



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

DENR MIMAROPA
RECORDS SECTION
RECEIVED

MAR 10 2023

<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE: February 28, 2023
TIME: _____	

MEMORANDUM

FOR : The Secretary
DENR-Visayas Avenue
Diliman, Quezon, City

THRU : The Regional Executive Director
DENR-R4, MIMAROPA, 1515 L&S Building
Roxas, Blvd., Ermita, Manila

FROM : The Provincial Environment and
Natural Resources Officer

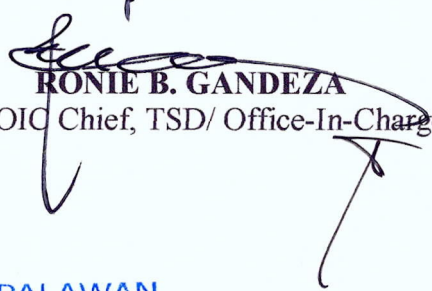
SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST OF APPROVAL OF THE DEED OF SALE OVER PARCEL OF LAND DENOMINATED AS LOT 39, GSS 4A-000059 COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF BIGFOOT BEACH DEVELOPMENT CORPORATION (DENR 20202-001489)**

Forwarded is the memorandum of CENRO Puerto Princesa dated February 14, 2023 attached the Completed Staff Work report informing particulars that leads to the recommendation for the approval of sale in favor of Bigfoot Beach Development Corporation.

The subject report is submitted in compliance to the memorandum of OIC ARD for Technical Services of February 2, 2023.

Also attached are the related documents for information, record and guidance.


For the PENRO:


RONIE B. GANDEZA
OIC Chief, TSD/ Office-In-Charge

Copy furnished:

The CENRO Puerto Princesa

TSD-RPS DRN 2023-1569/Imo

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 
Date: 06 MAR 2023
06 MAR 2023



Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Email Address: cenropuertoprincesa@denr.gov.ph
Tel No. (048)717-0702

14 February 2023

MEMORANDUM

FOR : The Secretary
DENR-Visayas Avenue
Diliman, Quezon City

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

: The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER PARCEL OF
LAND DENOMINATED AS LOT 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIGFOOT BEACH DEVELOPMENT CORPORATION
(DENR-20202-001489)**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**
BY: [Signature]
DATE: 12-23-2023 1569

Respectfully submitting is the Completed Staff Work of the request for the approval of sale in compliance to your Memorandum instruction dated May 10, 2022 and Memorandum dated February 2, 2023 from the OIC-Assistant Regional Director for Technical Services.

For your information, record and forward action.

**DENR MIMAROPA REGION
CEMUNRO
RECEIVED**
NO. 262
DATE: 2-23-23
BY: [Signature]

[Signature]
PEDRO A. VELASCO



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

MEMORANDUM

TO : THE PENR OFFICER
Palawan

A'TTN : THE CENR OFFICER
Puerto Princesa City

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
for Technical Services

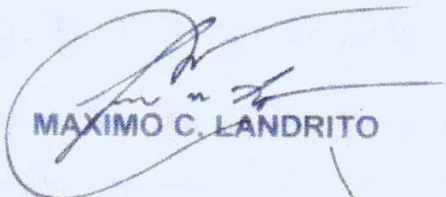
SUBJECT : LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER A PARCEL OF
LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF BIG
FOOT BEACH DEVELOPMENT CORPORATION (DENR-
ASRMD-2020-0014890 [CO-2020-30897]

DATE : FEB 02 2023

This is to follow up on the compliance of the CENRO Puerto Princesa to the Memorandum dated May 10, 2022 of the PENRO Palawan regarding the conduct of investigation on the request for approval of the Deed of Sale covered by OCT No. 7766 executed in favor of Big Foot Beach Development Corporation.

Likewise, it is also hereby reiterated the standing instruction of submitting the update and report in CSW format to this office within five (5) days upon receipt hereof.

For compliance.


MAXIMO C. LANDRITO

Copy furnished:

The Regional Executive Director
DENR MIMAROPA Region



Department of Environment and
Natural Resources
MIMAROPA Region



Doc ID: 30897



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

May 10, 2022

MEMORANDUM

TO : The OIC-Community Environment and Natural Resources Officer
Santa Monica, Puerto Princesa City

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059 COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENR-ASRMD-20202-001489)

RECEIVED
DATE: 12 2022
TIME: 12:00
NAME: [Signature]
POSITION: [Signature]
SICAT: [Signature]

Returned is your Memo dated March 23, 2022 received 28th of March, 2022 by this office seeking advice whether the requesting party be required to file new request for approval of deed of sale.

It appears per record that the original set of documents relative the request is pending review and approval of DENR Secretary. Acting on the letter of Ms. Rebecca M. dela Cruz following-up its approval, ARDTS instructed the conduct of investigation and submission of report in CSW covered by PENRO Memorandum dated January 27, 2022.

Please comply with the standing instruction submitting update: report in CSW form. The filing of new request is no longer necessary.

For your info and compliance.

For the PENRO:

JOHNNY P. LILANG
Supervising ECOMS/Chief TSD
In-Charge, Office of the PENRO

Cc:

The OIC-RED
DENR By the Bay Building, 1515 Roxas Boulevard, Ermita, Manila
DENR VOIP (02) 8248-3367/8249-3367 LOC. 2701
Website: <http://mimaropa.denr.gov.ph>
Email: mimaroparegion@denr.gov.ph

Doc. Ref. No. 2022-2590
TSD-RPS/DFD

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By: [Signature]
Date: 11 2022 CN 22-2590



March 23, 2022

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER A PARCEL OF
LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENRCO-ASRMD) 20202-001489)**

This has reference to your Memorandum dated January 27, 2022 relative to the above-subject request for approval of sale involving Lot No. 39, Gss-4A-000059 covered by OCT No. 7766 situated in Barangay Bacungan, Puerto Princesa City.

Please be informed that all the attached records in the said memorandum are all photocopies relative to the above-request.

Be informed further that one (1) of the request for approval of sale which was forwarded to the DENR Secretary specifically the request for approval of sale of Ms. Sheena Barawed involving OCT No. 8066 situated in Bacungan, Puerto Princesa City was already granted by the then Secretary wherein similar case to the above-subject request.

Relative thereto, may we seek advise if this Office can require the requestee to file a new request with supporting documents (anew) for approval by that Office considering that the original of the documents can no longer be traced or already missing.

For his information and advise of action.


PEDRO A. VELASCO

DENR MIMAROPA REGION
CENTRO PUERTO PRINCESA
RELEASED
NO. 1015
DATE: 3-28-22
BY: [Signature]

COMPLETED STAFF WORK

I FACTS/BACKGROUND

This pertains to the above-subject letter dated October 18, 2019 of Ms. Rebecca dela Cruz addressed to then DENR Secretary Roy A. Cimatu seeking reconsideration relative to the approval of the Deed of Sale covered by Original Certificate of Title (OCT) No. 7766 executed in favour of Bigfoot Beach Development Corporation involving Lot 39, Gss-4A000059 situated in Barangay Bacungan, Puerto Princesa City wherein the photocopies of the said letter and all attached documents of the request for Approval of Sale was forwarded to this Office thru channel for Preparation of completed Staff Work (CSW).

II LEGAL BASIS/APPLICABLE ISSUANCES

- Public Land Act as amended (CA 141)

III COORDINATION

- The City Register of Deeds

IV DOCUMENTS ATTACHED

No.	Date		Particulars
1	March 5, 1997	-	Lot Verification that Lot 39, Gss-04A-000059 located in So. Talaudyong is within A & D
2	July 17, 2008	-	Kopya ng Katibayan ng OrihinL NA Titulo No. 7766 consisting of three pages
3	July 3, 2013	-	Articles of Incorporation
4		-	By-Laws of Bigfoot Beach
5	July 3, 2013	-	Treasurers Affidavit
6	July 19, 2013	-	Special Power of Attorney from Rebecca M. dela Cruz to Ian Michael Marcelo
7	July 19, 2013	-	Deed of Absolute Sale Executed by Rebecca M. dela Cruz to Bigfoot Beach Development Corporation covering Lot 39, Gss-4A-000059 consisting of three (3) pages
8	July 25, 2013	-	Certificate of Incorporation of Bigfoot Beach Development Corporation
9	August 5, 2013	-	Affidavit of None Tenancy/No Conflict and Total Landholdings
10	August 5, 2013	-	Affidavit of Notice to Adjoining Lot Owners

11	August 5, 2013	-	Seller's Affidavit/Ian Michael M. Marcelo
12	August 13, 2013	-	Tax Declaration No. 002-21505 in the name of Rebecca dela Cruz
No.	Date		Particulars
13	August 27, 2013		Certification of No Improvement
14	November 5, 2013	-	Memorandum for the RED Attention: The Chief, Land Management Division and Chief, Legal Division forwarding the Memorandum of CENRO, Puerto Princesa City all dated October 12, 2013 recommending the approval of Deed of Sale of the homestead lots in favour to private corporations
15		-	Tax Declaration No. 002-21505 in the name of Rebecca dela Cruz
16	November 11, 2013	-	Memorandum for the Secretary thru the OIC-Asst. Secretary for Legal Services from the RED
17	December 23, 2013		Memorandum to the RED from the OIC-Assistant Secretary, Legal Services
18	January 14, 2014		Memorandum for the PENRO signed by RTD Oscar C. Dominguez
19	January 16, 2014		Memorandum to PENRO from the OIC_RED referring the Memorandum dated 21 December 2013 of the OIC-Assistant for Legal Services specifying the requirements for approval of sale.
20	January 21, 2014		Request for Approval of Sale of lands covered by Homestead Patents
21	January 22, 2014		Secretary's Certificate
22	February 4, 2014		Addendum of Deed of Sale
23	February 17, 2014		Memorandum for the PENRO from CENRO submitting the Secretarys Certificate/Certificate of Title Nos. 8053, 7786, 8055, 8060, 8966, 8078
24	February 17, 2014		Letter from Mr. Ian Michael Marcelo submitting to CENRO Emer D. Garraez copies of Secretarys Certificate and Addendum to Deed of Sale
25	Undated		Memorandum for the Secretary re: approval of sale of patented lots signed by then RED Oscar C. Dominguez
26	February 20, 2015		Memorandum for the RED from PENRO re: Request for Approval of Sale
27	October 18, 2019		Letter dated October 18, 2019 of Ms. Rebecca M. dela Cruz

28	02 March 2020	-	Memorandum for the RED from the Asst. Secretary referring the letter dated October 18, 2019 from Rebecca dela Cruz
29	August 12, 2021	-	RED Memorandum to the PENRO referring the letter dated October 18, 2019 of Ms. Rebecca dela Cruz requesting for reconsideration for approval of sale of patented lands covered by Homestead Patents
30	January 27, 2022	-	Memorandum for the CENRO from the OIC-CENRO, Puerto Princesa City
31	March 23, 2022	-	CENRO Memorandum dated March 23, 2022 from CENRO
32	May 10, 2022	-	PENRO Memorandum to the OIC-CENRO from the PENRO

V. POTENTIAL PROBLEM/ISSUES

Whether or not the aforementioned request for Approval of Sale in favour of Bigfoot Beach Development Corporation involving Lot No. 39, Gss-4A-000059 covered by OCT No. 7766 has no complied with the requirements under CA 141 more particularly Sections 118, 119, 121 and 122.

VI. ANALYSIS/FINDINGS

Based on the submitted documents, it shows that the disposition of the subject lot through sale in favour of Bigfoot Beach Development Corporation is in accordance with the aforecited law.

VII. RECOMMENDATIONS

In view of the foregoing, this Office respectfully recommends that the request for approval of sale in favour of Bigfoot Beach Development Corporation (DENRCO-ASRMD-001489) be approved.

For his information, record and forward action.



PEDRO A. VELASCO



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

January 27, 2022

MEMORANDUM

TO : The CENRO
Puerto Princesa City

FROM : The OIC, Provincial Environment and
Natural Resources Officer

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: APPROVAL
OF THE DEED OF SALE OVER A PARCEL OF LAND
DENOMINATED AS LOT NO. 39, GSS 4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR
OF BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENRCO-ASRMD-20202-001489)**

RECEIVED
DENR-CENRO
PUERTO PRINCESA
DOC. NO.

DATE: **FEB 04 2022**
TIME: **2:23 PM**
NAME: **JOSEPHINE**

Referred is the memorandum from the Assistant Regional Director for Technical Services dated August 12, 2021 for your information and guidance regarding the above subject together with its enclosures.

For your information and compliance as instructed.


FELIZARDO B. CAYATOC

Copy Furnished:

The Regional Executive Director
Roxas Boulevard, Manila

TSD/RPS/File/rbel
DR No. 2021-8617

**DENR PENRO
PALAWAN RECORDS
RELEASED**

BY: **cle**
DATE: **FEB 03 2022** CN **21-8617**



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

28

AUG 12 2021

MEMORANDUM

TO : THE PENRO
Sta. Monica, Puerto Princesa City

FROM : THE ASSISTANT REGIONAL DIRECTOR
for Technical Services

SUBJECT : LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS 4A-000059 COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENRCO-ASRMD-2020-001489)

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: 08-27-2021 CH 21-8617

Referred herewith is the Memorandum dated March 2, 2020 referring the letter dated October 18, 2019 of Ms. Rebecca M. Dela Cruz from Brgy. San Pedro, Puerto Princesa City, Palawan requesting for reconsideration for approval of sale of patented lands covered by Homestead Patents.

In view hereof, you are hereby directed to conduct an investigation of the subject matter while keeping in mind the existing laws, rules and regulations and submit report in CSW format to this office. Likewise, please coordinate and provide assistance to Ms. Dela Cruz regarding her concerns.

For your information and compliance.

[Signature]
VICENTE B. TUDDAO, JR., Ph.D., CESO IV

Copy furnished:

Ms. Rebecca M. Dela Cruz
Marcelo Compound, Brgy. San Pedro
Puerto Princesa City, Palawan

LPDD/PDS/SEL/07-19-2021

DENR By the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila

DENR VOIP (02) 8248-3367/8249-3367 loc 2701

Website: <http://mimaropa.denr.gov.ph/>

Email: mimaroparegion@denr.gov.ph

[Signature]

DENR MIMAROPA RECORDS SECTION	
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17 AUG 2021	
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BY: <i>[Signature]</i>	DATS NO. 30807
TIME: <i>[Signature]</i>	

OCTOBER 18, 2019

14 89

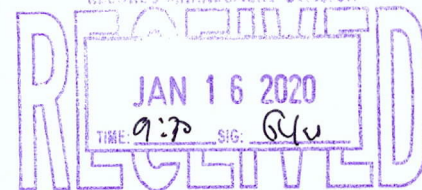
HONORABLE ROY A. CIMATU

Secretary

Department of Environment and Natural Resources

DENR, Visayas Avenue

Diliman, Quezon City

DEPT. OF ENVIRONMENT AND NATURAL RESOURCES
RECORDS MANAGEMENT DIVISION

Sir:

This refers to the Memorandum dated 03 February 2016 of Atty. Analiza Rebuelta-Teh, Undersecretary and Chief of Staff, which denied the request for approval of the Deed of Sale dated 05 August 2013 over a parcel of land denominated as Lot No. 39, GSS -4A-000059, covered by Original certificate of title No. 7766 executed in favor of Big Foot Beach Development Corporation.

In the Memorandum of Undersecretary Teh, the request was denied for the reason that was shown from the records that the vendee-corporations have interlocking ownerships.

Pursuant to the provisions of Commonwealth Act No. 141 (C.A. 141), otherwise known as The Public Land Act, as amended, Sections 118, 119, 121 and 122 thereof indicate the requirements for the approval of sale by the DENR Secretary of any land acquired under free patent or homestead after five (5) years and within twenty-five (25) years from its issuance. Based on the provisions of laws, the corporation acquiring such lot have dutifully complied with the requirements stated therein.

In determining if vendee-corporation is a qualified buyer, the provisions of Section 122 of C.A. 141, as amended, are applicable:

Section 122. No land originally acquired in any manner under the provisions of this Act, nor any permanent improvement on such land shall be transferred, except to persons, corporations, associations, or partnerships who may acquire lands of public domain under this Act or to corporations, organized in the Philippines authorized therefore by their charters.

This was specifically discussed in the case of *Borromeo v. Descallalar*, (G.R. No. 159310, February 24, 2009), thus:

“The capacity to acquire private land is dependent on the capacity “to acquire or hold lands of the public domain.” Private land may be transferred only to individuals or entities “qualified to acquire or hold lands of the public domain.” Only Filipino citizens or corporations at least 60% of the capital of which is owned by Filipinos are qualified to acquire or hold lands of the public domain. Thus, as the rule now stands, the fundamental law explicitly prohibits non-

Filipinos from acquiring or holding title to private lands, except only by way of legal succession or if the acquisition was made by a former natural-born citizen.”

In the Articles of Incorporation of the vendee-corporation, at least 60% of the capital is owned by Filipinos, hence, it is qualified to acquire or hold lands of public domain.

Taking into consideration the legal bases the vendee-corporation has fully complied with all the requirements set by law. As regards the findings that the vendee-corporation has interlocking ownerships, your Office, it is respectfully submitted, should not go beyond what has been set by law for the approval of the sale. On the other hand, the disapproval thereof should only be based on constitutional and legal grounds. The approval of the DENR Secretary in the said transaction is purely a ministerial act, which means that an officer or tribunal performs in a given state of fact, in a prescribed manner, in obedience to the mandate of a legal authority, without regard to or the exercise of his own judgment upon the propriety of the act done. (Laygo vs. Municipal Mayor of Solano, Nueva Vizcaya, G.R. No. 188 448, January 11, 2017).

Also, the undersigned is invoking her rights to equal protection of the law. In a similar case, the spouses Gilbert and Gina Gallosa's Deed of Absolute Sale was granted approval of the Honorable Secretary. Thus, there is no reason for similar deed of sale to be denied approval.

Your favorable consideration shall be highly appreciated.

Very truly yours,



REBECCA M. DELA CRUZ
Marcelo Compound, Brgy. San Pedro
Puerto Princesa City



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email address: denrpalawan@yahoo.com



DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
Region IVB-MIMAROPA
1515 DENR Bldg. Building, Roxas
Boulevard, Ermita, Manila

OFFICE OF THE RED

To/FOR: 

- () Please RUSH
() Please attend/act
(x) For your information / record/action
() For RED's signature

REMARKS:

MEMORANDUM

FOR : The Regional Executive Director
DENR -R4, MIMAROPA, 1515 L & S-Building
Roxas Boulevard, Ermita, Manila

Attention : The Chief Land Management Division

FROM : Provincial Environment and
Natural Resources Officer

SUBJECT : REQUEST FOR APPROVAL OF SALE OF PATENTED LANDS
COVERED BY HOMESTEAD PATENTS.

DATE : February 20, 2014

ANICE TO S. MANUBE
Chief of Staff, ORED
and Concurrent Chief, P

REGIONAL ENVIRONMENTAL DIRECTOR

DOC. NO. 00ed-14-006005

RECEIVED

2/25/14

Sheila

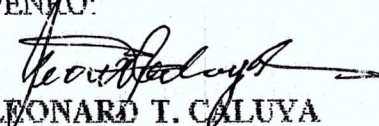
Forwarded is the memorandum of CENRO Puerto Princesa City dated February 17, 2014 attach the hereunder sets of request for approval of sale of patented lands supplied with Secretary's Certificate and Addendum to Deed of Absolute Sale in compliance to the standing memorandum dated January 16, 2014 issued by OIC-RED Oscar C. Dominguez, thus;

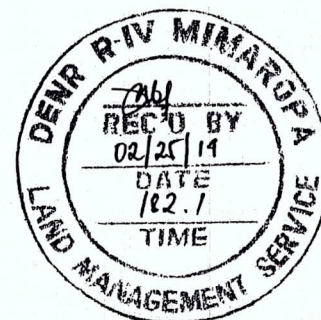
1. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8054;
2. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7765;
3. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8055;
4. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8060;
5. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8066;
6. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8075;
7. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7766.

For his information, verification and consideration.

For the PENRO:

OFFICE OF THE LAND MANAGEMENT DIVISION REGIONAL IVB-MIMAROPA	
RECEIVED	
BY <i>Imoa</i>	DATE 27 FEB 2014
0044-02-0039 p-128	


LEONARD T. CALUYA
Chief FMS/Office-In-Charge



- CE
1. CENRO Puerto Princesa City
 2. Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita Manila

MEMORANDUM FOR THE SECRETARY

FROM : The OIC, Regional Executive Director
DENR IV-B, MIMAROPA

SUBJECT : **APPROVAL OF SALE OF PATENTED LANDS**
ORIGINAL CERTIFICATE OF TITLE NO. 7766 COVERING
LOT NO. 39, GSS-4A-000059, BRGY. BACUNGAN, PUERTO
PRINCESA, PROVINCE OF PALAWAN

Forwarded herewith for consideration and approval of a copy of a document entitled Deed of Absolute Sale. The same is being submitted in accordance with Section 148, Commonwealth Act, No. 141, as amended and implemented by DENR Administrative Order No. 98-24 dated 02 January 1998. The afore-said Deed of Absolute Sale was executed by the REBECCA M. DELA CRUZ in favor of BIGFOOT BEACH DEVELOPMENT CORPORATION REPRESENTED BY FABIANITO S. INIT involving Lot No. 39, GSS-4A-000059, located in Brgy. Bacungan, Puerto Princesa City, Palawan, and containing an area 49,999 square meters. The tract of land subject hereof was originally granted to REBECCA M. DELA CRUZ by virtue of Homestead Patent No. 045316-08-3766 issued on 17 July 2008 and registered as Original Certificate of Title No. 7766 of the Land Records of the Office of the Register of Deeds of the Province of Palawan.

Submitted with the Deed of Sale are the following documents:

1. Electronic copy of OCT No. 7766;
2. Affidavit of Non-Tenancy;
3. Affidavit of Non-Claims and Conflicts;
4. Affidavit of Total Landholding executed by the Buyers;
5. Authenticated copy of Deed of Sale;
6. Certificate of Tax Declaration No. 002-21505.
7. Land Use Classification

The Approval Fee of P 100.00 required in DENR Administrative Order No. 20, Series of 1993 has been paid under Official Receipt No. 1003875-B dated 30 October 2013.

