



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](mailto:penropalawan@denr.gov.ph)

DENR MIMAROPA  
RECORDS SECTION  
**RECEIVED**  
JUN 29 2023  
☐ INCOMING ☐ OUTGOING  
BY: \_\_\_\_\_ DATE NO. \_\_\_\_\_  
TIME: \_\_\_\_\_

June 13, 2023

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR – MIMAROPA  
1515 DENR by the Bay Building  
Roxas, Blvd., Ermita, Manila

**FROM :** The Provincial Environment and  
Natural Resources Officer

**SUBJECT :** **INVESTIGATION REPORT REGARDING THE REQUEST OF  
MR. ALEXANDER T. LICHAUCO FOR ISSUANCE OF  
CERTIFICATION REGARDING THE 20 METERS WIDE  
EASEMENT ESTABLISHED WITHIN THEIR TITLED  
PROPERTY LOCATED AT SO. NAGTABON, BARANGAY  
BACUNGAN, PUERTO PRINCESA CITY**

Forwarded is the Memorandum from CENRO Puerto Princesa City dated May 30, 2023 along with the investigation report of LMI Justine Medina with attached enclosures.

Report disclosed that the 20-meter easement zone within Lot No. 1-A, Psd-4B-011037 covered by TCT No. 074-2021001059 located in So. Nagtabon, Barangay Bacungan, Puerto Princesa City is already cleared of any structure and is open and free from obstruction.

In view hereof, may we request the Regional Office through its Enforcement Division to conduct validation over the area to determine the proponents compliance to the easement requirements.

Further, in relation to the issuance of certificate of compliance on allowable easement, this Office has also sought clarification per Memorandum dated April 26, 2023.

For your information and further instruction/s.

Cc:

CENRO – Puerto Princesa City

TSD/File \*kkva  
Doc. Ref. No. 2023-5218

**FELIZARDO B. CAYATOC**  
DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By \_\_\_\_\_  
Date: 15 JUN 2023 CN 2023-1643

PENRO



Republic of the Philippines  
Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

May 30, 2023

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR MIMAROPA Region  
1515 L & S Building, Roxas Boulevard, Ermita, Manila

**ATTENTION:** Enforcement Division  
DENR MIMAROPA Region  
1515 L & S Building, Roxas Boulevard, Ermita, Manila

**THRU :** PENRO Palawan  
Sta. Monica, Puerto Princesa City

**FROM :** The OIC-CENRO Puerto Princesa  
Bgy. Sta. Monica, Puerto Princesa City

**SUBJECT :** **INVESTIGATION REPORT REGARDING THE REQUEST OF MR. ALEXANDER T. LICHAUCO FOR ISSUANCE OF CERTIFICATION REGARDING THE 20 METERS WIDE EASEMENT ESTABLISHED WITHIN THEIR TITLED PROPERTY LOCATED AT SO. NAGTABON, BGY. BACUNGAN, PUERTO PRINCESA CITY.**

**DENR PENRO  
PALAWAN REGION  
RECEIVED**  
BY: [Signature]  
DATE: 06-07-2023 23-52/8

Respectfully forwarding herewith is the Inspection Report pertaining to the request for issuance of Certificate of Compliance of Allowable easement adjacent to the proposed development of Treasure Cove Resorts and Hotel Corp. (TCRHC) represented by Mr. Alexander T. Lichauco over a parcel of land within their titled property located in So. Nagtabon, Bgy. Bacungan, Puerto Princesa City.

Per your Memorandum dated April 14, 2023 to the PENR Officer regarding the Legal Opinion relative to the request of Mr. Ramon Manzano III of Casa Muni-muni, for the easement certificate application located at Bgy. Villa Libertad, El Nido, Palawan, stated under Sec. 7 of DAO 2021-07 that the DENR Regional Offices, through their Enforcement Division shall monitor the establishment of the easements in accordance with the existing ENR laws, rules and regulations governing the matter. Hence, the reports from the CENRO/PENRO is not sufficient to determine whether the proponents are compliant with the easement requirements. The submitted reports of the PENRO/CENRO concerned should be validated by the Regional Office through Enforcement Division.

