

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 25, 2023

MEMORANDUM

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

THRU : The OIC, ARD for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : COMPLIANCE MONITORING ON SPECIAL USE
AGREEMENT IN PROTECTED AREA (SAPA) IN BARANGAY
PASADEÑA, EL NIDO, PALAWAN

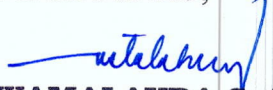
Respectfully forwarded is the memorandum of CENRO Taytay, Palawan dated May 8, 2023 relative to the above subject.

CENRO Taytay conducted the compliance monitoring activity on April 13, 2023 on Special Use Agreement in Protected Area (SAPA) with ENTMRPA SAPA No. 2020-01 awarded to Royal Premier Leisure and Development Corporation at Brgy. Pasadeña, El Nido, Palawan.


Further, the request for deferment of the SAPA annual fee is subject to PAMB ENBANC affirmation.

For information and record.

For the PENRO;


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

Copy Furnished:
CENRO Taytay, Palawan
<cenrotaytay@denr.gov.ph>
KVE/MES Doc. No. 2022-4363

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 25 MAY 2023 23-1480



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
by the National Highway, Poblacion, Taytay, Palawan 5312
Contact No.: 09265059335 (Globe) / 09121713889 (Smart)
Email address: cenrotaytay@denr.gov.ph

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

May 8, 2023

MEMORANDUM

FOR : The Provincial Environment and Natural Resources Officer- Palawan

FROM : The Community Environment and Natural Resources Officer

SUBJECT : **ACCOMPLISHMENT REPORT ON ACTIVITY PER WFP**

Activity: Compliance Monitoring of tenure and permit holder on Special Use Agreement in Protected Areas (SAPA)				
Performance Indicator: Monitoring report with recommendation/endorsed to the Regional Office through PENRO with report to be submitted on 2 nd and 3 rd quarter				
Current submission: Memo report of Forester II, Chief, EMS Donna C. Tabernilla dated April 14, 2023 (CN 2852 in the eDATS) submitting the 2 nd quarter report on the Compliance monitoring on SAPA of Royal Premier Leisure and Development at Sitio Bariring, Barangay Pasadeña, El Nido, Palawan.				
Attachment: 1. Photo documentation (2 pages) 2. Compliance monitoring sheet for Forestry Tenure- SAPA (3 pages) 3. Certification dated October 15, 2018 4. Environmental Compliance Certificate (2 pages) 5. Approved SAPA-ENTMRPA Form 6. Barangay Resolution (2 pages) 7. Sangguniang Bayan Resolution (2 pages) 8. SEP Clearance (2 pages) 9. Certificate of Non-Overlap 10. Official Receipt				
Gender & Development (GaD) data	Male = 4	Female = 3	LGBTQ+ = 1	Prefer not to say = 0
	The data hereon refers only to CENRO Corpuz and inspection team			
Age Grouping	60 and above	18-59	17 and below	TOTAL
	1	6	0	7
Environmental Management System (EMS Compliance)	<div><input checked="" type="checkbox"/> Compliant to 5S organization techniques (SORT – keep only necessary items, SET IN ORDER – arrange items to promote efficient workflow, SHINE – clean the work area so it is neat and tidy, STANDARDIZE – set standards for a consistently organized workplace and SUSTAIN – maintain and review standard)</div> <div><input checked="" type="checkbox"/> Organizing of travel to maximize conveyance and observance of speed limit to practice the minimized used of fuel</div> <div><input checked="" type="checkbox"/> Carpooling</div> <div><input checked="" type="checkbox"/> No single use plastic</div> <div><input checked="" type="checkbox"/> PENRO Memo No. 2023-001 dated February 21, 2023</div>			

This is our **Means of Verification (MoV)** on the activity. Please confirm your receipt hereof. Thank you.

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: [Signature]
DATE: MAY 11 9 2023 C. 1778

For and in the absence of the CENRO:

[Signature]
MARIANO B. LILANG, JR.
Development Management Officer IV
Per DAO-2022-09, page 3



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

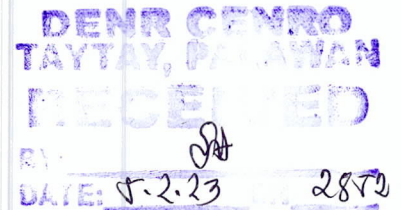
April 14, 2023

MEMORANDUM

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

FROM : Compliance Monitoring Team

SUBJECT : **COMPLIANCE MONITORING ON SPECIAL USE AGREEMENT IN PROTECTED AREA (SAPA) IN BARANGAY PASADEÑA, EL NIDO, PALAWAN**



This pertains to the target for monitoring and evaluation of the implementation of ENR programs and projects including compliance with the existing policies and agreements under formulation and monitoring of ENR sector policies, plans, programs, and projects including the monitoring of existing Special Use Agreement in Protected Area (SAPA) of this Office.

