



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

May 23, 2023

MEMORANDUM

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

THRU : The OIC, Assistant Regional Director for
Technical Services

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

SUBJECT : **REQUEST FOR CLEARANCE TO CUT THIRTEEN (13) VARIOUS TREES WITHIN TITLED PROPERTY OF RACHER SNV, INC. AND JEWEL RESORTS AND PROPERTY DEVELOPMENT CORPORATION REPRESENTED BY MR. KEVIN LOUIE C. IRANZO LOCATED AT BGY. BACUNGAN, PUERTO PRINCESA CITY PALAWAN.**

Respectfully forwarded is the memorandum dated May 09, 2023 of CENRO Puerto Princesa, with enclosures, re: request for clearance / permit to cut various species of trees within titled properties to be affected by the proposed development and improvement by the lot owner located at Barangay Bacungan, Puerto Princesa City Palawan.

Review and evaluation of the submitted documents together with the inventory report disclosed that, there were Thirteen (13) naturally grown trees with a total gross volume of 3.856 m³ are requested to be cut, tabulated herewith;

No. of trees	Common Name	Species Scientific Name	Volume (m ³)	Remarks
4	Narra	<i>Pterocarpus indicus</i>	1.508	Premium species
2	Bangkal	<i>Nauclea orientalis</i>	0.198	Construction hardwood species
1	Kapok	<i>Ceiba pentandra</i>	0.350	Softwood species
1	Manga	<i>Mangifera indica</i>	0.955	Lesser-used species
1	Sahing	<i>Canarium luzonicum</i>	0.219	Lesser-used species
2	Pasi	<i>Anogeissus pendula</i>	0.316	Lesser-used species
1	Anagas	<i>Semecarpus cuneiformis</i>	0.136	Lesser-used species
1	Bolongeta	<i>Diospyros pilosanthera</i>	0.174	Lesser-used species
13	Total		3.856	



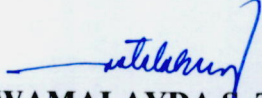
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

Date of inventory : April 12, 2023
Location : Barangay Bacungan, Puerto Princesa City
Land / Lot Class. : Titled (TCT No. 074-2017003385 & 074-2017003386)
: (TCT No. 074-2016002402)
Proponent : Racher SNV, Inc.
: Jewel Resorts & Property Development Corp.
Rep. By : Mr. Kevin Louie C. Iranzo

Per DAO 2022-10 dated May 30, 2022 "*Revised DENR Manual of Authorities for Technical Matters*" the issuance of Tree Cutting Permit (TCP) for naturally-grown trees is delegated to that office.


For information and consideration.

For the PENRO:


WAMALAYDA S. TALABUCON
Planning Officer III / OIC-CHIEF, MSD
In-Charge Office of the PENRO

Copy finished:
The Community Environment &
Natural Resources Officer
Puerto Princesa City

DAIF Ref. No. 2023-4333
TSD-RPS-Utilization
rac

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date 24 MAY 2023 CN 23-1459 ✓



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

Tel Fax No.: (048) 717-0702

Email Address: cenropuertoprincesa@denr.gov.ph

May 09, 2023

MEMORANDUM

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

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

FROM : The Community Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CLEARANCE TO CUT THIRTEEN (13) VARIOUS TREES WITHIN TITLED PROPERTY OF RACHER SNV, INC AND JEWEL RESORTS AND PROPERTY DEVELOPMENT CORPORATION REPRESENTED BY MR. KEVIN LOUIE C. IRANZO LOCATED AT BGY. BACUNGAN, PUERTO PRINCESA CITY, PALAWAN**

DENR PENRL
PALAWAN RECORDS
RECEIVED

BY: sf
DATE: 15-1-2023 CN 23-4333

Respectfully forwarding herewith is the letter from Mr. Kevin Louie C. Iranzo requesting for a cutting permit/clearance of various trees that will be affected by the proposed development and improvement within the titled properties covered with TCT No's. 074-2017003385, 074-2017003386 and 074-2016002402 located at Bgy. Bacungan, Puerto Princesa City, Palawan.

Based on the inspection and inventory conducted over the area by representative from this Office, thirteen (13) naturally grown trees with various species with a total gross volume of 3.856 m³ is requested to be cut.

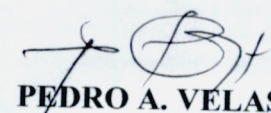
Attached are the following documents in support to the said Application:

1. Inspection Report of FR Roldan Alvarez et. Al.;
2. Geo-tagged photos taken during inspection;
3. Tally Sheet and Stand and Stock Table of inventoried trees;
4. Tree Charting Map;
5. Bgy. Certification interposing no objection to cut the said trees;
6. Authenticated copy of Title from registry of deeds;
7. Secretary's Certificate and Copy of Contract of usufruct;
8. Tax Map from Assessor; and,
9. Letter request of Mr. Kevin Louie C. Iranzo.

This Office recommends for the approval of the herein request to give way for the development and improvement on the subject area.

For your information and consideration.

DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RECEIVED
NO
DATE: 5-6-23
BY: mu


PEDRO A. VELASCO



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

RPS!
For further
appropriate action

April 17, 2023

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer, Puerto Princesa City

THRU : The Chief MES/ DMO
DENR-CENRO Puerto Princesa City

FROM : FR Roldan C. Alvarez & Pablito A. Vidaya

SUBJECT : **INSPECTION/ VERIFICATION REPORT OF NATURALLY GROWN TREES FOR REMOVAL AND RELOCATION OF TREES BY LIONSBRIDGE HOTELS AND RESORTS, INC. LOCATED IN NAGTABON, BGY. BACUNGAN, PUERTO PRINCESA CITY.**

**DENR MIMAROPA REGION
CENRO PUERTO PRINCESA
RECEIVED**

DOC. NO. _____
DATE APR 18 2023
TIME _____
NAME _____
POSITION _____
SIGNATURE _____

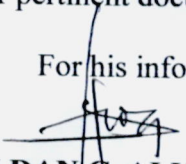
This pertains to the marginal note of DMO IV Norma B. Cayatoc with regards to the letter request of Mr. Kevin Iranzo Chief Operation Officer of Lionsbridge Hotels and Resorts, Inc. to conduct tree inventory/inspection of naturally grown trees at said areas for removal and relocation of trees.