The herein VENDOR acquired ownership of the land subject of the Deed of Absolute Sale by virtue of the afore-mentioned Homestead patent. The title is free from any liens and encumbrances.

It appearing that the said Deed of Absolute Sale does not contrast the provisions of the Public Land Law and rules and regulations promulgated hereunder it is recommended that the same be APPROVED.


OSCAR C. DOMINGUEZ

Encls.: as stated

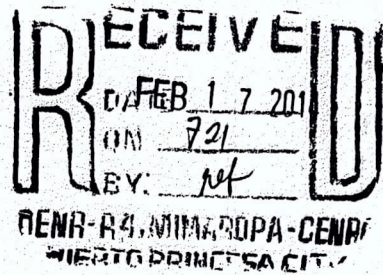
APPROVED:

RAMON J.P. PAJE
Secretary

Jgc/DLI
Approval of sale of patented lands R. Dela Cruz

February 17, 2014

Ms. Enay Garais
CENRO
Puerto Princesa City



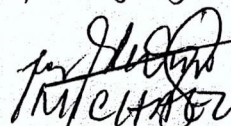
Dear Madam,

In compliance with the directive from the OIC, Assistant Secretary Legal Services RB: Request for approval of sale of lands covered by Homestead Patent. We are pleased to submit the added Requirements as follows:

1. Secretary Certificate
2. Addendum to Deed of Sale

Hoping for your kind & favorable consideration.

Respectfully Yours,


IAN MICHAEL MARCEN



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

*CMS,
for info. & action.
2/19/14*

February 17, 2014

MEMORANDUM

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

FROM : The OIC-Community Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City


SUBJECT : REQUEST FOR APPROVAL OF SALE OF LANDS COVERED BY
HOMESTEAD PATENTS



In compliance with the Memorandum dated 23, December 2013 of the OIC-Assistant Secretary for Legal Services, DENR, Central Office and Memorandum dated January 16, 2014 from the OIC-RED, MIMAROPA, we respectfully submitted herewith is the Secretary's Certificate and Addendum to Deed of Sale regarding to the Request for Approval of Sale and Transfer of O.C.T/Sale/Certificate of Title Nos. 8054; 7765; 8055; 8060; 8066; 8076; and 7766 in favor of Talaudjong Bay Corporation, North Creekpoint Properties, Inc., Talaudjong Properties, Inc.; Talaudjong Development Corp., Talaudjong Ventures, Inc. and Bigfoot Beach Development, located at Sitio Talaudjong, Bgy. Bacungan, Puerto Princesa City.

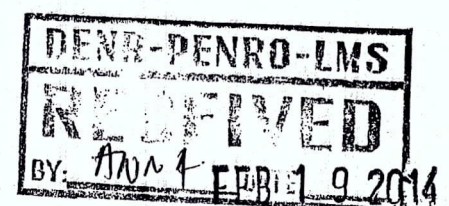
For his information, record, evaluation and further consideration.

For and in the Absence of the CENRO:


ENG. R. REX S. VELASCO
Chief Land Management Services
(In-Charge Office of the CENRO)

Copy furnished:

- Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princes City
- CENRO/file



ADDENDUM TO DEED OF SALE

This is an addendum to the Deed of Absolute Sale executed on August 5, 2013 under Doc. No. 523, Page No. 106, Book No. XXV, Series of 2013 before a Notary Public Atty. Allan B. Carlos.

This addendum executed by and between **Rebecca M. Dela Cruz** of legal age, Filipino, and residents of Bgy. San Pedro, Puerto Princesa City, herein known as Seller and **BIGFOOT BEACH DEVELOPMENT CORP.** (the "BUYER"), represented herein by Mr. Fabianito S. Init, a corporation organized and existing under Philippine laws and with principal office at White House Bldg., Saac II Road, Brgy. MactanLapu-Lapu City.

WITNESSETH

WHEREAS, the Buyer represented by its attorney-in-fact and the Seller had executed a Deed of Absolute Sale as mentioned above and to which document and document is executed as an addendum.

WHEREAS, the above mentioned Sale of **Lot No. 39, GSS-4A-000059** in favor of buyer and located at Brgy. Bacungan with an area of **Forty nine thousand nine hundred ninety nine (49,999) Sq. m.** is required by Department of Environment and Natural Resources to be validated or consented to personally and in writing by the sellers and that section 119 of Commonwealth Act 141 be made specifically applicable to the said sale and that the purpose of the buyer in the purchase of the property be likewise declared.

NOW THEREFORE, the seller and buyer hereby agree to categorically declare the application of section 119 of CA No. 141 to the above mentioned sale such that the sale is subject to repurchase by the seller, his widow or legal heirs within a period of five years from the date of conveyance.

The Buyer hereby declare that pursuant to its corporate powers, the purchase of the property is exclusively for the purpose of developing the property solely for commercial purposes.

IN WITNESS WHEREOF, the parties hereby executed this addendum this FEB 04 2014 at Puerto Princesa City.


Rebecca M. Dela Cruz
Seller
SSS No. 04-1512043-6

BIGFOOT BEACH DEVELOPMENT CORP.

Buyer

Represented by:


Fabianito S. Init

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PUERTO PRINCESA CITY)

At Puerto Princesa City this 01-25-14, personally appeared before me, **Rebecca M. Dela Cruz** with her SSS No. 04-1512043-6, personally known to me to be same person who executed the foregoing instrument known as Addendum to Deed of Sale of Lot No. 39, GSS-4A-000059 and acknowledged that the same is her free and voluntary act and deed, and who witnesses affixed their signatures on all two pages of this document. The identity of the person is personally known to the notary public.

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

Doc. No. 420
Page No. 85
Book No. 241
Series of 2014

ATTY. EDGAR O. FALAY
NOTARY PUBLIC
UNTIL DECEMBER 31, 2014
PTR NO. 0651655 - 1/02/2014
IBP NO. 895628 - 1/06/2014
ROLL NO. 31451

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CEBU CITY)

At Cebu City this FEB 04 2014, personally appeared before me, **Fabianito S. Init** with his LTO ID No. 601-79-035734, personally known to me to be the same person who executed the foregoing instrument known as Addendum to Deed of Sale of Lot No. 49, GSS-4A-000059 and acknowledged that the same is his free and voluntary act and deed, who together with his witnesses affixed their signatures on all two pages of this document. The identity of the person is personally known to the notary public.

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

Doc No. 355
Page No. 72
Book No. XXV
Series of 2014

ATTY. DERVIS R. SENICA
NOTARY PUBLIC
COMMISSION NO. 0402 UNTIL 12/31/14
ROLL OF ATTORNEY NO. 46848
PTR NO. 4383011 - 01-09-14 / CEBU CITY
IBP NO. 15814 / 01-15-14 / CEBU CITY
GROUND FLOOR, AMV BROS. BLDG.,
NO. 9 F. CABAUG ST., AYALA ACCESS ROAD
MABOLO, CEBU CITY, PHILIPPINES 6000

Republic of the Philippines)
City of Cebu)S.S.

SECRETARY'S CERTIFICATE

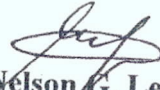
I, **Atty. Nelson G. Leyco**, Filipino, single, of legal age, with address at #11 Woodpecker St., Sto. Nino Village, Banilad Cebu City, after having been duly sworn in accordance with law, hereby depose and state that:

1. I am the Incumbent Assistant Corporate Secretary of **Bigfoot Beach Development, Corp.** (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines;
2. During a special meeting of the Board of Directors of the Corporation held on January 21, 2014, where a quorum was present, the following resolutions were unanimously approved and adopted:

"RESOLVED, that the Board of Directors of **Bigfoot Beach Development, Corp.** (the "Corporation") ratify, as they hereby ratify, the intention of the Corporation to use Lot No. 39, GSS-4A-000059, located in Talaudjong, Puerto Princesa City, Palawan, exclusively for commercial purposes."

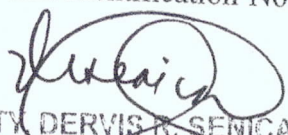
3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of January, 2014 at Cebu City, Philippines.


Atty. Nelson G. Leyco
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me at the City of Cebu this 22nd day of January, 2014 affiant having exhibited to me his Tax Identification No. 230-394-616.

Doc. No. 272
Page No. 56
Book No. XXXV
Series of 2014.


ATTY. DERVIS R. SENICA
NOTARY PUBLIC
COMMISSION NO. 0407; UNTIL 12/31/14
ROLL OF ATTORNEY NO. 45343
PTR NO. 145734 / 1-8-12 / CEBU CITY
IBP NO. 912422 / 1-9-13 / CEBU CITY
2/F OFFICE SUITE NO. 8 110 V. RANUDO ST., CEBU CITY

Republic of the Philippines)
City of Cebu)S.S.

SECRETARY'S CERTIFICATE

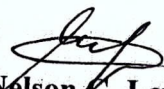
I, **Atty. Nelson G. Leyco**, Filipino, single, of legal age, with address at #11 Woodpecker St., Sto. Nino Village, Banilad Cebu City, after having been duly sworn in accordance with law, hereby depose and state that:

1. I am the Incumbent Assistant Corporate Secretary of **Bigfoot Beach Development, Corp.** (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines;
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"RESOLVED, that the Board of Directors of **Bigfoot Beach Development, Corp.** (the "Corporation") ratify, as they hereby ratify, the intention of the Corporation to use Lot No. 39, GSS-4A-000059, located in Talaudjong, Puerto Princesa City, Palawan, exclusively for commercial purposes."

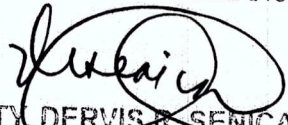
3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of January, 2014 at Cebu City, Philippines.


Atty. Nelson G. Leyco
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me at the City of Cebu this 22nd day of January, 2014 affiant having exhibited to me his Tax Identification No. 230-394-616.

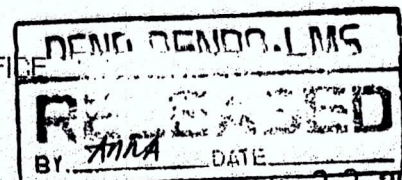
Doc. No. 272
Page No. 51
Book No. XXV
Series of 2014.


ATTY. DERVIS R. SENICA
NOTARY PUBLIC

COMMISSION NO. 0407; UNTIL 12/31/14
ROLL OF ATTORNEY NO. 46348
PTR NO. 145734 / 1-8-12 / CEBU CITY
IBP NO. 912422 / 1-9-13 / CEBU CITY
2/F OFFICE SUITE NO. 8 110 V. RANUDO ST., CEBU CITY



Republ of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denrpalawan@yahoo.com



JAN 23 2014

MEMORANDUM

TO : Community Environment and
Natural Resources Officer
Puerto Princesa City

FROM : Provincial Environment and
Natural Resources Officer

SUBJECT : REQUEST FOR APPROVAL OF SALE OF LANDS COVERED BY
HOMESTEAD PATENTS.

DATE : January 21, 2014



Referred is the memorandum of the RED Oscar C. Dominguez dated January 16, 2014 along with the memo-instruction from the Assistant Secretary for Legal Services dated December 23, 2013 and the complete set of documents representing the request for approval of sale of seven (7) original certificate of titles filed by Mr. Ian Michael M. Marcelo.

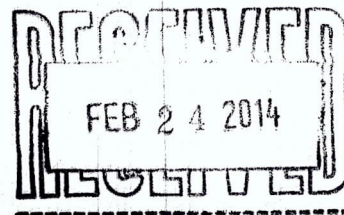
Please inform direct the party and assist to ensure full-compliance to the detailed instruction of the office of the Honorable Secretary.


JUAN C. DELA CRUZ

CE

1. Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City

JPL/akc (01.21.2014)



MEMORANDUM

TO : The PENR Officer
Sta. Monica, Puerto Princesa City

FROM : The OIC-Regional Executive Director and
Concurrent Regional Technical Director for Lands

SUBJECT : **REQUEST FOR APPROVAL OF SALE OF LANDS
COVERED BY HOMESTEAD PATENTS**

DATE : **16 JAN 2014**

Referred herewith is the Memorandum dated 23 December 2013 of the OIC, Assistant Secretary for Legal Services specifying the requirements in order that the subject request may be considered favourably. Also enclosed are the complete records appertaining thereto consisting of the following:

1. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8054;
2. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7765;
3. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8055;
4. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8060;
5. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8066;
6. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8076;
7. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7766;

Please advise the proponent to comply with the said requirements accordingly.

FOR COMPLIANCE OF REQUIREMENTS


OSCAR C. DOMINGUEZ

Encls.: as stated:

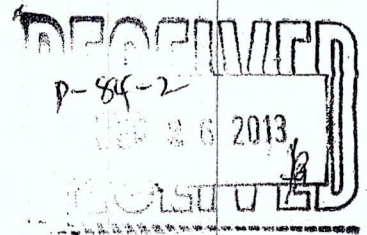
Cc

Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City

Jgc/DLI
GR 14-01-0023 P244



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 929-66-26 to 29 • (632) 929-62-52
929-66-20 • 929-66-33 to 35
929-70-41 to 43



MEMORANDUM

TO : The OIC, Regional Executive Director
DENR Region IV-B, MIMAROPA

FROM : The OIC, Assistant Secretary
Legal Services

SUBJECT : REQUEST FOR APPROVAL OF SALE
OF LANDS COVERED BY HOMESTEAD
PATENT

DENR - R-IV-B	
OFFICE OF THE	
REGIONAL EXECUTIVE DIRECTOR	
DOC. NO.	
RECEIVED	RELEASED
BY: <i>chela</i>	BY:
DATE: 12/26/13	DATE:
TIME:	TIME:

DATE : 23 December 2013

This has reference to the memorandum dated November 11, 2013 from that Office requesting approval of the sale of Seven (7) parcels of lands covered by Homestead Patents in favor of the private Corporations named therein.

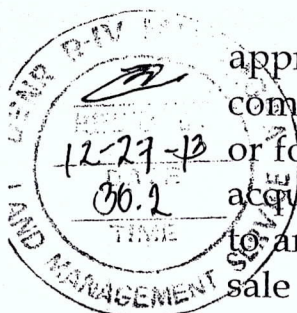
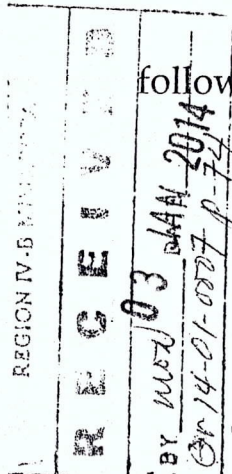
After careful review of the documents forwarded to this Office, the following were observed:

1. All the public land grantees are represented by one Ian Michael M. Marcelo in all the Deed of Absolute Sale forwarded to this Office.
2. The purpose of the Sale was not established.

The pertinent applicable provisions of Commonwealth Act 141 on this matter are as follows:

Sec. 119. Every conveyance of land acquired under the free patent or homestead provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of conveyance.

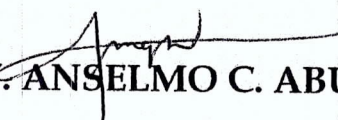
Sec. 121. Except with the consent of the grantee and the approval of the Secretary of Natural Resources, and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association, or partnership may acquire or have any right, title, interest, or property right whatsoever to any land granted under the free patent, homestead, or individual sale provisions of this Act or to any permanent improvement on such land.



Stated otherwise, the following are the requirements:

1. There must be a consent from the grantee. Considering that all the public land grantees are represented in the Deed of Absolute Sale, their separate written consent of the conveyance must be secured.
2. The conveyance is subject to repurchase by the applicant/grantee, his widow, or legal heirs within a period of five (5) years from the date of the conveyance. This legal condition set by law must be included and expressly provided in the Deed of Absolute Sale.
3. As stated in the above quoted provision of C.A. 141, the conveyance of the land, covered by Homestead Patent, must be solely for commercial, industrial, educational, religious or charitable purposes for a right of way. In the instant request, it was not clearly established the particular purpose of the sale. The Articles of Incorporation attached to the request is not sufficient to establish the particular purpose of the Sale considering the numerous primary and secondary corporate purposes stated therein.
4. Approval of the DENR Secretary.

Please be guided accordingly.


ATTY. ANSELMO C. ABUNGAN

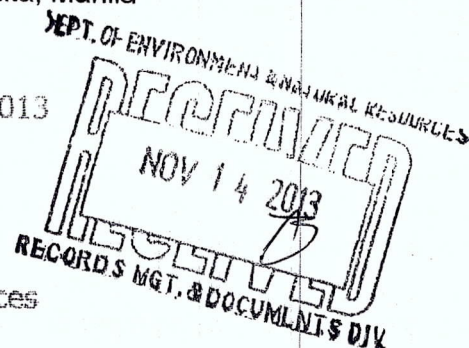


Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita, Manila

274370

DENR/SEC - LEGAL AFFAIRS
Date of Receipt: NOV 18 2013
Time: 9:00 AM
Received by: [Signature]

November 11, 2013



MEMORANDUM FOR THE SECRETARY

THRU : The OIC-Assistant Secretary for Legal Services
FROM : The Regional Executive Director
SUBJECT : REQUEST FOR APPROVAL OF SALE OF PATENTED LANDS COVERED BY HOMESTEAD PATENT

Forwarded are the Memoranda all dated October 30, 2013 of CENRO Puerto Princesa recommending the approval of Deeds of Sale of the following Homestead lots in favor of private corporations:

1	Lot 49, Gss-4A-000059 (OCT No. 8054)	Talaudjong Bay Corporation
2	Lot 1, Ccs-04-002627-D (OCT No. 7765)	North Creekpoint Properties, Inc.
3	Lot 42, Gss-4A-000059 (OCT No. 8055)	Talaudjong Properties, Inc.
4	Lot 46, Gss-4A-000059 (OCT No. 8060)	Talaudjong Development Corp.
5	Lot 5, Ccs-04-002627-D (OCT No. 8066)	Talaudjong Bay Corporation
6	Lot 41, Gss-4A-000059 (OCT No. 8076)	Talaudjong Ventures, Inc.
7	Lot 39, Gss-4A-000059 (OCT No. 7766)	Bigfoot Beach Development Corp.

DENR LEGAL SERVICE

RECEIVED BY: [Signature]
TIME: 10:20 AM
DATE: NOV 20 2013

Page 1 of 2

ds. 2011-7-

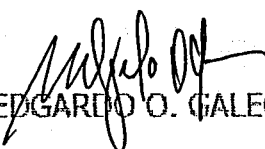
20
LANDS - 1450 - 2

It is provided under Section 121 of CA 141:

"Except with the consent of the grantee and the approval of the Secretary of Natural Resources, and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association, or partnership may acquire or have any right, title, interest, or property right whatsoever to any land granted under the free patent, homestead or individual sale provisions of this Act or any permanent improvement on such land xxx-xxx"

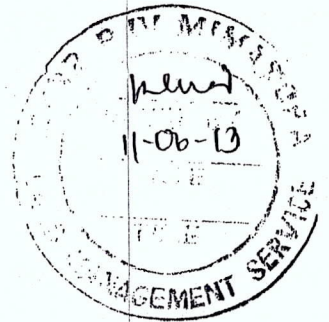
Pursuant to the above-cited Provision, it is respectfully requested that approval of the sales be made considering that all the requirements are complied with.

For the Honorable Secretary's information and further instruction.


EDGARDO O. GALEON



Re. of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denrpalawan@yahoo.com



Handwritten:
LMD.
In consultation
if necessary refer
to the Chief Legal
Div. for action, pls.
11/6/13

MEMORANDUM

TO : The Regional Executive Director
DENR-R4, MIMAROPA, 1515 L & S Building
Roxas Blvd., Ermita, Manila

ATTENTION : The Chief, Land Management Division
The Chief, Legal Division

FROM : The Provincial Environment and
Natural Resources Office

SUBJECT : REQUEST FOR APPROVAL OF SALE OF
PATENTED LANDS COVERED BY
HOMESTEAD PATENT

DATE : 05 November 2013

Handwritten:
Graft
11/6/13

Forwarded are the memorandums of CENRO Puerto Princesa City all dated October 30, 2013 recommending the approval of Deeds of Sale of the following homestead lots in favor of private corporations to wit:

- | | |
|---|------------------------------------|
| 1. Lot 49, Gss-4A-00059
(OCT No. 8054) | Bigfoot Beach Development Corp. |
| 2. Lot 1, Ccs-04-002627-D
(OCT No. 7765) | North Creeckpoint Properties, Inc. |
| 3. Lot 42, Gss-4A-000059
(OCT No. 8055) | Talaudjong Properties, Inc. |
| 4. Lot 46, Gss-04-000059
(OCT No. 8060) | Talaudjong Development Corp. |
| 5. Lot 5, Ccs-04-002627-D
(OCT No. 8066) | Talaudjong Bay Corp. |
| 6. Lot 41, Gss-4A-000059
(OCT No. 8076) | Talaudjong Ventures Inc. |
| 7. Lot 39, Gss-4A-000059 | Bigfoot Beach Development Corp. |

In as much that the sale involves a corporation, it is respectfully requested that a clearance for the issuance of authority to sale be issued pursuant to Section 121 of CA 141 and Section 7 of Article XII of the Constitution.

For his ready reference, clearance and/or instruction

Handwritten signature: JUAN C. DELA CRUZ

Copy Furnished:

1. Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City
2. CENRO Puerto Princesa City

OFFICE OF THE LAND MANAGEMENT DIVISION DENR-R4 MIMAROPA	
RECEIVED	DATE
BY: <i>Handwritten initials</i>	06 NOV 2013
13-11-0201 P-360	



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 929-66-26 to 29 • (632) 929-66-33 to 35
929-7041 to 43; 929-6252; 929-1669
Website: <http://www.denr.gov.ph> / E-mail: web@denr.gov.ph

7020-30897	
DENR MIMAROPA	
RECORDS SECTION	
RECEIVED	
BY: <i>Pure</i>	
DATE: MAR 11 2020	
TIME:	

MEMORANDUM

FOR : **THE REGIONAL EXECUTIVE DIRECTOR**
DENR – Region 4B
Ermita, Manila

FROM : **THE ASSISTANT SECRETARY**
Field Operations – Southern Luzon

SUBJECT : **LETTER DTD 10/18/2019 REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS 4A-000059 COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENRCO-ASRMD-2020-001489)**

DATE : **02 MAR 2020**

Referred herewith for appropriate action is the letter from concerned Ms. Rebecca M. Dela Cruz dated 18 October 2019 addressed to the DENR Secretary Roy A. Cimatu pertaining to the abovementioned subject.

