted actual inspection on September 9, 2022. As per inspection, the area is within the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA). Moreover, portion of the area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management plan of Protected Area Management Plan (PAMP) of ENTMRPA with approximate area of fourteen thousand eight hundred eighty-four (14,884) sq.m and another portion falls within the Strict Protection Zone (SPZ) with approximate area of fourteen thousand eight hundred eighty-four (14,884) sq.m covered by TCT No. 065-2019001057 and TCT No. 065-2019001196 both under in the name of Mylene C Davis with Contract to Sell to Los Abades Philippines Land Corp. Be informed further, that no development was sighted during the inspection and the area is not within the 40-meter legal easement.

The undersigned recommends the following;

1. Issuance of PA zoning certification for the area that falls within MUZ;

2. Issuance of easement certification; and,

3. Inform the proponent regarding the result of inspection.

For information, consideration and further instruction.

JENUEL P. CASEL

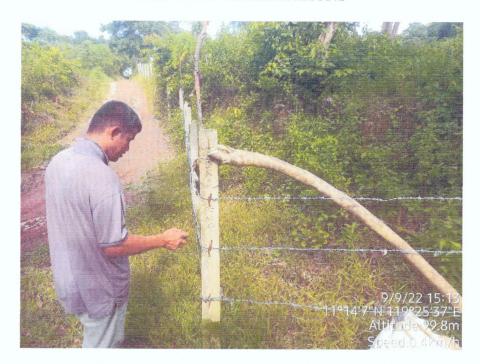
Park Maintenance Foreman

STEVEN JO B. ANDAO

Park Ranger

Bookkeeper II

PHOTO DOCUMENTATIONS





CERTIFICATION

I hereby certify that the above photos are true and correct and taken during the inspection at Sitio Lamoro, Bgy. Pasadeña, El Nido, Palawan on September 9, 2022.

FAITH D. BANGALISAN Bookkeeper II Mildred A. Suza Protected Area Superintendent El Nido-Taytay Managed Resource Protected Area

Dear Ma'am Suza,

08.25.22 2022-1474

Greetings, I would like to request from your good office for a site inspection for the issuance of the Easement Certificate and Protected Area Zoning Certificate for my proposed project ATALAYA RESORT of Los Abades Philippines Holding Corp. located at Sitio Lamoro Barangay Villa Libertad, El Nido, Palawan.

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

Respectfully Yours,

Ma. Alelen E. Lim Representative

KNOW ALL MEN BY THESE PRESENTS:

This Contract to Sell made and entered into this 2 AP day (24 March 2022 in Barangay Pasadeña, El Nido, Palawan, Philippines, by and between:

MYLENE CRUZ-DAVIS, of legal age, Filipino, married to Nicholas Gary Davis, with address at Villa Libertad, El Nido, Palawan, hereinafter referred to as the "SELLER".

-and-

LOS ABADES PHILIPPINES LAND CORP., a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal address at 405 Virginia St. Barangay 128, Pasay City, Fourth District, National Capital Region 1303, hereinafter referred to as the "BUYER" and represented by its Authorized Representative, Mr. Alfonso Bigeriego Patiño.

WITNESSETH:

WHEREAS the SELLER is the registered owner of two (2) parcels of lands, with no improvements thereon, covering a total land area of 22, 727 square meters, more or less, both located at Barangay Pasadeña, El Nido, Palawan, covered by Transfer Certificate of Title No. 065-201900196 of the Registry of Deeds for Province of Palawan, with a corresponding area of 22,527 square meters, more or less, and Transfer Certificate of Title No. 065-2019001057 of the Registry of Deeds for Province of Palawan, with a corresponding area of 1,200 square meters, more or less, respectively.

WHEREAS, the BUYER has offered to buy a portion of both of the abovementioned parcels of lands, covering a total land area of 4,768.4822 square meters, more or less, hereinafter collectively referred to as the "PROPERTY", and the SELLER has agreed to accept the offer, under the terms and conditions herein below set forth.

NOW, THEREFORE, for and in consideration of the foregoing premises and the terms, conditions and covenants hereinafter set forth the parties have agreed as follows:

- of both parcels of lands, adding up to 4,768,4822 square meters, more or less, both located at Barangay Pasadeña, El Nido, Palawan, and covered by Transfer Certificate of Title No. 065-2019001196 of the Registry of Deeds for Province of Palawan, with a corresponding area of 22,527 square meters, more or less, and Transfer Certificate of Title No. 065-2019001057 of the Registry of Deeds for Province of Palawan, with a corresponding area of 1,200 square meters, more or less, subject to its respective liens and encumbrances, if there be any.
- 2. CONTRACT PRICE: The purchase price of the PROPERTY, covering a total land area of 4,768.4822 square meters, more or less, shall be TWENTY-EIGHT MILLION