The undersigned forest officers proceeded to the above area together with their representatives to conduct verification, inspection and scaling of the affected trees. Inspection revealed that there are 13 naturally grown trees with corresponding volume of **3.856 cubic meter.**

Considering that said naturally grown trees will be affected and hindrance to other development in the area that the requestee is planning to introduce thereat, it is therefore recommended that said request be given due consideration and favorable action.

Attached herewith are geotagged photos, letter request, stand & stock table and other pertinent documents.

For his information and record.



ROLDAN C. ALVAREZ
Forest Ranger

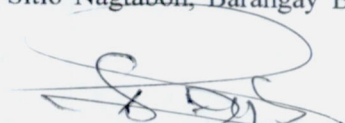

PABLITO A. VIDAYA
Forest Ranger



CERTIFICATION

THIS IS TO CERTIFY that the above geotagged photos are showing the first and last inventoried trees as well as the panoramic view of the area applied for removal or earth balling of said trees due to possible hindrance for the development of the project located at Sitio Nagtabon, Barangay Bacungan, Puerto Princesa City.


ROLDAN C. ALVAREZ
FOREST RANGER


PABLITO A. VIDAYA
FOREST RANGER


TALLY SHEET


Proponent: Kevin Iranzo, Chief Operation Officer Lionsbridge Hotels and Resorts, Inc.
Location: Sitio Nagtabon, Bgy. Bacungan, Puerto Princesa City

No. of Hectares:
Date: April 12, 2023


Tree no.	Species	DBH (cm)	MH (m)	TL (m)	Volume	Tree Location		Tree Planted/ Natural	Stem Quality
						Northing	Easting		
1	Narra	40	5	10	0.389	09 56 2	118 38 45	Natural	1
2	Narra	20	4	10	0.077	09 56 2	118 38 45	Natural	1
3	Narra	50	6	10	0.731	09 56 2	118 38 45	Natural	1
4	Narra	40	4	10	0.311	09 56 2	118 38 45	Natural	1
5	Bangkal	20	4	8	0.077	09 38 2	118 38 45	Natural	1
6	Kapok	30	8	10	0.350	09 38 2	118 38 45	Natural	1
7	Manga	70	4	10	0.955	09 56 3	118 38 44	Natural	1
8	Sahing	30	5	9	0.219	09 56 3	118 38 48	Natural	1
9	Pasi	20	5	9	0.097	09 56 4	118 38 48	Natural	1
10	Pasi	30	5	9	0.219	09 56 4	118 38 48	Natural	1
11	Anagas	20	7	10	0.136	09 56 4	118 38 47	Natural	1
12	Bolonghita	30	4	10	0.174	09 56 4	118 38 47	Natural	1
13	Bangkal	25	4	8	0.121	09 56 5	118 38 47	Natural	1
Total					3.856				

Prepared and inventoried by:

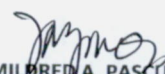

ROLDAN C. ALVAREZ
Forest Ranger


PABLITO A. VIDAYA, JR.
Forest Technician II

Checked and verified by:


ZENAIDA M. CALALIN
Forester II/ Chief, PLU

Attested by:


MILDRED A. PASCUAL
Chief, RPS


SUBSCRIBED AND SWORN to before me this 17th day of April 2023 at CENRO Office, Brgy. Sta. Monica, Puerto Princesa City.



NORMA B. CAYATOC
DMO-IV

STAND AND STOCK TABLE OF NATURALLY GROWING TREES
APPLIED FOR REMOVAL/EARTH BALLING PER REQUEST BY KEVIN IRANZO, CHIEF OPERATION OFFICER
OF LIONSBRIDGE HOTELS AND RESORTS INC. OF BGY. BACUNGAN, PUERTO PRINCESA CITY


DIAMETER CLASS														
SPECIES	20		30		40		50		60		70		T	Total Volume (Cubic Meter)
	T	V	T	V	T	V	T	V	T	V	T	V		
1. Narra	1	0.077			2	0.7	1	0.731					4	1.508
2. Bangkal	1	0.077	1	0.121									2	0.198
3. Kapok			1	0.35									1	0.35
4. Manga											1	0.955	1	0.955
5. Sahing			1	0.219									1	0.219
6. Pasi	1	0.097	1	0.219									2	0.316
7. Anagas	1	0.136											1	0.136
8.Bolonghita			1.000	0.174									1	0.174
TOTAL	4.	0.387	5.	1.083	2	0.7	1.	0.731			1	0.955	13	3.856

Prepared by:

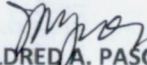

ROLDAN C. ALVAREZ
 Forest Ranger


PABLITO A. VIDAYA
 Forest Ranger

Checked and verified by:


ZENAIDA T. CALALIN
 Forester II/ Chief LPU

Attested by:


MILDRED A. PASCUAL
 Chief, RPS

SUBSCRIBED AND SWORN to before me this 17th day of April, 2023 at CENRO Office, Brgy. Sta. Monica, Puerto Princesa City.


NORMA D. CAYATOS
 DEVELOPMENT MANAGEMENT OFFICER IV

118°38'43"E 118°38'45"E 118°38'47"E 118°38'49"E 118°38'51"E 118°38'53"E 118°38'55"E 118°38'57"E

TECHNICAL DESCRIPTION OF LOT CORNERS

LOT 1 CORNERS	LATITUDE	LONGITUDE
1	9°56'03.87"	118°38'44.13"
2	9°56'04.64"	118°38'44.75"
3	9°56'04.27"	118°38'45.29"
4	9°56'03.58"	118°38'46.32"
5	9°56'03.13"	118°38'47.69"
6	9°56'02.41"	118°38'48.38"
7	9°56'01.90"	118°38'48.25"
8	9°56'01.42"	118°38'47.26"
9	9°56'03.12"	118°38'44.68"

TECHNICAL DESCRIPTION OF LOT CORNERS

LOT 2 CORNERS	LATITUDE	LONGITUDE
1	9°56'04.65"	118°38'44.78"
2	9°56'05.11"	118°38'45.15"
3	9°56'04.74"	118°38'45.69"
4	9°56'02.61"	118°38'48.90"
5	9°56'02.30"	118°38'48.28"
6	9°56'02.81"	118°38'48.41"
7	9°56'03.29"	118°38'47.70"
8	9°56'03.60"	118°38'46.35"
9	9°56'04.29"	118°38'45.33"

