



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

June 15, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Legal Division*

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **STATUS UPDATE RE: ORDER OF INVESTIGATION DATED
SEPTEMBER 8, 2022 ENTITLED "CANCELLATION OF
KATIBAYAN NG ORIGINAL NA TITULO (KOT) BLG.
2015000225 IN THE NAME OF BABERLYN D. GOMEZ, KOT
BLG. 2015000222 AND KOT BLG. 2015000223 BOTH IN THE
NAME OF NOEL TAMPE, ALL LOCATED AT CADLAO ISLAND,
BARANGAY BUENA SUERTE, EL NIDO, PALAWAN"**

Forwarded is the Memorandum dated June 14, 2023 from Special Investigator I Karla Kristine V. Aballa submitting the progress report on the above captioned case.

This is also to reiterate our Memoranda dated March 9, 2023 and March 21, 2023 requesting for copy of the following maps for reference, to wit:

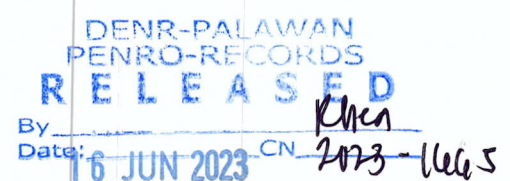
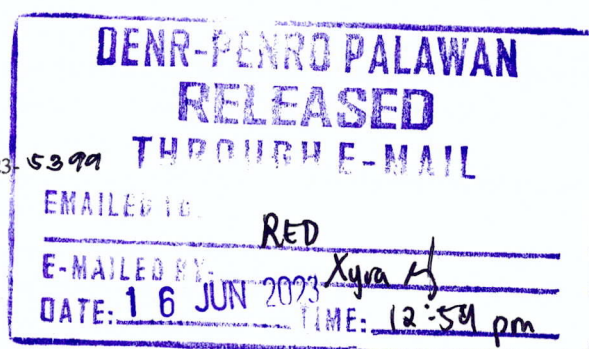
1. Replotted Land Classification Map from NAMRIA
2. Scanned copy of LC Map Mo. 1187
3. Scanned copy of Cadastral Map of Barangay Buena Suerte, El Nido, Palawan
4. Shapefile of Cad-1037-D
5. Shapefile of the result of verification survey on the actual occupation of FLAgT area of TKPI that was presented during the meeting on December 8, 2022 in Bayview Hotel.

We would likewise reiterate further our Memorandum dated April 28, 2023 seeking information whether the joint verification survey to determine the relative position of FLAgT and titled properties within timberland and structures within easement have already been conducted as agreed on December 8, 2022 Assessment and Evaluation of FLAgT in Cadlao Island, Buena Suerte, El Nido, Palawan.

For your information, consideration and further instruction.


FELIZARDO B. CAYATOC

File *kkva
Doc. Ref. No. 2023-





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Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

June 14, 2023

MEMORANDUM

FOR : The Provincial Environment and Natural Resources Officer

FROM : The Undersigned Special Investigator I

SUBJECT : **STATUS UPDATE – ORDER OF INVESTIGATION DATED SEPTEMBER 8, 2022 RE: CANCELLATION OF KATIBAYAN NG ORIGINAL NA TITULO (KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D. GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223 BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 06.15.2023 DN 23-5399

In compliance to the marginal instruction of the PENRO requesting for a status update relative to the issued Order of Investigation on the above-entitled case. Hereunder are the actions taken in addition to the previously reported status update on the matter.

Certified copy of titles and derivative title/s of Katibayan ng Orihinal na Titulo (KOT) Blg. 2015000225, KOT Blg. 2015000222 and KOT Blg. 2015000223 were requested at Register of Deeds – Palawan and found out that the aforesaid KOTs were already cancelled. —

KOT Blg. 2015000225 in the name of Baberlyn Gomez covering Lot No. 9, Sgs-4B-000172-D was subdivided into two (2) resultant lots, Lot 12184-A and 12184-B (identical to Lot 9) in accordance with subdivision plan number (LRA) PSD-E2022008497 and duly approved by Robert Nomar V. Leyretana dated July 12, 2022. The title is totally cancelled in lieu of TCT No. 065-2022001303 in the name of Cap One Real Estate Corporation with an area of 30,000 square meters covering Lot 12184-B, (LRA) PSD-E2022008497 and TCT No. 065-2022001478 in the name of Baberlyn D. Gomez with an area of 7,791 square meters covering Lot 12184-A, (LRA) PSD-E2022008497.