IN WITNESS this day of	WHEREOF, the part 2022 at 2 APR 2022	ies have hereunto	affixed their signatures, SAY Philippines.
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MYLE	NE CRUZ-DAVIS		ERIEGO PATIÑO
	SELLER	В	UYER
		hans	
	SIGNED IN TH	E PRESENCE OF:	
	ACKNOWI	EDGEMENT	
REPUBLICOFTHE I	PHILIPPINES)		
CITY OF PA	SAV		
) 3.3.	2.0 400	3
BEFORE ME appeared the follow	, a Notary Public, this	day of	2022 , personally
NAME		S LICENSE/ RT NO./CTC	DATE ISSUE/ EXPIRATION DATE
MYLENE CRUZ-DA	VIS		
ALFONSO BIGERIE	EGO PATIÑO		
All known to me instrument and the voluntary deeds.	e and to me known to be ey acknowledged to me	the same persons whe that the same are	their own free acts and
this page on which	that this CONTRACT T the acknowledgment is witnesses on each page a	written, have been s	three (3) pages including signed by the parties and f.
WITNESSMY HAN	DAND SEAL on the date	and at the place first	above
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Page No. 49		UNIT THE TOWER E TEARES	1.77
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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Authority QUEZON CITY



Transfer Certificate of Title

OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE

No. 065-2019001196

IT IS HEREBY CERTIFIED that certain land situated in PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 1324-A PLAN NO: (LRA) PSD-E2015001700

PORTION OF: LOT 1324 CAD 1037-D,

FREE PATENT

LOCATION: PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN (Continued on next

page)

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

Owner: MYLENE C. DAVIS, OF LEGAL AGE, FILIPINO, MARRIED TO NICHOLAS GARY DAVIS (BRITISH NATIONAL)

Address: BRGY. VILLA LIBERTAD, EL NIDO, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Patent Date: 04/19/2013 Under Act No.: P.D. 1529

Volume No.: 07

Original Owner: ESTRELITA S. GACOT

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 2014000131 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, the 3rd day of SEPTEMBER 2019 at 02:04pm.

Philippines of

Original RD: PROVINCE OF PALAWAN

OCT Date: 12/11/2013 9:20 AM

OCT No.: OCT-2014000131

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

Page No.: 131





TCT No.: 065-2019001196

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

201,902381,8066

LINE DIRECTION ADJOINING LOT(S) 1-2, 5-6 LOT 1325, CAD. 1937-D, EL NIDO CADASTRE 2-3 NE LOT 1328, CAD. 1937-D, EL NIDO CADASTRE 3-4 NE LOT 1913, CAD. 1937-D, EL NIDO CADASTRE 4-5 SW LOT 1321, CAD.1937-D, EL NIDO CADASTRE

6-7-8-1 NE, NW, SW LOT 1324-B, (LRA) PSD-E2015001700

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

LINE	BEA	RING		DISTANCE
TO CORNER 1	N. 32	° 25`	E	7382.01 M.
1-2	N. 08	° 16'	E	62.39 M.
2-3	S. 39	° 35`	E	263.15 M.
3-4	S. 52	° ,18`	E	38.79 M.
4-5	N. 84	° 55.	W	229.26 M.
5-6	N. 08	° 16`	E	112.60 M.
6-7	S. 82	° 23`	E	35.93 M.
7-8	N. 08	° 16`	E	33.40 M.
8-1	N. 82	° 23`	W	35.93 M.

AREA: TWENTY ONE THOUSAND FIVE HUNDRED TWENTY SEVEN SQUARE METERS (21527), MORE OR LESS

DESCRIPTION OF CORNERS: CORNER 2-5 BY OLD PS CYL.CONC.MON.15X60 CMS. AND THE REST BY PS CYL.CONC.MON.15X40 CMS.

BEARINGS: TRUE DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 2, 1991 TO DECEMBER 2, 1991 DATE OF SUBD. SURVEY: MARCH 12, 2015

GEODETIC ENGINEER: ENGR. EMMANUEL N. ORTILE





01,902381,7790

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Authority QUEZON CITY

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE

No. 065-2019001057

IT IS HEREBY CERTIFIED that certain land situated in PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 1324-B PLAN NO: (LRA) PSD-E2015001700

PORTION OF: LOT 1324 CAD 1037-D,

FREE PATENT

LOCATION: PASADENA EL NIDO, PALAWAN, ISLAND OE PALAWAN (Continued on next

page)

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

Owner: MYLENE C. DAVIS, FILIPINO, OF LEGAL AGE, MARRIED TO NICHOLAS GARY DAVIS (BRITISH NATIONAL)

Address: BRGY. VILLA LIBERTAD, EL NIDO, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent Patent Date: 04/19/2013

Under Act No.: P.D. 1529

Volume No.: 07

07

Original Owner: ESTRELITA S. GACOT

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 2014000131 (PARTIALLY CANCELLED) by virtue hereof in so far as

the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 24th day of JULY 2019 at 03:16pm.