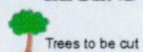
LOT 3 CORNERS	LATITUDE	LONGITUDE
1	9°56'05.08"	118°38'45.09"
2	9°56'06.35"	118°38'46.12"
3	9°56'06.05"	118°38'46.72"
4	9°56'05.52"	118°38'47.76"
5	9°56'04.17"	118°38'49.65"
6	9°56'02.96"	118°38'52.61"
7	9°56'01.94"	118°38'55.46"
8	9°56'00.41"	118°38'56.72"
9	9°56'00.90"	118°38'54.27"
10	9°56'02.40"	118°38'52.47"
11	9°56'02.67"	118°38'50.96"
12	9°56'02.68"	118°38'49.13"
13	9°56'02.58"	118°38'48.93"
14	9°56'04.72"	118°38'45.72"



Last Tree

First Tree

LEGEND



- Area 1
- Area 2
- AREA 3
- TCT NO. 074-2017003385
- TCT NO. 074-2017003386
- TCT NO. 074-2016002402

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PROVINCE OF PALAWAN



TREE LOCATION MAP

PREPARED FOR
LIONSBRIDE HOTELS AND RESORTS, INC.
REP BY: MR. KEVIN IRANZO
FOR REQUEST TO CUT
13 NATURALLY GROWN TREES
WITHIN TITLED PROPERTY
COVERED WITH
TCT NO. 074-2017003385, 074-2017003386
AND TCT NO. 074-2016002402

LOCATED AT
BARANGAY BACUNGAN,
PUERTO PRINCESA CITY,
PALAWAN



Scale: 1:2,500

Projected Coordinate System:
WGS_1984_UTM_Zone_50N
WKID: 32650 Authority: EPSG
Projection: Transverse_Mercator

Digitized by:

MARIE KRIS D. CUTAY
Forester I

Verified by:

JASON D. MONTIMOR
Forester II / Chief, GIS/LC Unit

Attested by:

PEDRO A. VELASCO
OIC-CENRO



Republic of the Philippines
City of Puerto Princesa
Barangay Bacungan
OFFICE OF THE PUNONG BARANGAY



BARANGAY CERTIFICATION

BGY. OFFICIALS
2018 - 2022



HON. GINA G. VALDESTAMON
Punong Barangay

MEMBER OF THE
SANGGUNIANG BARANGAY

HON. RONNIE M. FULGAR
HON. DANIEL E. ANJAN
HON. REYMUNDO V. BENITEZ
HON. REMOND P. RAMOS
HON. HYZEL M. VILLANUEVA
HON. BHOBby MELANIO Q. SORNITO
HON. MARLON N. BALMORES
HON. MARLON L. JAVIER
HON. PRESCILA D. GAÑO

DOWLEY C. TOLENTINO
Barangay Secretary

LEA MAY N. MARCIANO
Barangay Treasurer

ERNESTO C. ESTELLORO
Barangay Admin. Asst.

PUROK/SITIO:
MALBEG **MARANAT II**
SARILING SIKAP **MARANAT III**
ISANG DIWA **NAGTABON**
STA. FE **TALAUDYONG**
SAN CARLOS **MAGARAWAK**
CASICAAN **DAMAYAN**
CANDIS I
CANDIS II
CANDIS III
TAGKAWAYAN
MARANAT I-A
MARANAT I-B

VISION

THE AGRO-INDUSTRIAL ECO-TOURISM
HUB OF THE CITY OF PUERTO
PRINCESA WHERE GOD-FEARING AND
EMPOWERED CITIZENRY ENJOY PEACE
AND PROSPERITY IN HARMONY WITH
NATURE.

MISSION

To mold quality, morally independent
and disciplined public servants and
develop the services offered and
delivered in the barangay to
accommodate people at the same time.

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **LIONSBRIDGE HOTEL**, Chief Operation Officer Of Lions Bridge Hotels & Resort, a resident of Puerto Princesa City is granting a certificate of no objection to **CUT (12) pcs. OF NATURAL GROWN TREES, 4 NARRA, 2 BANGKAL, 1 KALPOK, 1 SAHING, 2 PASI 1 ANAGAS, 1 Bolong-eta, 1 Mango Tree** from TCT No. 074-2017003385, TCT No. 074-2017003386, and TCT No. 074-2016002402, located at Purok Nagtabon, Barangay Bacungan, Puerto Princesa City.

Further Certify that this certification issued a no objection to cut the said Trees and subject for Compliance to CENRO Office.

This certification is being issued upon request of the above name-mentioned for whatever legal purposes.

Issued this 2th day of May 2023, at Barangay Hall, Barangay Bacungan, Puerto Princesa City.

HON. MARLON N. BALMORES
Barangay KAGAWAD

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2017003385

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

LOT NO: 1 PLAN NO: PCS-4B-000324

PORTION OF: LOTS 11656-A, 11656-B, AND 11656-C, PSD-04-137886;

LOCATION: BACUNGAN, PTO. 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: RACHER SNV, INC., A CORPORATION DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

Address: 7000 SANTOL ST., MON-EL SUBDIVISION, DR. A. SANTOS
AVENUE, PARAÑAQUE CITY, METRO MANILA NATIONAL CAPITAL

(Continued on next page)

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: Homestead Patent

Patent Date: 08/05/1988, 08/09/1988

Under Act No.: 496

Volume No.: 23

Original Owner: WILFREDO FACTOR

Original RD: PUERTO PRINCESA CITY

OCT Date: 08/09/1988

OCT No.: OCT-2317

Page No.: 17

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2016000236 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on
the 11th day of OCTOBER 2017 at 12:10pm.

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

It is hereby certified that this is a true electronic copy of TCT 2017003385 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 11:17:56 AM Amt. Paid : 1093.40

TCT No.: 074-2017003385

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: PHILIPPINES

Address: REGION

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	PHIL. SEA, .
2-3-4-5-6-7	NE, SE	LOT-2, PCS-4B-000324
7-8	SE	ROAD, .
8-9-1	SW	LOT-11655, CAD-800-D, PTO. PRINCESA CADASTRE, .