Accordingly, the letter is a request for reconsideration for the approval of sale of patented lands covered by Homestead Patents.

In this regard, you are hereby instructed to act immediately on the subject matter and coordinate directly to the concerned party consistent with existing laws, rules and regulations. Please apprise spouses Ms. Dela Cruz of any development and/or status of their request, copy furnished the undersigned on the actions taken for monitoring and records purposes.

FOR IMMEDIATE COMPLIANCE.


GILBERT C. GONZALES, CESO III

DENR - R - IV - B	
OFFICE OF THE	
REGIONAL EXECUTIVE DIRECTOR	
DOC. NO. <i>CO-2020-30897</i>	
RECEIVED	RELEASED
BY: <i>[Signature]</i>	BY:
DATE: MAR 11 2020	DATE:
TIME:	TIME:

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica Puerto Princesa City

March 5, 2007

LOT VERIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the tract of land identified as Lot No. 39, Gss-04A-000059
Identical to lot No 11593, Cad-800-D located at Barangay
Bacungan Puerto Princesa City containing an area of 49,999
square meters has been verified to be within ALIENABLE AND DISPOSABLE AREA per
approved Land Classification Map No. 3620, Project No. 1-Z-A, Blk. I, certified
on August 31, 2004

This certification is issued upon request of Rebecca M. Dela Cruz for
the purpose of Homestead Application

Verified by:

NOEL V. SUMIDO
OIC Forest Engineering/LC Unit

Attested by:

CONRADO M. CORPUZ
Chief, Forest Mgmt. Services

Approved by:

ROGELIO D. PAGLINAWAN
Community Environment and
Natural Resources Officer

10-30-13
RECEIVED
OFFICE OF THE
ATTORNEY GENERAL
DEPARTMENT OF JUSTICE
MANILA

486
RECORD NO.
BOOK NO.
SERIES OF.

ATTY. EDUARDO M. PALMA
NOTARY PUBLIC
LIT. DEC. 31/2014
PTR NO. 0556488 01/07/2013
CPA NO. 295465 12/07/2012
ROLL NO. 5145



Republic of Philippines
Department of Environment and Natural Resources
MIMAROPA Region

DENR PENRO
REGIONAL RECORDS
RECEIVED

10-07-2022 22-9211

MEMORANDUM

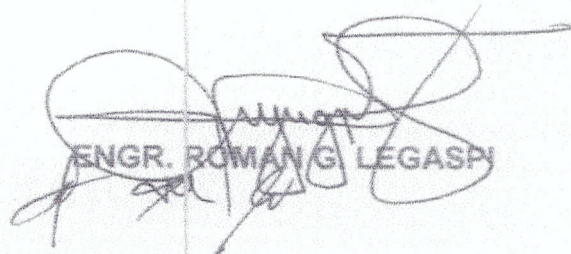
FOR : THE ASSISTANT REGIONAL DIRECTOR FOR TECHNICAL SERVICES

FROM : THE OIC-CHIEF, SURVEYS AND MAPPING DIVISION

SUBJECT : CONFIRMATION OF LAND CLASSIFICATION

DATE : AUG 31 2022

The undersigned confirms the findings of the CENR Officer of Puerto Princesa, Palawan that Lot No. 3937, Cad-800-D is within Alienable and Disposable land of the public domain after verification through the Land Administration and Management System (LAMS) Philippines.


ENGR. ROMANG LEGASPI

Copy furnished:

The Regional Executive Director
DENR MIMAROPA Region

Blanco, Juan Nabil

SMD/LESS/CKAA/8-25-22

SN Blg. 071792

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNCAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG Puerto Princesa

Katibayan ng Orihinal na Titulo

Blg. 7266

Pinagkasunduan ayon sa Seksyon 103 ng Atay sa Patalaan ng Ari-arian (Atas ng Pangulo ng Pilipinas) sa
Pto. Princessa City noong ika-12th ng July taong labinsiyam na raan
at 2008, at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN

REHIYON BLG.

"PATENTE NG HOMISTED" Blg. 0463/6-08-3766

SALAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI.

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata 4 Komonwelt Blg. 141, ayon sa pagkakasusog
na nangangasiwa sa pagpapahimutang ng mga bahagi ng ari-arian ng bayan, at ang pag-pangkin ni
REBECCA M. DELA CRUZ ng misagawa ng naalinsunod sa batas para sa isang lawak ng lupang
pansakahan na nasa Barangay Bacungan, Bayan ng Lungsod ng Pto. Princessa
ng Palawan, Pulo ng Palawan, Pilipinas, na may kabuuang
sukat na 59 hektarya, 59 centares.

ayon sa opisyal na plat ng surbey sa sinupan at inilalarawan sa likel nila.
NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, Na sa bsa ng kapangyarihan ng Konstitusyon
ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito at ang binanggit na Batas Komonwelt Blg. 141,
ayon sa pagkakasusog at mga karagdagan Batas ay ipinagkaloob sa pamamagitan nito kay

REBECCA M. DELA CRUZ

Filipina, may sapat na gulang, kahalagang bayad
at nakatira sa San Pedro, Lungsod ng Pto. Princessa, isang lawak ng lupang bayad na
inilalarawan sa itaas.

NA HAWAKAN AT ARIIN ang nabanggit na sukat ng lupa na kalakip ng lahat ng karapatan at pribi-
lehiyo na nauukol dito kay **REBECCA M. DELA CRUZ** at sa kanyang
tagapagmana o mga tagapagmana, o pinaglipatan na sasailalim sa mga tadhana ng Seksyon 118, 119, 121,
122 at 124 na ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog na nagtatakda, maliban sa kapakanan ng
Pamahalaan o alinmang sangay nito, mga yunit o institusyon, ang lupang natamo sa pamamagitan nito ay
hindi maaaring mapasaila at hindi sasailalim ng palaw na sugatin ang tinakdang panahon; na ito'y hindi
ililipat o isasalin pagkatapos ng limang (5) taon at sa loob ng susunod na dalawang-pul-lumang (25) taon ng
walang pagpapahibay ng Kalihim ng Kapaligiran at Likas na Kayamanan; na bawat paglipat ng natamang
lupa alinsunod sa mga tadhana ng batas homisted, kung nararapat, ay sasailalim sa muling pagbitt ng
aplikante, ang nabalo, o legal na tagapagmana sa loob ng limang (5) taon mula sa petsa ng pagbibiti, sa gayon,
maliban kung pinatutulan ng pinagkalooban at pinagibay ng Kalihim ng Kapaligiran at Likas ng
Kayamanan at para lamang sa mga layuning pang-komersiyal, pang-industriya, pang-edukasyon, pang-
relihiyon at pagkakaibang-gawa o para sa karapatan sa pagdaan; walang korporasyon, samahan o bakasan
ang maaaring magtamo o magkaroon ng kahit anang karapatan, titulo, benepisyo o karapatan sa
paggamit ng lupa ng nabanggit na lupa; at sasailalim din sa lahat ng mga kondisyon, mga pagtutasa ng bayan
at paggamit ng iba na kindala at tinakda ng batas, lalo na iyong mga binabanggit sa Seksyon 109, 110, 111,
112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bsa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
GLORIA MACAPAGAL, ARHOYO, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang
putente ang mga kasulatang ito at ikinihal ang tatak ng Republika ng Pilipinas

Nilagdaan sa **PUERTO PRINCESSA CITY**, ngayong ika-17 JUL 2008, sa taon
ng Atung Panginoon, Labinsiyam na raan

**SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS**

JOAN C. DELA CRUZ

DIC-PENAL

Nakatira sa Talaan ng mga Kasulatan ng
Lalawigan/Lungsod ng Puerto Princessa
alinsunod sa tadhana ng Seksyon 103 ng Atas
Pangulo Blg. 1529, ngayong ika-28th ng
August labinsiyam na raan at 2009, sa
10:05 a.m.

Puerto Princessa City
(Tirahan ng May-ari)

ATTY. MA. RACHEL FE. FAEROS-DILIO
Tagatala ng mga Kasulatan at Ari-arian

Page -A OC 1966 7/2/9

(TECHNICAL DESCRIPTION)

LOT NO. 39, GSS-4A-000059

Beginning at a point marked "1" of Lot No. 39, Gss-4A-000059, being N 80-02 E,
3460.76 M. From Tie Point US C & GS Triangulation point (1966) Hen & Chicken Island,
Puerto Princesa City, thence

S. 08-24 E., 226.95 m. to point 2,

S. 88-20 W., 286.89 m. to point 3,

N. 27-01 E., 294.16 m. to point 4,

S. 76-19 E., 123.47 m. to point 1,

Point of beginning.

Containing an area of FORTY NINE THOUSAND NINE HUNDRED NINETY
NINE (49,999) SQUARE METERS.

All corners are marked on the ground by B.L. Cyl. Conc. Mons. 15 x 60 Cms.

Bounded on the NE., along line 4-1 by South China Sea, along line 1-2 by Lot 41,
Gss-4A-000059, on the S., along line 2-3 by Road, and on the SW., along line 3-4 by Public
Land.

Bearings true

This lot was surveyed by Geodetic Engineer Rafael P. Sevilleja on November 27,
1982 to January 27, 1983 and was approved on March 8, 1984, in accordance with law and
existing regulations promulgated thereunder.

NOTE: This lot is covered by H.A. No. 045316-714, Entry No. 045316-544 and is
identical to Lot No. 11593, Cad-800-D.

CERTIFIED CORRECT.

REX S. VELASCO
Engineer

recp
checked by

(Continued on Additional Sheet Page
Register of Deeds)

MEMORANDUM OF ENCUMBRANCES

Entry No.

Entry No. 6994: SPECIAL POWER OF ATTORNEY: Executed by Rebecca M. Dela Cruz, appointing and constituting Ian Michael M. Marcelo, as her true and lawful Attorney-In-Fact, to claim, get and receive the Owner's Duplicate Copy of this title. Acknowledged before Atty. Edgar O. Palay, Notary Public PPCity per Doc. No. 155, Page No. 32, Book No. 308, Series of 2009.

Date of Instrument : Aug. 26, 2009

Date of Inscription : Aug. 28, 2009 at 10:00 a.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

CERTIFICATION

This is to certify that this title has been issued to the one who claims to be IAN MICHAEL M. MARCELO with CIC No. CO760454 issued on JUNE 26, 2009 at Puerto Princesa City w/ latest PP. Vol. 33-01781

City of Puerto Princesa. AUG. 28, 2009

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

(Continued on Page-C,

Register of Deeds

It is hereby certified that this is a true electronic copy of the document 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. Issued at Registry of Deeds of Puerto Princesa City. Requested By: PAMELA GRACE EUGOGCO

Ref. No. : 2013004367

OR No. : 1004854291

Date : 8/20/2013

OR Date : Aug 19 2013

(Continued from Page -B)

(Continued on Additional Sheet Page)

Register of Deeds

It is hereby certified that this is a true electronic copy of the document 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. Issued at Registry of Deeds of Puerto Princesa City. Requested By: PAMELA GRACE EUCOGCO

Ref. No. : 2013004367 OR No. : 1004854291
Date : 8/20/2013 OR Date : Aug 19 2013

**AFFIDAVIT OF NON TENANCY/NO CONFLICT AND TOTAL
LANDHOLDINGS**

I, IAN MICHAEL M. MARCELO, of legal age, Filipino, married, resident of San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 144 Page No. 39; Book No. 337 Series of 2013 executed before Notary Public Edgar O. Palay after being sworn to in accordance to law hereby depose and say:

1. That Rebecca M. Dela Cruz is the registered owners of a parcel of land with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less and covered by Katibayan ng Orihinal na Titulo No. **7766** of the Registry of Deeds of Puerto Princesa City at Bacungan, Puerto Princesa City.
2. That the above described parcel of land is part of her total landholdings and it is her retention area as she has no other agricultural landholding and it is not beyond five hectares in area.
3. That I certify that the said parcel of land is not tenanted but under direct cultivation and development, and that there are no other persons occupying such land. Neither is there any claim, suit, action of whatever kind over the said property.
4. That this affidavit is executed in compliance to DAR Administrative Order No. 1 series of 1989.

IN WITNESS WHEREOF, I have hereunto set my hand this August 5, 2013 at Puerto Princesa City.

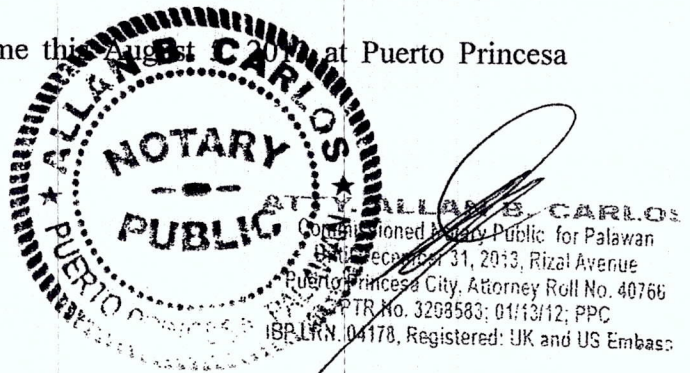
Rebecca M. Dela Cruz

As represented by:


IAN MICHAEL M. MARCELO
Affiant/Attorney in fact

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 18
Page No. 5
Book No. XXV1
Series of 2013.



BARC Chairman

AFFIDAVIT OF NOTICE TO ADJOINING LOT OWNERS

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S

I, IAN MICHAEL M. MARCELO, of legal age, married, Filipino, resident of Bgy. San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 196, Page No. 37; Book No. 337; Series of 2013 executed before Notary Public edgar o. Palay, after being sworn hereby depose and says:

That the principal sold the parcel of land known as **Lot No. 39, GSS-4A-000059** with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters covered by Katibayan ng Orihinal na Titulo No. 7766 to **Bigfoot Beach Development Corp.** and prior to the sale of the said lot, the adjoining lot owners were notified of the sale of the said lot through my duly authorized representative.

That I am executing this affidavit to attest to the truth of the foregoing facts and to comply with the requirements at Registry of Deeds of Palawan.

IN WITNESS WHEREOF, I have hereunto affix my hand this August 5, 2013 at Puerto Princesa City.

Rebecca M. Dela Cruz


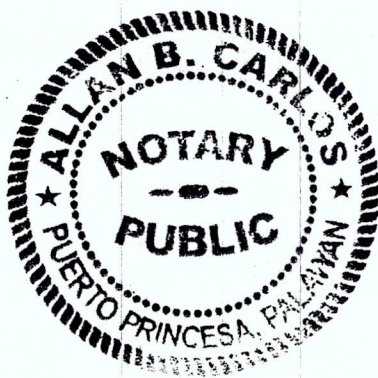
As represented by:



IAN MICHAEL M. MARCELO
Affiant

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 17
Page No. 5
Book No. XXVI
Series of 2013.



ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 40766
PTR No. 3208583; 01/13/12; PPC
IBP LRN. 04178, Registered: UK and US Embass.

SELLER'S AFFIDAVIT

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S

I, IAN MICHAEL M. MARCELO, of legal age, Filipino, married, resident of San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 146, Page No. 39; Book No. 337; Series of 2013 executed before Notary Public Edgar O. Palay after being sworn to in accordance to law hereby depose and say;

1. That the land conveyed to **Bigfoot Beach Development Corp.** with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less, in a Deed of Absolute Sale executed before Notary Public Atty. Allan B. Carlos under document no. 53; page no. 106; book no. 337; series of 2013, is part of her (Rebecca M. Dela Cruz) retention area or a portion of her retention area of not more than 5 hectares;

2. That this affidavit is executed in compliance with DAR Administrative Order No. 1, Series of 1989 as well as to show proof that the land subject of the above mentioned transaction is a retention or portion of a retention area.


3. That the above mentioned parcel of land is not involved in any litigation or subject of any case and have no pending case filed before the Department of Agrarian reform Adjudication Board (DARAB), or any of the adjudication, the DAR, the Courts or Office of the President.

AFFIANT SAYETH NONE.

In witness whereof I hereunto affix my signature this August 5, 2013 at Puerto Princesa City.

Rebecca M. Dela Cruz

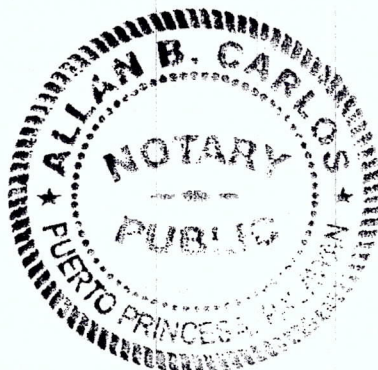
Represented by:



IAN MICHAEL M. MARCELO
Affiant/Attorney in fact

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 19
Page No. 5
Book No. XXVI
Series of 2013.

BARC CHAIRMAN




ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 40766
PTR No. 3269583; 01/13/12; PPC
IBP LRN 04178, Registered: UK and US Embassy

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

Rebecca M. Dela Cruz, widow of legal age, Filipino and a resident of Brgy. San Pedro, Puerto Princesa City, (the "SELLERS") herein represented by her Attorney-in-fact **IAN MICHAEL M. MARCELO**, of legal age, Filipino, Resident of Brgy. San Pedro, Puerto Princesa City by virtue of Special Power of Attorney executed before Notary Public Edgar O. Palay dated July 19, 2013, under Doc. No. 196; Page No. 39; Book No. 337; Series of 2013, by these presents and in consideration of the sum of **FIVE HUNDRED THOUSAND PESOS (PHP 500,000.00)**, Philippine currency, do hereby SELL, TRANSFER and CONVEY unto **Bigfoot Beach Development Corp.** (the "BUYER"), represented herein by Mr. Fabianito S. Init, a corporation organize and existing under Philippine laws and with principal office at White House Bldg., Saac II Road, Brgy. Mactan, Lapu-Lapu City, and to said BUYER's successors and assigns. A parcel of land known as **Lot No. 39, GSS-4A-000059**, covered by Katibayan ng Orihinal na Titulo ("KOT") No.7766 with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less, with technical description as follows:

Lot No. 39, GSS-4A-000059

Beginning at a point marked "1" of Lot No. 39, GSS-4A-000059, being N.80-02 E., 3460.76 M. From Tie Point US C & GS Triangulation point (1966) Hen & Chicken Island, Puerto Princesa City, thence

S. 08-24 E.,	226.95 m. to point 2;
S. 88-20 W.,	286.89 m. to point 3;
N. 27-01 E.,	294.16 m. to point 4;
S. 76-19 E.,	123.47 m. to point 1;
Point of beginning.	

Containing an area of FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE METERS

All corners are marked on the ground by B. L. Cyl. Conc. Mons. 15 x 60 Cms.

Bounded on the NE., along line 4-1 by south china sea; along line 1-2 by Lot 41, Gss-4A-000059; on the S., along line 2-3 by Road; and on the SW., along line 3-4 by Public Land.

Bearing true

This lot was surveyed by Geodetic Engineer Rafael P. Sevilleja on November 27, 1982 to January 27, 1983 and was approved on March 8, 1984, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by H: A. No. 045316-714; Entry No. 045316-544 and is identical to Lot NO. 11593, Cad-800-D.

(the above-described lot is hereinafter referred to as the "Subject Property")

SELLER hereby warrants to the BUYER the following:

1. The Subject Property is owned and registered in the name of the SELLERS and that they are duly authorized to enter into a DEED of Absolute Sale pertaining to an agreement for the sale of the Subject Property;
2. There are no contractually obtained liens, easements, mortgages, or judicially ordered attachments, levies or other encumbrances on or over the Subject Property and the SELLERS have not executed any instrument acknowledging or recognizing the existence of such easements encumbrances or mortgage and there are no occupants or structures

within the Subject Property that would prevent the BUYER from enjoying absolute and peaceful possession thereof;

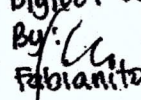
3. No building or structure, fence or any appurtenance on the Subject Property encroaches on any property owned by others and neither is there building, fence or other structure encroaching upon the Subject Property;
4. All governmental permits, approvals, and licenses required in connection with the Subject Property and all the improvements thereon, if any, have been duly obtained, are in full force and effect, and no proceedings are pending or threatened which could lead to a revocation or other impairment thereof;
5. No condemnation proceeding is pending or threatened with respect to the Subject Property;
6. Upon execution of the deed of absolute sale, all taxes, fees, and assessments against the Subject Property or against any of the SELLERS which affect the Subject Property shall have been fully and timely paid.;
7. There is no threatened, existing or pending litigation or action affecting the Subject Property and the execution of the deed of absolute sale will not violate any law or agreement with third parties or require consent thereof;
8. The SELLERS have caused all persons who occupied the Subject Property, who were represented to BUYER as caretakers of the Subject Property, to peacefully and absolutely vacate the same and that the said persons shall not file a case or legally assert their rights or possession over the Subject Property and the improvements thereon or prevent the BUYER from enjoying complete and peaceful possession thereof;
9. SELLERS warrant neither the Subject Property nor any portion of it has been the subject of any conveyance or donation or commitment to sell, convey, donate or encumber, in favor of any third party or government unit, subdivision or office, or has otherwise been encumbered or subjected to any charge or lien;
10. All government taxes, penalties, interest and charges of similar nature legally arising from the transfers or conveyance leading to the acquisition of ownership by the SELLERS over the Subject Property shall be fully paid in due time as per the terms of the agreement. The BUYER shall have the right (but not the obligation) to advance these payments but subject to reimbursement and payment of legal interest and other damages by the SELLER. For purposes of recovering the amounts advanced, BUYER shall have the right to deduct the same from future amortizations or other amounts due to the SELLER.

IN WITNESS WHEREOF, we have hereunto set our hand this August 5, 2013 at Puerto Princesa City.