Moreover, KOT Blg. 2015000222 and KOT Blg. 2015000223 both in the name of Noel Tampe covering Lot No. 10, Sgs-4B-000172-D and Lot No. 11, Sgs-4B-000172-D, respectively, were cancelled in favor of Significo Vista Ventures Inc.

As agreed during the meeting on January 6, 2023 at CENRO – Taytay, PENRO, Special Order No. 2023-021 dated February 21, 2023 has been issued creating an investigation team that will conduct investigation on the above-entitled case.

[Signature]



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A meeting with the contending parties was scheduled on February 28, 2023 at the Protected Area Management Office (PAMO) in El Nido, Palawan to discuss the activities to be conducted on the ocular inspection set on March 1, 2023. Parties were notified thru letter and notice of conference and ocular inspection dated February 15, 2023. Both parties attended but on different time due to conflict on their schedules.



Photos taken during the meeting with representatives of Ten Knots Philippines, Inc. headed by Ms. Mariglo Laririt.



Photos taken during the meeting with representatives of Baberlyn Gomez and Significo Vista Ventures Corporation and Punong Barangay Ricky C. Ballena of Barangay Buena Suerte, El Nido, Palawan.

On March 1, 2023, the Team along with the representatives of the contending parties conducted an ocular inspection on the subject lot in Cadlao Island. GPS readings on the subject titled lots and relocated FLAgT area per TKPI, geo-tagged photos and drone shots were taken as part of documentation.



Aerial view of the subject area in Cadlao Island, Barangay Buena Suerte, El Nido, Palawan



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During the ocular inspection it was observed that there is an on-going construction on the existing structures in Lihim Resort. Construction workers, site engineer and pile of construction materials were visible in the area. The representative of Significo Vista Ventures, Inc., Mr. Federico Martinez mentioned that they only continue the construction of the existing structures and no additional building has been built therein. No other development or improvement was found within the relocated FLAgT area of TKPI aside from the temporary shelter made of light materials and improvements in Lihim Resort.



On-going construction in Lihim Resort in Cadlao Island, Barangay Buena Suerte, El Nido, Palawan



Temporary shelter within the FLAgT area of TKPI

Upon termination of the ocular inspection over the area subject of controversy, the parties were advice to submit their respective position papers. Subsequently, an Order dated March 7, 2023 was issued instructing the parties to submit their respective position papers within fifteen (15) days upon receipt. However, Baberlyn Gomez and Significo Vista Ventures, Inc. through their respective legal counsels requested for extension to submit position papers. The requests have been granted thru PENRO Orders dated March 29, 2023 and April 17, 2023. Position Papers from Ten Knots Philippines, Inc. were received by this office through registered mail On May 25, 2023 and on May 17, 2023 from Baberlyn D. Gomez.




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Several Memoranda (*attached thereto*) have been forwarded to the Regional Office requesting site/location map, shapefiles and other pertinent documents for reference and will be an integral part of the final investigation report for the above-captioned case. The scanned copies of maps and shapefiles will be used to determine and compare the relative position of the titled lot and FLaGT area.

However, this Office only received through electronic mail on April 26, 2023 the advance copies of Memorandum dated March 29, 2023 from the Regional Executive Director, Assessment and Evaluation of FLaGT in Cadlao Island dated December 8, 2022, Letter dated July 28, 2022 of the counsel of Ten Knots Philippines, and the FLaGT No. DENR IV-MIMAROPA-12302030-0010 awarded to TKPI over Cadlao Island including the map covering the said area. In response to the said Memorandum, this Office also is seeking information whether the joint verification survey to determine the relative position of FLaGT and titled properties within timberland and structures within easement have already been conducted as agreed on December 8, 2022 Assessment and Evaluation of FLaGT in Cadlao Island, Buena Suerte, El Nido, Palawan (*Memorandum dated April 28, 2023 thereto attached*). The cancellation of FLaGT will be undertaken based on the result of the joint verification survey since technical description is erroneous as agreed during the Assessment and Evaluation of FLaGT in Cadlao Island dated December 8, 2022 in Bayview Hotel.

For your information and further instructions.