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

Page No.: 131

Original RD: PROVINCE OF PALAWAN

OCT Date: 12/11/2013 9:20 AM

OCT No .: OCT-2014000131





TCT No.: 065-2019001057

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

DIRECTION LINE 1-2-3-4

ADJOINING LOT(S) LOT 1324-A, (LRA) PSD-NE, SE, SW

E2015001700

4-1 LOT 1325, CAD. 1037-D, NW

EL NIDO PALAWAN

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

LINE	BEARI	ING	DISTANCE
TO CORNER 1	N. 32 °	25` E	7382.01 M.
1-2 #	S. 82 °	23` E	35.93 M.
2-3	S. 08 °	16` W	33.40 M.
3-4	N. 82 °	23` W	35.93 M.
4-1	N. 08 °	16` E	33.40 M.

AREA: ONE THOUSAND TWO HUNDRED SQUARE METERS (1200), MORE OR

DESCRIPTION OF CORNERS: ALL CORNERS BY PS CYL.CONC.MON.15X40 CMS.

BEARINGS: TRUE DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 2, 1991 TO DECEMBER 2, 1991 DATE OF SUBD. SURVEY: MARCH 12, 2015

GEODETIC ENGINEER: ENGR. EMMANUEL N. ORTILE





BOARD RESOLUTION NO. 001 Series of 2022

BOARD RESOLUTION APPOINTING OFFICERS OF LOS ABADES PHILIPPINES HOLDING CORP.

We, the undersigned do hereby certify that we are the duly appointed directors of LOS ABADES PHILIPPINES HOLDING CORP. (the "Company"), a private Company organized and existing under the laws of the Republic of the Philippines, and that the resolutions set forth below were duly adopted by the board of directors of the Company on the 14th day of July 2022 and that the said resolution has not been modified or rescinded and is now in full force and effect and is in conformity with the provisions of the Articles of Incorporation of the Company:

RESOLVED, that the Company will be engaging into construction activities at a property located at Barangay Pasadeña, El Nido, Palawan and that the Company will be applying construction and other related permits for such.

RESOLVED FURTHER that the Company to act as its duly aut is authorizing Mr./Mrs. to act as its duly authorized representative and to sign, execute, submit, receive, and pay all related documents and fees pertaining to all construction and related permits.

RESOLVED FINALLY, to grant all powers to this person to act on behalf of, or to represent the Company as their stated position, officer or in any other capacity to exercise actual or apparent authority to act in any manner whatsoever on behalf of the Company.

This resolution is duly executed by, O BIGERIEGO PATINO

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the corporation this 14th day of July 2022 in City of Pasay.

Certified correct by:

Corporate Secretary

SUBSCRIBED AND SWORD to before me this 14th day of July 2022 at the City of Pasay. Philippines, by affiant who is personally known to megexhibiting to me her \$8S ID CRN No. 0033-7215264-1 as competent evidence of his identify.

Doc No .:

Page No .: Book No .:

Series of

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Page 1 of 1

Republic of the Philippines)
Province of	_) S.S
City/Municipality of)

SECRETARY'S CERTIFICATE

I. Ivy G. Magadia, of legal age, being the duly elected and incumbent Corporate Secretary of Los Abades Philippines Holding Corp. (the "Corporation"), a domestic corporation duly organized and existing under and by virtue of Philippine laws, with principal office at 405 Virginia St. Barangay 128, Pasay City, Fourth District, National Capital Region 1303 after having been sworn according to law, hereby depose and state:

1. That at the Regular Meeting of the Board of Directors of the Corporation held on July 14, 2022 at which meeting a quorum was present and acting throughout, the following resolutions were approved and passed:

RESOLVED, that the Company will be engaging into construction activities at a property located at Barangay Pasadeña, El Nido, Palawan and that the Company will be applying construction and other related permits for such.

RESOLVED FURTHER, that the Company is authorizing Mr./Mrs.

to act as its duly authorized representative and to sign, execute, submit, receive, and pay all related documents and fees pertaining to all construction and related permits.

RESOLVED FINALY, to grant all powers to this person to act on behalf of, or to represent the Company as their stated position, officer or in any other capacity to exercise actual or apparent authority to act in any manner whatsoever on behalf of the Company.

 The foregoing resolutions have not been revoked, amended, or in any manner modified and, accordingly, the same may be relied upon until a written notice to the contrary is issued by the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this day of July 2022 in Pasay

Ivy G. Magadia Corporate Secretary

SS:) SUBSCRIBED AND SWORN to before me this 0/4th day of July, 2022 in City of Pasay, Philippines, affiant hereby exhibits his/her competent valid identification with details SSS UMID ID CRN No. 0033-7215264-1.

Doc. No.

City.

Page No. Book No.