In this regard, this Office is hereby requesting the Regional Office through its Enforcement Division to conduct a validation over the area.

For your record, information and consideration.

**Copy Furnished:**

**Mr. Alexander T. Lichauco**  
Managing Partner/Attorney-in-Fact of TCRHC  
Cel. No. 0917-708-7808

RPS DRN 2023-1659/JM

[Signature]  
**PEDRO A. VELASCO**

**DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
RELEASED**  
NO: 1520  
DATE: 06-07-23  
BY: [Signature]





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
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Tel. Fax No.: (048) 717-0702

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**MEMORANDUM**

**For** : The OIC-Community Environment and Natural Resources Officer

**From** : Land Management Inspector

**Subject** : **INVESTIGATION REPORT REGARDING THE REQUEST OF MR. ALEXANDER T. LICHAUCO FOR ISSUANCE OF CERTIFICATION REGARDING THE 20 METERS WIDE EASEMENT ESTABLISHED WITHIN THEIR TITLED PROPERTY LOCATED AT SO. NAGTABON, BGY. BACUNGAN, PUERTO PRINCESA CITY.**

**Date** : May 22, 2023

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Respectfully submitting this report in compliance with your instruction to conduct an ocular inspection/ground verification on the request for issuance of Certificate of Compliance on Allowable easement adjacent to the proposed development at So. Nagtabon, Bgy. Bacungan, Puerto Princesa City of Treasure Cove Resorts and Hotel Corp. (TCRHC) represented by Mr. Alexander T. Lichauco who requested the said certification. Copy of letter request dated March 6, 2023 is hereto attached;

That the subject area is within the titled property of the requesting corporation. The aforementioned titled property is identified as Lot No. 1-A, Psd-4B-011037 covered by TCT No.-074-2021001059 located in So. Nagtabon, Bgy. Bacungan, Puerto Princesa City in which said TCT is hereto attached. In addition, per conversation with Mr. Alexander Lasch who assisted the team on the dates of inspection, the requester/company is still on process with the completion of the requirements for Foreshore Lease Application to be submitted in this Office such as copy of Landscape Development Plan and other pertinent documents;

Also, a letter of intent dated November 22, 2022 from Mr. Alfie C. Ustares, Administrative Assistant of Treasure Cove Resorts and Hotel Corp. was received by this Office with their intention to file an application for Foreshore Lease Permit over the said area. The said company is now on process of securing an Environmental Compliance Certificate (ECC) wherein, one of the documentary requirements is a Certificate of Compliance on Allowable easement to be issued by this office;

That upon ocular inspection and ground verification of the inspection team on March 14, 2023, it appears that **the 20 meters wide easement is occupied by more or less ten (10) temporary cottages**. The delineation of actual 20 meters wide easement/salvage zone as mandated pursuant to P.D. 1067 and the additional 5 meters wide setback being implemented by the City LGU was conducted.

That on May 12, 2023, an ocular inspection as to the compliance of the requester/corporation with the previous instruction to vacate the 20 meter-wide easement/salvage zone was conducted wherein it was observed that the temporary cottages made of light material were already removed from the delineated 25 meters easement/salvage zone. Attached are the attendance sheets for reference;



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Department of Environment and Natural Resources  
MIMAROPA Region  
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Tel. Fax No.: (048) 717-0702

That the undersigned advised the requester to submit an Affidavit stating **that they will not build any permanent structures within the 20 meters easement as delineated by this office** in support to their request;