TIE POINT: BLTM NO. 1, CAD 800-D, MUNICIPALITY OF PUERTO PRINCESA,
PROVINCE OF PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	N. 28 ° 38` W	24820.64 M.
1-2	N. 38 ° 22` E	30.15 M.
2-3	S. 56 ° 12` E	20.06 M.
3-4	S. 56 ° 11` E	37.78 M.
4-5	S. 77 ° 09` E	42.10 M.
5-6	S. 56 ° 11` E	26.23 M.
6-7	S. 13 ° 51` W	16.01 M.
7-8	S. 63 ° 21` W	33.53 M.
8-9	N. 56 ° 38` W	94.63 M.
9-1	N. 56 ° 38` W	20.08 M.

AREA: FOUR THOUSAND THREE HUNDRED THIRTY FOUR SQUARE METERS
(4334), MORE OR LESS

DESCRIPTION OF CORNERS: PS CYL. CONC. MONS. 15X40 CMS

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: MAY 3, OCT. 20, 1984

DATE OF SUBD/CONS SURVEY: JULY 3, 2015

DATE OF APPROVED SURVEY: JULY 29, 2015

GEODETIC ENGINEER: MARION ELIGAR C. LUENGO

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2017003385 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913

Date : 04/17/2023 OR Date : Apr 17 2023

Time : 11:17:56 AM Amt Paid : 1093.40



L R A 1110612461

TCT No.: 074-2017003385

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2019001454

Date: June 25, 2019 08:10:04AM

USUFRUCTUARY RIGHTS : EXECUTED BY RACHER SNV, INC., REPRESENTED BY VINESH GENOMAL, TREASURER, REFERRED TO AS THE OWNER, IN FAVOR OF LIONSBRIDGE HOTELS AND RESORTS, INC., REPRESENTED BY NIKHIEL GENOMAL, PRESIDENT, REFERRED TO AS THE USUFRUCTUARY, IN CONSIDERATION OF THE OWNER AGREES TO GIVE THE USUFRUCTUARY, AND THE USUFRUCTUARY ACCEPTS THE RIGHT TO ENJOY, USE, LEASE OUT THE SUBJECT PROPERTIES (USUFRUCTUARY RIGHTS), SUBJECT TO THE TERMS AND CONDITIONS OF THIS CONTRACT. (SEE DETAILS ON FILE). IN ACCORDANCE WITH DOC. NO. 2089; PAGE NO. 418; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 26, 2018.

Atty. John Daryl Dela Chica Josol
Deputy Register of Deeds III

Entry No.: 2019001454

Date: June 25, 2019 08:10:04AM

SECRETARY'S CERTIFICATE/ BOARD RESOLUTION : SECURITIES AND EXCHANGE COMMISSION (SEC) CERTIFICATE OF FILING:

ISSUED BY GERARDO F. DEL ROSARIO, AUTHORIZED SIGNATORY, HRAD, SEC, CERTIFYING THAT THE ARTICLES OF INCORPORATION OF LIONSBRIDGE HOTELS AND RESORTS, INC., WERE DULY APPROVED BY THE COMMISSION ON OCTOBER 26, 2018 (COMPANY REG. NO. CS201727647)

ARTICLES OF INCORPORATION:

ADOPTED BY THE LIONSBRIDGE HOTELS AND RESORT, INC., IN FAVOR OF THEMSELVES AND OF THE CORPORATION IN ACCORDANCE WITH DOC. NO. 435, PAGE NO. 88, BOOK NO. XXXV, SERIES OF 2017, OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED AUGUST 07, 2017.

SECRETARYS CERTIFICATE:

EXECUTED BY KEVIN LOUIE C. IRANZO, CORPORATE SECRETARY OF RACHER SNV, INC. CERTIFYING AMONG OTHERS THAT VINESH GENOMAL IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT OF USUFRUCT WITH LIONSBRIDGE HOTELS AND RESORT, INC.; TO SIGN, EXECUTE AND DELIVER THE CONTRACT AND OTHER DOCUMENTS NECESSARY FOR AND IN BEHALF OF THE CORPORATION, IN ACCORDANCE WITH DOC. NO. 1646; PAGE NO. 329; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 21, 2018.

SECRETARY'S CERTIFICATE:

EXECUTED BY KEVIN LOUIE C. IRANZO, CORPORATE SECRETARY OF LIONSBRIDGE HOTELS AND RESORT, INC., CERTIFYING AMONG OTHERS THAT MR. NIKHIEL GENOMAL IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT OF USUFRUCT WITH RACHER SNV, INC.; TO SIGN, EXECUTE AND DELIVER THE CONTRACT AND OTHER DOCUMENTS NECESSARY FOR AND IN BEHALF OF THE CORPORATION, IN ACCORDANCE WITH DOC. NO. 1645; PAGE NO. 329; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE

It is hereby certified that this is a true electronic copy of TCT 2017003385 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 11:17:56 AM Amt Paid : 1093.40

TCT No.: 074-2017003385

Page No.: 4

CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 21, 2018.

Atty. John Daryl Dela Chica Josol
Deputy Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2017003385 on file in **Registry of Deeds of Puerto Princesa City**, which consists of 4 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: **VILLAREZ, ALEPRINA**

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 11:17:56 AM Amt. Paid : 1093.40

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2017003386

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

LOT NO: 2-A PLAN NO: PSD-4B-008007

PORTION OF: LOT 2, PCS-4B-000324 ;

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: RACHER SNV, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

Address: 7000 SANTOL ST., MON-EL SUBDIVISION, DR. A. SANTOS AVENUE, PARAÑAQUE CITY, METRO MANILA NATIONAL CAPITAL

(Continued on next page)

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: Homestead Patent

Original RD: PUERTO PRINCESA CITY

Patent Date: 08/05/1988, 08/09/1988

OCT Date: 08/09/1988

Under Act No.: 496

OCT No.: OCT-2317

Volume No.: 23

Page No.: 17

Original Owner: WILFREDO FACTOR

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2016002401 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 11th day of OCTOBER 2017 at 12:10pm.