Rebecca M. Dela Cruz
Seller
SSS No. 04-1512043-6

As Represented by:

IAN MICHAEL M. MARCELO
Attorney-in-fact

Bigfoot Beach Development Corp.
By:  Fabianito S. Init

SIGNED IN THE PRESENCE OF:


Pamela Grace Eucogco


Rosemary Lagrosa

ACKNOWLEDGMENT

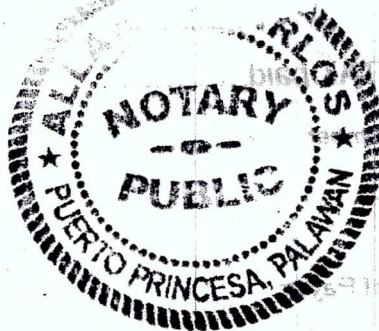
REPUBLIC OF THE PHILIPPINES)
PUERTO PRINCESA CITY)

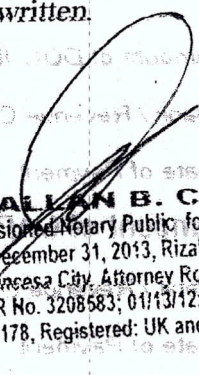
Fabianito S. Imit
LTD # 601-79-035734

At Puerto Princesa City this August 5, 2013, personally appeared before me, Ian Michael M. Marcelo with his TIN NO. 903-811-722, personally known to me to be the same person who executed the foregoing instrument known as Deed of Absolute sale of Lot No. 39, GSS-4A-000059 and acknowledged that the same is his free act and deed and that of his principals. He and the witnesses affixed their signatures on all three pages of this document. The identity of the said person is personally known to the notary public.

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

Doc. No. 523
Page No. 106
Book No. XXV
Series of 2013.




ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 40766
PTR No. 3208583; 01/13/12; PPC
IBP LRN. 04178, Registered: UK and US Embassy

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, REBECCA M. DELA CRUZ of legal age, Filipino, and resident of Puerto Princesa City, for valuable consideration, do hereby IRREVOCABLY NAME, APPOINT and CONSTITUTE IAN MICHAEL M. MARCELO, of legal age, Filipino, married and a resident of San Pedro, Puerto Princesa City, to be my true and exclusive attorney-in-fact, to act for me and in our name, place and stead, to do and perform the following acts and things, namely:

- a. To sell, transfer and convey the Lot No. 39, GSS-4A-000059 covered by Katibayan ng Orihinal na Titulo Blg. 7766 issued by Registry of Deeds of Puerto Princesa City for a price and terms deems satisfactory to attorney-in-fact.
- b. To sign for and in my behalf the appropriate document pertaining to the execution of the power stated herein such as but not limited to Deed of the purchase price as required by existing tax regulations.
- c. To mortgage the above described lot for any loan as a security for such loan and to authorize the mortgagee to sell the same.
- d. To receive in full or in part the proceeds of the sale and encash any check proceeds of such sale.
- e. To apply for and cause the subdivision survey, reclassification or conversion of the above-described land into several parcels of lot, to other uses and classification as maybe allowed by law; and to make representations with the appropriate government offices for the execution of this power as well as to sign for and in my behalf any papers, affidavits or undertaking necessary for the execution of this authority.
- f. To lease and deliver possession of any or all of the above-described property in favor of any person, upon such terms and conditions acceptable to my attorney-in-fact and to sign for and in my behalf the appropriate and necessary documents such as but not limited to Lease of Contract.
- g. To enter into management contract or joint venture involving the use and possessions of the above-described parcel of land, upon such terms and conditions acceptable to my attorney-in-fact and as may be allowed.
- h. To execute and sign the necessary declaration or affidavit or even undertaking pertaining to the execution of any of the powers herein granted, which maybe required by the different government offices, such as, but not limited to the Department of Agrarian Reform, Department of Environment and Natural Resources.
- i. To delegate in whole or in part or all of the powers herein granted or conferred by means of an instrument in writing, in favor of any third persons.
- j. To perform such acts as maybe necessary and required in the execution and the accomplishment of the powers given to him.



Rebecca M. Dela Cruz



HEREBY GIVING and GRANTING unto our said ATTORNEY-IN-FACT full power and authority whatsoever requisite or proper to be made in or about the premises as fully to all legal intents and purpose as I might or could lawfully do if personally present and hereby APPROVING all that said attorney-in-fact shall lawfully do by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 07-19-13
at Puerto Princesa City.

Rebecca M. Dela Cruz
REBECCA M. DELA CRUZ
Principal

SSS # 09-1572049-6

Specimen signature of attorney-in-fact

IAN MICHAEL M. MARCELO
IAN MICHAEL M. MARCELO

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Puerto Princesa City)

07-19-13

BEFORE ME a Notary Public for the Puerto Princesa City on _____ personally appeared Rebecca M. Dela Cruz with her identification card listed below their name, known to me to be same person who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. She is being personally known to notary public.

IN WITNESS WHEREOF, we have affixed our signature and affixed my notarial seal on the date and at the place stated above.

Doc. No : *176*

Page No : *39*

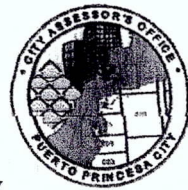
Book No : *377*

Series of *20B*

ATTY. EDGAR O. PALA
NOTARY PUBLIC
UNTIL DECEMBER 31/2014
PTR NO. 0556488 01/07/2012
IBP NO. 895466 12/07/2012
ROLL NO. 31451



Republic of the Philippines
CITY OF PUERTO PRINCESA
OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. : **002-21505** Property Identification No.: **134-03-002-34-019**

Owner: **DELA CRUZ, REBECCA M.** TIN: _____

Address: **BGY. SAN PEDRO, PUERTO PRINCESA CITY** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: _____ BACUNGAN PUERTO PRINCESA CITY
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : **GSS-4A-000059/CAD-800-D**

CCT : _____ Lot No. : **39, IDENT. TO 11593**

CCT Date: _____ Blk. No. : _____

Boundaries: North: **SOUTH CHINA SEA**

East: **018 (LOT 38)**

South: **031 (ROAD)**

West: **PUBLIC FOREST**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY

☐ BUILDING No. of Storeys : _____ ☐ OTHERS _____

Brief Description : _____

Classification	Area (Hec)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL (L)	4.9999	237,518.61	AGRICULTURAL	15.00	35,627.79
TOTAL:		237,518.61			35,630.00

Total Assessed Value _____

Taxable ☒ Exempt ☐ _____

Effectivity of Assessment : **1Q, 2012**



THIRTY FIVE THOUSAND SIX HUNDRED THIRTY PESOS ONLY

Appraised By: _____ Recommended _____ Approved By: _____

SGD. FRANCISCO F. TABANG, JR. **SGD. ENGR. JOVEN C.V. BALUYUT**
LAOO II ASST. CITY ASSESSOR Date

This declaration cancels TD No. : **002-18594** Previous A.V. Php : **P 23,750.00**

Previous Owner : **DELA CRUZ, REBECCA M.**

CERTIFIED TRUE AND CORRECT BY AUTHORITY OF THE CITY ASSESSOR ALMAA. KUMASANTA LAOO III/ACTING RECORDS OFFICER Paid Under OR #: 0631538 Date Issued : August 16, 2013 Amount Paid : P 60.00	MEMORANDA: REASSESSED PURSUANT TO CITY ORDINANCE NO. 501.
CERTIFIED TRUE COPY	OFFICE OF THE CITY ASSESSOR CITY OF PUERTO PRINCESA August 16, 2013

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 501 dated 2011-11-02. It does not and cannot by itself alone confer any ownership or legal title to the property.

GENERATED BY : ETRACS System 1.0 Form Version 1.0

PRINTED BY : null PRINT DATE : 2013-08-16 04:42:29





Republic of the Philippines
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR

CERTIFICATION

(NO IMPROVEMENT)

THIS IS TO CERTIFY that as per existing records of this Office, as of this date, there are no improvement/s on the property declared in the name of **DELA CRUZ, REBECCA M.** situated at Bgy. **BACUNGAN, CITY OF PUERTO PRINCESA** under Tax Declaration No. **002-21505** with a Market Value of **P237,518.61**.

Issued upon the request of Mr./Ms. **ROSEMARY JAGMIS** for whatever legal purpose it may serve him/her.

Given this **27th day of August, 2013** in the CITY OF PUERTO PRINCESA.

BY AUTHORITY OF THE CITY ASSESSOR



ROBERTO M. NALICA

LAOO IV

O.R. Number : **0634360**

Date Issued : **08/27/2013**

O.R. Amount : **P 60.00**



CEO34191

REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
CEBU EXTENSION OFFICE
Cebu City

COMPANY REG. NO. CS201331514

CERTIFICATE OF INCORPORATION

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the Articles of Incorporation and By-Laws of:

BIGFOOT BEACH DEVELOPMENT CORP.

were duly approved by this Commission on this date upon the issuance of this Certificate of Incorporation in accordance with the Corporation Code of the Philippines (Batas Pambansa Blg. 68), and copies of said Articles and By-Laws are hereto attached.

This Certificate grants juridical personality to the corporation but does not authorize it to undertake business activities requiring a Secondary License from this Commission such as, but not limited to acting as: broker or dealer in securities, government securities eligible dealer (GSED), investment adviser of an investment company, close-end or open-end investment company, investment house, transfer agent, commodity/financial futures exchange/ broker/ merchant, financing company, pre-need plan issuer, general agent in pre-need plans and time shares / club shares/ membership certificates issuers or selling agents thereof. Neither does this Certificate constitute as permit to undertake activities for which other government agencies require a license or permit.

As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed at Cebu City, Philippines, this 25th day of July, Two Thousand Thirteen.

Lindeza Rogero-Gavino
LINDEZA ROGERO-GAVINO
Director

CERTIFIED PHOTOCOPY CEBU OFFICE

EVG/ras



Page 1 of 4 Page (s)

Verified by: MM

ORIGINAL RECEIVED

BY: _____

DATE: _____

STB / MB REGISTERED
Date: 7/25/13
Signature: _____

7/25/2013 9:53:48 AM

SEC GREEN LANE FORM: GLF-SC2012
ARTICLES OF INCORPORATION / BY-LAWS
(FOR STOCK CORPORATION)



COVER SHEET

BIGFOOT BEACH DEVELOPMENT CORP.

Name of Corporation

Whitehouse Building, Saac II Road, Brgy. Mactan, Lapu-Lapu City

Principal Office Address

Fabianito S. Init

09175463510

Name of Filer/Contact Person

Cell/Telephone Number

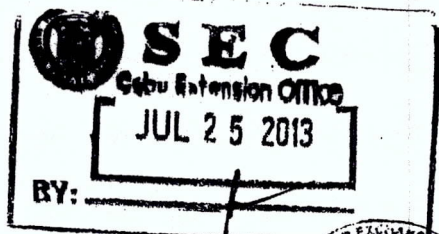
REMINDERS

1. Fill up all the blanks in these forms. All entries should be typewritten/handwritten legibly. Arrange into five (5) sets. One set consists of the cover sheet, articles of incorporation, treasurer's affidavit and by-laws.
2. Present these forms together with name verification slip, and, endorsement of other government agencies (if required), for pre-processing and filing to the Green Lane Unit of the Company Registration and Monitoring Department, SEC.

To be accomplished by SEC Processor

REMARKS

BIGFOOT BEACH DEVELOPMENT CORP. = No meaning/ Personal Choice of Incorporators



Processor

Date

All Entries should
be Typewritten

CERTIFIED PHOTOCOPY

Page 2 of 14

Verified by: [signature]

Page 14 of 14

O.R. No.

DATE

6/2/13

5/1/13

5/1/13

GLF - SC2012

ARTICLES OF INCORPORATION

of

OK FOR PAYMENT

By: 7/24/13

BIGFOOT BEACH DEVELOPMENT CORP.

(Name of Corporation)

KNOW ALL PERSONS BY THESE PRESENTS:

We, the undersigned incorporators, all of legal age, have this day voluntarily agreed to form a stock corporation under the laws of the Republic of the Philippines.

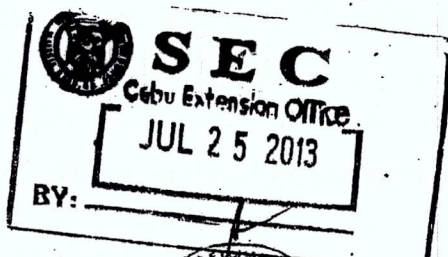
THAT WE HEREBY CERTIFY:

Article I: That the name of this corporation shall be
BIGFOOT BEACH DEVELOPMENT CORP.

Article II: That the purposes for which this corporation is formed are:

PRIMARY PURPOSE

To carry on the business of acquiring, owning, developing, managing, leasing, marketing, or otherwise deal in and with lands and all other kinds of real estate properties; and, towards that develop them into agricultural, industrial, commercial, residential, recreational, and tourism projects, as well as into economic zones or theme parks, and maintain or operate them as such; to construct or introduce on such real estate properties, all kinds of improvements, such as but not limited to plants of every kind and nature, landscaping, road network, parks, houses, buildings and structures of any kind and nature; to mortgage, encumber, sell, lease or otherwise dispose of any such real estate property or any portion thereof or any interest therein; and, to perform any and all such acts, as may be necessary or expedient for the successful pursuit of the foregoing purposes.



CERTIFIED PHOTOCOPY

Page 3 of 6

Verified by: Ad

FILED; _____
FILING FEE: 70,000 -
HANDLING: 20 -
SEC BUL.: 10 -
LRF: 700 -
NO. 5744876
DATE: 7-25-13

4:43 pm

SECONDARY PURPOSES

1. To purchase, acquire, own, lease, sell and convey to the extent allowed by law, property of every kind and description as may be necessary or incidental to the conduct of its corporate business,
2. To raise capital or borrow money from not more than nineteen (19) lenders, including its stockholders, to meet the financial requirements of its business.
3. To invest in other companies and enter into joint venture agreements with any company, partnership, persons or government entities, domestic or foreign, for the advancement of its interest and in carry out its primary purpose;
4. To establish and operate branch offices or agencies to carry out any or all of its operations and business without any restriction as to place or amount;
5. To do and perform all acts and things necessary or incidental to the accomplishment of the foregoing purposes or the exercise of any or all the powers of a corporation for the benefit of this corporation and its stockholders.

6. To participate, enter into joint ventures, invest funds in, other corporations partnerships, persons, or government entities, domestic or foreign.

Article III: That the corporation shall have its principal office at:

No./Street	Whitehouse Building, Saac II Road, Barangay Mactan,
City/Town	Lapu-Lapu City
Province	Cebu

Article IV: That the term for which said corporation is to exist is FIFTY (50) years from and after the date of issuance of the certificate of incorporation.

Article V: That the names, nationalities, and residences of the incorporators, majority of whom are residents of the Philippines, are as follows:

Name	Nationality	Residence (complete address)
Fabianito S. Init	Filipino	1049 F. Macopa Street, Basak, Cebu City
Leni L. Ambayan	Filipino	0294 Victor Vega St., Cubacub Mandaue City
Ma. Rebecca L. Lu	Filipino	Z1 239 Nonoc Tabunok Talisay City
Nelson G. Leyco	Filipino	No. 11 Woodpecker St. Sto. Nino Village, Banilad Cebu City

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CERTIFIED PHOTOCOPY

Page 4 of 6 Page (ii)

Verified by: *[Signature]*

<u>Marie Stephanie L. Manuel</u>	<u>Filipino</u>	<u>Phase 1 Block 3 Lot 2 Collinwood Subd.,</u>
		<u>Basak, Lapu-Lapu City</u>

Article VI: That the number of directors of the corporation shall be Five
 (5); and the names, nationalities and residences of the first directors of the corporation,
 majority of whom are residents of the Philippines, are as follows:

Name	Nationality	Residence (complete address)
<u>Michael Gerhard Johannes</u>	<u>Filipino</u>	<u>G/F 50 Blue Pool Road,</u>
<u>Gleissner</u>		<u>Happy Valley Hong Kong</u>
<u>Fabianito S. Init</u>	<u>Filipino</u>	<u>1049 F. Macopa Street Basak, Cebu City</u>
<u>Leni L. Ambayan</u>	<u>Filipino</u>	<u>0294 Victor Vega St. Cubacob,</u>
		<u>Mandaue City</u>
<u>Ma. Rebecca L. Lu</u>	<u>Filipino</u>	<u>Z1 239 Nonoc Tabunok Talisay City</u>
<u>Nelson G. Leyco</u>	<u>Filipino</u>	<u>No. 11 Woodpecker St. Sto. Nino</u>
		<u>Village, Banilad Cebu City</u>

Article VII: That the authorized capital stock of the corporation is
Thirty Five Million Pesos (P 35,000,000.00) pesos in lawful
money of the Philippines, divided into Three Hundred Fifty Thousand
(350,000) shares with the par value of One Hundred (P 100.00)
pesos per share.

Article VIII : That the following persons have subscribed to the authorized capital stock; and at least 25% of the authorized capital stock has been subscribed and at least 25% of the total subscription has been paid as follows:

Name	Nationality	No. of Shares Subscribed	Amount Subscribed	Amount Paid
Michael Gerhard Johannes Gleissner	Filipino	199,995	P 19,999,500.00	P 19,999,500.00
Fabianito S. Init	Filipino	1	P 100.00	P 100.00
Leni L. Ambayan	Filipino	1	P 100.00	P 100.00
Ma. Rebecca L. Lu	Filipino	1	P 100.00	P 100.00
Nelson G. Leyco	Filipino	1	P 100.00	P 100.00
Marie Stephanie L. Manuel	Filipino	1	P 100.00	P 100.00
Total		200,000	P 20,000,000.00	P 20,000,000.00

*indicate TIN of corporate subscriber

*indicate TIN of corporate subscriber

Total

200,000

20,000,000.00.

20,000,000.00



CERTIFIED PHOTOCOPY

Page 4 of 6 Page (s)

Verified by:

Article IX: That no transfer of stock or interest which would reduce the stock ownership of Filipino citizens to less than the required percentage of the capital stock as provided by existing laws shall be allowed or permitted to be recorded in the proper books of the corporation and this restriction shall be indicated in the stock certificates issued by the corporation.

Article X: That Fabianito S. Init has been elected by the subscribers as Treasurer of the corporation to act as such until his successor is duly elected and qualified in accordance with the by-laws; and that as such Treasurer, he has been authorized to receive for and in the name and for the benefit of the corporation, all subscriptions paid by the subscribers.

Article XI: That the incorporators and directors undertake to change the name of the corporation as herein provided, or as amended thereafter, immediately upon receipt of notice or directive from the Securities and Exchange Commission that another corporation, partnership or person has acquired a prior right to the use of that name or that the name has been declared as misleading, deceptive, confusingly similar to a registered name, or contrary to public morals, good custom or public policy.

IN WITNESS WHEREOF, we have set our hands this JUL 03 2013 day of July, 2013 at Cebu City, Philippines.

Fabianito S. Init
TIN 102-588-962

Leni L. Ambayan
TIN - 108-364-900

Ma. Rebecca L. Ku
TIN - 121-746-037

Nelson G. Leyco
TIN - 230-394-616

Marie Stephanie L. Manuel
TIN - 200-815-648

TIN -

TIN -

TIN -

TIN -

TIN -

TIN -

TIN -

TIN -

TIN -

TIN -

Signed in the presence of

Jan Michael D. Lorenzo

Eumierhan Dean T. Erasan



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S S

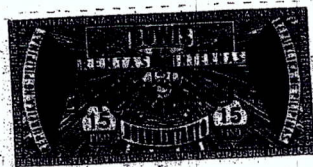
BEFORE ME, a Notary Public in and for Cebu City
Philippines, this 03 th day of JUL 2012 personally appeared:

Name	TIN / ID / Passport No.	Date & Place Issued
Fabianito S. Init	PP No. XX3717508	5/14/09/DFA Cebu City- Exp. 5/13/ 14
Leni L. Ambayan	PP No. XX3103953	2/27/09 DFA Cebu City – Exp 2/26/14
Ma. Rebecca L. Lu	PP No. XX3906833	6/5/2009 Cebu City – Exp 6/4/14
Nelson G. Leyco	TIN 230-394-616	2/7/08 Cebu
Marie Stephanie L. Manuel	SSS No. 06-1339114-8	Lapu-Lapu City

all known to me and to me known to be the same persons who executed the foregoing Articles of Incorporation and they acknowledged to me that the same is their free and voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed my notarial seal on the date and at the place first above written.

Doc. No. 61
Page No. 13
Book No. 2
Series of 20 13



Notary Public

Juan Javier F. Paras
ATTY. JUAN JAVIER F. PARAS
NOTARY PUBLIC FOR CEBU CITY
COMMISSION EXPIRES DEC. 31, 2014
ROLL NO. 47524
IBP NO. 872425 REG. OR. 2013
PTR NO. 138205 CEBU CITY 2012

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CERTIFIED PHOTOCOPY

Page 8 of 16 Page (s)

Notarized by: *[Signature]*

GLF - SC2012

REPUBLIC OF THE PHILIPPINES)
CITY OF CEBU) S S

TREASURER'S AFFIDAVIT

I, Fabianito S. Init, being duly sworn to, depose and say:

That I am the elected Treasurer of BIGFOOT BEACH DEVELOPMENT CORP.;

That as Treasurer, I am authorized to act as such until my successor has been duly elected and qualified in accordance with the by-laws of the corporation;

That I certify that at least twenty five percent (25%) of the authorized capital stock of the abovementioned corporation has been subscribed and at least twenty five (25%) of the subscription in the amount of Twenty Million Pesos
(P 20,000,00.00) has been paid, and received by me in cash / for the benefit and credit of the corporation.

IN WITNESS WHEREOF, I hereby sign this Affidavit this JUL 03 2013 th day of July, 2013 in Cebu City

Fabianito S. Init

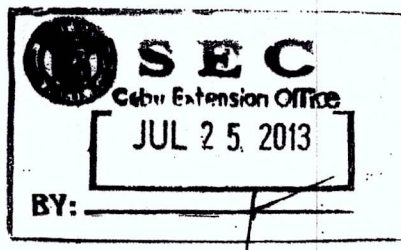
Treasurer

SUBSCRIBED AND SWORN TO before me this JUL 03 2013 day of July, 2013
at Cebu City affiant exhibited to me his/her TIN/ID/Passport with No. XX3717508 issued on 5/14/09 at DEA Cebu City

Notary Public

ATTY. JUAN JAVIER F. PARAS
NOTARY PUBLIC FOR CEBU CITY
COMMISSION EXPIRES DEC. 31, 2014
ROLL NO. 47524
IBP NO. 872425 NEG. OR. 2013
PTR NO. 138205 CEBU CITY 2013

Doc. No. 62
Page No. 13
Book No. 2
Series of 2013



CERTIFIED PHOTOCOPY

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Verified by: MD

GLF - SC2012

BY-LAWS

OF

OK FOR PAYMENT

By: 7/24/13

BIGFOOT BEACH DEVELOPMENT CORP.