Series of 2022

ATTY, HENRY O. ADASHOTARY PUBLIC

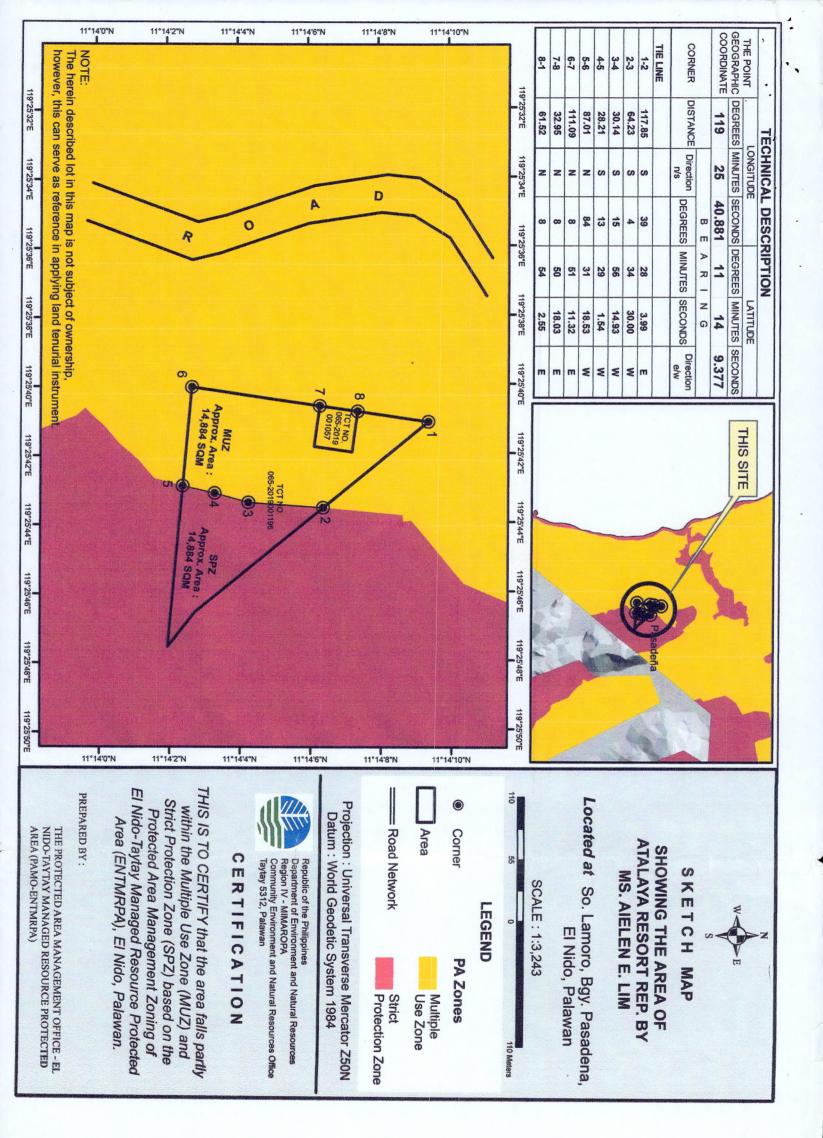
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Republic of the Philippines Department of Environment and Natural Resources

Provincial Environment and Natural Resources Office MIMAROPA Region

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

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

January 30, 2023

MEMORANDUM

FOR

IROTS

The Regional Executive Director

DENR MIMAROPA

1515 DENR By the Bay Bldg., Roxas Boulevard,

Barangay 668, Ermita Manila

THRU

The OIC, Assistant Regional Director for Technical Services

FROM

The Provincial Environment and

Natural Resources Officer

SUBJECT

:

REPORT ON THE LETTER REQUEST FOR EASEMENT

CLEARANCE CERTIFICATION OF MS. MA. AIELEN E. LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES HOLDING

CORP.

Forwarded is the memorandum dated January 13, 2022 from CENRO Taytay regarding the request of Ms. Ma. Aielen E. Lim, representative of Los Abades Philippines Holding Corp for an easement clearance.

Based on the report, the area covered by TCT Nos. 065-2019001057 and 065-2019001196 with a total area of twenty two thousand seven hundred twenty seven (22,727) square meters located at Barangay Pasadeña, El Nido, Palawan both under the name of Mylene C. Davis with Contract to Sell to Los Abades Philippines Land Corp. The said area is within the El Nido Taytay Managed Resource Protected Area (ENTMRPA) and based on the GIS generated map, the area is outside the easement zone.

In connection to the above mention findings, this office concurs with the recommendation of the ENTMRPA PAMO and CENRO Taytay for the issuance of Easement Certification.

For information and further instruction.