KARLA KRISTINE V. ABALLA



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

January 12, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Legal Division*

FROM : The Provincial Environment and
Natural Resources Officer

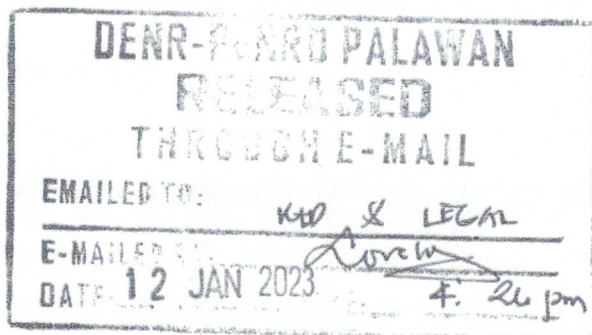
SUBJECT : **REQUEST FOR LEGAL ADVICE ON ORDER OF
INVESTIGATION DATED SEPTEMBER 8, 2022 RE:
CANCELLATION OF KATIBAYAN NG ORIGINAL NA TITULO
(KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D.
GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223
BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT
CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO,
PALAWAN**

In reference to the Order of Investigation dated September 8, 2022 re: Cancellation of Katibayan ng Orihinal na Titulo (KOT) Blg. 2015000223 in the name of Baberlyn D. Gomez, KOT Blg. 2015000222 and KOT Blg. 2015000223 both in the name of Noel Tampe, all located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan.

Per Section 33 of DAO 2016-31, **summons** shall be issued to the registered owner and the petitioner, accompanied by a copy of the Petition, requesting the parties to attend a meeting for the purpose of discussing the Petition. We seek clarification on this matter, whether or not there is still a need to issue summons or conduct preliminary conference with the parties considering that the Regional Office have already conducted technical conference and with a written agreement among those who are in attendance.

In this regard, may we request for your legal advice on the forward action to be taken on this instant case.

For consideration and advice of action.



TSD/File *kkva
Doc. Ref. No. 2023- 0258

For the PENR Officer:

[Signature]
RONIE B. GANDEZA
OIC-Chief, Technical Services Division
In Charge, Office of the PENRO

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: *[Signature]*
Date: 13 JAN 2023 2:31:4



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

February 21, 2023

PENRO Special Order

No. 2023 - 021
Series of 2023

**SUBJECT : CREATING A TEAM TO CONDUCT INVESTIGATION RE:
CANCELLATION OF KATIBAYAN NG ORIGINAL NA
TITULO BLG. . 2015000225 IN THE NAME OF BABERLYN D.
GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223
BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT
CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO,
PALAWAN**

In the interest of the service, an Investigation Team is hereby created to conduct investigation in compliance to the Order of Investigation dated September 8, 2022 relative to the above-entitled case. The Team is composed of the following personnel:

Karla Kristine V. Aballa Special Investigator I, PENRO Palawan	-	Team Leader
Jones Manoel Y. Lafuente Special Investigator I, CENRO Taytay	-	Assistant Team Leader
Joannah Jean Talamayan Land Management Inspector, CENRO Taytay	-	Member
Jenuel Casel Park Maintenance Foreman/Assistant PASu of ENTMRPA	-	Member

The Team shall perform the following duties in coordination with all concerned, and:

1. Shall gather relevant information/documents, conduct ocular inspection and investigation on the subject area.
2. Determine compliance of the parties on the not to introduce further development in the titled areas within timberland.
3. Evaluate compliance of Ten Knots Philippines, Inc. (Ten Knots Development Corporation) on their Forest Land Use Agreement for Tourism Puposos (Bathing Establishment) in Cadlao Island which was issued on December 27, 2005.
4. Submit comprehensive report in accordance with DAO 2016-31 aided with geo-tagged pictures and map showing the area subject of dispute.

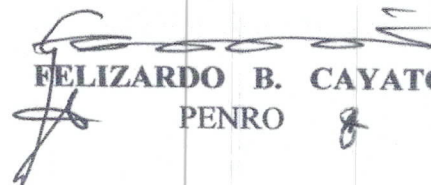



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Email Add: penropalawan@denr.gov.ph

CENRO Taytay and ENTMRPA are hereby directed to extend full assistance to the Team by providing relevant information and documents to facilitate the completion of their task.