(Name of corporation)

ARTICLE I

BOARD OF DIRECTORS

Section 1. The Board - The Board of Directors shall conduct all the business, control all property of the corporation and exercise the following corporate powers of the corporation:

- a) To sue and be sued in the name of the corporation;
- b) To adopt and use a corporate seal;
- c) To amend the articles of incorporation in accordance with the Corporation Code of the Philippines;
- d) To adopt by-laws, not contrary to law, morals, or public policy, and to amend or repeal the same;
- e) To issue or sell stocks to subscribers and to sell treasury stocks in accordance with the provisions of the Corporation Code of the Philippines;
- f) To purchase, receive, take or grant, hold, convey, sell, lease, pledge, mortgage and otherwise deal with such real and personal property, including securities and bonds of other corporations, as the transaction of the lawful business of the corporation may reasonably and necessarily require, subject to the limitations prescribed by law and the Constitution;
- g) To enter into merger or consolidation with other corporations;
- h) To make reasonable donations, including those for the public welfare or for hospital, charitable, cultural, scientific, civic, or similar purposes;
- i) To establish pension, retirement, and other plans for the benefit of its directors, officers and employees; and



PAID. _____
FILING FEE: P 500.00
HANDLING: 20.00
LRF: 15.00
D.R. No.: 574426
Date: 7-2



CERTIFIED PHOTOCOPY

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Verified by: MAN

- j) To exercise such other powers as may be essential or necessary to carry out the purposes of the corporation.

Section 2. Directors – The members of the Board of Directors must have at least one (1) share of the capital stock of the corporation. They shall serve for a period of one (1) year and until their successors are elected and qualified.

Section 3. Election – The directors shall be elected from among the stockholders during the annual meeting of the stockholders at the principal office of the corporation.

Section 4. Disqualification – No stockholder convicted by final judgment of an offense punishable by imprisonment for a period exceeding six (6) years, or a violation of the Corporation Code of the Philippines, committed within five (5) years prior to the date of election shall qualify as a director.

Section 5. Compensation - The directors shall receive, as such directors, reasonable per diems for their attendance at each meeting of the Board. Any compensation other than per diems, may be allowed subject to the approval of stockholders representing at least a majority of the outstanding capital stock and in accordance with Section 30 of the Corporation Code.

Section 6. Vacancies - Any vacancy occurring in the Board of Directors other than by removal by the stockholders or by expiration of term, may be filled by the vote of at least a majority of the remaining directors, if still constituting a quorum; otherwise, the vacancy must be filled by the stockholders at a regular or at any special meeting called for the purpose. A director so elected to fill a vacancy shall be elected only for the unexpired term of his predecessor in office.

ARTICLE II

MEETINGS OF DIRECTORS

Section 1. Meetings - Regular meetings of the Board of Directors shall be held anywhere in or outside of the Philippines on a date adopted by the Board. Special meetings may be called at any time, for any purpose or purposes, by the President or upon the request of a majority of the directors.

Section 2. Notice - The notice of the meeting shall be communicated by the Secretary to each director personally, or by telephone or by written or electronic message at least one (1) day prior to the scheduled meeting. It shall indicate the date, time and place of the meeting. A director may waive this requirement, either expressly or impliedly.

Section 3. Quorum - A majority of the number of directors as fixed in the Articles of Incorporation shall constitute a quorum for the transaction of corporate business and every decision of at least a majority of the directors present at a meeting at which there is



CERTIFIED PHOTOCOPY

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Verified by: MW

a quorum shall be valid as a corporate act, except for the election of officers which shall require the vote of a majority of all the members of the Board.

Section 4. Conduct of the Meeting - The President shall preside at the meetings of the Board, or in his absence, by any other director chosen by the Board. The Secretary shall act as secretary of every meeting, if not present, the President shall appoint a secretary for the meeting. The directors cannot attend or vote by proxy at board meetings.

ARTICLE III

OFFICERS

Section 1. Election / Appointment - Immediately after their election, the Board of Directors shall formally organize by the election of the President and the Vice-President, both of whom must be directors, a Treasurer, who may or may not be a director, and a Secretary, who shall be a citizen and resident of the Philippines.

The Board may appoint other officers in addition to the above-mentioned officers. Any two (2) or more positions may be held concurrently by the same person, except that no one shall act as President and Treasurer or Secretary at the same time.

Section 2. Term of Office - All officers of the corporation shall serve for a term of one (1) year and until their successors are duly elected and qualified.

Section 3. Vacancies - All vacancies in the position of the officers shall be filled by a majority vote of the Board of Directors. The elected successor shall hold office for the unexpired term.

Section 4. Compensation - The Board of Directors shall determine the compensation of all officers, as well as, directors who may serve in any other capacity as officer or agent of the corporation.

ARTICLE IV

DUTIES AND FUNCTIONS OF OFFICERS

Section 1. President - The President shall supervise and manage the business affairs of the corporation; initiate and develop corporate policies, projects, plans and programs; implement the administrative and operational policies of the corporation; execute on behalf of the corporation all contracts, agreements and other instruments affecting the interest of the corporation; represent the corporation at all functions and proceedings; preside at the meetings of the Board of Directors and the stockholders; appoint, remove, suspend or discipline employees of the corporation; oversee the preparation of the



CERTIFIED PHOTOCOPY

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Verified by: *[Signature]*

budgets and the statements of accounts of the corporation; and perform such other duties as are incident to his office or are entrusted to him by the Board of Directors;

Section 2. Vice-President - He shall, if qualified, act as President in the absence of the latter. He shall have such other powers and duties as may from time to time be assigned to him by the Board of Directors or by the President.

Section 3. Secretary - The Secretary shall record the minutes of all meetings of the directors and the stockholders; keep record books including ledgers and stock and transfer books; keep the corporate seal and affix it to all papers and documents requiring a seal; certify to such corporate acts, countersign corporate documents or certificates, and make reports or statements as may be required by law or by government rules and regulations; send all notices of the corporation and determine the attendance in the meetings of the Board of Directors and stockholders, the number of shares of stock outstanding and entitled to vote, the shares of stock represented at the meeting and the existence of a quorum, and the votes in any resolution during such meetings; and perform such other duties as are incident to his office or as may be assigned to him by the Board of Directors or the President.

Section 6. Treasurer - The Treasurer of the corporation shall have custody of, and be responsible for all the funds, securities and bonds of the corporation and deposit them in the name and to the credit of the corporation; keep full and accurate accounts of receipts and disbursements in the books of the corporation; prepare and render an annual statements showing the financial condition of the corporation and such other financial reports, certifications or documents as the Board of Directors, or the President or government agencies may require; and perform such duties and functions as may be assigned to him by the Board of Directors or the President.

ARTICLE V

STOCKS AND STOCKHOLDERS

Section 1. Stockholders - Stockholders of the corporation shall pay the value of the stock in accordance with the terms and conditions prescribed by the Board of Directors. They shall pay interest on all unpaid subscriptions from the date of subscription at the rate of interest fixed in the subscription agreement.

Section 2. Stock Certificate - Certificates of stock shall be issued to stockholders with fully paid stock subscription. The certificates shall be signed by the President, countersigned by the Secretary or Assistant Secretary, and sealed with the corporate seal.

Section 3. Transfer of Shares - Subject to the restrictions, terms and conditions contained in the Articles of Incorporation, shares of stock may be transferred by delivery of the certificates duly indorsed by the owner, his attorney-in-fact, or other legally authorized person. No transfer shall be valid, except as between the parties, until the transfer is recorded in the books of the corporation so as to show the names of the parties



CERTIFIED PHOTOCOPY

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Verified by: [Signature]

to the transaction, the date of the transfer, the number of certificate or certificates and the number of shares transferred.

No share of stock against which the corporation holds unpaid claim shall be transferable in the books of the corporation.

Section 4. Rights of Stockholders – All stockholders of the corporation shall have the following rights:

- a) To participate and vote during the meetings of the stockholders;
- b) To vote and be voted as director or officer of the corporation;
- c) To inspect the records of all business transactions of the corporation and the minutes of any meeting at reasonable hours on business days and may demand, in writing, for a copy of excerpts from said records or minutes, at his expense;
- d) To exercise pre-emptive rights to subscribe to all issues or disposition of shares of stock, in proportion to their respective shareholdings, unless such right is denied by the articles of incorporation or an amendment thereto;
- e) To exercise appraisal right on instances stated in Section 81 of the Corporation Code;
- f) To receive dividends declared by the board of directors; and
- g) To share in the distribution of the remaining assets of the corporation after its dissolution and liquidation of its assets.

ARTICLE VI

MEETINGS OF STOCKHOLDERS

Section 1. Meetings - The stockholders shall hold annual or regular meetings of the corporation on the Any Day of April of each year, if a legal holiday, then on the day following.

Special meetings may be called by any of the following: (a) Board of Directors, at its own instance, or at request of stockholders representing a majority of the outstanding capital stock, or (b) the President.

Section 2. Place of Meeting – Stockholders meetings shall be held in the principal office of the corporation stated in Article III of the articles of incorporation or at any place designated by the Board of Directors in the city or municipality indicated therein.



CERTIFIED PHOTOCOPY

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Verified by: [Signature]

Section 4. Notice - Notices for the meetings shall be sent by the Secretary by personal delivery, by mail or electronic message at least two (2) weeks for regular meetings and one (1) week for special meetings prior to the date of the meeting to each stockholder of record at his last known address. The notice shall state the place, date and hour of the meeting, and the purpose for which the meeting is called.

When the meeting is adjourned to another time or place, it shall not be necessary to give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken. At the reconvened meeting, any business may be transacted that might have been transacted on the original date of the meeting.

Section 5. Quorum - Unless otherwise provided by law, in all meetings of stockholders, a majority of the outstanding capital stock must be present or represented in order to constitute a quorum. If no quorum is constituted, the meeting shall be adjourned until the requisite number of stock shall be present.

Section 6. Conduct of Meeting - Meetings shall be presided over by the President, or in his absence, by a chairman to be chosen by the Board of Directors. The Secretary shall act as secretary of every meeting, but if not present, the chairman of the meeting shall appoint a secretary of the meeting.

Section 7. Proxy - Stockholders may vote in person or by proxy in all meetings of stockholders. Proxies shall be in writing, signed by the stockholder and filed before the scheduled meeting with corporate secretary. Unless otherwise provided in the proxy, it shall be valid only for the meeting for which it is intended.

ARTICLE VII

DIVIDENDS

Section 1. Dividends - The Board of Directors may declare dividends out of the unrestricted retained earnings of the corporation which shall be payable in cash, property, or stock to all stockholders of record. Stock dividends can not be issued without the approval of the stockholders representing not less than two-thirds (2/3) of the outstanding capital stock.

ARTICLE VIII

FISCAL YEAR

Section 1. Fiscal Year - The fiscal year of the corporation shall begin on the first day of January and end on the last day of December of each year.



CERTIFIED PHOTOCOPY

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Verified by: *[Signature]*

ARTICLE IX
AMENDMENTS

Section 1. Amendments - The Board of Directors, by majority vote thereof, and the owners of at least a majority of the outstanding capital stock of the corporation, at a regular or special meeting duly called for the purpose, may amend or repeal these by-laws or adopt new by-laws.

IN WITNESS WHEREOF, we, the undersigned incorporators/stockholders have adopted the foregoing by-laws and hereunto affixed our signatures this JUL 03 2013 day of 20 in Cebu City, Philippines.

Fabianito S. Init

Ma. Rebecca L. Lu

Marie Stephanie L. Manuel

2.
Leni L. Ambayan

Nelson G. Leyco




SECURITIES AND EXCHANGE COMMISSION

Cebu Extension Office

Cebu City

I HEREBY CERTIFY that the foregoing is true and
correct machine copy of the Official file(s) thereof
in the custody of this Commission consisting of
SIXTEEN (16) page(s).


MARY ANNE C. VALENZONA
SEC Support/Clerical

Noted by: **MARIE IVY B. GICALE**
SEC Support/Clerical

Fees Php300.00

O.R. No. : 5745013

Date 7/29/2013

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here.

7/29/2013 3:06 PM

SECURITIES AND EXCHANGE COMMISSION
Cebu Extension Office

Cebu City

I HEREBY CERTIFY that the foregoing is true and
correct machine copy of the Official file(s) thereof
in the custody of this Commission consisting of
SIXTEEN (16) page(s).

MW
MARY ANNE C. VALENZONA
SEC Support/Clerical

Noted by: **MARIE IVY B. GICALE**
SEC Support/Clerical.

Fees Php300.00

O.R. No. : 5745013

Date 7/29/2013

Paste doc. stamp

here.

7/29/2013 3:06 PM



Department of Environment and Natural Resources

Region IV - MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Sta. Monica, Puerto Princesa City

Email Address: cenropuertoprincesa@denr.gov.ph

Tel No. (048)717-0702

14 February 2023

MEMORANDUM

FOR : The Secretary
DENR-Visayas Avenue
Diliman, Quezon City

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

: The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER PARCEL OF
LAND DENOMINATED AS LOT 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIGFOOT BEACH DEVELOPMENT CORPORATION
(DENR-20202-001489)**

Respectfully submitting is the Completed Staff Work of the request for the approval of sale in compliance to your Memorandum instruction dated May 10, 2022 and Memorandum dated February 2, 2023 from the OIC-Assistant Regional Director for Technical Services.

For your information, record and forward action.


PEDRO A. VELASCO



Republic of the Philippines

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES

PUERTO PRINCESA CITY

South National Highway, Bgy. Sta. Monica, Puerto Princesa City

TEL Fax No. (048) 433-0660

Email Address: cenroppchuc@yahoo.com

March 23, 2022

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER A PARCEL OF
LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENRCO-ASRMD) 20202-001489)**

This has reference to your Memorandum dated January 27, 2022 relative to the above-subject request for approval of sale involving Lot No. 39, Gss-4A-000059 covered by OCT No. 7766 situated in Barangay Bacungan, Puerto Princesa City.

Please be informed that all the attached records in the said memorandum are all photocopies relative to the above-request.

Be informed further that one (1) of the request for approval of sale which was forwarded to the DENR Secretary specifically the request for approval of sale of Ms. Sheena Barawed involving OCT No. 8066 situated in Bacungan, Puerto Princesa City was already granted by the then Secretary wherein similar case to the above-subject request.

Relative thereto, may we seek advise if this Office can require the requestee to file a new request with supporting documents (anew) for approval by that Office considering that the original of the documents can no longer be traced or already missing.

For his information and advise of action.


PEDRO A. VELASCO

DENR MIMAROPA REGION
CENRO, PUERTO PRINCESA

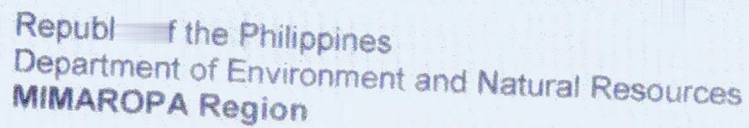
RECEIVED

NO

DATE:

BY:

1015
3-28-22



TO : THE PENR OFFICER
Palawan

A'TTN : THE CENR OFFICER
Puerto Princesa City

FROM : THE OIC, ASSISTANT REGIONAL DIRECTOR
for Technical Services

DATE : FEB 02 2023

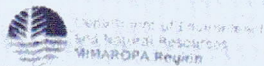
Likewise, it is also hereby reiterated the standing instruction of submitting the update and report in CSW format to this office within five (5) days upon receipt hereof.

For compliance.

MAXIMO C. LANDRITO

Copy furnished:

The Regional Executive Director
DENR MIMAROPA Region.



Doc ID: 30897



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

May 10, 2022

MEMORANDUM

TO

The OIC-Community Environment and
Natural Resources Officer
Santa Monica, Puerto Princesa City

FROM

The Provincial Environment and
Natural Resources Officer

SUBJECT

LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER A PARCEL
OF LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENR-ASRMD-20202-001489)

Returned is your Memo dated March 23, 2022 received 28th of March, 2022 by this office seeking advice whether the requesting party be required to file new request for approval of deed of sale.

It appears per record that the original set of documents relative the request is pending review and approval of DENR Secretary. Acting in the letter of Ms. Rebecca M. dela Cruz following-up its approval, ARDTS instructed the conduct of investigation and submission of report in CSW covered by PENRO Memorandum dated January 27, 2022.

Please comply with the standing instruction submitting update report in CSW form. The filing of new request is no longer necessary.

For your info and compliance.

For the PENRO:

JOHNNY P. LILANG
Supervising ECOMS/Chief TSD
In-Charge, Office of the PENRO

COMPLETED STAFF WORK

I FACTS/BACKGROUND

This pertains to the above-subject letter dated October 18, 2019 of Ms. Rebecca dela Cruz addressed to then DENR Secretary Roy A. Cimatu seeking reconsideration relative to the approval of the Deed of Sale covered by Original Certificate of Title (OCT) No. 7766 executed in favour of Bigfoot Beach Development Corporation involving Lot 39, Gss-4A000059 situated in Barangay Bacungan, Puerto Princesa City wherein the photocopies of the said letter and all attached documents of the request for Approval of Sale was forwarded to this Office thru channel for Preparation of completed Staff Work (CSW).

II LEGAL BASIS/APPLICABLE ISSUANCES

- Public Land Act as amended (CA 141)

III COORDINATION

- The City Register of Deeds

IV DOCUMENTS ATTACHED

No.	Date		Particulars
1	March 5, 1997	-	Lot Verification that Lot 39, Gss-04A-000059 located in So. Talaudyong is within A & D
2	July 17, 2008	-	Kopya ng Katibayan ng OrihinL NA Titulo No. 7766 consisting of three pages
3	July 3, 2013	-	Articles of Incorporation
4		-	By-Laws of Bigfoot Beach
5	July 3, 2013	-	Treasurers Affidavit
6	July 19, 2013	-	Special Power of Attorney from Rebecca M. dela Cruz to Ian Michael Marcelo
7	July 19, 2013	-	Deed of Absolute Sale Executed by Rebecca M. dela Cruz to Bigfoot Beach Development Corporation covering Lot 39, Gss-4A-000059 consisting of three (3) pages
8	July 25, 2013	-	Certificate of Incorporation of Bigfoot Beach Development Corporation
9	August 5, 2013	-	Affidavit of None Tenancy/No Conflict and Total Landholdings
10	August 5, 2013	-	Affidavit of Notice to Adjoining Lot Owners

11	August 5, 2013	-	Seller's Affidavit/Ian Michael M. Marcelo
12	August 13, 2013	-	Tax Declaration No. 002-21505 in the name of Rebecca dela Cruz
No.	Date		Particulars
13	August 27, 2013		Certification of No Improvement
14	November 5, 2013	-	Memorandum for the RED Attention: The Chief, Land Management Division and Chief, Legal Division forwarding the Memorandum of CENRO, Puerto Princesa City all dated October 12, 2013 recommending the approval of Deed of Sale of the homestead lots in favour to private corporations
15		-	Tax Declaration No. 002-21505 in the name of Rebecca dela Cruz
16	November 11, 2013	-	Memorandum for the Secretary thru the OIC-Asst. Secretary for Legal Services from the RED
17	December 23, 2013		Memorandum to the RED from the OIC-Assistant Secretary, Legal Services
18	January 14, 2014		Memorandum for the PENRO signed by RTD Oscar C. Dominguez
19	January 16, 2014		Memorandum to PENRO from the OIC_RED referring the Memorandum dated 21 December 2013 of the OIC-Assistant for Legal Services specifying the requirements for approval of sale.
20	January 21, 2014		Request for Approval of Sale of lands covered by Homestead Patents
21	January 22, 2014		Secretary's Certificate
22	February 4, 2014		Addendum of Deed of Sale
23	February 17, 2014		Memorandum for the PENRO from CENRO submitting the Secretarys Certificate/Certificate of Title Nos. 8053, 7786, 8055, 8060, 8966, 8078
24	February 17, 2014		Letter from Mr. Ian Michael Marcelo submitting to CENRO Emer D. Garraez copies of Secretarys Certificate and Addendum to Deed of Sale
25	Undated		Memorandum for the Secretary re: approval of sale of patented lots signed by then RED Oscar C. Dominguez
26	February 20, 2015		Memorandum for the RED from PENRO re: Request for Approval of Sale
27	October 18, 2019		Letter dated October 18, 2019 of Ms. Rebecca M. dela Cruz

28	02 March 2020	-	Memorandum for the RED from the Asst. Secretary referring the letter dated October 18, 2019 from Rebecca dela Cruz
29	August 12, 2021	-	RED Memorandum to the PENRO referring the letter dated October 18, 2019 of Ms. Rebecca dela Cruz requesting for reconsideration for approval of sale of patented lands covered by Homestead Patents
30	January 27, 2022	-	Memorandum for the CENRO from the OIC-CENRO, Puerto Princesa City
31	March 23, 2022	-	CENRO Memorandum dated March 23, 2022 from CENRO
32	May 10, 2022	-	PENRO Memorandum to the OIC-CENRO from the PENRO

V. POTENTIAL PROBLEM/ISSUES

Whether or not the aforementioned request for Approval of Sale in favour of Bigfoot Beach Development Corporation involving Lot No. 39, Gss-4A-000059 covered by OCT No. 7766 has no complied with the requirements under CA 141 more particularly Sections 118, 119, 121 and 122.

VI. ANALYSIS/FINDINGS

Based on the submitted documents, it shows that the disposition of the subject lot through sale in favour of Bigfoot Beach Development Corporation is in accordance with the aforesaid law.

VII. RECOMMENDATIONS

In view of the foregoing, this Office respectfully recommends that the request for approval of sale in favour of Bigfoot Beach Development Corporation (DENRCO-ASRMD-001489) be approved.

For his information, record and forward action.


PEDRO A. VELASCO



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

May 10, 2022

MEMORANDUM

TO : The OIC-Community Environment and Natural Resources Officer
Santa Monica, Puerto Princesa City

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059 COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENR-ASRMD-20202-001489)**

RECEIVED
DATE: MAY 12 2022
TIME: 12:00
NAME: [Signature]
POSITION: [Signature]
SIGNATURE: [Signature]

Returned is your Memo dated March 23, 2022 received 28th of March, 2022 by this office seeking advice whether the requesting party be required to file new request for approval of deed of sale.