In view hereof, please be informed that the CENRO Taytay personnel headed by CENRO Conrado M. Corpuz monitored and evaluated the performance of Royal Premier Leisure and Development based on the terms and conditions stipulated in the agreement and performance evaluation sheet for forestry tenure at Sitio Bariring, Pasadeña, El Nido Palawan. Hereunder are the findings and observations of the team, as follows:

1. That pursuant to Republic Act No. 7586 (NIPAS Act), as amended by Republic Act No. 11038 (Expanded NIPAS Act) and its Implementing Rules and Regulations (DENR Administrative Order No. 2019-05), DENR Administrative Order No. 2018-05, and DENR Administrative Order No. 2007-17, the Special Use Agreement in Protected Area (SAPA) with ENTMRPA SAPA No. 2020-01 was approved and granted to Royal Premier Leisure and Development Corporation represented by CEO and President Mr. Roderick C. Armigos on September 18, 2020 covering an area of 300,000 square meters located at Sitio Bariring, Pasadeña, El Nido Palawan for a period of twenty-five (25) years (September 18, 2020 to September 18, 2045);
2. That on September 26, 2017, the Certificate of Non-Overlap Control No. CNO RIV-PAL-2019-10-42 was issued by the National Commission on Indigenous Peoples (NCIP) Regional Director Roberto L. Almonte, CESO III in favor of Royal Premier Leisure and Development Corporation;
3. That on August 4, 2021, the holder submitted the documents/requirements of their SAPA application received by PAMO on August 6, 2021 such as the Resolution of a governing board designating the authorization of the corporation, Free and Prior Informed Consent (FPIC) of concerned IPs, Certificate of Non-Overlap, a certified copy of Income Tax Return, PA zoning certification, Rehabilitation Plan, Municipal and Barangay Endorsement, and copy of application fee.
4. That on March 19, 2018, Barangay Resolution No. 12 series of 2018 favorably endorsed the El Nido Coastal Leisure Resort Project of Royal Premier Leisure and Development represented by Mr. Roderick C. Amigos;
5. That on May 28, 2018, a certification signed by OIC-CENRO Pablo L. Cruz was issued stating that the area applied by Royal Premier Leisure and Development falls within the Multiple Use Zone;

6. That on September 28, 2018, the SAPA application of Royal Premier Leisure and Development Corporation for the El Nido Coastal Leisure Resort project had been endorsed by PAMB-Enbanc of El-Nido Taytay Managed Resource Protected Area (ENTMRPA), El Nido, Palawan covering an area of 884,100 square meters;
7. That on January 14, 2019, Sangguniang Bayan Resolution No. 19-005 was issued endorsing the Special Use Agreement in Protected Area (SAPA) application of Royal Premier Leisure and Development;
8. That on February 18, 2019, Palawan Council for Sustainable Development (PCSD) issued a SEP Clearance No. SAPA-021819-080 for the application for Special Agreement for Protected Area of El Nido Leisure Resort signed by Nelson P. Devanadera, PCSDS Executive Director;
9. That on July 7, 2021, the holder paid the application fee amounting to five thousand pesos (5000.00) ;
10. That based on the terms and conditions, the holder shall pay an annual rental fee amounting to Nineteen Million, Six Hundred Eighty-Four Thousand, Six Hundred Fifty and 52/100 Pesos (19,684,650.52);
11. That on October 8, 2020, the holder requested the deferment of their SAPA annual fee on their first year and 12-month installment payment (in tranches) for the succeeding year because of the delays in the construction and operation brought by the imposition of community quarantine and travel restriction/s caused by COVID-19 pandemic;
12. That the holder failed to determine and delineate or mark the boundaries/monuments of the approved area within six (6) months from issuance of SAPA as stipulated in Terms and Conditions No. 6;
13. That the holder submitted the Rehabilitation Plan, however, it needs further improvement since the plan focused only on certain areas for rehabilitation. It should cover 300,000 square meters of the approved area. Also, it did not indicate the overall rehabilitation cost required for the rehabilitation bond computation;
14. The holder failed to submit an annual report of accomplishments CY 2021 and 2022 to the ENTMRPA-Management Board through the PASu indicating the management and development activities undertaken in accordance with the project's Plan;
15. The holder submitted the Comprehensive Development Management Plan (CDMP), however, it is subject to revision for it covers 884,100 square meters;
16. On August 19, 2021, the request for deferment of the SAPA fee was presented and endorsed by PAMB Executive Committee (ExeCom) to be affirmed by PAMB Enbanc. During the meeting, Hon. Cantuba raised some issues and concerns such as access to the road right of way and an easement for the fisherfolk. According to Ms. Norma Rivera and Virfe Fabul, PLDC representative and Caretaker of the area, the aforementioned concerns were already settled;
17. That during the inspection, the team and the CENRO talked to Punong Barangay Conchita E. Panaguiton. Accordingly, a Gimao family opposes the project of Royal Premier Leisure and Development Corporation for they occupy certain areas within the approved SAPA. Upon an interview with Ms. Norma Rivera and Virfe Fabul, the claims and conflict with the Gimao family are not within the approved SAPA. Accordingly, this concern is currently lodged in the Punong Tagapamayapa of Barangay Pasadeña;
18. That per inspection, the holder has only constructed a comfort room, rest house, guard house, and water tank to be determined if within the 40-meter easement zone. Solid waste in the coastal area was also observed. The holder also hired guards to protect the approved area;

19. That on September 22, 2022, the Department of Environment and Natural Resources-Environmental Management Bureau issued an Environmental Compliance Certificate (ECC-R4B-2209-0012) for El Nido Coastal Leisure Resort Project of Royal Premier Leisure and Development Corporation;

In view of the above findings and circumstances, the Compliance Monitoring Team respectfully recommends the following with a timeline, to wit;

1. Conduct a joint survey and installation of monuments/markers of 300,000 square meters of approved SAPA area to be conducted by the holder's Geodetic Engineer and CENRO Taytay-El Nido personnel scheduled on May 30 to June 1, 2023. Simultaneously is the conduct of 100% tree inventory within the 300,000 square meters approved SAPA area.
2. Submit an annual report of accomplishments CY 2021 and CY 2022 to the ENTMRPA-Management Board through the PASu indicating the management and development activities undertaken in accordance with the project's Plan on or before October 2023.
3. Revise and submit the approved Comprehensive Development Plan (CDMP) covering the 300,000 square meters approved SAPA area on or before October 2023.
4. Submit a rehabilitation plan indicating the overall cost required for the rehabilitation bond computation on or before October 2023. The PAMB, with technical assistance from the Regional Office, shall determine the sufficiency of the rehabilitation plan as stipulated in Rule 25.12 of DAO 2019-05.
5. Coordinate with PAMO-ENTMRPA regarding the review and decision of PAMB-Enbanc on the request for deferment of the annual rental fee. Submit an amicable settlement or any agreement on or before May 5, 2023 re: the access of road right of way and easement for fisherfolk entered between the communities and BLGU of Pasadeña in response to the issues and concerns raised by SB Cantuba during the PAMB Enbanc meeting dated August 19, 2021.