DENR-PALAWAN
PENRO-RECORDS
RELEASED

By
Date: 11 FEB 2022 N 23-261



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

MEMORANDUM

FOR

Regional Executive Director

MIMAROPA Region

1515 DENR By the Bay Building, Roxas, Boulevard,

Barangay 668, Ermita, Manila

THRU

The Provincial Environment and Natural Resources Officer-Palawan

Sta. Monica, Puerto Princesa City

FROM

The Community Environment and Natural Resources Officer

This jurisdiction

SUBJECT

REPORT ON THE LETTER REQUEST FOR EASEMENT

CLEARANCE CERTIFICATION OF MS. MA. AIELEN E. LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES HOLDING

CORP.

Respectfully forwarded is the memorandum dated December 28, 2023 of Protected Area Superintendent (PASu) Mildred A. Suza relative to the letter request of Ms. Ma. Aielen E. Lim, representative of Los Abades Philippines Holding Corp.

Based on the report, there was an inspection on the subject area covered by TCT Nos. 065-2019001057 and 065-2019001196 with a total area of twenty two thousand seven hundred twenty seven (22,727) square meters located at Barangay Pasadeña, El Nido, Palawan both under the name of Mylene C. Davis with Contract to Sell to Los Abades Philippines Land Corp. The subject area is within El Nido-Taytay Managed Resource Protected Area (ENTMRPA) and based on the result on the GIS generated map by the PAMO-ENTMRPA (map attached) the area is found to be outside of the easement zone.

In this regard, we are hereby endorsing the request for easement CLEARANCEcertification for review and appropriate action.

For information and further instruction.

CONRADO M. CORPUZ

January 13, 2023

DENR PENRO PALAWAN RECORDS

Cc: PAMO-ENTMRPA

RELEASED

JAN 13 2023 2084

Republic of the Philippines Department of Environment and Natural Resources

MIMAROPA Region
Community Environment and Natural Resources Office

EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA

Calle Real, Bgy. Masagana, El Nido, Palawan 5313 Landline No. 048-716-0674

Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

December 28, 2022

MEMORANDUM

FOR

The Community Environment and

Natural Resources Officer

Taytay, Palawan

FROM

The Protected Area Superintendent

El Nido-Taytay Managed Resource Protected Area

SUBJECT

REPORT ON THE LETTER REQUEST OF MS. MA. AIELEN E.

LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES

HOLDING CORP.

Respectfully forwarded is the report from ENTMRPA PAMO staff dated December 5, 2022 regarding the above subject requesting for Easement Certification and Protected Area Zoning Certificate. In the report, the following are the findings of inspecting team, to wit;

- 1. Portion of the area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management plan of PAMP of ENTMRPA with approximate area of 14,884 sq.m and another portion falls within the Strict Protection Zone (SPZ) with approximate area of 14,884 sq.m;
- 2. The area is covered by TCT No. 065-2019001057 and TCT No. 065-2019001196 both under in the name of Mylene C Davis with Contract to Sell to Los Abades Philippines Land Corp; and,
- 3. The area is not within the 40-meter easement:

This office concur to the recommendation of the inspection team, to wit;

- 1. Issuance of PA zoning certification for the area that falls within MUZ;
- 2. Issuance of easement certification; and,

This office will inform the proponent regarding the result of inspection for their reference and guidance.

For information and further instruction.

DENR - PAO
ENTMRPA
EInido, Palawan

RE LASED

By: May
Date: |2-29-22
C.N.: |178

MILDRED A. SUZA

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

Community Environment and Natural Resources Office

EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA

Calle Real, Bgy. Masagana, El Nido, Palawan 5313 Landline No. 048-716-0674

Email: denrpao_elnidopal@yahoo.com / entmrpa@gmail.com

December 5, 2022

12-06.22

MEMORANDUM

FOR

The Protected Area Superintendent

El Nido-Taytay Managed Resource Protected Area

FROM

ENTMRPA PAMO Staff

El Nido-Taytay Managed Resource Protected Area

SUBJECT

REPORT ON THE LETTER REQUEST OF MS. MA. AIELEN E.

LIM REPRESENTATIVE OF LOS ABADES PHILIPPINES

HOLDING CORP.

This pertains to the letter of Ms. Aielen E. Lim representative of Los Abades Philippines Holding Corp. dated August 25, 2022 requesting for Easement Certification and Protected Area Zoning Certification for the proposed project Atalaya Resort located at Sitio Lamoro, Bgy. Pasadeña, El Nido, Palawan.

Please be informed that the undersigned conducted actual inspection on September 9, 2022. As per inspection, the area is within the jurisdiction of El Nido-Taytay Managed Resource Protected Area (ENTMRPA). Moreover, portion of the area falls within the Multiple Use Zone (MUZ) of the indicative terrestrial management plan of Protected Area Management Plan (PAMP) of ENTMRPA with approximate area of fourteen thousand eight hundred eighty-four (14,884) sq.m and another portion falls within the Strict Protection Zone (SPZ) with approximate area of fourteen thousand eight hundred eighty-four (14,884) sq.m covered by TCT No. 065-2019001057 and TCT No. 065-2019001196 both under in the name of Mylene C Davis with Contract to Sell to Los Abades Philippines Land Corp. Be informed further, that no development was sighted during the inspection and the area is not within the 40-meter legal easement.