The team shall submit a comprehensive report of findings with categorical recommendation for further action.

This Order takes effect immediately.


FELIZARDO B. CAYATOC
PENRO

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 23 FEB 2023 CN: 23-1519

Copy furnished:

1. Ten Knots Philippines, Inc. c/o Ms. Mariglo Laririt
2. Baberlyn Gomez et al c/o Mr. Israel D. Gomez
3. CENRO-Taytay, Palawan
4. PASu, El Nido-Taytay Manage Resource Protected Area

TSD/File - kkva*
Doc. Ref. No. 2023- 1519

DENR-PALAWAN
RELEASED
THRU E-MAIL
EMAILED TO: TKP, Mr. Gomez, CENRO
Taytay, and ENTMRPA
E-MAILED BY: XYRA
DATE: 22 FEB 2023 ME: 9:50 am

Records



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

March 7, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Legal Division*

FROM : The Provincial Environment and
Natural Resources Officer

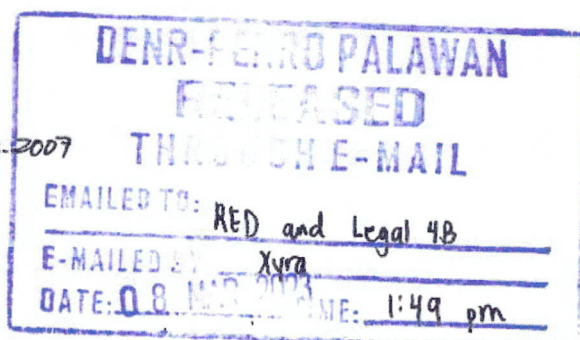
SUBJECT : **REQUEST OF PERTINENT DOCUMENTS RE: ORDER OF
INVESTIGATION DATED SEPTEMBER 8, 2022 ENTITLED
"CANCELLATION OF KATIBAYAN NG ORIGINAL NA
TITULO (KOT) BLG. 2015000225 IN THE NAME OF
BABERLYN D. GOMEZ, KOT BLG. 2015000222 AND KOT
BLG. 2015000223 BOTH IN THE NAME OF NOEL TAMPE,
ALL LOCATED AT CADLAO ISLAND, BARANGAY BUENA
SUERTE, EL NIDO, PALAWAN"**

This is to reiterate our Memorandum dated January 12, 2023 requesting for copy of the letter dated July 28, 2022 of Ten Knots Philippines, Inc. and/or their submitted Petition and other supporting documents, and the copy application for FLAgT of Ten Knots Philippines, Inc. in Cadlao Island, the attached site/location map and other pertinent documents relative to the said application.

The aforesaid documents will be an integral part of the final investigation report for the above-captioned case.

For your information and consideration.

File *kkva
Doc. Ref. No. 2023-2007



FELIZARDO B. CAYATOC

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By:
Date: 08 MAR 2023 23-576

file



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

March 9, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Surveys and Mapping Division*

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR MAPS RELATIVE TO THE “CANCELLATION OF KATIBAYAN NG ORIGINAL NA TITULO (KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D. GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223 BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN”**

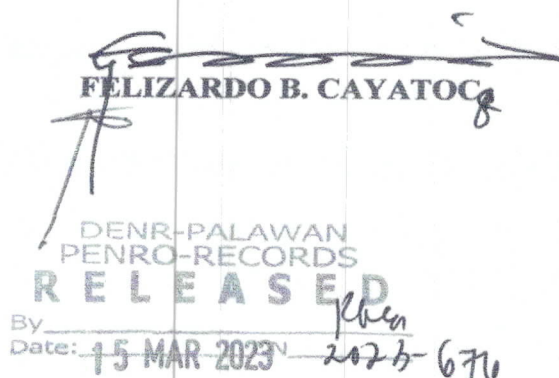
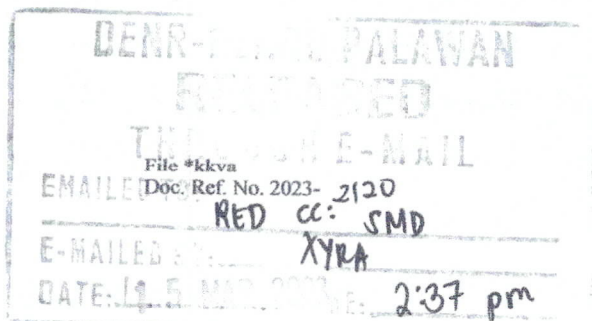
This is has reference to the Order of Investigation dated September 8, 2022 re: Cancellation of Katibayan ng Original na Titulo (KOT) Blg. 2015000225 in the name of Baberlyn D. Gomez, KOT Blg. 2015000222 and KOT Blg. 2015000223 both in the name of Noel Tampe, all Located at Cadlao Island, Barangay Buena Suerte, El Nido, Palawan.