If consideration is given, the holder shall pay the agreed payment scheme with a specific schedule.

6. Conduct regular coastal clean-up within the area.

Attached herewith are the accomplished performance evaluation form for forestry tenure, a map, and photo documentation of the monitoring activity.

For information and further instruction.


RICHARD M. PARINAS
Forest Ranger


MICHAEL L. MARASIGAN
Forester I


ELVIE G. BASE
Land Management Officer II


PRECY OBRIQUE
Forest Technician I


JENUEL P. CASEL
Park Maintenance Foreman


DONNA C. TABERNILLA
Forester II

PHOTO DOCUMENTATION





April 14, 2023

CERTIFICATION

This is to certify that the photos shown above were taken during the compliance monitoring of the approved Special Use Agreement in Protected Area (SAPA) with ENTMRPA SAPA No. 2020-01 granted to Royal Premier Leisure and Development Corporation represented by CEO and President Mr. Roderick C. Armigos covering an area of 300,000 square meters located at Sitio Bariring, Pasadeña, El Nido Palawan.



RICHARD M. PARIÑAS
Forest Ranger


MICHAEL L. MARASIGAN
Forester I


ELVIE G. BASE
Land Management Officer II


PRECY M. OBRIQUE
Forest Technician I


JENUEL P. CASEL
Park Maintenance Foreman


DONNA C. TABERNILLA
Forester II

COMPLIANCE MONITORING SHEET FOR FORESTRY TENURE (SAPA)

Monitoring Date: April 13, 2023	Monitoring Time: 10:00 AM
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BASIC INFORMATION:

Name of Company: Royal Premier Leisure and Development Corporation	
Location of Area (Sitio, Brgy, Mun): Sitio Bariring, Pasadeña, El Nido Palawan	Area in Sq. Meter: 300,000 square meters
Business Address: (email, messenger acct. & contact number) royal.pldc@gmail.com	
Amount of Annual Government Share: 19,684,650.52	Date Paid/OR No. None
Year of last evaluation: 2022	
Nature of Land-use: Leisure Resort	
Tenure Instrument Number: ENTMRPA SAPA No. 2020-01	Date of Issuance: September 18, 2020
Kind of Tenure Instrument: SAPA	Expiry Date: September 18, 2045
Contact Person/Designation: Mr. Roderick C. Armigos, CEO and President	
Name of Pollution Control Officer (PCO): None	
PCO Accreditation No. COA No.	Effectivity:
Contact No.	Email:

COMPLIANCE TO EXISTING ENR LAWS, RULES AND REGULATIONS:

Conditions	Yes	No	Remarks
1. NCIP/Cert. of Pre-Condition/ Date Issued	/		
2. Free and Prior Informed Consent/ Date Issued	/		
1. Compliant to ECC – PD 1586, Philippine Environmental Impact Assessment/ DAO 2003-30	/		
2. Compliant to RA 6969, Toxic and Hazardous Waste Act of 1999/ DAO 1992-29			Not yet Operational
3. Compliant to RA 8749, Clean Air Act of 1999/ DAO 2000-81			
4. Compliant to RA 9003, Ecological Solid Waste Management Act of 2000/ DAO 2001-34			
5. Compliant to RA 9275 Clean Water Act of 2004/ DAO 2005-10			
6. Compliant to PD 705, Forestry Reform Code of the Philippines			
7. Compliant to Water Code of the Phil./ Article No. 51-PD 1067 (No Permanent Structures within Easement Zones) a) Within 3 meters in Urban Areas b) Within 20 meters in Agricultural (A&D) Areas c) Within 40 meters in Timberland Areas			Easement delineation to be conducted by CENRO Personnel scheduled on May 30-June 1, 2023

IMPROVEMENTS INTRODUCED:

Type of Improvement Introduced	Approximate Value of Improvement	STATUS (permanent or temporary)		REMARKS
A. Current Year 2023				
1. Land	No Data			
2. Buildings	N/A			
3. Infra/Machineries	N/A			
4. Plantation	N/A			
5. Other Improvements	N/A			
B. Previous Years ()				
1. Land	No Data			
2. Buildings	N/A			
3. Infra/Machineries	N/A			
4. Plantation	N/A			
5. Other Improvements	N/A			

PAYMENT OF ANNUAL GOVERNMENT SHARE/ RENTAL/ FOREST FEES: (O.R. copy hereto attached)

Particulars	Amount	Official Receipt No.	Date Issued	Remarks (Indicate if updated or not)
Government Share/Rental				The request for deferment of the rental fee is subject to evaluation of PAMB Enbanc
Performance Bond				
Forest Charges				
Surcharges				

Other environmental, social activities by the holder (e.g. tree planting, coastal clean up, gift giving etc)