That per Memorandum dated April 14, 2023 from the OIC, Assistant Regional Director for Technical Services to the PENR Officer regarding the Legal Opinion relative to the request of Mr. Ramon Manzano III of Casa Muni-muni, for the easement certificate application located at Bgy. Villa Libertad, El Nido, Palawan, stated under Sec. 7 of DAO 2021-07 that the DENR Regional Offices, through their Enforcement Division shall monitor the establishment of the easements in accordance with the existing ENR laws, rules and regulations governing the matter. Hence, the reports from the CENRO/PENRO is not sufficient to determine whether the proponents are compliant with the easement requirements. The submitted reports of the PENRO/CENRO concerned should be validated by the Regional Office through Enforcement Division. Attached is the said Memorandum for reference;

**IN VIEW OF THE FOREGOING**, the undersigned respectfully recommends that the request for issuance of the requested Certification for Treasure Cove Resorts and Hotel Corp. (TCRHC) represented by Mr. Alexander T. Lichauco, Managing Partner/Attorney-in-fact of TCRHC be forwarded to the Regional Office through Enforcement Division for validation considering that the said easement/salvage zone has already been cleared of any structure by the requester/corporation and the existing easement is now open and free from obstruction.

Very truly yours,

**JUSTINE MEDINA**

**SUBSCRIBED AND SWORN** to before me on the above-stated date at DENR-CENRO Puerto Princesa City, Palawan.

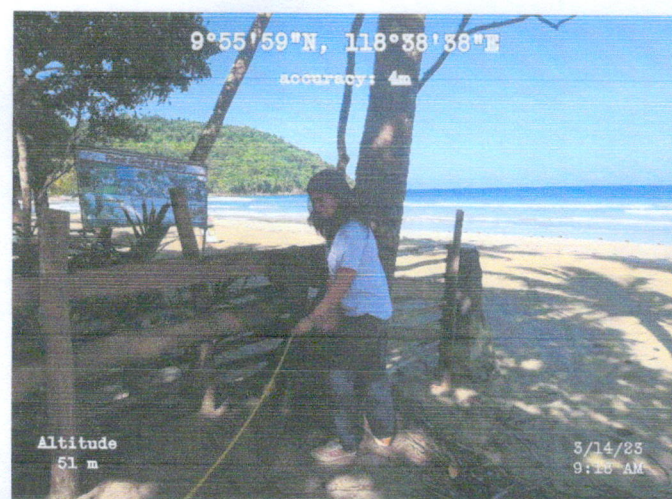
**MILDRED A. PASCUAL**  
LMO II/Chief, RPS





## GEOTAGGED PHOTOS DURING THE OCULAR INSPECTION/GROUND VERIFICATION

- Ocular Inspection/Ground Verification on March 14, 2023

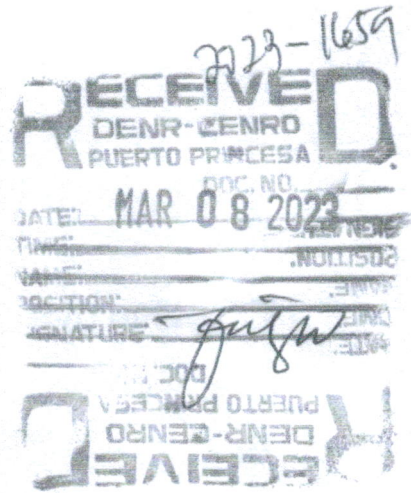


- Ocular Inspection/Ground Verification on May 12, 2023





**AUXO**  
AUXO Philippines Inc.



March 6, 2023

PEDRO A. VELASCO DMO-IV  
OIC-PENRO  
Department of Environment and Natural Resources (DENR)  
Barangay Sta. Monica, Puerto Princesa City

Dear Mr. Velasco,

On behalf of our client, Treasure Cove Resorts and Hotel Corp. (TCRHC) we would like to request a certification identifying the 20 meter salvage zone for the property located in Nagtabon Beach covered by the following:

TCT NO. 074-2021001059  
Under Treasure Cove Resorts and Hotel Corp. (TCRHC)

Thank you very much.

Very truly yours,

*[Signature]*  
Alexander T. Lichauco  
Managing Partner  
(Attorney-in-fact of TCRHC)  
Mobile No. 0917.708.7808

AUXO Philippines Inc.