In view hereof, please furnish this Office copy of the following maps for reference, to wit:

1. Replotted Land Classification Map from NAMRIA
2. Scanned copy of LC Map Mo. 1187
3. Scanned copy of Cadastral Map of Barangay Buena Suerte, El Nido, Palawan
4. Shapefile of Cad-1037-D
5. Shapefile of the result of verification survey on the actual occupation of FLAgT area of TKPI that was presented during the meeting on December 8, 2022 in Bayview Hotel.

The aforementioned maps will be an integral part of the final investigation report for the above-captioned case.

For your information and consideration.





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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

March 21, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Legal Division*
The Chief, Surveys and Mapping Division

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : REQUEST OF PERTINENT DOCUMENTS RE: ORDER OF
INVESTIGATION DATED SEPTEMBER 8, 2022 ENTITLED
“CANCELLATION OF KATIBAYAN NG ORIGINAL NA TITULO
(KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D.
GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223
BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT
CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO,
PALAWAN”

This is to reiterate our Memoranda dated January 12, 2023 and March 7, 2023 requesting for copy of the letter dated July 28, 2022 of Ten Knots Philippines, Inc. and/or their submitted Petition and other supporting documents, and the copy application for FLAgT of Ten Knots Philippines, Inc. in Cadlao Island, the attached site/location map and other pertinent documents relative to the said application.

Moreover, please furnish this Office copy of the following maps for reference, to wit:

1. Replotted Land Classification Map from NAMRIA
2. Scanned copy of LC Map Mo. 1187
3. Scanned copy of Cadastral Map of Barangay Buena Suerte, El Nido, Palawan
4. Shapefile of Cad-1037-D
5. Shapefile of the result of verification survey on the actual occupation of FLAgT area of TKPI that was presented during the meeting on December 8, 2022 in Bayview Hotel.

Per Section 34 of DAO 2016-31 states that after termination of the meeting/s and ocular inspection, the LIO shall submit investigation report. The aforesaid documents will be an integral part of the final investigation report for the above-captioned case.

For your information and consideration.

File *kkva
Doc. Ref. No. 2023-2574

DENR-PENRO PALAWAN
RECEIVED
THROUGH E-MAIL
EMAILED TO: RED, N-B Legal & SMD
E-MAILED BY: XYRA
DATE: 24 MAR 2023 4:17 pm

HELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: [Signature]
Date: 24 MAR 2023 CN 23-774



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

April 28, 2023

MEMORANDUM

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

ATTENTION: *The Chief, Legal Division*

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **RE: ORDER OF INVESTIGATION DATED SEPTEMBER 8, 2022 ENTITLED "CANCELLATION OF KATIBAYAN NG ORIGINAL NA TITULO (KOT) BLG. 2015000225 IN THE NAME OF BABERLYN D. GOMEZ, KOT BLG. 2015000222 AND KOT BLG. 2015000223 BOTH IN THE NAME OF NOEL TAMPE, ALL LOCATED AT CADLAO ISLAND, BARANGAY BUENA SUERTE, EL NIDO, PALAWAN"**

This is to acknowledge receipt of your Memorandum dated March 29, 2023 relative to the above-entitled case.

Please be informed that the assigned LIO have already conducted actual ocular inspection/investigation on the subject area. However, may we seek information whether the joint verification survey to determine the relative position of FLAgT and titled properties within timberland and structures within easement have already been conducted as agreed on December 8, 2022 Assessment and Evaluation of FLAgT in Cadlao Island, Buena Suerte, El Nido, Palawan. The cancellation of FLAgT will be undertaken based on the result of the joint verification survey since technical description is erroneous.

For information and further instruction.


FELIZARDO B. CAYATOC

File *kkva
Doc. Ref. No. 2023-3834

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 02 MAY 2023
Date: CN 23-3834