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

It is hereby certified that this is a true electronic copy of TCT 2017003386 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913

Date : 04/17/2023 OR Date : Apr 17 2023

Time : 10:28:02 AM Amt. Paid : 1093.40



TCT No.: 074-2017003386

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: PHILIPPINES

Address: REGION

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	PHILIPPINE SEA, .
2-3-4	NE	LOT 2-B,, PSD-4B-008007
4-5	SE	ROAD, .
5-6-7-8-9-1	NW, SW	LOT 1,, PCS-4B-000324

TIE POINT: BLLM NO. 1, CAD 800-D, MUNICIPALITY OF PUERTO PRINCESA, PROVINCE OF PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	N. 28 ° 34` W	24832.43 M.
1-2	N. 38 ° 22` E	17.78 M.
2-3	S. 56 ° 25` E	20.06 M.
3-4	S. 56 ° 25` E	117.76 M.
4-5	S. 63 ° 22` W	21.02 M.
5-6	N. 13 ° 51` E	16.01 M.
6-7	N. 56 ° 11` W	26.23 M.
7-8	N. 77 ° 08` W	42.10 M.
8-9	N. 56 ° 12` W	37.78 M.
9-1	N. 56 ° 12` W	20.06 M.

AREA: ONE THOUSAND SIX HUNDRED SIXTY SEVEN SQUARE METERS (1667), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED ON THE GROUND BY PS CYL.

CONC. MONS. 15X40 CMS,

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: MAY 3- OCT. 20, 1984

DATE OF SUBD/CONS SURVEY: MARCH 3, 2016

DATE OF APPROVED SURVEY: JUNE 8, 2016

GEODETIC ENGINEER: MARION ELIGAR C. LUENGO

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2017003386 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 10:28:02 AM Amt Paid : 1093.40



TCT No.: 074-2017003386

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2016002136

Date: September 01, 2016 12:13:29PM

- : NOTE: SUBJECT TO 20.00 METERS WIDE SALVAGE ZONE AS REFLECTED IN APPROVED SUBDIVISION NO. PSD-4B-008007 AND PER CERTIFICATION ISSUED BY REX G. BUNDAC, ZONING OFFICER IV, CITY ZONING DIVISION, PUERTO PRINCESA CITY, DATED AUGUST 4, 2016.

(SGD.)ATTY. MA. RACHEL FE FABROS-DILIG
REGISTER OF DEEDS

COPIED FROM TCT 2016002401

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

Entry No.: 2019001454

Date: June 25, 2019 08:10:04AM

USUFRUCTUARY RIGHTS : EXECUTED BY RACHER SNV, INC., REPRESENTED BY VINESH GENOMAL, TREASURER, REFERRED TO AS THE OWNER, IN FAVOR OF LIONSBRIDGE HOTELS AND RESORTS, INC., REPRESENTED BY NIKHIEL GENOMAL, PRESIDENT, REFERRED TO AS THE USUFRUCTUARY, IN CONSIDERATION OF THE OWNER AGREES TO GIVE THE USUFRUCTUARY, AND THE USUFRUCTUARY ACCEPTS THE RIGHT TO ENJOY, USE, LEASE OUT THE SUBJECT PROPERTIES (USUFRUCTUARY RIGHTS), SUBJECT TO THE TERMS AND CONDITIONS OF THIS CONTRACT. (SEE DETAILS ON FILE). IN ACCORDANCE WITH DOC. NO. 2089; PAGE NO. 418; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 26, 2018.

Atty. John Daryl Dela Chica Josol
Deputy Register of Deeds III

Entry No.: 2019001454

Date: June 25, 2019 08:10:04AM

SECRETARY'S CERTIFICATE/ BOARD RESOLUTION : SECURITIES AND EXCHANGE COMMISSION (SEC) CERTIFICATE OF FILING:

ISSUED BY GERARDO F. DEL ROSARIO, AUTHORIZED SIGNATORY, HRAD, SEC, CERTIFYING THAT THE ARTICLES OF INCORPORATION OF LIONSBRIDGE HOTELS AND RESORTS, INC., WERE DULY APPROVED BY THE COMMISSION ON OCTOBER 26, 2018 (COMPANY REG. NO. CS201727647)

ARTICLES OF INCORPORATION:

ADOPTED BY THE LIONSBRIDGE HOTELS AND RESORT, INC., IN FAVOR OF THEMSELVES AND OF THE CORPORATION IN ACCORDANCE WITH DOC. NO. 435, PAGE NO. 88, BOOK NO. XXXV, SERIES OF 2017, OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED AUGUST 07, 2017.

SECRETARYS CERTIFICATE:

EXECUTED BY KEVIN LOUIE C. IRANZO, CORPORATE SECRETARY OF RACHER SNV, INC. CERTIFYING AMONG OTHERS THAT VINESH GENOMAL IS HEREBY

It is hereby certified that this is a true electronic copy of TCT 2017003386 on file in Registry of Deeds of Puerto Princesa City, which consists of 4 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: VILLAREZ, ALEPRINA

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 10:28:02 AM Amt. Paid : 1093.40



TCT No.: 074-2017003386

Page No.: 4

AUTHORIZED TO ENTER INTO A CONTRACT OF USUFRUCT WITH LIONSBRIDGE HOTELS AND RESORT, INC.; TO SIGN, EXECUTE AND DELIVER THE CONTRACT AND OTHER DOCUMENTS NECESSARY FOR AND IN BEHALF OF THE CORPORATION, IN ACCORDANCE WITH DOC. NO. 1646; PAGE NO. 329; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 21, 2018.

SECRETARY'S CERTIFICATE:

EXECUTED BY KEVIN LOUIE C. IRANZO, CORPORATE SECRETARY OF LIONSBRIDGE HOTELS AND RESORT, INC., CERTIFYING AMONG OTHERS THAT MR. NIKHIEL GENOMAL IS HEREBY AUTHORIZED TO ENTER INTO A CONTRACT OF USUFRUCT WITH RACHER SNV, INC.; TO SIGN, EXECUTE AND DELIVER THE CONTRACT AND OTHER DOCUMENTS NECESSARY FOR AND IN BEHALF OF THE CORPORATION, IN ACCORDANCE WITH DOC. NO. 1645; PAGE NO. 329; BOOK NO. XXIII; SERIES OF 2018; OF NOTARY PUBLIC OF PARAÑAQUE CITY; ATTY. RODRIGO I. ALANO; DATED NOVEMBER 21, 2018.