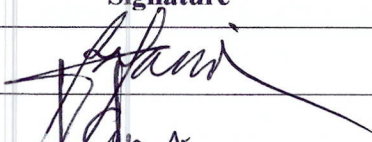


Regular patrolling within the approved area.
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E. FINDINGS AND RECOMMENDATIONS
<ul style="list-style-type: none">That on October 8, 2020, the holder requested the deferment of their SAPA annual fee on their first year and 12-month installment payment (in tranches) for the succeeding year because of the delays in the construction and operation brought by the imposition of community quarantine and travel restriction/s caused by COVID-19 pandemic;The holder failed to determine and delineate or mark the boundaries/monuments of the approved area within six (6) months from issuance of SAPA as stipulated in Terms and Conditions No. 6;The holder submitted the Rehabilitation Plan, however, it needs further improvement since the plan focused only on certain areas for rehabilitation. It should cover 300,000 square meters of the approved area. Also, it did not indicate the overall rehabilitation cost required for the rehabilitation bond computation;The holder failed to submit an annual report of accomplishments CY 2021 and 2022 to the ENTMRPA-Management Board through the PASu indicating the management and development activities undertaken in accordance with the project's Plan;The holder submitted the Comprehensive Development Management Plan (CDMP), however, it is subject to revision for it covers 884,100 square meters;On August 19, 2021, the request for deferment of the SAPA fee was presented and endorsed by PAMB Executive Committee (ExeCom) to be affirmed by PAMB Enbanc. During the meeting, Hon. Cantuba raised some issues and concerns such as access to the road right of way and an easement for the fisherfolk. According to Ms. Norma Rivera and Virfe Fabul, PLDC representative and Caretaker of the area, the aforementioned concerns were already settled;

- That during the inspection, the team and the CENRO talked to Punong Barangay Conchita E. Panaguiton. Accordingly, a Gimao family opposes the project of Royal Premier Leisure and Development Corporation for they occupy certain areas within the approved SAPA. Upon an interview with Ms. Norma Rivera and Virfe Fabul, the claims and conflict with the Gimao family are not within the approved SAPA. Accordingly, this concern is currently lodged in the Punong Tagapamayapa of Barangay Pasadeña;
 - Solid waste such as plastic bottles and wrappers was observed in the coastal area.
- Recommendations
- Conduct a joint survey and installation of monuments/markers of 300,000 square meters of approved SAPA area to be conducted by the holder’s Geodetic Engineer and CENRO Taytay-El Nido personnel scheduled on May 30 to June 1, 2023. Simultaneously is the conduct of 100% tree inventory within the 300,000 square meters approved SAPA area.
 - Submit an annual report of accomplishments CY 2021 and CY 2022 to the ENTMRPA-Management Board through the PASu indicating the management and development activities undertaken in accordance with the project’s Plan on or before October 2023.
 - Revise and submit the approved Comprehensive Development Plan (CDMP) covering the 300,000 square meters approved SAPA area on or before October 2023.
 - Submit a rehabilitation plan indicating the overall cost required for the rehabilitation bond computation on or before October 2023. The PAMB, with technical assistance from the Regional Office, shall determine the sufficiency of the rehabilitation plan as stipulated in Rule 25.12 of DAO 2019-05.
 - Coordinate with PAMO-ENTMRPA regarding the review and decision of PAMB-Enbanc on the request for deferment of the annual rental fee. Submit an amicable settlement or any agreement on or before May 5, 2023 re: the access of road right of way and easement for fisherfolk entered between the communities and BLGU of Pasadeña in response to the issues and concerns raised by SB Cantuba during the PAMB Enbanc meeting dated August 19, 2021.
- The holder shall pay the agreed payment scheme with a specific schedule if consideration is given.
- Conduct regular coastal clean-up within the area.


DETAILS AND SIGNATURE OF MONITORING TEAM:

WE HEREBY CERTIFY to the correctness of the data and information as contained herein to the best of our knowledge and belief.

Name	Position/Designation/Office	Signature
Richard M. Pariñas	Forest Ranger	
Precy M. Obrique	Forest Technician II	
Jenuel P. Casel	Park Maintenance Foreman	
Michael L. Marasigan	Forester I	
Elvie G. Base	Land Management Officer II	
Donna C. Tabernilla	Forester II	

F. ATTACHMENT/S
(See attached photo or geo-tagged/map/and other documentations)

SUBSCRIBED AND SWORN to before me this 26th day of April, 2023 at Poblacion, Taytay, Palawan.


CONRADO M. CORPUZ
CENRO
Authorized Person to Administer Oath



CERTIFICATION

DENR CENRO
TAYTAY, PALAWAN
RELEASED
BY: *[Signature]*
DATE: *10-15-2018* *1901*

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based from the minutes of the previous PAMB-Enbanc meeting dated September 28, 2018 of El Nido-Taytay Managed Resource Protected Area (ENTMRPA), El Nido, Palawan, the proposed **Special Use Agreement in Protected Area (SAPA)** application of **Royal Premier Leisure and Development Corporation** for their **El Nido Coastal Leisure Resort** project has been duly endorsed by the board with an area of 884,100 square meters located at Sitio Bararing, Barangay Pasadeña, El Nido, Palawan.

THIS CERTIFICATION is issued upon request of **MS. BEBIANA V. MORENO** for whatever legal purpose it may serve them best.

Issued this 15th day of October, 2018, at DENR-CENRO, Poblacion Taytay, Palawan.