It appears per record that the original set of documents relative the request is pending review and approval of DENR Secretary. Acting on the letter of Ms. Rebecca M. dela Cruz following-up its approval, ARDTS instructed the conduct of investigation and submission of report in CSW covered by PENRO Memorandum dated January 27, 2022.

Please comply with the standing instruction submitting update: report in CSW form. The filing of new request is no longer necessary.

For your info and compliance.

For the PENRO:

JOHNNY P. LILANG
Supervising ECOMS/Chief TSD
In-Charge, Office of the PENRO

Cc:

The OIC-RED
DENR By the Bay Building, 1515 Roxas Boulevard, Ermita, Manila
DENR VOIP (02) 8248-3367/8249-3367 LOC. 2701
Website: <http://mimaropa.denr.gov.ph/>
Email: mimaroparegion@denr.gov.ph

Doc. Ref. No. 2022-2590
TSD-RPS/DFD

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By: [Signature]
Date: MAY 11 2022 CN 22-2590



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
PUERTO PRINCESA CITY
South National Highway, Bgy. Sta. Monica, Puerto Princesa City
TEL Fax No. (048) 433-0660
Email Address: cenroppchuc@yahoo.com

March 23, 2022

MEMORANDUM

FOR : The Provincial Environment
and Natural Resources Officer
Puerto Princesa City

FROM : The Community Environment
and Natural Resources Officer
Puerto Princesa City

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR
APPROVAL OF THE DEED OF SALE OVER A PARCEL OF
LAND DENOMINATED AS LOT NO. 39, GSS-4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR OF
BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENRCO-ASRMD) 20202-001489)**

This has reference to your Memorandum dated January 27, 2022 relative to the above-subject request for approval of sale involving Lot No. 39, Gss-4A-000059 covered by OCT No. 7766 situated in Barangay Bacungan, Puerto Princesa City.


Please be informed that all the attached records in the said memorandum are all photocopies relative to the above-request.

Be informed further that one (1) of the request for approval of sale which was forwarded to the DENR Secretary specifically the request for approval of sale of Ms. Sheena Barawed involving OCT No. 8066 situated in Bacungan, Puerto Princesa City was already granted by the then Secretary wherein similar case to the above-subject request.

Relative thereto, may we seek advise if this Office can require the requestee to file a new request with supporting documents (anew) for approval by that Office considering that the original of the documents can no longer be traced or already missing.

For his information and advise of action.


PEDRO A. VELASCO

REGIONAL OFFICE
PUERTO PRINCESA
NO. 1015
DATE: 3-28-22
BY: 



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

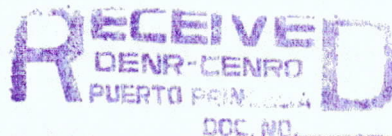
January 27, 2022

MEMORANDUM

TO : The CENRO
Puerto Princesa City

FROM : The OIC, Provincial Environment and
Natural Resources Officer

SUBJECT : **LETTER DATED OCTOBER 18, 2019 RE: APPROVAL
OF THE DEED OF SALE OVER A PARCEL OF LAND
DENOMINATED AS LOT NO. 39, GSS 4A-000059
COVERED BY OCT NO. 7766 EXECUTED IN FAVOR
OF BIG FOOT BEACH DEVELOPMENT CORPORATION
(DENR-ASRMD-20202-001489)**



DATE: **FEB 04 2022**
TIME: **~ 2:30 pm**
NAME: **[Signature]**
DOC. NO. **[Blank]**

Referred is the memorandum from the Assistant Regional Director for Technical Services dated August 12, 2021 for your information and guidance regarding the above subject together with its enclosures.

For your information and compliance as instructed.

FELIZARDO B. CAYATOC

[Handwritten signature]

Copy Furnished:

The Regional Executive Director
Roxas Boulevard, Manila

TSD/RPS/File/rbel
DR No. 2021-8617

**DENR PENRO
PALAWAN RECORDS
RELEASED**

BY: **Cle**
DATE: **03-2022** CH: **21-8617**



AUG 12 2021

MEMORANDUM

TO : THE PENRO
Sta. Monica, Puerto Princesa City

FROM : THE ASSISTANT REGIONAL DIRECTOR
for Technical Services

SUBJECT : LETTER DATED OCTOBER 18, 2019 RE: REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS 4A-000059 COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENRCO-ASRMD-2020-001489)

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: 08.27.2021 CH 21.8617

Referred herewith is the Memorandum dated March 2, 2020 referring the letter dated October 18, 2019 of Ms. Rebecca M. Dela Cruz from Brgy. San Pedro, Puerto Princesa City, Palawan requesting for reconsideration for approval of sale of patented lands covered by Homestead Patents.

In view hereof, you are hereby directed to conduct an investigation of the subject matter while keeping in mind the existing laws, rules and regulations and submit report in CSW format to this office. Likewise, please coordinate and provide assistance to Ms. Dela Cruz regarding her concerns.

For your information and compliance.

[Signature]
VICENTE B. TUDDAO, JR., Ph.D., CESO IV

Copy furnished:

Ms. Rebecca M. Dela Cruz
Marcelo Compound, Brgy. San Pedro
Puerto Princesa City, Palawan

LPDD/PDS/SEL/07-19-2021

DENR By the Bay Bldg., 1515 Roxas Boulevard, Ermita, Manila
DENR VOIP (02) 8248-3367/8249-3367 loc 2701

Website: <http://mimaropa.denr.gov.ph/>
Email: mimaroparegion@denr.gov.ph

DENR MIMAROPA RECORDS SECTION
RECEIVED
17 AUG 2021
☐ INCOMING ☒ OUTGOING
BY: *[Signature]* DATS NO. 308917
TIME: *[Signature]*

OCTOBER, 2019

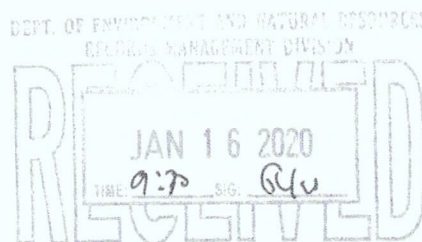
HONORABLE ROY A. CIMATU

Secretary

Department of Environment and Natural Resources

DENR, Visayas Avenue

Diliman, Quezon City



Sir:

This refers to the Memorandum dated 03 February 2016 of Atty. Analiza Rebuelta-Teh, Undersecretary and Chief of Staff, which denied the request for approval of the Deed of Sale dated 05 August 2013 over a parcel of land denominated as Lot No. 39, GSS -4A-000059, covered by Original certificate of title No. 7766 executed in favor of Big Foot Beach Development Corporation.

In the Memorandum of Undersecretary Teh, the request was denied for the reason that was shown from the records that the vendee-corporations have interlocking ownerships.

Pursuant to the provisions of Commonwealth Act No. 141 (C.A. 141), otherwise known as The Public Land Act, as amended, Sections 118, 119, 121 and 122 thereof indicate the requirements for the approval of sale by the DENR Secretary of any land acquired under free patent or homestead after five (5) years and within twenty-five (25) years from its issuance. Based on the provisions of laws, the corporation acquiring such lot have dutifully complied with the requirements stated therein.

In determining if vendee-corporation is a qualified buyer, the provisions of Section 122 of C.A. 141, as amended, are applicable:

Section 122. No land originally acquired in any manner under the provisions of this Act, nor any permanent improvement on such land shall be transferred, except to persons, corporations, associations, or partnerships who may acquire lands of public domain under this Act or to corporations, organized in the Philippines authorized therefore by their charters.

This was specifically discussed in the case of *Borromeo v. Descallalar*, (G.R. No. 159310, February 24, 2009), thus:

"The capacity to acquire private land is dependent on the capacity "to acquire or hold lands of the public domain." Private land may be transferred only to individuals or entities "qualified to acquire or hold lands of the public domain." Only Filipino citizens or corporations at least 60% of the capital of which is owned by Filipinos are qualified to acquire or hold lands of the public domain. Thus, as the rule now stands, the fundamental law explicitly prohibits non-

Filipinos from acquiring or holding title to private lands, except only by way of legal succession or if the acquisition was made by a former natural-born citizen."

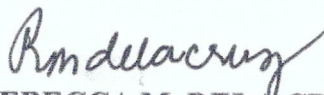
In the Articles of Incorporation of the vendee-corporation, at least 60% of the capital is owned by Filipinos, hence, it is qualified to acquire or hold lands of public domain.

Taking into consideration the legal bases the vendee-corporation has fully complied with all the requirements set by law. As regards the findings that the vendee-corporation has interlocking ownerships, your Office, it is respectfully submitted, should not go beyond what has been set by law for the approval of the sale. On the other hand, the disapproval thereof should only be based on constitutional and legal grounds. The approval of the DENR Secretary in the said transaction is purely a ministerial act, which means that an officer or tribunal performs in a given state of fact, in a prescribed manner, in obedience to the mandate of a legal authority, without regard to or the exercise of his own judgment upon the propriety of the act done. (Laygo vs. Municipal Mayor of Solano, Nueva Vizcaya, G.R. No. 188 448, January 11, 2017).

Also, the undersigned is invoking her rights to equal protection of the law. In a similar case, the spouses Gilbert and Gina Gallosa's Deed of Absolute Sale was granted approval of the Honorable Secretary. Thus, there is no reason for similar deed of sale to be denied approval.

Your favorable consideration shall be highly appreciated.

Very truly yours,



REBECCA M. DELA CRUZ
Marcelo Compound, Brgy. San Pedro
Puerto Princesa City

MEMORANDUM

FOR : The Regional Executive Director
DENR -R4, MIMAROPA, 1515 L & S Building
Roxas Boulevard, Ermita, Manila

Attention : *The Chief Land Management Division*

FROM : Provincial Environment and
Natural Resources Officer

SUBJECT : REQUEST FOR APPROVAL OF SALE OF PATENTED LANDS
COVERED BY HOMESTEAD PATENTS.

DATE : February 20, 2014

Please RUSH
Please attend/act
(✓) For your information/record/action
() For RED's signature
REMARKS:

ANICE TO S. MANUBE
Chief of Staff, ORED
and Concurrent Chief, P

REGIONAL EXECUTIVE DIRECTOR

DOC. NO. *Ored-14-006005*

RECEIVED

Sheila
2/25/14

Forwarded is the memorandum of CENRO Puerto Princesa City dated February 17, 2014 attach the hereunder sets of request for approval of sale of patented lands supplied with Secretary's Certificate and Addendum to Deed of Absolute Sale in compliance to the standing memorandum dated January 16, 2014 issued by OIC-RED Oscar C. Dominguez, thus;

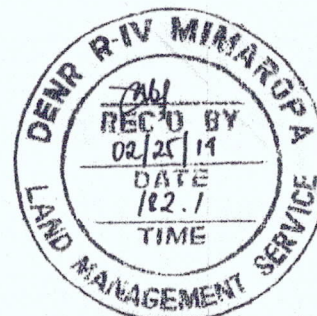
1. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8054;
2. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7763;
3. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8055;
4. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8060;
5. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8066;
6. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8076;
7. Request of Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7766.

For his information, verification and consideration.

For the PENRO:

OFFICE OF THE LAND MANAGEMENT DIVISION DENR - RIV MIMAROPA	
RECEIVED	
BY <i>Imon</i>	DATE <i>27 FEB 2014</i>
<i>44-02-0039 p. 28</i>	

Leonard T. Caluya
LEONARD T. CALUYA
Chief FMS/Office-In-Charge



CE

1. CENRO Puerto Princesa City
2. Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita Manila

MEMORANDUM FOR THE SECRETARY

FROM : The OIC, Regional Executive Director
DENR IV-B, MIMAROPA

SUBJECT : APPROVAL OF SALE OF PATENTED LANDS
ORIGINAL CERTIFICATE OF TITLE NO. 7766 COVERING
LOT NO. 39, GSS-4A-000059, BRGY. BACUNGAN, PUERTO
PRINCESA, PROVINCE OF PALAWAN

Forwarded herewith for consideration and approval of a copy of a document entitled Deed of Absolute Sale. The same is being submitted in accordance with Section 148, Commonwealth Act No. 141, as amended and implemented by DENR Administrative Order No. 98-24 dated 02 January 1998. The afore-said Deed of Absolute Sale was executed by the REBECCA M. DELA CRUZ in favor of BIGFOOT BEACH DEVELOPMENT CORPORATION REPRESENTED BY FABIANITO S. INIT involving Lot No. 39, GSS-4A-000059, located in Brgy. Bacungan, Puerto Princesa City, Palawan, and containing an area 49,999 square meters. The tract of land subject hereof was originally granted to REBECCA M. DELA CRUZ by virtue of Homestead Patent No. 045316-08-3766 issued on 17 July 2008 and registered as Original Certificate of Title No. 7766 of the Land Records of the Office of the Register of Deeds of the Province of Palawan.

Submitted with the Deed of Sale are the following documents:

1. Electronic copy of OCT No. 7766;
2. Affidavit of Non-Tenancy;
3. Affidavit of Non-Claims and Conflicts;
4. Affidavit of Total Landholding executed by the Buyers;
5. Authenticated copy of Deed of Sale;
6. Certificate of Tax Declaration No. 002-21505.
7. Land Use Classification

The Approval Fee of P 100.00 required in DENR Administrative Order No. 20, Series of 1993 has been paid under Official Receipt No. 1003875-B dated 30 October 2013.

The herein VENDOR acquired ownership of the land subject of the Deed of Absolute Sale by virtue of the afore-mentioned Homestead patent. The title is free from any liens and encumbrances.

It appearing that the said Deed of Absolute Sale does not contrast the provisions of the Public Land Law and rules and regulations promulgated hereunder it is recommended that the same be APPROVED.


OSCAR C. DOMINGUEZ

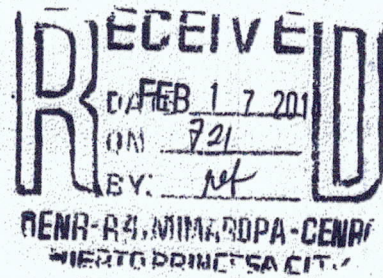
Encls.: as stated

APPROVED:

RAMON J.P. PAJE
Secretary

February 17, 2014

Ms. Emer Garais
CENRO
Puerto Princesa city



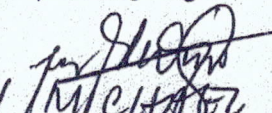
Dear Madam,

In compliance with the directive from the OIC, Assistant Secretary Legal Services RB: Request for approval of sale of lands covered by Homestead Patent. We are pleased to submit the added Requirements as follows:

1. Secretary Certificate
2. Addendum to Deed of Sale

Hoping for your kind & favorable consideration.

Respectfully Yours,


IAN MICHAEL MARCEN



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

CMS,
for info. & action.
2/19/14

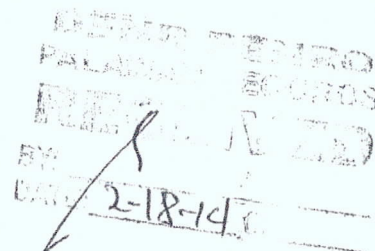
February 17, 2014

MEMORANDUM

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

FROM : The OIC-Community Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City

SUBJECT : REQUEST FOR APPROVAL OF SALE OF LANDS COVERED BY
HOMESTEAD PATENTS



In compliance with the Memorandum dated 23, December 2013 of the OIC-Assistant Secretary for Legal Services, DENR, Central Office and Memorandum dated January 16, 2014 from the OIC-RED, MIMAROPA, we respectfully submitted herewith is the Secretary's Certificate and Addendum to Deed of Sale regarding to the Request for Approval of Sale and Transfer of O.C.T/Sale/Certificate of Title Nos. 8054; 7765; 8055; 8060; 8066; 8076; and 7766 in favor of Talaudjong Bay Corporation, North Creekpoint Properties, Inc., Talaudjong Properties, Inc.; Talaudjong Development Corp., Talaudjong Ventures, Inc. and Bigfoot Beach Development, located at Sitio Talaudjong, Bgy. Bacungan, Puerto Princesa City.

For his information, record, evaluation and further consideration.

For and in the Absence of the CENRO:

ENG'R REX S. VELASCO
Chief Land Management Services
(In-Charge Office of the CENRO)

Copy furnished:

- * Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princes City
- * CENRO/file



ADDENDUM TO DEED OF SALE

This is an addendum to the Deed of Absolute Sale executed on August 5, 2013 under Doc. No. 523, Page No. 106, Book No. XXV, Series of 2013 before a Notary Public Atty. Allan B. Carlos.

This addendum executed by and between **Rebecca M. Dela Cruz** of legal age, Filipino, and residents of Bgy. San Pedro, Puerto Princesa City, herein known as Seller and **BIGFOOT BEACH DEVELOPMENT CORP.** (the "BUYER"), represented herein by Mr. Fabiannito S. Init, a corporation organized and existing under Philippine laws and with principal office at White House Bldg., Saac II Road, Brgy. MactanLapu-Lapu City.

WITNESSETH

WHEREAS, the Buyer represented by its attorney-in-fact and the Seller had executed a Deed of Absolute Sale as mentioned above and to which document and document is executed as an addendum.

WHEREAS, the above mentioned Sale of **Lot No. 39, GSS-4A-000059** in favor of buyer and located at Brgy. Bacungan with an area of **Forty nine thousand nine hundred ninety nine (49,999) Sq. m.** is required by Department of Environment and Natural Resources to be validated or consented to personally and in writing by the sellers and that section 119 of Commonwealth Act 141 be made specifically applicable to the said sale and that the purpose of the buyer in the purchase of the property be likewise declared.

NOW THEREFORE, the seller and buyer hereby agree to categorically declare the application of section 119 of CA No. 141 to the above mentioned sale such that the sale is subject to repurchase by the seller, his widow or legal heirs within a period of five years from the date of conveyance.

The Buyer hereby declare that pursuant to its corporate powers, the purchase of the property is exclusively for the purpose of developing the property solely for commercial purposes.

IN WITNESS WHEREOF, the parties hereby executed this addendum this FEB 04 2014. at Puerto Princesa City.


Rebecca M. Dela Cruz
Seller
SSS No. 04-1512043-6

BIGFOOT BEACH DEVELOPMENT CORP.

Buyer

Represented by:


Fabiannito S. Init

SIGNED IN THE PRESENCE OF.

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PUERTO PRINCESA CITY)

At Puerto Princesa City this 01-25-14, personally appeared before me, **Rebecca M. Dela Cruz** with her SSS No. 04-1512043-6, personally known to me to be same person who executed the foregoing instrument known as Addendum to Deed of Sale of Lot No. 39, GSS-4A-000059 and acknowledged that the same is her free and voluntary act and deed, and who witnesses affixed their signatures on all two pages of this document. The identity of the person is personally known to the notary public.

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

Doc. No. 43
Page No. 85
Book No. 249
Series of 2014

ATTY. EDGAR O. PALAY
NOTARY PUBLIC
UNTIL DECEMBER 31, 2014
PTR NO. 0661655 / 1/02/2014
IBP NO. 695628 / 1/06/2014
ROLL NO. 31451

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CEBU CITY)

At Cebu City this FEB 04 2014, personally appeared before me, **Fabianito S. Init** with his LTO ID No. 601-79-035734, personally known to me to be the same person who executed the foregoing instrument known as Addendum to Deed of Sale of Lot No. 49, GSS-4A-000059 and acknowledged that the same is his free and voluntary act and deed, who together with his witnesses affixed their signatures on all two pages of this document. The identity of the person is personally known to the notary public.

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

Doc No. 355
Page No. 72
Book No. XXV
Series of 2014

ATTY. DERVIS R. SENICA
NOTARY PUBLIC
COMMISSION NO. 0402 UNTIL 12/31/14
ROLL OF ATTORNEY NO. 46848
PTR NO. 432501 / 01-09-14 / CEBU CITY
IBP NO. 15814 / 01-15-14 / CEBU CITY
GROUND FLOOR, AMV BROS. BLDG.,
NO. 97, CABA HUG ST., AYALA ACCESS ROAD
MABOLO, CEBU CITY, PHILIPPINES 6000

SECRETARY'S CERTIFICATE

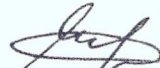
I, **Atty. Nelson G. Leyco**, Filipino, single, of legal age, with address at #11 Woodpecker St., Sto. Nino Village, Banilad Cebu City, after having been duly sworn in accordance with law, hereby depose and state that:

1. I am the Incumbent Assistant Corporate Secretary of **Bigfoot Beach Development, Corp.** (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines;
2. During a special meeting of the Board of Directors of the Corporation held on January 21, 2014, where a quorum was present, the following resolutions were unanimously approved and adopted:

"RESOLVED, that the Board of Directors of **Bigfoot Beach Development, Corp.** (the "Corporation") ratify, as they hereby ratify, the intention of the Corporation to use Lot No. 39, GSS-4A-000059, located in Talaudjong, Puerto Princesa City, Palawan, exclusively for commercial purposes."

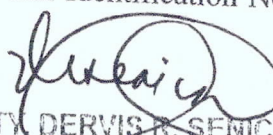
3. The foregoing resolutions are in accordance with the records of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of January, 2014 at Cebu City, Philippines.


Atty. Nelson G. Leyco
Assistant Corporate Secretary

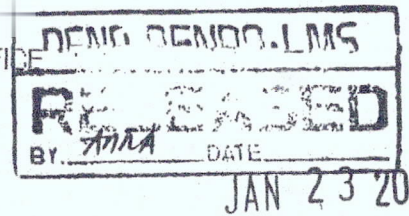
SUBSCRIBED AND SWORN to before me at the City of Cebu this 22nd day of January, 2014 affiant having exhibited to me his Tax Identification No. 230-394-616.

Doc. No. 272
Page No. 56
Book No. XXX
Series of 2014.

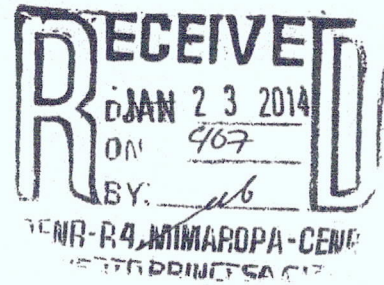

ATTY. DERVIS R. SENICA
NOTARY PUBLIC
COMMISSION NO. 0407, UNTIL 12/31/14
ROLL OF ATTORNEY NO. 46343
PTR NO. 145734 / 1-8-12 / CEBU CITY
IBP NO. 912422 / 1-8-13 / CEBU CITY
2/F OFFICE SUITE NO. 8 110 V. RANUDO ST., CEBU CITY



Republic of the Philippines
Department of Environment and Natural Resources
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denpalawan@yahoo.com



MEMORANDUM



TO : Community Environment and
Natural Resources Officer
Puerto Princesa City

FROM : Provincial Environment and
Natural Resources Officer

SUBJECT : REQUEST FOR APPROVAL OF SALE OF LANDS COVERED BY
HOMESTEAD PATENTS.