Atty. John Daryl Dela Chica Josol
Deputy Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2017003386 on file in **Registry of Deeds of Puerto Princesa City**, which consists of 4 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: **VILLAREZ, ALEPRINA**

Ref. : 2023002638 OR No. : 1027867913
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 10:28:02 AM Amt Paid : 1093.40



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2016002402

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

LOT NO: 2-B **PLAN NO:** PSD-4B-008007

PORION OF: LOT 2, PCS-4B-000324 ;

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: JEWEL RESORTS AND PROPERTY DEVELOPMENT CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND

Address: UNIT 7 ONE MCKINLEY PLACE CRESCENT WEST, BONIFACIO GLOBAL CITY, TAGUIG CITY, METRO MANILA NATIONAL

(Continued on next page)

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: Homestead Patent

Original RD: PUERTO PRINCESA CITY

Patent Date: 08/05/1988, 08/09/1988

OCT Date: 08/09/1988

Under Act No.: 496

OCT No.: OCT-2317

Volume No.: 23

Page No.: 17

Original Owner: WILFREDO FACTOR

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2016000237 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 1st day of SEPTEMBER 2016 at 12:13pm.

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

It is hereby certified that this is a true electronic copy of TCT 2016002402 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 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: VILLAREZ, ALEPRINA

Ref. : 2023002641 OR No. : 1027867915

Date : 04/17/2023 OR Date : Apr 17 2023

Time : 11:19:50 AM Amt Paid : 470.32



TCT No.: 074-2016002402

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: BY VIRTUE OF THE LAWS OF THE PHILIPPINES, REPRESENTED
HEREIN BY ITS PRESIDENT, RAMESH GENOMAL

Address: CAPITAL REGION

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	PHILIPPINE SEA, .
2-3-4-5-6-7-8	NE	RAMESH GENOMAL (HOMESTEAD) H-045316- 1326-D, .
8-9-10-11-12- 13	SE	ROAD, .
13-14	SW	LOT 2-A, PSD-4B- 008007
14-1	SW	LOT 2-A,, PSD-4B- 008007

TIE POINT: BLLM NO. 1, CAD 800-D, MUNICIPALITY OF PUERTO PRINCESA,
PROVINCE OF PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	N. 28 ° 32` W	24839.42 M.
1-2	N. 38 ° 22` E	50.19 M.
2-3	S. 63 ° 02` E	20.40 M.
3-4	S. 63 ° 01` E	35.81 M.
4-5	S. 54 ° 41` E	70.84 M.
5-6	S. 67 ° 46` E	97.61 M.
6-7	S. 69 ° 35` E	91.53 M.
7-8	S. 39 ° 05` E	59.05 M.
8-9	N. 78 ° 51` W	76.13 M.
9-10	N. 50 ° 16` W	71.49 M.
10-11	N. 79 ° 56` W	46.80 M.
11-12	S. 89 ° 57` W	55.97 M.
12-13	S. 63 ° 22` W	6.59 M.
13-14	N. 56 ° 25` W	117.76 M.
14-1	N. 56 ° 25` W	20.06 M.

AREA: FOURTEEN THOUSAND FOUR HUNDRED FOUR SQUARE METERS (14404) ,
MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED ON THE GROUND BY PS
CYL.

CONC. MONS. 15X40 CMS,

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: MAY 3- OCT. 20, 1984

DATE OF SUBD/CONS SURVEY: MARCH 3, 2016

DATE OF APPROVED SURVEY: JUNE 8, 2016

GEODETIC ENGINEER: MARION ELIGAR C. LUENGO

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2016002402 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 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: VILLAREZ, ALEPRINA

Ref. : 2023002641 OR No. : 1027867915
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 11:19:50 AM Amt Paid : 470.32



LRA110612468

TCT No.: 074-2016002402

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2016002136

Date: September 01, 2016 12:13:29PM

- : NOTE: SUBJECT TO 20.00 METERS WIDE SALVAGE ZONE AS REFLECTED IN APPROVED SUBDIVISION NO. PSD-4B-008007 AND PER CERTIFICATION ISSUED BY REX G. BUNDAC, ZONING OFFICER IV, CITY ZONING DIVISION, PUERTO PRINCESA CITY, DATED AUGUST 4, 2016.

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

It is hereby certified that this is a true electronic copy of TCT 2016002402 on file in **Registry of Deeds of Puerto Princesa City**, which consists of 3 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: VILLAREZ, ALEPRINA

Ref. : 2023002641 OR No. : 1027867915
Date : 04/17/2023 OR Date : Apr 17 2023
Time : 11:19:50 AM Amt. Paid : 470.32



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

SECRETARY'S CERTIFICATE

I, **JULIAN ELIZAR D. TORCUATOR**, of legal age, Filipino, and with office address at Suite 2801 Discovery Centre, 25 ADB Avenue, Ortigas Center, Pasig City, after having been duly sworn in accordance with law, state that:

1. I am the duly elected and incumbent Corporate Secretary of **LIONSBRIDGE HOTELS AND RESORTS, INC.** (Corporation), a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office at Goldgen Complex, Rizal Avenue, Brgy. San Miguel, Puerto Princesa City, Palawan, 5300.

2. At the Special Meeting of the Board of Directors of the Corporation held on 24 March 2023, at which meeting a quorum was present, the following resolutions were passed and approved:

"RESOLVED, that the Corporation be authorized to transact with the Department of Environment and Natural Resources (DENR), including any of its affiliate departments and/or regional or local offices, such as the City Environment & Natural Resources Office (CENRO), as well as with the Philippine Coconut Authority (PCA), in order to process and/or apply for the proper tree-cutting permits, as well as any and all related applicable clearances from the DENR and PCA;

"RESOLVED FURTHER, that the Chief Operating Officer of the Corporation, **MR. KEVIN LOUIE C. IRANZO**, be authorized on behalf of the Corporation, with the power of substitution, to sign, execute, endorse, deliver, file or cause to file, any application, report, form, affidavit, and any and all other documents for submission to the DENR or CENRO, settle any and all applicable fees, as may be proper, process the proper clearances, as well as to perform any and all acts necessary and proper for the implementation of these resolutions;

"RESOLVED FURTHER, that **MS. ALEPRINA VILLAREZ**, be authorized on behalf of the Corporation, to process the above-mentioned applications, settle any and all applicable fees, as may be proper, process the proper clearances, as well as to perform any and all acts necessary and proper for the implementation of these resolutions;

"RESOLVED FINALLY, that these resolutions shall remain valid, subsisting, and enforceable unless subsequently modified, revoked, rescinded, or suspended by a resolution of the Board of Directors at a duly convened meeting and a copy of such resolution is issued by the Corporate Secretary of the Corporation."