The undersigned recommends the following;

- 1. Issuance of PA zoning certification for the area that falls within MUZ;
- 2. Issuance of easement certification; and,
- 3. Inform the proponent regarding the result of inspection.

For information, consideration and further instruction.

JENUEL P. CASEL

Park Maintenance Foreman

STEVEN JOHN B. ANDAO

Park Ranger

Bookkeener II

PHOTO DOCUMENTATIONS





CERTIFICATION

I hereby certify that the above photos are true and correct and taken during the inspection at Sitio Lamoro, Bgy. Pasadeña, El Nido, Palawan on September 9, 2022.

FAITH D. BANGALISAN Bookkeeper II Mildred A. Suza Protected Area Superintendent El Nido-Taytay Managed Resource Protected Area

Dear Ma'am Suza,

08.25.22 2012-1474

Greetings, I would like to request from your good office for a site inspection for the issuance of the Easement Certificate and Protected Area Zoning Certificate for my proposed project ATALAYA RESORT of Los Abades Philippines Holding Corp. located at Sitio Lamoro Barangay Villa Libertad, El Nido, Palawan.

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

Respectfully Yours,

Ma. Alelen E. Lim Representative

KNOW ALL MEN BY THESE PRESENTS:

This Contract to Sell made and entered into this 2 AP day 02 March 2022 in Barangay Pasadeña, El Nido, Palawan, Philippines, by and between:

MYLENE CRUZ-DAVIS, of legal age, Filipino, married to Nicholas Gary Davis, with address at Villa Libertad, El Nido, Palawan, hereinafter referred to as the "SELLER".

-and-

LOS ABADES PHILIPPINES LAND CORP., a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal address at 405 Virginia St. Barangay 128, Pasay City, Fourth District, National Capital Region 1303, hereinafter referred to as the "BUYER" and represented by its Authorized Representative, Mr. Alfonso Bigeriego Patiño.

WITNESSETH:

WHEREAS the SELLER is the registered owner of two (2) parcels of lands, with no improvements thereon, covering a total land area of 22, 727 square meters, more or less, both located at Barangay Pasadeña, El Nido, Palawan, covered by Transfer Certificate of Title No. 065-201900196 of the Registry of Deeds for Province of Palawan, with a corresponding area of 22,527 square meters, more or less, and Transfer Certificate of Title No. 065-2019001057 of the Registry of Deeds for Province of Palawan, with a corresponding area of 1,200 square meters, more or less, respectively.

WHEREAS, the BUYER has offered to buy a portion of both of the abovementioned parcels of lands, covering a total land area of 4,768.4822 square meters, more or less, hereinafter collectively referred to as the "PROPERTY", and the SELLER has agreed to accept the offer, under the terms and conditions herein below set forth.

NOW, THEREFORE, for and in consideration of the foregoing premises and the terms, conditions and covenants hereinafter set forth the parties have agreed as follows:

- SALE: The SELLER hereby sell, transfer, and convey to the BUYER a portion of both parcels of lands, adding up to 4.768.4822 square meters, more or less, both located at Barangay Pasadeña, El Nido, Palawan, and covered by Transfer Certificate of Title No. 065-2019001196 of the Registry of Deeds for Province of Palawan, with a corresponding area of 22,527 square meters, more or less, and Transfer Certificate of Title No. 065-2019001057 of the Registry of Deeds for Province of Palawan, with a corresponding area of 1,200 square meters, more or less, subject to its respective liens and encumbrances, if there be any.
- 2. CONTRACT PRICE: The purchase price of the PROPERTY, covering a total land area of 4,768.4822 square meters, more or less, shall be TWENTY-EIGHT MILLION



IN WITNESS this day of		ALFONSO BIGERIEGO F	Philippines.
	SIGNED IN THI	E PRESENCE OF:	
	ACKNOWL	EDGEMENT	
REPUBLICOFTHE P	HILIPPINES) SAY		
*,88) S.S.		
BEFORE ME, appeared the followi	a Notary Public, this	2 2 APR 2022 day of	, personally
NAME		S LICENSE/ RT NO./CTC EXPI	DATE ISSUE/ RATION DATE
MYLENE CRUZ-DAY	/IS		
ALFONSO BIGERIE	GO PATIÑO		
All known to me instrument and the voluntary deeds.	and to me known to be y acknowledged to me	the same persons who executed that the same are their own	d the foregoing i free acts and
this page on which	that this CONTRACT To the acknowledgment is ritnesses on each page a	O SELL consists of three (3) p written, have been signed by a nd every page hereof.	pages including the parties and
WITNESSMY HANE written.	AND SEAL on the date	and at the place first above	
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Book No. 4/	3	UNIT THE TOWER E THE RESIDENCE MOS	
Series of 2022.		EV COMMISSIÓN EXPINES ON DEC 3 RM 8795 2M EXTENSION DATE JUNE : PTR NO 708468 1 3-22 ROULNO : IBE LIFETRIE NO DETN CAM SUR C-	30 20 2 3 18180
		MOLE NO VERDO COMPANY PROPERTY OF THE PROPERTY	To the second se