DATE : January 21, 2014

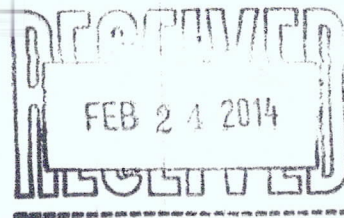
Referred is the memorandum of the RED Oscar C. Dominguez dated January 16, 2014 along with the memo-instruction from the Assistant Secretary for Legal Services dated December 23, 2013 and the complete set of documents representing the request for approval of sale of seven (7) original certificate of titles filed by Mr. Ian Michael M. Marcelo.

Please inform direct the party and assist to ensure full-compliance to the detailed instruction of the office of the Honorable Secretary.


JUAN C. DELA CRUZ

Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City

L/akc (01.21.2014)



MEMORANDUM

TO : The PENR Officer
Sta. Monica, Puerto Princesa City

FROM : The OIC-Regional Executive Director and
Concurrent Regional Technical Director for Lands

SUBJECT : **REQUEST FOR APPROVAL OF SALE OF LANDS
COVERED BY HOMESTEAD PATENTS**

DATE : **16 JAN 2014**

Referred herewith is the Memorandum dated 23 December 2013 of the OIC, Assistant Secretary for Legal Services specifying the requirements in order that the subject request may be considered favourably. Also enclosed are the complete records appertaining thereto consisting of the following:

1. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8054;
2. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7765;
3. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8055;
4. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8060;
5. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8066;
6. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 8076;
7. Request for Approval of Sale & Transfer of OCT/Sale/Certificate of Title No. 7766;

Please advise the proponent to comply with the said requirements accordingly.

FOR COMPLIANCE OF REQUIREMENTS


OSCAR C. DOMINGUEZ

Encls.: as stated:

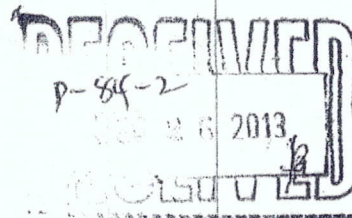
Cc

Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City

Jgc/DLI
GR 14-01-0023 P244



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 929-66-26 to 29 • (632) 929-62-52
929-66-20 • 929-66-33 to 35
929-70-41 to 43



MEMORANDUM

TO : The OIC, Regional Executive Director
DENR Region IV-B, MIMAROPA

FROM : The OIC, Assistant Secretary
Legal Services

SUBJECT : REQUEST FOR APPROVAL OF SALE
OF LANDS COVERED BY HOMESTEAD
PATENT

DENR - R - IV - B	
OFFICE OF THE	
REGIONAL EXECUTIVE DIRECTOR	
DOC. NO.	
RECEIVED	RELEASED
BY: <i>chela</i>	BY:
DATE: 12/20/13	DATE:
TIME:	TIME:

DATE : 23 December 2013

This has reference to the memorandum dated November 11, 2013 from that Office requesting approval of the sale of Seven (7) parcels of lands covered by Homestead Patents in favor of the private Corporations named therein.

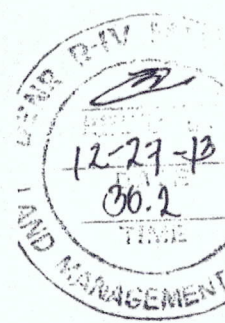
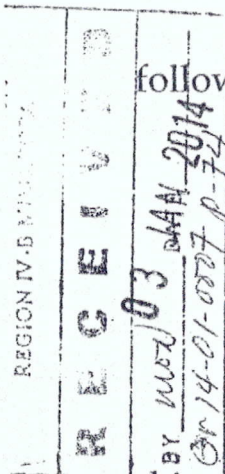
After careful review of the documents forwarded to this Office, the following were observed:

1. All the public land grantees are represented by one Ian Michael M. Marcelo in all the Deed of Absolute Sale forwarded to this Office.
2. The purpose of the Sale was not established.

The pertinent applicable provisions of Commonwealth Act 141 on this matter are as follows:

Sec. 119. Every conveyance of land acquired under the free patent or homestead provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of conveyance.

Sec. 121. Except with the consent of the grantee and the approval of the Secretary of Natural Resources, and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association, or partnership may acquire or have any right, title, interest, or property right whatsoever to any land granted under the free patent, homestead, or individual sale provisions of this Act or to any permanent improvement on such land.





Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita, Manila

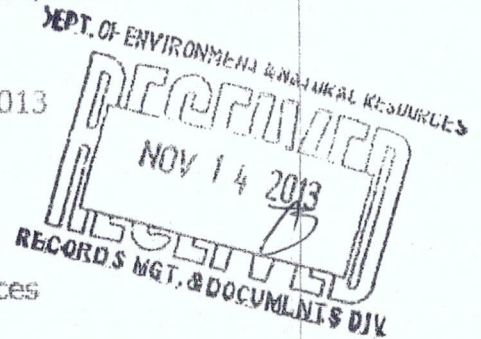
DENR/SEC - LEGAL AFFAIRS

Date of Receipt NOV 18 2013

Time 9:00 AM

Received by: [Signature]

November 11, 2013



MEMORANDUM FOR THE SECRETARY

THRU : The OIC-Assistant Secretary for Legal Services
FROM : The Regional Executive Director
SUBJECT : REQUEST FOR APPROVAL OF SALE OF PATENTED LANDS
COVERED BY HOMESTEAD PATENT

Forwarded are the Memoranda all dated October 30, 2013 of CENRO Puerto Princesa recommending the approval of Deeds of Sale of the following Homestead lots in favor of private corporations:

1	Lot 49, Gss-4A-000059 (OCT No. 8054)	Talaudjong Bay Corporation
2	Lot 1, Ccs-04-002627-D (OCT No. 7765)	North Creekpoint Properties, Inc.
3	Lot 42, Gss-4A-000059 (OCT No. 8055)	Talaudjong Properties, Inc.
4	Lot 46, Gss-4A-000059 (OCT No. 8060)	Talaudjong Development Corp.
5	Lot 5, Ccs-04-002627-D (OCT No. 8066)	Talaudjong Bay Corporation
6	Lot 41, Gss-4A-000059 (OCT No. 8076)	Talaudjong Ventures, Inc.
7	Lot 39, Gss-4A-000059 (OCT No. 7766)	Bigfoot Beach Development Corp.

DENR LEGAL SERVICE

RECEIVED BY: [Signature]
TIME: 10:20 AM
DATE: NOV 20 2013

Page 1 of 2

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1.000.000 - 2

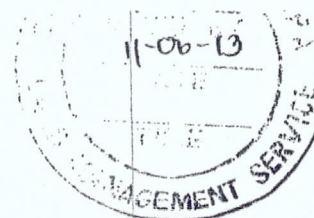
It is provided under Section 121 of CA 141:

"Except with the consent of the grantee and the approval of the Secretary of Natural Resources, and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association, or partnership may acquire or have any right, title, interest, or property right whatsoever to any land granted under the free patent, homestead or individual sale provisions of this Act or any permanent improvement on such land xxx-xxx"

Pursuant to the above-cited Provision, it is respectfully requested that approval of the sales be made considering that all the requirements are complied with.

For the Honorable Secretary's information and further instruction.


EDGARDO O. GALEON



MEMORANDUM

FOR

The Regional Executive Director
DENR-R4, MIMAROPA, 1515 L & S Building
Roxas Blvd., Ermita, Manila

Attention

The Chief, Land Management Division
The Chief, Legal Division

FROM

The Provincial Environment and
Natural Resources Office

SUBJECT

REQUEST FOR APPROVAL OF SALE OF
PATENTED LANDS COVERED BY
HOMESTEAD PATENT

DATE

05 November 2013

Forwarded are the memorandums of CENRO Puerto Princesa City all dated October 30, 2013 recommending the approval of Deeds of Sale of the following homestead lots in favor of private corporations to wit:

- | | |
|---|------------------------------------|
| 1. Lot 49, Gss-4A-00059
(OCT No. 8054) | Bigfoot Beach Development Corp. |
| 2. Lot 1, Ccs-04-002627-D
(OCT No. 7765) | North Creeckpoint Properties, Inc. |
| 3. Lot 42, Gss-4A-000059
(OCT No. 8055) | Talaudjong Properties, Inc. |
| 4. Lot 46, Gss-04-000059
(OCT No. 8060) | Talaudjong Development Corp. |
| 5. Lot 5, Ccs-04-002627-D
(OCT No. 8066) | Talaudjong Bay Corp. |
| 6. Lot 41, Gss-4A-000059
(OCT No. 8076) | Talaudjong Ventures Inc. |
| 7. Lot 39, Gss-4A-000059 | Bigfoot Beach Development Corp. |

In as much that the sale involves a corporation, it is respectfully requested that a clearance for the issuance of authority to sale be issued pursuant to Section 121 of CA 141 and Section 7 of Article XII of the Constitution.

For his ready reference, clearance and/or instruction

JUAN C. DELA CRUZ

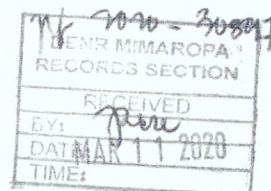
Copy Furnished:

- Mr. Ian Michael M. Marcelo
San Pedro, Puerto Princesa City
- CENRO Puerto Princesa City

OFFICE OF THE LAND MANAGEMENT DIVISION DENR-R4 MIMAROPA	
RECEIVED	06 NOV 2013
BY: [Signature]	DATE
13-11-001	2-360



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. (632) 929-66-26 to 29 • (632) 929-66-33 to 35
929-7041 to 43; 929-6252; 929-1669
Website: <http://www.denr.gov.ph> / E-mail: web@denr.gov.ph



MEMORANDUM

FOR : THE REGIONAL EXECUTIVE DIRECTOR
DENR – Region 4B
Ermita, Manila

FROM : THE ASSISTANT SECRETARY
Field Operations – Southern Luzon

SUBJECT : LETTER DTD 10/18/2019 REQUEST FOR APPROVAL OF THE DEED OF SALE OVER A PARCEL OF LAND DENOMINATED AS LOT NO. 39, GSS 4A-000059 COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. 7766 EXECUTED IN FAVOR OF BIG FOOT BEACH DEVELOPMENT CORPORATION (DENRCO-ASRMD-2020-001489)

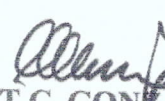
DATE : 02 MAR 2020


Referred herewith for appropriate action is the letter from concerned Ms. Rebecca M. Dela Cruz dated 18 October 2019 addressed to the DENR Secretary Roy A. Cimatu pertaining to the abovementioned subject.

Accordingly, the letter is a request for reconsideration for the approval of sale of patented lands covered by Homestead Patents.

In this regard, you are hereby instructed to act immediately on the subject matter and coordinate directly to the concerned party consistent with existing laws, rules and regulations. Please apprise spouses Ms. Dela Cruz of any development and/or status of their request, copy furnished the undersigned on the actions taken for monitoring and records purposes.

FOR IMMEDIATE COMPLIANCE.


GILBERT C. GONZALES, CESO III

DENR - R - IV - B	
OFFICE OF THE	
REGIONAL EXECUTIVE DIRECTOR	
DOC. NO.	60-2020-30894
RECEIVED	RELEASED
BY: 	BY:
DATE: 11 2020	DATE:
TIME:	TIME:

Republic of the Philippines
Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Sta. Monica Puerto Princesa City

March 5, 2007

LOT VERIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the tract of land identified as Lot No. 39, Gss-04A-000059
Identical to lot No 11593, Cad-800-D located at Barangay
Bacungan Puerto Princesa City containing an area of 49,999
square meters has been verified to be within ALIENABLE AND DISPOSABLE AREA per
approved Land Classification Map No. 3620, Project No. 1-Z-A, Blk. 100, certified
on August 31, 2004

This certification is issued upon request of Rebecca M. Dela Cruz for
the purpose of Homestead Application

Verified by:

NOEL V. SUMIDO
OIC Forest Engineering/LC Unit

Attested by:

CONRADO M. CORPUZ
Chief, Forest Mgt. Services

Approved by:

ROCELIO D. PAGLINAWAN
Community Environment and
Natural Resources Officer

10-30-18
OFFICE OF THE
SPECIAL ATTORNEY GENERAL
MANILA

100
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329
B
RECORD
BOOK
SERIES OF

ATTY. EDUARDO M. PALLAS
ATTORNEY AT LAW
UNITED, DECEMBER 17/2014
PTR 01.0506488 01/07/2012
CPL 01.0506488 12/07/2012
ROLL NO. 2115



RECEIVED
10-07-2022 22-9211

MEMORANDUM

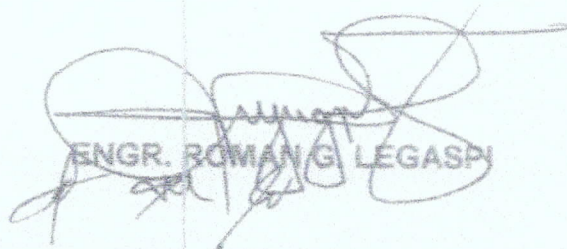
FOR : THE ASSISTANT REGIONAL DIRECTOR FOR TECHNICAL SERVICES

FROM : THE OIC-CHIEF, SURVEYS AND MAPPING DIVISION

SUBJECT : CONFIRMATION OF LAND CLASSIFICATION

DATE : AUG 31 2022

The undersigned confirms the findings of the CENR Officer of Puerto Princesa, Palawan that Lot No. 3937, Cad-800-D is within Alienable and Disposable land of the public domain after verification through the Land Administration and Management System (LAMS) Philippines.


ENGR. ROMANG LEGASPI

Copy furnished:

The Regional Executive Director
DENR MIMAROPA Region

Blanco, Juan David

SMD/LESS/CKAA/8-25-22

SN Blg. 071792

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG Puerto Princesa

Katibayan ng Orihinal na Titulo

Blg. 7266

Pinagkasunduan ayon sa Seksyon 101 ng Ats sa Patalaan ng Ari-arian (Ats ng Pangulo ng Pilipinas) sa
Pto. Princesa City noong ika- 17th ng July tuong labinsiyam na raan
at 2008 at nakatala sa mga kasulatan ng gaya ng mga sumusunod

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN

REHIYON BLG. 0463/6-08-3766
"PATENTE NG HOMISTED" Blg. 0463/6-08-3766

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SAPAGKAT, alinsunod sa mga tadhana ng Kabanata 4 Komonwelt Blg. 141, ayon sa pagkakasusog
na nangangasiwa sa pagpapahimong ng mga bahagi ng ari-arian bayon, at ang pag-aangkin ni
REBECCA M. DELA CRUZ naisagawa ng naalinsunod sa batas para sa isang lawak ng lupang
pansakahan na nasa Barangay Bacungan Bayan ng Lungsod ng Pto. Princesa
ng Palawan Pulo ng Palawan Pilipinas, na may kabuuang
sukat na 99 hektarya 99 ares 99 centares,
ayon sa opisyal na plat ng surbey sa sinupan at inilalarawan sa likod nito.

NGAYON, DAHIL DITO, IPINAAALAM SA LAHAT, Na sa bisa ng kapangyarihan ng Konstitusyon
ng Pilipinas, at bilang pag-alinsunod sa mga tadhana nito at ang binanggit na Batas Komonwelt Blg. 141,
ayon sa pagkakasusog at mga karagdagang Batas ay ipinagkaloob sa pamamagitan nito kay

REBECCA M. DELA CRUZ
Filipino, may sapat na gulang, kasal kay Diyuda
at nakatira sa San Pedro, Lungsod ng Pto. Princesa ang lawak ng lupang bayad na
inilalarawan sa itaas.

NA HAWAKAN AT ARIIN ang nabanggit na sukat ng lupa na kalakip ng lahat ng karapatan at pribi-
lehiyo na nauukol dito kay **REBECCA M. DELA CRUZ** at sa kanyang
tagapagmana o mga tagapagmana, o pinaghiitan na sasailalim sa mga tadhana ng Seksyon 118, 119, 121,
122 at 124 na ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog na nagtatakda, maliban sa kapakanan ng
Pamahalaan o alinang sangay nito, mga yunit o institusyon, ang lupang natamo sa pamamagitan nito ay
hindi magaring mapasahin at hindi sasailalim ng patay na sagutin ang tinakdang panahon; na ito'y hindi
ilipat o isalinin pagkatapos ng limang (5) taon at sa loob ng susunod na dahawampung-limang (25) taon ng
walang pagpapahay ng Kalihim ng Kapaligiran at Likas na Kayamanan; na bawat paghiipat ng natamang
lupa alinsunod sa mga tadhana ng batas homisted, kung nararapat, ay sasailalim sa muling pagbili ng
aplikante, ang nabalo, o legal na tagapagmana sa loob ng limang (5) taon mula sa petsa ng pagbibili, sa gayon,
maliban kung pinahintulutan ng pinagkalooban at pinaghiipat ng Kalihim ng Kapaligiran at Likas ng
Kayamanan at para lumang sa mga layuning pang-komersiyal, pang-industriya, pang-edukasyon, pang-
relihiyon at pagkakaawangawa o para sa karapatan sa pagdaan; walang korporasyon, samahan o bakasan
ang magaring magtamo o magkaroon ng kahit anong karapatan, titulo, benepisyo o karapatan sa
pagmamay-ari ng nabanggit na lupa; at sasailalim din sa lahat ng mga kondisyon, mga pagtamasa ng bayan
at paggamit ng iba na kinilala at tinakda ng batas, lalo na iyong mga binahanggit sa Seksyon 109, 110, 111,
112, 113 at 114 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
GLORIA MACAPAGAL ARROYO Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang
patente ang mga kasulatang ito at ikininilang ang tatak ng Republika ng Pilipinas

Nilagdaan sa PUERTO PRINCESA CITY ngayong ika- 17 JUL 2008 sa taon
ng Ating Panginoon, labinsiyam na raan

**SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS**

JUAN C. DELA CRUZ

OIC-PENAL

Nakatira sa "Talaan ng mga Kasulatan ng
Lalawigan/Lungsod ng Puerto Princesa
alinsunod sa tadhana ng Seksyon 101 ng Ats
Pangulo Blg. 1529, ngayong ika- 28th ng
August labinsiyam na raan at 2009, sa
10:05 a.m.

Puerto Princesa City
(Tirahan ng May-ari)

ATTY. RA. RACHEL FE FABROS-DILIG
Tagatala ng mga Kasulatan at Ari-arian

(TECHNICAL DESCRIPTION)

LOT NO. 39, GSS-4A-000059

Beginning at a point marked "1" of Lot No. 39, Gss-4A-000059, being N.80-02 E., 3460.76 M. From Tie Point US C & GS Triangulation point (1966) Hen & Chicken Island, Puerto Princesa City, thence

S.08-24 E., 226.95 m. to point 2,

S.88-20 W., 286.89 m. to point 3,

N.27-01 E., 294.16 m. to point 4,

S.76-19 E., 123.47 m. to point 1,

Point of beginning.

Containing an area of FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE METERS.

All corners are marked on the ground by B.L. Cyl. Conc. Mons. 15 x 60 Cms.

Bounded on the NE., along line 4-1 by South China Sea, along line 1-2 by Lot 41, Gss-4A-000059, on the S., along line 2-3 by Road, and on the SW., along line 3-4 by Public Land.

Bearings true

This lot was surveyed by Geodetic Engineer Rafael P. Sevilleja on November 27, 1982 to January 17, 1983 and was approved on March 8, 1984, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by H.A. No. 045316-714, Entry No. 045316-544 and is identical to Lot No. 11593, Cad-800-D.

CERTIFIED CORRECT.

REX S. VELASCO
Engineer

erep
checked by

(Continued on Additional Sheet Page)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

Entry No. 6994: SPECIAL POWER OF ATTORNEY: Executed by Rebecca M. Dela Cruz, appointing and constituting Ian Michael M. Marcelo, as her true and lawful Attorney-In-Fact, to claim, get and receive the Owner's Duplicate Copy of this title. Acknowledged before Atty. Edgar O. Palay, Notary Public PPCity per Doc. No. 155, Page No. 32, Book No. 308, Series of 2009.

Date of Instrument : Aug. 26, 2009

Date of Inscription : Aug. 28, 2009 at 10:00 a.m.

ATTY. MA. RACHEL FE FABROS-DILIG
City Register of Deeds

CERTIFICATION

This is to certify that this title has been issued to the one who claims to be IAN MICHAEL M. MARCELO with CIC No. C0760454 issued on JUNE 26, 2009 at Puerto Princesa City w/ subject pp. 011-33-019781

City of Puerto Princesa. AUG. 28, 2009

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

(Continued on Page -C)

Register of Deeds

It is hereby certified that this is a true electronic copy of the document 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. Issued at Registry of Deeds of Puerto Princesa City. Requested By: PAMELA GRACE EUCOGCO

Ref. No. : 2013004367

OR No. : 1004854291

Date : 8/20/2013

OR Date : Aug 19 2013

(Continued from Page -B)

(Continued on Additional Sheet Page)
Register of Deeds

It is hereby certified that this is a true electronic copy of the document 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. Issued at Registry of Deeds of Puerto Princesa City. Requested By: PAMELA GRACE EUCOGCO

Ref. No. : 2013004367 OR No. : 1004854291
Date : 8/20/2013 OR Date : Aug 19 2013

**AFFIDAVIT OF NON TENANCY/NO CONFLICT AND TOTAL
LANDHOLDINGS**

I, IAN MICHAEL M. MARCELO, of legal age, Filipino, married, resident of San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 144 Page No. 39; Book No. 337 Series of 2013 executed before Notary Public Edgar O. Palay after being sworn to in accordance to law hereby depose and say;

1. That Rebecca M. Dela Cruz is the registered owners of a parcel of land with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less and covered by Katibayan ng Orihinal na Titulo No. **7766** of the Registry of Deeds of Puerto Princesa City at Bacungan, Puerto Princesa City.
2. That the above described parcel of land is part of her total landholdings and it is her retention area as she has no other agricultural landholding and it is not beyond five hectares in area.
3. That I certify that the said parcel of land is not tenanted but under direct cultivation and development, and that there are no other persons occupying such land. Neither is there any claim, suit, action of whatever kind over the said property.
4. That this affidavit is executed in compliance to DAR Administrative Order No. 1 series of 1989.