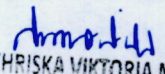
3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have affixed my signature this 29 March 2023 in Pasig City.


JULIAN ELIZAR D. TORCUATOR
Corporate Secretary

SUBSCRIBED AND SWORN to before me this 29 March 2023 in Pasig City, affiant who is personally known to me and likewise exhibiting to me his Taxpayer's Identification Card with No. 707-297-952.

Doc. No. 103;
Page No. 22;
Book No. V;
Series of 2023.


KHRISKA VIKTORIA M. MORTELL
Notary Public for the Cities of Pasig, San Juan,
And Municipality of Pateros
Commission until 31 December 2023
2801 Discovery Center 25 ADB Ave., Ortigas Center Pasig City
APPT. No. 40 (2022-2023) - Roll No. 71842
PTR No. 0163313; 01-09-2023; Pasig City
IBP No. 293384; 01-10-2023; Quezon City
BIR Compliance No. VII-0012558; 03-08-2022

CONTRACT OF USUFRUCT

KNOWN ALL MEN BY THESE PRESENTS:

This Contract of Usufruct (the "Contract"), made and entered into this NOV 03 2021 at Parafiaque City, by and between:

JEWEL RESORTS PROPERTY AND DEVELOPMENT CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the Philippines, with principal place of business at Goldgen Complex, Rizal Avenue, Brgy. San Miguel, Puerto Princesa City, Palawan 5300, represented by its President, **RAMESH GENOMAL**, hereinafter referred to as the "OWNER";

-and-

LIONSBRIDGE HOTELS AND RESORTS, INC., a corporation duly organized and existing under and by virtue of the laws of the Philippines, with principal place of business at Goldgen Complex, Rizal Avenue, Brgy. San Miguel, Puerto Princesa City, Palawan 5300, represented by its President, **NIKHIEL GENOMAL**, hereinafter referred to as the "USUFRUCTUARY";

WITNESSETH:

WHEREAS, the OWNER is the registered, true, lawful, and absolute owner of a parcel of land, located at Lot 2-B, Bacungan, Puerto Princesa, Palawan, with an area of Fourteen Thousand Four Hundred Four (14,404) square meters, more or less, and covered by Transfer Certificate of Title No. 74-2016002402 (Subject Property). A copy of TCT No. 74-2016002402 is attached as Annex "A".

WHEREAS, the OWNER desires to give to the USUFRUCTUARY the right of usufruct over the former's rights over the said parcel of land, having the full right to use a total lot area of Ten Thousand Eighteen (10,018) square meters, more or less, of the Property, and enjoy the fruits of the Subject Property in return for its assuming the obligation to preserve the Subject Property during the term of the usufruct;

NOW THEREFORE, for and in consideration of the mutual agreements, covenants and stipulations hereinafter set forth, the OWNER agrees to give the USUFRUCTUARY, and the USUFRUCTUARY accepts the right to enjoy, use, lease out the Subject Property (Usufructuary Rights), subject to the terms and conditions of this Contract of Usufruct.

1. The OWNER hereby grants Usufructuary Rights over the Subject Property to the USUFRUCTUARY, for a period of Five (5) years, beginning on November 1, 2021 and ending on October 31, 2026, which may be extended upon mutual agreement of the parties in writing.
2. The Usufructuary Rights shall include the following rights:
 - a. To use the Subject Property and enjoy the fruits thereof;
 - b. To make the necessary, useful, and functional improvements on the Subject Property with the prior consent of the OWNER;
 - c. To develop the Subject Property into an office space, following the tenant guidelines as stipulated;
 - d. To enjoy the increase which the Subject Property may acquire through accession, the servitudes established in its favor, and, in general, all the benefits inherent therein;
 - e. To lease out the Subject Property to another and to receive the rentals therefrom; and

f. Any and all activities that promote the lawful enjoyment of the Subject Property and all available fruits thereto.

3. The USUFRUCTUARY shall not alienate, sell, transfer, or otherwise encumber its usufructuary rights unless otherwise agreed by both parties. Any such assignment, transfer, or encumbrance in violation of this prohibition shall result in the termination of this Contract.
4. The OWNER and USUFRUCTUARY may transfer and/or assign to a new USUFRUCTUARY the right of usufruct over the former's rights over the said parcel of land with a total lot area of **Ten Thousand Eighteen (10,018) square meters** only of the Property. An addendum shall be executed upon agreement of the parties;
5. All expenses for the maintenance, repair, preservation, insurance, and payment of government taxes and fees over the Subject Property, as well as the construction of improvements therein with the prior authority of the OWNER shall be for the account of the USUFRUCTUARY.
6. Upon termination of this Contract, custody and possession of the Subject Property shall be vested on the OWNER.
7. All expenses, costs, and liabilities for suits brought in connection with the Subject Property shall be borne by the USUFRUCTUARY.
8. The USUFRUCTUARY agrees to hold OWNER free and harmless from any injury, including death, damage to property, liability, including violations of any national or local law or regulation, or any cause of action that occurs within the Subject Property, or that arises out of the use for which the USUFRUCTUARY or its lessees devotes the Subject Property to.

IN WITNESS WHEREOF, the parties hereto set their hands this NOV 03 2021 day of 2021, in the City of Parañaque, Philippines

**JEWEL REOSRTS PROPERTY AND
DEVELOPMENT CORPORATION**
(OWNER)

By: _____

RAMESH GENOMAL

**LIONSBRIDGE HOTELS AND
RESORTS, INC.**
(USUFRUCTUARY)

By: _____

NIKHIEL GENOMAL

Signed in the Presence of:

(Signature over printed name)

(Signature over printed name)

ACKNOWLEDGEMENT

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

BEFORE ME, a Notary Public for and in the above jurisdiction on this
NOV 8 3 2021 personally appeared:

Name	Evidence of Identity	Date and Place Issued
Jewel Reosrts Property And Development Corporation	TIN: 007-968-771	
By: Ramesh Genomal Lionsbridge Hotels and Resorts, Inc.	Passport No. P7425098A TIN: 009-784-504	June 4, 2018 / DFA NCR South
By: Nikhiel Genomal	Passport No. P5575189A	P4388268B / DFA NCR East

all known to me to be the same persons who entered into the foregoing instrument and who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that the same is their free and voluntary act and deed and of the corporation/s herein represented, and that in the case of the corporate representatives, they are duly authorized to sign in a representative capacity.