[Signature]
PABLO L. CRUZ
OIC-CENRO
Concurrent PASu-ENTMRPA



ENVIRONMENTAL COMPLIANCE CERTIFICATE

(Issued under Presidential Decree 1586)

ECC-R4B-2209-0012

THIS IS TO CERTIFY THAT THE PROPONENT, **ROYAL PREMIER LEISURE AND DEVELOPMENT CORPORATION**, represented by its President/CEO, **RODERICK ARMIGOS**, is granted this Environmental Compliance Certificate (ECC), for the proposed **EL NIDO COASTAL LEISURE RESORT PROJECT** located at **Sitio Bararing, Barangay Pasadeña, El Nido, Palawan**, by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB).

SUBJECT ONLY to the conditions and restrictions set in this ECC and the attached document labeled as Annexes A and B.

This Certificate is issued with the following details:

PROJECT DESCRIPTION

This ECC shall cover the **EL NIDO COASTAL LEISURE RESORT PROJECT** with a total land development area of **300,000.00 square meters (30.00 Hectares)** covered by *Special-Use Agreement in Protected Area (SAPA) No. 2020-01* at **Sitio Bararing, Barangay Pasadeña, El Nido, Palawan**, specifically described as follows:

Project Components/Facilities	
Description	Quantity
Rooms	60
Villas	169
Public washroom and toilets	10
Swimming pool	4
Function/Convention Hall	1
Reception Area/ Front Desk	3
Restaurant/Club House	3
Parking Area	1
Floating Dock	1
Ecological Trail	1
Garden/Landscaping	1
Wastewater Treatment Facility	1
Solid Waste Management Facility (MRF)	1
Swimming Pools	4
Sports Gym Bar	4
Yoga Pavilion	1
Beach Restaurant	1
Drainage System	1
Kids play area	2
Staff House	4

The project shall operate and maintain its facilities and amenities as contained in the submitted **Environmental Impact Statement (EIS)**.

ECC-R4B-2209-0012

EL NIDO COASTAL LEISURE RESORT PROJECT

ROYAL PREMIER LEISURE AND DEVELOPMENT CORPORATION

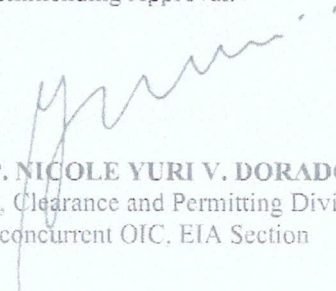


This Certificate is issued in compliance with the requirements of Presidential Decree No. 1586, and accordance with the DENR Administrative Order (D.A.O.) No. 2003-30. Non-compliance with any of the provisions of this Certificate shall be a sufficient cause for the cancellation of this Certificate and/or imposition of a fine in an amount not to exceed Fifty Thousand Pesos (P50,000.00) for every violation thereof without prejudice to the imposition of fines and penalties under other environmental laws. The EMB, however, is not precluded from reevaluating and correcting any deficiencies or errors that may be found after the issuance of this Certificate; and can/or may suspend the operation if any misrepresentation, faulty, erroneous implementation of what was being stipulated in the EIA report.

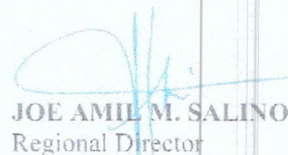
This is to certify, further, that in issuing this **CERTIFICATE**, it should be understood that the same is a **PLANNING TOOL** and **NOT A PERMIT**. It is expected that the proponent will diligently secure pertinent **PERMITS/CLEARANCES** from all concerned government agencies prior to the start implementation of the Project. Furthermore, the DENR/EMB will monitor the Project periodically to ensure compliance with the stipulations cited in the attached conditions and restrictions, which are an integral part of this ECC.

Issued at EMB-R4B, 1515 L and S DENR By the Bay Building, Roxas Boulevard, Ermita, Manila, this **22 September 2022.**

Recommending Approval:


EnP. NICOLE YURI V. DORADO
OIC, Clearance and Permitting Division
and concurrent OIC, EIA Section

Approved:


JOE AMIL M. SALINO
Regional Director


Digitally signed
by EMS
MIMAROPA
REGION OFFICE
OF THE
REGIONAL
DIRECTOR
Date: 2022.09.22
14:17:06 +08'00'



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel. Nos. 029-662010 to 20, 029-6633 to 35
029-7041 to 43, 029-6253, 029-1600
Web site: <http://www.denr.gov.ph> E-mail: web@denr.gov.ph

DENR MIMAROPA Region, ENTMRPA SAPA No.2020-01

SPECIAL USE AGREEMENT IN PROTECTED AREAS
EL NIDO-TAYTAY MANAGED RESOURCE PROTECTED AREA

is hereby issued

To : **Mr. RODERICK C. ARMIGOS**
President and CEO
Royal Premier Leisure and Development Corporation

Project : **El Nido Coastal Leisure Resort**

Location: **Sitio Bariring, Brgy. Pasadena, Municipality of El Nido, Province of Palawan**

Area : **Three Hundred Thousand (300,000) square meters**

Duration: **Twenty Five Years (2020-2045)**

Date Approved: **13 september 2020**

Expiry Date: **13 september 2045**

Approved by: **JUAN MIGUEL T. CUNA**
Undersecretary for Field Operations and Environment

This SAPA is subject to the Terms and Conditions written in six (6) pages hereto attached forming as integral part hereof. Any erasure, alteration, or similar change herein or that of the Terms and Conditions shall invalidate this Instrument.