201,902381,806.5

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Authority QUEZON CITY



Transfer Certificate of Title

OWNER'S DUPLICATE . OWNER'S DUPLICATE . OWNER'S DUPLICATE . OWNER'S DUPLICATE . OWNER'S DUPLICATE

No. 065-2019001196

IT IS HEREBY CERTIFIED that certain land situated in PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 1324-A PLAN NO: (LRA) PSD-E2015001700

PORTION OF: LOT 1324 CAD 1037-D,

FREE PATENT

LOCATION: PASADENA EL NIDO, PALAWAN, ISLAND OF PALAWAN (Continued on next

page)

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

Owner: MYLENE C. DAVIS, OF LEGAL AGE, FILIPINO, MARRIED TO NICHOLAS GARY DAVIS (BRITISH NATIONAL)

Address: BRGY. VILLA LIBERTAD, EL NIDO, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent Patent Date: 04/19/2013

Under Act No.: p.D. 1529

Volume No.: 07

Original Owner: ESTRELITA S. GACOT

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 2014000131 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, the 3rd day of SEPTEMBER 2019 at 02:04pm.

Philippines on

Original RD: PROVINCE OF PALAWAN

OCT Date: 12/11/2013 9:20 AM

OCT No.: OCT-2014000131

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

Page No.: 131





TCT No.: 065-2019001196

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

201,902381,8061

LINE DIRECTION ADJOINING LOT(S) 1-2, 5-6 NW LOT 1325, CAD. 1937-D, EL NIDO CADASTRE 2-3 NE LOT 1328, CAD. 1937-D, EL NIDO CADASTRE 3-4 NE LOT 1913, CAD.1937-D, EL NIDO CADASTRE 4 - 5SW LOT 1321, CAD.1937-D, EL NIDO CADASTRE 6-7-8-1 NE, NW, SW LOT 1324-B, (LRA) PSD-

E2015001700

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

LIN	E	BEA	RIN	NG		DISTA	NOF
TO CORNER 1	N.	32	0	25`	E	7382.01	
1-2	N.	08	0	16	E		
2-3	S.	39	0	35	E	62.39	
3-4	S.	52	0	.18	E	263.15	
4-5	N.	84	0	55.	W	38.79	
5-6		08	0	16`	E	229.26	
6-7		82	0	23`	E	112.60	
7-8	N.	08	0	16`	E	35.93	
8-1	N.	82	0	23.	W	33.40	
	211	04.		63	3.5	35.93	M.

AREA: TWENTY ONE THOUSAND FIVE HUNDRED TWENTY SEVEN SQUARE METERS (21527), MORE OR LESS

DESCRIPTION OF CORNERS: CORNER 2-5 BY OLD PS CYL.CONC.MON.15X60 CMS. AND THE REST BY PS CYL.CONC.MON.15X40 CMS.

BEARINGS: TRUE DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 2, 1991 TO DECEMBER 2, 1991 DATE OF SUBD. SURVEY: MARCH 12, 2015

GEODETIC ENGINEER: ENGR. EMMANUEL N. ORTILE





REPUBLIC OF THE PHILIPPINES **DEPARTMENT OF JUSTICE**

Land Registration Authority QUEZON CITY



Transfer Certificate of Title

OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE · OWNER'S DUPLICATE

No. 065-2019001057

IT IS HEREBY CERTIFIED that certain land situated in PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO: 1324-B PLAN NO: (LRA) PSD-E2015001700

PORTION OF: LOT 1324 CAD 1037-D,

FREE PATENT

LOCATION: PASADEÑA EL NIDO, PALAWAN, ISLAND OF PALAWAN (Continued on next

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

Owner: MYLENE C. DAVIS, FILIPINO, OF LEGAL AGE, MARRIED TO NICHOLAS GARY DAVIS (BRITISH NATIONAL)

Address: BRGY. VILLA LIBERTAD, EL NIDO, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent Patent Date: 04/19/2013

Volume No.: 07

OCT Date: 12/11/2013 9:20 AM Under Act No.: P.D. 1529 OCT No.: OCT-2014000131 Page No.: 131 Original Owner: ESTRELITA S. GACOT

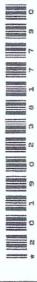
This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE 2014000131 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Province of Palawan, Philippines Entered at on the 24th day of JULY 2019 at 03:16pm.