703 Greenbelt Mansion Perea St. Legaspi Village, Barangay San Lorenzo 1229 Makati City Philippines





Republic of the Philippines  
Department of Environment and Natural Resources  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [centropuertoprincesa@denr.gov.ph](mailto:centropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702



March 14, 2023

NO.	NAME	GENDER	ADDRESS/AGENCY/ DESIGNATION	CONTACT NO.	SIGNATURE
1.	<del>Ateneo</del> L. LISCAR II	M	MCETABOD / T-7-Adoptation / 3444	09173530292	
2.	Allene L. Fernandez	F	OCBO / ZO II		
3.	Miguel A. Pascual	F	Central MC		
4.	Reynaldo V. Macara	M	— ds —		
5.	Justine Medina	F	CENRA MC		
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					



Land Registration Authority  
QUEZON CITY

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2021001059

IT IS HEREBY CERTIFIED that certain land situated in BACUNGAN, PUERTO PRINCESA, PALAWAN, more particularly bounded and described as follows:

LOT NO: 1-A, PLAN NO: PSD-4B-011037

PORTION OF: LOT 1, PCS-04-018840

LOCATION: BACUNGAN, PUERTO PRINCESA, 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: TREASURE COVE RESORTS AND HOTEL, CORP., A CORPORATION  
ORGANIZED AND EXISTING UNDER THE LAWS OF THE

Address: NO. 2, 3RD AVENUE, OSMEÑA BLVD., NORTH RECLAMATION AREA  
CEBU CITY CEBU CENTRAL VISAYAS

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: 01/13/1986

Under Act No.: P. D. 1529

Volume No.: 16

Original Owner: CRESENCIO JAVAREZ

Original RD: PUERTO PRINCESA CITY

OCT Date: 02/19/1986, 05/05/1986

OCT No.: OCT-3582, 1589

Page No.: 89

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2019001905 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on  
the 15th day of JUNE 2021 at 01:54pm.

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2021001059 on file in Registry of Deeds of Puerto Princesa City, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: USTARES, ALFIE C

Ref. : 2023000407 OR No. : 1027865177  
Date : 01/20/2023 OR Date : Jan 19 2023  
Time : 09:36:19 AM Amt. Paid : 393.94

**OWNER INFORMATION** (Continued from page 1)

Owner: PHILIPPINES

**TECHNICAL DESCRIPTION** (Continued from page 1)**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2, 6-7-8-9- (ROAD)	SE, NE	LOT 1-G, PSD-4B-011037,
10-11-12-13-14- 15-16-17-18-19- 20-21-22-23-24- 1		
2-3-4-5	SW	LOT 2, PCS-04-018840
5-6	NW	NOW WEST PHILLIPINE SEA,

**TIE POINT:** BLIM NO. 1, CAD-800-D, PUERTO PRINCESA CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	N. 28° 37' W	24598.12 M.
1-2	S. 59° 46' W	56.95 M.
2-3	N. 32° 50' W	85.97 M.
3-4	N. 56° 32' W	59.88 M.
4-5	N. 56° 32' W	20.15 M.
5-6	N. 40° 29' E	72.09 M.
6-7	S. 69° 19' E	21.26 M.
7-8	S. 69° 19' E	72.26 M.
8-9	S. 58° 34' E	4.17 M.
9-10	S. 47° 50' E	4.91 M.
10-11	S. 25° 28' E	3.91 M.
11-12	S. 05° 47' E	4.31 M.
12-13	S. 04° 21' W	3.97 M.
13-14	S. 10° 42' W	9.50 M.
14-15	S. 03° 16' W	9.50 M.
15-16	S. 04° 09' E	9.50 M.
16-17	S. 11° 33' E	9.50 M.
17-18	S. 19° 01' E	9.50 M.
18-19	S. 26° 26' E	9.50 M.
19-20	S. 30° 14' E	24.19 M.
20-21	S. 31° 08' E	4.39 M.
21-22	S. 14° 16' E	3.80 M.
22-23	S. 03° 28' E	3.24 M.
23-24	S. 25° 18' W	3.54 M.
24-1	S. 45° 25' W	3.37 M.