D

Alm

[Signature]



Republic of the Philippines
(Republic Act No. 7611)

PALAWAN COUNCIL FOR SUSTAINABLE DEVELOPMENT

SEP CLEARANCE

No. SAPA-021819-080

Pursuant to the mandate of the Palawan Council for Sustainable Development (PCSD) under Republic Act 7611 and concurred by the Department of Environment and Natural Resources (DENR) as provided in its Memorandum of Agreement with PCSD dated 29 December 1994, this SEP Clearance is issued to:

Application for Special Agreement for Protected Area (SAPA)
of El Nido Coastal Leisure Resort

Name of Project

Barangay Pasadena, El Nido, Palawan

Project Location (Street, Sitio, Barangay, Municipality)

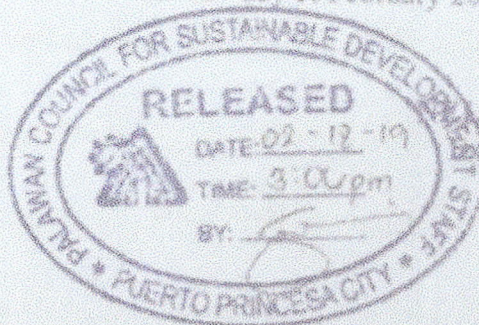
El Nido Coastal Leisure Resort
Represented by: Ms. Bebianna V. Moreno

Name of Proponent

Barangay Pasadena, El Nido, Palawan

Address of Proponent

This Clearance is issued this 18th day of February 2019 in Puerto Princesa City.



SON P. DEVANADERA
Executive Director, PCSDS

O.R. No. 2104767
Date 2-18-19
Amount ₱ 5,000-

Not Valid Without PCSD Official Seal
(PLEASE SEE OVERLEAF FOR THE TERMS AND CONDITIONS OF THIS CLEARANCE)

Vision: Palawan, an innovative and dynamic global center of sustainable development
Mission: PCSDS as the driver of environmental conservation and inclusive development in Palawan,
guided by the Strategic Environmental Plan



Scanned with CamScanner

TERMS AND CONDITIONS

This Clearance is issued subject to the terms and conditions stipulated below:

1. Limit the use within the applied area of 294, 240 sq. m. for SAPA/MOA purposes only;
2. Subject the development of the SAPA area and other related projects to a separate SEP Clearance;
3. Strict protection on immediate coastal area and marine resources (wildlife animals, forest trees, mineral and water) found in the area shall be ensured;
4. Refrain from any expansion/extension/utilization activities without legal document or necessary permit issued by concerned agencies;
5. The herein grantee shall assume full responsibility and liability for damages to private/public property caused by the project;
6. In exercise of their visitorial power, authorized PCSD/S officials/personnel shall be allowed to conduct monitoring/inspection without prior notice;
7. In case there is a need for additional condition(s) to ensure environmental integrity and public safety as a result of regular monitoring/inspection, the same shall be imposed by PCSD;
8. The issuance of SEP Clearance is subject to a post-condition that the corresponding ECC, license, permit and other similar instruments must be subsequently secured, a copy of which will be furnished to the PCSDS;
9. The transfer of ownership of this project carries the same conditions expressed in the SEP Clearance in which as written notification shall be made by the herein grantee to PCSDS within fifteen (15) days from such transfer;
10. Should the implementation of the project cause adverse environmental impact and pose nuisance to public health and safety as determined by PCSDS, these factors shall be sufficient ground for the cancellation or suspension of the SEP Clearance.
11. This SEP Clearance is issued subject to confirmation and ratification of the Council *en banc* pursuant to PCSD Resolution 18-623.

Non-compliance with any of the above conditions shall be sufficient cause for the suspension or cancellation of the clearance and/or penalty in an amount not less than FIFTY THOUSAND PESOS (P50,000.00) for every violation thereof pursuant to Section 23.4 of PCSD Admin. Order No. 06, as amended.

CONFORME

I, BERNITA V. MORENO, proponent/grantee of the foregoing Clearance, hereby certify that I have read and understood the Terms and Conditions for which this SEP Clearance is issued and I hereby express my conformity thereto and my commitment to abide by the provisions of Republic Act 7611, PCSD Administrative Order No. 06, as amended, and other PCSD policies related thereto.

BERNITA V. MORENO
Signature over Printed Name
Date Signed: FEB. 18, 2019

SUBSCRIBED AND SWORN to before me this FEB 18 2019 of Puerto Princesa City, affirm exhibiting to me valid government identification no. Bulacan, Philippines

Doc No. 487
Page No. 99
Book No. 8
Series of 2019

ATTY. GIDEON REY V. GUANCO
NOTARY PUBLIC
LINE 10781231, 2020
OFFICE NO. 10781231
JULY 21, 2019
FEB 18 2019
JULY 21, 2019

Republic of the Philippines
Province of Palawan
Municipality of El Nido
Barangay Pasadena

BARANGAY OFFICE OF THE SANGGUNIANG

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG
BARANGAY OF BARANGAY PASADENA, EL NIDO, PALAWAN ON THE 19TH DAY OF
MARCH, 2018 HELD AT THE BARANGAY HALL.

Present:

Hon. DARIO A. CAMPUID	PUNONG BARANGAY/P.O
Hon. CHARLIE C. OLIVEREOS	BARANGAY KAGAWAD
Hon. EDGAR A. RELATA	BARANGAY KAGAWAD
Hon. ERLINDO A. LEONA	BARANGAY KAGAWAD
Hon. LOLEN C. BELINARIO	BARANGAY KAGAWAD
Hon. CONCHITA F. PANAGUITON	BARANGAY KAGAWAD
Hon. ROGELIO D. RIVERA	BARANGAY KAGAWAD
Hon. NELITA Q. ZAMBRANO	BARANGAY KAGAWAD

Absent:

NONE

RESOLUTION NO. 02
Series of 2018

A RESOLUTION ENDORSING THE PROPOSED "EL NIDO COASTAL LEISURE RESORT" BY ROYAL PREMIER LEISURE AND DEVELOPMENT CORPORATION REPRESENTED BY MR. RODERICK C. ARMIGOS AND ROMEO R. TIZON FOR SPECIAL USE AGREEMENT IN PROTECTED AREA (SAPA)/MEMORANDUM OF AGREEMENT (MOA) LOCATED AT BARANGAY PASADENA, EL NIDO, PALAWAN.