This instrument refers to the Contract of Usufruct consisting of three (3) pages including this page wherein the acknowledgement is written and signed by the herein parties and their instrumental witnesses on all pages.

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

Doc No. 210
Book No. X1
Page No. 42
Series of 2021.

NOTARY PUBLIC

ATTY. RODRIGO I. ALANO
NOTARY PUBLIC - PARANAQUE
ROLL NO. 114-2021 UNTIL 12-31-2022
SAN ANTONIO AVE. PARANAQUE CITY
ROLL NO. 23323
IBP NO. 128105 / 09-02-2020
MCLE VI 008144 / 04-23-2018
PTR NO. 2571263 / 01-04-2021

NOTE: Road Networks depicted on the map is not a basis for road claims, it is only shown as guide for Taxation Purposes and not an actual survey.



**TAXMAP - LOCATION MAP
BARANGAY BACUNGAN
PUERTO PRINCESA CITY**



**OFFICE OF THE ASSESSOR
TAXMAPPING DIVISION
CITY OF PUERTO PRINCESA
CERTIFIED TRUE & CORRECT**


ENGR. JOVEN C.V. BALUYUT
City Assessor

Prepared by:

ARMIE S. BALCUEBA
Taxmapping Aide (Jr.)

Official Receipt: 1364540
Amount Paid: 950.00
Date: 11/21/2019 (Thursday)
Time: 1:39:06 PM
Puerto Princesa City

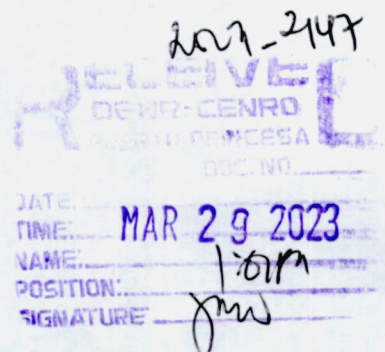
FOR VERIFICATION PURPOSES
REMINDER
This Map is for TAXATION and ASSESSMENT
Purposes ONLY

PIN	XALN	owner_name	titleNo	lotno	surveyNo	totalareasqm	tdno
1340300233013	013	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-183826	11659	CAD-800-D	27448	002-22292
1340300233063	063	GENOMAL, RAMESH		P 36122		15446	002-22302
1340300233007	007	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-183825	11660	CAD-800-D	16391	002-22287
1340300233011	011	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-183989	11662,	CAD-800-D	25571	002-22290
1340300233012	012	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-183990	11661,	CAD-800-D	23232	002-22291
1340300233004	004	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-186598	53-D	PSD-04-044064	5418	002-22284
1340300233008	008	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-186579	LOT 53-A	PSD-04-044064	7920	002-22288
1340300233003	003	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-186627	53-F	PSD-04-044064	11612	002-22283
1340300233005	005	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-186628	53-C	PSD-04-044064	3914	002-22285
1340300233006	006	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-186791	53-B	PSD-04-044064	3734	002-22286
1340300233002	002	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-187297	53-G	PSD-04-044064	1256	002-22282
1340300233009	009	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-187281	53-E-2	PSD-04-051250	1166	002-22289
1340300233054	054	JEWEL RESORTS AND PROPERTY DEVT CORP	TCT-074-2015001138	52-C-2	PSD-04-093598	3001	002-22712
1340300233066	066	RACHER SNV, INC.	TCT-074-2017003385	1	PCS-4B-000324	4334	002-22949
1340300233068	068	RACHER SNV, INC.	TCT-074-2017003386	2-A	PSD-4B-008007	1667	002-22950

Date: March 27, 2023

To: **MR. PEDRO VELASCO**
CENR Officer
Puerto Princesa, Palawan

Subject: **Application for removal and relocation of trees**



Dear CENRO Velasco,

Good day, Sir!

Our company, Lionsbridge Hotels and Resorts, Inc. (LHRI) is currently in the process of building our flagship hotel and resort along Nagtabon Beach in Sitio Nagtabon, Brgy. Bacungan, Puerto Princesa City, Palawan.

The project site consists of the following properties:

Item No.	TCT No.	Lot Area	Remarks
1	TCT-074-2017003385	4,334 sq.m.	Covered by Contract of Usufruct between RSNV and LHRI. See Annex A.1 ; usufruct mentioned in pages 3 to 4.
2	TCT-074-2017003386	1,667 sq.m.	Covered by Contract of Usufruct between RSNV and LHRI. See Annex A.2 ; usufruct mentioned in pages 4 to 5.
3	TCT-074-2016002402	14,404 sq.m.	Covered by Contract of Usufruct between JRPD and LHRI. See Annexes A.3 and A.4 .

In connection with the abovementioned project and properties, we are applying for a permit to remove the existing trees that will be affected by the development.

Our application shall cover seven (7) trees for cutting within the project site. These do not include the coconut trees which will be covered by a separate application with the Philippine Coconut Authority.



Goldgen Complex, Rizal Avenue
San Miguel, Puerto Princesa, Palawan 5300
Telephone: + 63 2 8825 6961 to 64
Email: info@lionsbridge.com.ph

We look forward to working with you towards developing Nagtabon as a prime tourist destination in the country through providing opportunities for the residents of Puerto Princesa City and promoting an overall sustainable and resilient tourism industry. In this regard, we appreciate any assistance you may extend to us in this matter.

For further coordination regarding our application, please get in touch with us through the following channels:

- Kevin Iranzo – Chief Operating Officer, JRPD and LHRI
Mobile: +63 917 850 7413
Email: kevin@lionsbridge.com.ph
- Bettina Fenomeno – Project Development Associate Manager, LHRI
Mobile: +63 917 763 4097
Email: bettina@lionsbridge.com.ph
- Angel Mabutas – Project Coordinator, LHRI
Mobile: +63 917 708 5296
Email: angel@lionsbridge.com.ph

Sincerely yours,

KEVIN IRANZO

Chief Operating Officer

Lionsbridge Hotels and Resorts, Inc.