**AREA:** FOURTEEN THOUSAND (14,000) SQUARE METERS, MORE OR LESS**DESCRIPTION OF CORNERS:** ALL CORNERS ARE MARKED P.S. CYL. CONC.

MONS. 15X40 CMS, EXCEPT CORNERS 3 TO 5 BY OLD P.S. CYL.

CONC. MONS. 15X60 CMS

**BEARINGS:** TRUE**DECLINATION:****DATE OF ORIGINAL SURVEY:** DECEMBER 1, 1981- FEBRUARY 1, 1982**DATE OF SUBD/CONS SURVEY:** DECEMBER 10, 2019**DATE APPROVED:** JULY 12, 2019**GEODETIC ENGINEER:** CARLOS P. DIZON**NOTES:**

It is hereby certified that this is a true electronic copy of TCT 2021001059 on file in Registry of Deeds of Puerto Princesa City, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: USTARES, ALFIE C

Ref. : 2023000407 OR No. : 1027865177  
 Date : 01/20/2023 OR Date : Jan 19 2023  
 Time : 09:36:19 AM Amt. Paid : 393.94





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

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**MEMORANDUM**

**TO :** THE PENR OFFICER  
Palawan

**ATTENTION :** THE CENR OFFICER  
Taytay

**FROM :** THE OIC, ASSISTANT REGIONAL DIRECTOR  
FOR TECHNICAL SERVICES

**SUBJECT :** LEGAL OPINION RELATIVE TO THE REQUEST OF MR. RAMON  
MANZANO III OF CASA MUNI-MUNI, FOR THE EASEMENT  
CERTIFICATE APPLICATION LOCATED AT BRGY. VILLA  
LIBERTAD, EL NIDO, PALAWAN [2023-105818]

**DATE :** APR 14 2023

This pertains to the attached Legal Opinion of the Legal Division regarding the letter request of Mr. Ramon Manzano III, owner of Casa Muni-Muni for the Easement Certificate Application located at Brgy. Villa Libertad, El Nido, Palawan.

Based on the said Legal Opinion and pursuant to the last sentence of Sec. 6 of DAO 2021-07 or the Guidelines on the Establishment of Legal Easements Along the Seas, Rivers, Lakes, Esteros and Creeks, if private or titled land is affected, no new easement shall be required.

It also stated under Sec. 7 of DAO 2021-07 that the DENR Regional Offices, through their Enforcement Division shall monitor the establishment of the easements in accordance with the existing ENR laws, rules, and regulations governing the matter. Hence, the reports from the CENRO/PENRO is not sufficient to determine whether the proponents are compliant with the easement requirements. The submitted reports of the PENRO/CENRO concerned should be validated by the Regional Office through Enforcement Division.

In line with this, kindly provide technical personnel, preferably a Geodetic Engineer, to the Enforcement Division team in the conduct of ground validation, especially the issue involves technical matters (identification of legal easements) which falls within the ambit of your jurisdiction.

Further, please send at the [enforcement.mimaropa@gmail.com](mailto:enforcement.mimaropa@gmail.com) the name of G.E. assigned at the PENRO as counterpart of the Enforcement Division in the said

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000  
DENR VOP: (02) 8248-3367/ 8248-3468/8249-3367/ 405-0416 local 2700 / 2717  
Facsimile : (632) 405-0046  
Email: [denr.mimaropa@gmail.com](mailto:denr.mimaropa@gmail.com)

undertaking and advice to coordinate to the above proponent that the ground validation will be on April 25 to 29, 2023

For appropriate action.

  
MAXIMINO C. LANDRITO



Cc: The Regional Executive Director

ED-CMR/MI/VP/BOATS/105818