WHEREAS, the ROYAL PREMIER LEISURE AND DEVELOPMENT CORPORATION, represented by Mr. Roderick R. Armigos and Mr. Romeo R. Tizon requesting for barangay endorsement of the proposed EL NIDO COASTAL LEISURE RESORT for Special Use Agreement in Protected Area (SAPA)/Memorandum of Agreement (MOA) situated at Barangay Pasadena, El Nido, Palawan;

WHEREAS, the proponent is planning to develop the area for ECO-TOURISM project to provide alternative livelihood option for the communities and additional source of revenues for the Barangay;

WHEREAS, the priorities of the project are concentrate mainly on development protection enhancement for resources as the main source of livelihood and sustainable management of resource in the area;

WHEREAS, the body agree to require the proponent to secure all the application and to comply with the existing Environmental Laws, rules and regulations;

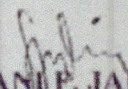
WHEREAS, the Royal Premier Leisure and Development Corporation develop the property into a resort with residential / membership villas, a hotel, restaurants and eco-tourism activities / facilities in the area due to continues increase of tourist arrival in the Municipality.

NOW THEREFORE, on motion of Barangay Kagawad CHARLIE C. OLIVEROS, duly seconded by Barangay Kagawad ERLINDO A. LEONA, be it;

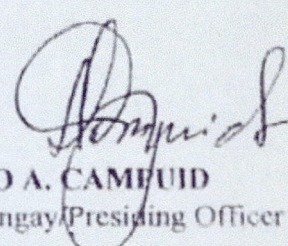
RESOLVED, AS IT IS HEREBY RESOLVED, to endorse the proposed "EL NIDO COASTAL LEISURE RESORT" by Royal Premier Leisure and Development Corporation, represented by Mr. RODERICK C. ARMIGOS and MR. ROMEO R. TIZON, for the Special Use Agreement in Protected Area (SAPA)/Memorandum of Agreement (MOA) located at Barangay Pasadena, El Nido, Palawan.

RESOLVED FINALLY, that copies of this resolution shall be furnished to the Office of Sangguniang Bayan Members and Office of the Municipal Mayor and other concerned agencies and offices.

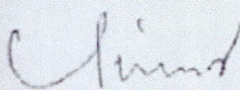
I HEREBY CERTIFY to the correctness of the above-quoted resolution.

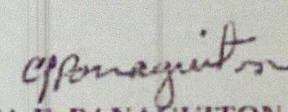

LAANIE F. JARDINO
Barangay Secretary

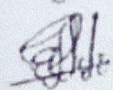
Attested by:

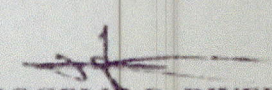

HON. DARIO A. CAMPUID
Punong Barangay/Presiding Officer


CONFORMED:

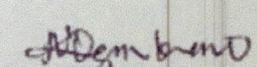

HON. CHARLIE C. OLIVEROS
Barangay Kagawad

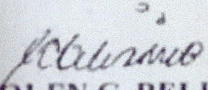

HON. CONCHITA F. PANAGUITON
Barangay Kagawad


HON. EDGAR A. RELTA
Barangay kagawad

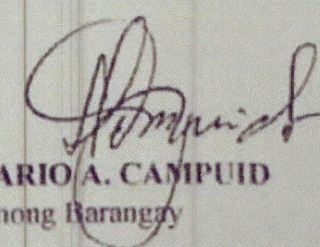

HON. ROGELIO D. RIVERA
Barangay kagawad


HON. ERLINDO A. LEONA
Barangay Kagawad


HON. NELITA Q. ZAMBRANO
Barangay kagawad


HON. LOLEN C. BELINARIO
Barangay Kagawad

Approved by:


HON. DARIO A. CAMPUID
Punong Barangay



Republic of the Philippines
Province of Palawan
Municipality of EL Nido

OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
SANGGUNIANG BAYAN OF EL NIDO, PALAWAN HELD AT THE
SANGGUNIAN SESSION HALL ON JANUARY 14, 2019.

Present:

HON. LEONOR D. CORRAL	Municipal Vice Mayor, PO
HON. LUNINGNING L. BATOY	SB Member
HON. CHRISTINE NICOLE L. ZABALA	-do-
HON. MATEO A. CANTUBA	-do-
HON. BERNARDO D. LEGASPI	-do-
HON. ROSANO G. LLANERA	-do-
HON. GERALDO B. DIAZ	-do-
HON. JUN M. MONES	-do-
HON. ARACEL A. BACOLOD	-do-, ABC President
HON. PROSPERO D. CASTRO	-do-, IPMR/IP's Rep.
HON. JESTONI M. ENOR	-do-, SK Fed. President

xxx

xxx

xxx

RESOLUTION NO. 19-005

A RESOLUTION FAVORABLY ENDORSING FOR THE SPECIAL USE
AGREEMENT IN PROTECTED AREA (SAPA) THE APPLICATION OF ROYAL
PREMIER LEISURE AND DEVELOPMENT CORPORATION LOCATED AT
SO. BARARING, BARANGAY PASADENA, EL NIDO, PALAWAN.