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

Original RD: PROVINCE OF PALAWAN





TCT No.: 065-2019001057

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

902381,779

207

LINE DIRECTION 1-2-3-4

ADJOINING LOT(S) LOT 1324-A, (LRA) PSD-NE, SE, SW

E2015001700

4-1 LOT 1325, CAD. 1037-D, NW EL NIDO PALAWAN

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

	LINE			BEAL	RIN	IG			DISTANCE
TO	CORNER 1		N.	32	0	25`	E		7382.01 M.
	1-2	ф.	S.	82	0	23	E		35.93 M.
	2-3		S.	08	0	16`	W		33.40 M.
	3-4		N.	82	0	23`	W	*	35.93 M.
	4-1		N.	08	0	16`	E		33.40 M.

AREA: ONE THOUSAND TWO HUNDRED SQUARE METERS (1200), MORE OR

DESCRIPTION OF CORNERS: ALL CORNERS BY PS CYL.CONC.MON.15X40 CMS.

BEARINGS: TRUE DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 2, 1991 TO DECEMBER 2, 1991 DATE OF SUBD. SURVEY: MARCH 12, 2015

GEODETIC ENGINEER: ENGR. EMMANUEL N. ORTILE







BOARD RESOLUTION NO. 001 Series of 2022

BOARD RESOLUTION APPOINTING OFFICERS OF LOS ABADES PHILIPPINES HOLDING CORP.

We, the undersigned, do hereby certify that we are the duly appointed directors of LOS ABADES PHILIPPINES HOLDING CORP. (the "Company"), a private Company organized and existing under the laws of the Republic of the Philippines, and that the resolutions set forth below were duly adopted by the board of directors of the Company on the 14th day of July 2022 and that the said resolution has not been modified or rescinded and is now in full force and effect and is in conformity with the provisions of the Articles of Incorporation of the Company:

RESOLVED, that the Company will be engaging into construction activities at a property located at Barangay Pasadeña, El Nido, Palawan and that the Company will be applying construction and other related permits for such.

RESOLVED FURTHER, that the Company is authorizing Mr./Mrs. Ma. Al dlow E. Line to act as its duly authorized representative and to sign, execute, submit, receive, and pay all related documents and fees pertaining to all construction and related permits.

RESOLVED FINALLY, to grant all powers to this person to act on behalf of, or to represent the Company as their stated position, officer or in any other capacity to exercise actual or apparent authority to act in any manner whatsoever on behalf of the Company.

This resolution is duly executed by,

ADVONSO BIGERIEGO PATINO

ADVONS

Certified correct by:

IVY G. MAGADIA Corporate Secretary

SUBSCRIBED AND SWORD to before me this 14th day of July 2022 at the City of Pasay. Philippines, by affiant who is personally known to me exhibiting to me her 88S ID CRN No. 0033-7215264-1 as competent evidence of his identify.

Doc No.:

Page No.:

Book No.:

Series of

3022

this 14th day of July 2022 in City of Pasay.

ATTY MAIRY D. ADASA

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Page 1 of 1

Republic of the Philippines)
Province of) S.S
City/Municipality of)

SECRETARY'S CERTIFICATE

I. Ivv G. Magadia, of legal age, being the duly elected and incumbent Corporate Secretary of Los Abades Philippines Holding Corp. (the "Corporation"), a domestic corporation duly organized and existing under and by virtue of Philippine laws, with principal office at 405 Virginia St. Barangav 128, Pasay City. Fourth District, National Capital Region 1303 after having been sworn according to law, hereby depose and state:

1. That at the Regular Meeting of the Board of Directors of the Corporation held on July 14, 2022 at which meeting a quorum was present and acting throughout, the following resolutions were approved and passed:

RESOLVED, that the Company will be engaging into construction activities at a property located at Barangay Pasadeña, El Nido, Palawan and that the Company will be applying construction and other related permits for such.

RESOLVED FURTHER, that the Company is authorizing Mr./Mrs.

to act as its duly authorized representative and to sign, execute, submit, receive, and pay all related documents and fees pertaining to all construction and related permits.

RESOLVED FINALY, to grant all powers to this person to act on behalf of, or to represent the Company as their stated position, officer or in any other capacity to exercise actual or apparent authority to act in any manner whatsoever on behalf of the Company.

 The foregoing resolutions have not been revoked, amended, or in any manner modified and, accordingly, the same may be relied upon until a written notice to the contrary is issued by the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this day of July 2022 in Pasay

Ivy G. Magadia Corporate Secretary

SS.) SUBSCRIBED AND SWORN to before me this 0/4th day of July, 2022 in City of Pasay, Philippines, affiant hereby exhibits his/her competent valid identification with details SSS UMID ID CRN No. 0033-7215264-1.

Doc. No.

City.

Page No. Book No.

Series of 2022.

ATTY WARYO, ADAS NOTARY PUBLIC

NOTICE PHILIT CITY OF VIANUA IGSECA COMPRESSOR SOCIETY (12) PHILIT ISSUED

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URBAN DECA NUMBER WARMER, D.C. JANE 200, TONGO, WILA.