Authored by: Hon. Geraldo B. Diaz
Hon. Bernardo D. Legaspi
Hon. Prospero D. Castro

WHEREAS, that the application of Royal Premier Leisure and Development Corporation of Barangay Pasadena in connection with their application for Special Use Agreement in Protected Area (SAPA) was approved by the PAMB in their meeting last September 28, 2018 at Seaslug Bar and Restaurant;

WHEREAS, that this SAPA application is really needed in her Royal Premier Leisure and Development Corporation Project;

WHEREAS, during the PAMB Meeting all the documents were submitted by the Chairman of the Project Evaluation Committee (PEC) to the plenary for proper evaluation and validation;

WHEREAS, that after the presentation of the PEC Chairman to the members of the PAMB, a member from the body moved for the approval of this SAPA application and be forwarded to the National Commission on Indigenous Peoples (NCIP) Regional Office at the corner of EDSA and P. Tuazon St., Cubao, Quezon City.

NOW, THEREFORE, on motion of SB Member Diaz and was unanimously seconded, be it

RESOLVED, AS IT IS HEREBY RESOLVED, to favorably endorse for the Special Use Agreement in Protected Area (SAPA) the application of Royal Premier Leisure and Development Corporation located at So. Bararing, Barangay Pasadena, El Nido, Palawan.

RESOLVED FINALLY, that copies of this resolution be furnished to the Provincial Officer of the NCIP Provincial Office at Bgy. Sta. Monica, Puerto Princesa City, NCIP Regional Office, Cubao, Quezon City, the PENRO Office, Puerto Princesa City, the DENR, Puerto Princesa City and to the Royal Premier Leisure and Development Corporation, So. Bararing, Barangay Pasadena, El Nido, Palawan for their information and appropriate action.

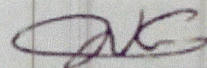
ADOPTED.

XX

XXX

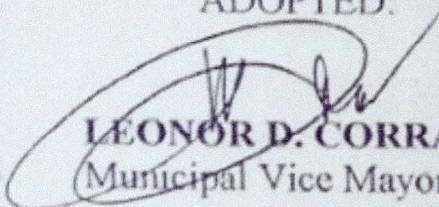
XXX

I HEREBY CERTIFY to the correctness of the foregoing resolution.



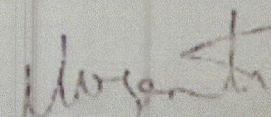
JULITO V. SABENACIO
Local Legislative Staff Officer-II
Acting Secretary to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED:



LEONOR D. CORRAL
Municipal Vice Mayor, PO

APPROVED:



NIEVES C. ROSENTO
Municipal Mayor



Republic of the Philippines
OFFICE OF THE PRESIDENT
NATIONAL COMMISSION ON INDIGENOUS PEOPLES
REGIONAL OFFICE IV
3rd Flr. ARGO Bldg., 574 EDSA, corner P. Tuazon Blvd.,
Cubao, Quezon City

CERTIFICATE OF NON-OVERLAP
Control No. CNO RIV-PAL-2019-10-42

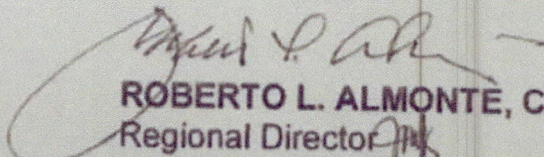
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the applied area for the proposed El Nido Coast Leisure Resort Project of **ROYAL PREMIER LEISURE AND DEVELOPMENT CORPORATION** situated at Sitio Bariring, Barangay Pasadeña, Municipality of El Nido, Province of Palawan **DOES NOT OVERLAP** any Ancestral Domain/Land of Indigenous Cultural Communities/ Indigenous Peoples based on the assessment of secondary data and Field-Based Investigation conducted in accordance with National Commission on Indigenous Peoples Administrative Order No. 3, Series of 2012.

THIS IS TO CERTIFY FURTHER that the proponent is required to undergo Free and Prior Informed Consent process should it be found later that there is, in fact, an overlap in whole or in part of any Ancestral Domain/Land.

Issued in compliance with Section 59 of Republic Act No. 8371, otherwise known as the Indigenous Peoples Rights Act (IPRA) of 1997, and pursuant to Commission En Banc Resolution No. 07-53.2017, approved on September 26, 2017.

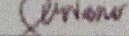
October 01, 2019
Cubao, Quezon City


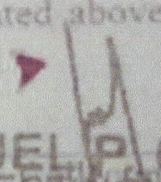

ROBERTO L. ALMONTE, CESO III
Regional Director

Not valid without seal

Co: TMSD/ Records

NCIP REGION IV
CERTIFIED PHOTOCOPY

BY: 
DATE: **OCT 11 2019**

	Official Receipt of the Republic of the Philippines		
	N ^o 1401165 E		
	Date 07/09/21		
Agency PAMO-ENTMRPA		Fund	
Payor PAMR PREMIUM			
Nature of Collection	Account Code	Amount	
LAPA APPLICATION		P 5,000.00	
TOTAL		P 5,000.00	
Amount in Words FIVE THOUSAND PESOS			
<input checked="" type="checkbox"/> Cash	Drawee Bank	Number	Date
<input type="checkbox"/> Check			
<input type="checkbox"/> Money Order			
Received the amount stated above.			
 JENUEL P. CASEL SPL. COLLECTING & DISBURSING OFFICER			
NOTE: Write the number and date of this receipt on the back of the money order received.			

JENUEL P. CASEL
SPL. COLLECTING & DISBURSING
OFFICER

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