IN WITNESS WHEREOF, I have hereunto set my hand this August 5, 2013 at Puerto Princesa City.

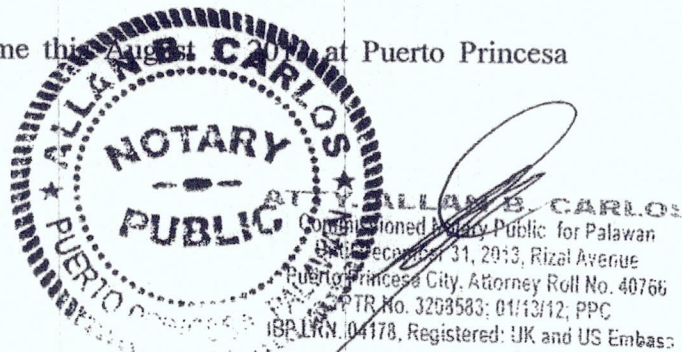
Rebecca M. Dela Cruz

As represented by:


IAN MICHAEL M. MARCELO
Affiant/Attorney in fact

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 18
Page No. 5
Book No. XXV1
Series of 2013.



BARC Chairman

AFFIDAVIT OF NOTICE TO ADJOINING LOT OWNERS

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S

I, IAN MICHAEL M. MARCELO, of legal age, married, Filipino, resident of Bgy. San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 196, Page No. 39; Book No. 337; Series of 2013 executed before Notary Public Edgar O. Palay, after being sworn hereby depose and says:

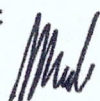
That the principal sold the parcel of land known as **Lot No. 39, GSS-4A-000059** with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters covered by Katibayan ng Orihinal na Titulo No. **7766** to **Bigfoot Beach Development Corp.** and prior to the sale of the said lot, the adjoining lot owners were notified of the sale of the said lot through my duly authorized representative.

That I am executing this affidavit to attest to the truth of the foregoing facts and to comply with the requirements at Registry of Deeds of Palawan.

IN WITNESS WHEREOF, I have hereunto affix my hand this August 5, 2013 at Puerto Princesa City.

Rebecca M. Dela Cruz

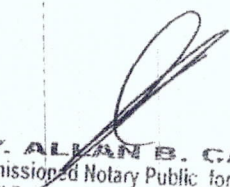
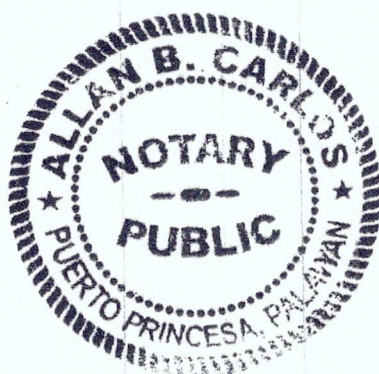
As represented by:



IAN MICHAEL M. MARCELO
Affiant

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 18
Page No. 5
Book No. XXVI
Series of 2013.



ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 48766
PTR No. 3208583; 01/13/12: PPC
IBP LRN. 04178, Registered: UK and US Embassies

SELLER'S AFFIDAVIT

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S

I, IAN MICHAEL M. MARCELO, of legal age, Filipino, married, resident of San Pedro, Puerto Princesa City, herein representing **Rebecca M. Dela Cruz** by virtue of Special Power of Attorney under Doc. No. 146, Page No. 39; Book No. 337; Series of 2013 executed before Notary Public Algar O. Palay after being sworn to in accordance to law hereby depose and say;

1. That the land conveyed to **Bigfoot Beach Development Corp.** with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less, in a Deed of Absolute Sale executed before Notary Public Atty. Alan B. Carlos under document no. 103; page no. 106; book no. 100; series of 2013, is part of her (Rebecca M. Dela Cruz) retention area or a portion of her retention area of not more than 5 hectares;

2. That this affidavit is executed in compliance with DAR Administrative Order No. 1, Series of 1989 as well as to show proof that the land subject of the above mentioned transaction is a retention or portion of a retention area.


3. That the above mentioned parcel of land is not involved in any litigation or subject of any case and have no pending case filed before the Department of Agrarian reform Adjudication Board (DARAB), or any of the adjudication, the DAR, the Courts or Office of the President.

AFFIANT SAYETH NONE.

In witness whereof I hereunto affix my signature this August 5, 2013 at Puerto Princesa City.

Rebecca M. Dela Cruz

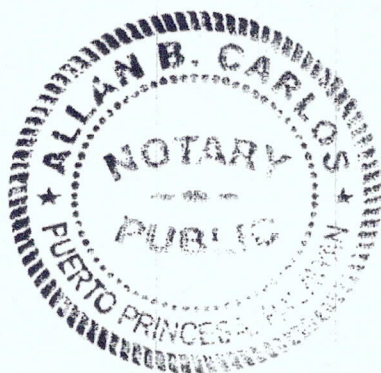
Represented by:

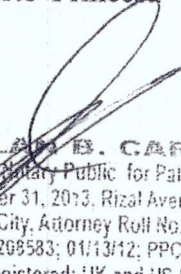

IAN MICHAEL M. MARCELO
Affiant/Attorney in fact

SUBSCRIBED AND SWORN TO before me this August 5, 2013 at Puerto Princesa City, affiant is personally known to me.

Doc. No. 19
Page No. 5
Book No. XXVI
Series of 2013.

BARC CHAIRMAN




ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 48766
PTR No. 3298583; 01/13/12; PPC
IBP LRN 04178, Registered: UK and US Embassy

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

Rebecca M. Dela Cruz, widow of legal age, Filipino and a resident of Brgy. San Pedro, Puerto Princesa City, (the "SELLERS") herein represented by her Attorney-in-fact **IAN MICHAEL M. MARCELO**, of legal age, Filipino, Resident of Brgy. San Pedro, Puerto Princesa City by virtue of Special Power of Attorney executed before Notary Public **Edgar O. Palay** dated July 19, 2013, under Doc. No. 196; Page No. 39; Book No. 337; Series of 2013, by these presents and in consideration of the sum of **FIVE HUNDRED THOUSAND PESOS (PHP 500,000.00)**, Philippine currency, do hereby **SELL, TRANSFER and CONVEY** unto **Bigfoot Beach Development Corp.** (the "BUYER"), represented herein by Mr. Fabianito S. Init, a corporation organize and existing under Philippine laws and with principal office at White House Bldg., Saac II Road, Brgy. Mactan, Lapu-Lapu City, and to said BUYER's successors and assigns. A parcel of land known as **Lot No. 39, GSS-4A-000059**, covered by Katibayan ng Orihinal na Titulo ("KOT") No.7766 with an area of **Forty Nine Thousand Nine Hundred Ninety Nine (49,999)** square meters, more or less, with technical description as follows:

Lot No. 39, GSS-4A-000059

Beginning at a point marked "1" of Lot No. 39, GSS-4A-000059, being N.80-02 E., 3460.76 M. From Tie Point US C & GS Triangulation point (1966) Hen & Chicken Island, Puerto Princesa City, thence

S. 08-24 E.,	226.95 m. to point 2;
S. 88-20 W.,	286.89 m. to point 3;
N. 27-01 E.,	294.16 m. to point 4;
S. 76-19 E.,	123.47 m. to point 1;
Point of beginning.	

Containing an area of FORTY NINE THOUSAND NINE HUNDRED NINETY NINE (49,999) SQUARE METERS

All corners are marked on the ground by B. L. Cyl. Conc. Mons. 15 x 60 Cms.

Bounded on the NE., along line 4-1 by south china sea; along line 1-2 by Lot 41, Gss-4A-000059; on the S., along line 2-3 by Road; and on the SW., along line 3-4 by Public Land.

Bearing true

This lot was surveyed by Geodetic Engineer Rafael P. Sevilleja on November 27, 1982 to January 27, 1983 and was approved on March 8, 1984, in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by H: A. No. 045316-714; Entry No. 045316-544 and is identical to Lot NO. 11593, Cad-800-D.

(the above-described lot is hereinafter referred to as the "Subject Property")

SELLER hereby warrants to the BUYER the following:

1. The Subject Property is owned and registered in the name of the SELLERS and that they are duly authorized to enter into a DEED of Absolute Sale pertaining to an agreement for the sale of the Subject Property;
2. There are no contractually obtained liens, easements, mortgages, or judicially ordered attachments, levies or other encumbrances on or over the Subject Property and the SELLERS have not executed any instrument acknowledging or recognizing the existence of such easements encumbrances or mortgage and there are no occupants or structures

within the Subject Property that would prevent the BUYER from enjoying absolute and peaceful possession thereof;

3. No building or structure, fence or any appurtenance on the Subject Property encroaches on any property owned by others and neither is there building, fence or other structure encroaching upon the Subject Property;
4. All governmental permits, approvals, and licenses required in connection with the Subject Property and *all the improvements* thereon, if any, have been duly obtained, are in full force and effect, and no proceedings are pending or threatened which could lead to a revocation or other impairment thereof;
5. No condemnation proceeding is pending or threatened with respect to the Subject Property;
6. Upon execution of the deed of absolute sale, all taxes, fees, and assessments against the Subject Property or against any of the SELLERS which affect the Subject Property shall have been fully and timely paid.;
7. There is no threatened, existing or pending litigation or action affecting the Subject Property and the execution of the deed of absolute sale will not violate any law or agreement with third parties or require consent thereof;
8. The SELLERS have caused all persons who occupied the Subject Property, who were represented to BUYER as caretakers of the Subject Property, to peacefully and absolutely vacate the same and that the said persons shall not file a case or legally assert their rights or possession over the Subject Property and the improvements thereon or prevent the BUYER from enjoying complete and peaceful possession thereof;
9. SELLERS warrant neither the Subject Property nor any portion of it has been the subject of any conveyance or donation or commitment to sell, convey, donate or encumber, in favor of any third party or government unit, subdivision or office, or has otherwise been encumbered or subjected to any charge or lien;
10. All government taxes, penalties, interest and charges of similar nature legally arising from the transfers or conveyance leading to the acquisition of ownership by the SELLERS over the Subject Property shall be fully paid in due time as per the terms of the agreement. The BUYER shall have the right (but not the obligation) to advance these payments but subject to reimbursement and payment of legal interest and other damages by the SELLER. For purposes of recovering the amounts advanced, BUYER shall have the right to deduct the same from future amortizations or other amounts due to the SELLER.

for
2013
IN WITNESS WHEREOF, we have hereunto set our hand this August 5, 2013 at Puerto Princesa City.

Rebecca M. Dela Cruz
Seller
SSS No. 04-1512043-6

Bigfoot Beach Development Corp.
By: *[Signature]*
Fabianito S. Init

As Represented by:

[Signature]
IAN MICHAEL M. MARCELO
Attorney-in-fact

SIGNED IN THE PRESENCE OF:

Pamela Grace Eucogco

Rosemary Lagrosa

ACKNOWLEDGMENT

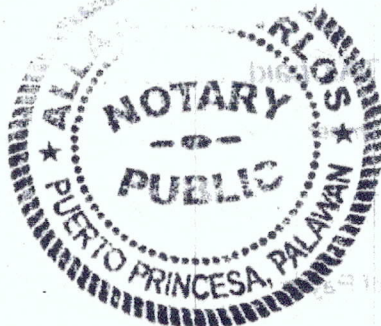
REPUBLIC OF THE PHILIPPINES)
PUERTO PRINCESA CITY)

Fabianito S. Iait
LTO # 601-79-035734

At Puerto Princesa City this August 5, 2013, personally appeared before me, Ian Michael M. Marcelo with his TIN NO. 903-811-722, personally known to me to be the same person who executed the foregoing instrument known as Deed of Absolute sale of Lot No. 39, GSS-4A-000059 and acknowledged that the same is his free act and deed and that of his principals. He and the witnesses affixed their signatures on all three pages of this document. The identity of the said person is personally known to the notary public.

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

Doc. No. 523
Page No. 106
Book No. XXV
Series of 2013.



ATTY. ALLAN B. CARLOS
Commissioned Notary Public for Palawan
Until December 31, 2013, Rizal Avenue
Puerto Princesa City, Attorney Roll No. 40766
PTR No. 3208583; 01/13/12; PPC
IBP LRN. 04178, Registered: UK and US Embassy

SPECIAL POWER OF ATTORNEY

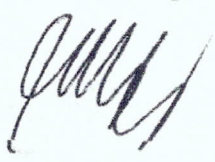
KNOW ALL MEN BY THESE PRESENTS:

I, REBECCA M. DELA CRUZ of legal age, Filipino, and resident of Puerto Princesa City, for valuable consideration, do hereby IRREVOCABLY NAME, APPOINT and CONSTITUTE IAN MICHAEL M. MARCELO, of legal age, Filipino, married and a resident of San Pedro, Puerto Princesa City, to be my true and exclusive attorney-in-fact, to act for me and in our name, place and stead, to do and perform the following acts and things, namely:

- a. To sell, transfer and convey the Lot No. 39, GSS-4A-000059 covered by Katibayan ng Orihinal na Titulo Blg. 7766 issued by Registry of Deeds of Puerto Princesa City for a price and terms deems satisfactory to attorney-in-fact.
- b. To sign for and in my behalf the appropriate document pertaining to the execution of the power stated herein such as but not limited to Deed of the purchase price as required by existing tax regulations.
- c. To mortgage the above described lot for any loan as a security for such loan and to authorize the mortgagee to sell the same.
- d. To receive in full or in part the proceeds of the sale and encash any check proceeds of such sale.
- e. To apply for and cause the subdivision survey, reclassification or conversion of the above-described land into several parcels of lot, to other uses and classification as maybe allowed by law; and to make representations with the appropriate government offices for the execution of this power as well as to sign for and in my behalf any papers, affidavits or undertaking necessary for the execution of this authority.
- f. To lease and deliver possession of any or all of the above-described property in favor of any person, upon such terms and conditions acceptable to my attorney-in-fact and to sign for and in my behalf the appropriate and necessary documents such as but not limited to Lease of Contract.
- g. To enter into management contract or joint venture involving the use and possessions of the above-described parcel of land, upon such terms and conditions acceptable to my attorney-in-fact and as may be allowed.
- h. To execute and sign the necessary declaration or affidavit or even undertaking pertaining to the execution of any of the powers herein granted, which maybe required by the different government offices, such as, but not limited to the Department of Agrarian Reform, Department of Environment and Natural Resources.
- i. To delegate in whole or in part or all of the powers herein granted or conferred by means of an instrument in writing, in favor of any third persons.
- j. To perform such acts as maybe necessary and required in the execution and the accomplishment of the powers given to him.



Rebecca M. Dela Cruz



HEREBY GIVING and GRANTING unto our said ATTORNEY-IN-FACT full power and authority whatsoever requisite or proper to be made in or about the premises as fully to all legal intents and purpose as I might or could lawfully do if personally present and hereby APPROVING all that said attorney-in-fact shall lawfully do by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 07-19-13
at Puerto Princesa City.

Rebecca M. Dela Cruz
REBECCA M. DELA CRUZ
Principal
SSS # 09-1572043-6

Specimen signature of attorney-in-fact

IAN MICHAEL M. MARCELO
IAN MICHAEL M. MARCELO

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Puerto Princesa City)

BEFORE ME a Notary Public for the Puerto Princesa City on 07-19-13,
personally appeared Rebecca M. Dela Cruz with her identification card listed below their name, known to me to be same person who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. She is being personally known to notary public.

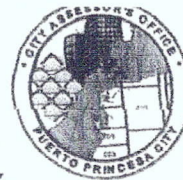
IN WITNESS WHEREOF, we have affixed our signature and affixed my notarial seal on the date and at the place stated above.

Doc. No : MB
Page No : 39
Book No : 277
Series of : 2013

ATTY. EDGAR O. PALA
NOTARY PUBLIC
UNTIL DECEMBER 31/2014
PTR NO. 0556488 01/07/2013
IBP NO. 895466 12/07/2013
ROLL NO. 31451



Republic of the Philippines
CITY OF PUERTO PRINCESA
OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. : **002-21505** Property Identification No.: **134-03-002-34-019**

Owner: **DELA CRUZ, REBECCA M.** TIN: _____

Address: **BGY. SAN PEDRO, PUERTO PRINCESA CITY** Telephone No. : _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. : _____

Location of Property: _____
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. : _____ Survey No. : **GSS-4A-000059/CAD-800-D**

CCT : _____ Lot No. : **39, IDENT. TO 11593**

CCT Date: _____ Blk. No. : _____

Boundaries: North: **SOUTH CHINA SEA**

East: **018 (LOT 38)**

South: **031 (ROAD)**

West: **PUBLIC FOREST**

KIND OF PROPERTY ASSESSED :

☒ LAND ☐ MACHINERY

☐ BUILDING No. of Storeys : _____ ☐ OTHERS _____

Brief Description : _____

Classification	Area (Hec)	Market Value	Actual Use	Assessment Level	Assessed Value
AGRICULTURAL (L)	4.9999	237,518.61	AGRICULTURAL	15.00	35,627.79
TOTAL:		237,518.61			35,630.00

Total Assessed Value _____ FIFTY FIVE THOUSAND SIX HUNDRED THIRTY PESOS ONLY

Taxable ☒ Exempt ☐ Effectivity of Assessment : **1Q, 2012**



Appraised By: _____ Recommended _____ Approved By: _____

SGD. FRANCISCO F. TABANG, JR. **SGD. ENGR. JOVEN C.V. BALUYUT**
LAOO II ASST. CITY ASSESSOR Date

This declaration cancels TD No. : **002-18594** Previous A.V. Php : **P 23,750.00**

Previous Owner : **DELA CRUZ, REBECCA M.**

**CERTIFIED TRUE AND CORRECT
BY AUTHORITY OF THE CITY
ASSESSOR**

ALFARO ROMASANTA

LAOO III/ACTING RECORDS OFFICER

Paid Under OR # : 0631538

Date Issued : August 16, 2013

Amount Paid : P 60.00

MEMORANDA: REASSESSED PURSUANT TO CITY ORDINANCE NO. 501.

**CERTIFIED
TRUE COPY**

**OFFICE OF THE CITY ASSESSOR
CITY OF PUERTO PRINCESA
August 16, 2013**

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 501 dated 2011-11-02. It does not and cannot by itself alone confer any ownership or legal title to the property.

GENERATED BY : ETRACS System 1.0 Form Version 1.0

PRINTED BY : wll PRINT DATE : 2013-08-16 04:42:29





Republic of the Philippines
CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR

CERTIFICATION
(NO IMPROVEMENT)

THIS IS TO CERTIFY that as per existing records of this Office, as of this date, there are no improvement/s on the property declared in the name of **DELA CRUZ, REBECCA M.** situated at Bgy. **BACUNGAN, CITY OF PUERTO PRINCESA** under Tax Declaration No. **002-21505** with a Market Value of **P237,518.61**.

Issued upon the request of Mr./Ms. **ROSEMARY JAGMIS** for whatever legal purpose it may serve him/her.

Given this **27th day of August, 2013** in the CITY OF PUERTO PRINCESA.

BY AUTHORITY OF THE CITY ASSESSOR



ROBERTO M. NALICA
LAOO IV

O.R. Number : **0634360**
Date Issued : **08/27/2013**
O.R. Amount : **P 60.00**



CEO34191

REPUBLIC OF THE PHILIPPINES
SECURITIES AND EXCHANGE COMMISSION
CEBU EXTENSION OFFICE
Cebu City

COMPANY REG. NO. CS201331514

CERTIFICATE OF INCORPORATION

KNOW ALL PERSONS BY THESE PRESENTS:

This is to certify that the Articles of Incorporation and By-Laws of:


BIGFOOT BEACH DEVELOPMENT CORP.

were duly approved by this Commission on this date upon the issuance of this Certificate of Incorporation in accordance with the Corporation Code of the Philippines (Batas Pambansa Blg. 68), and copies of said Articles and By-Laws are hereto attached.

This Certificate grants juridical personality to the corporation but does not authorize it to undertake business activities requiring a Secondary License from this Commission such as, but not limited to acting as: broker or dealer in securities, government securities eligible dealer (GSED), investment adviser of an investment company, close-end or open-end investment company, investment house, transfer agent, commodity/financial futures exchange/ broker/ merchant, financing company, pre-need plan issuer, general agent in pre-need plans and time shares / club shares/ membership certificates issuers or selling agents thereof. Neither does this Certificate constitute as permit to undertake activities for which other government agencies require a license or permit.

As a registered corporation, it shall submit annually to this Commission the reports indicated at the back of this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of this Commission to be affixed at Cebu City, Philippines, this 25th day of July, Two Thousand Thirteen.


LINDEZA ROGERO-GAVINO
Director

CERTIFIED PHOTOCOPIED CEBU OFFICE



Page 1 of 4 Page (s)

Verified by: 

EVG/ras

ORIGINAL RECEIVED

BY: _____

DATE: _____

STB / MB REGISTERED

Date: 7/25/13

Signature: _____

7/25/2013 9:53:48 AM

SEC GREEN LANE FORM: GLF-SC2012
ARTICLES OF INCORPORATION / BY-LAWS
(FOR STOCK CORPORATION)



COVER SHEET

BIGFOOT BEACH DEVELOPMENT CORP.

Name of Corporation

Whitehouse Building, Saac II Road, Brgy. Mactan, Lapu-Lapu City

Principal Office Address

Fabianito S. Init

Name of Filer/Contact Person

09175463510

Cell/Telephone Number

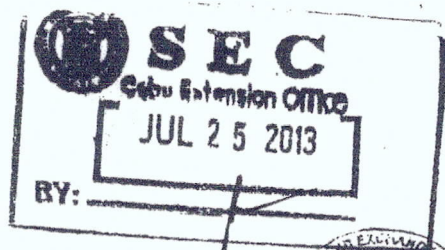
REMINDERS

1. Fill up all the blanks in these forms. All entries should be typewritten/handwritten legibly. Arrange into five (5) sets. One set consists of the cover sheet, articles of incorporation, treasurer's affidavit and by-laws.
2. Present these forms together with name verification slip, and, endorsement of other government agencies (if required), for pre-processing and filing to the Green Lane Unit of the Company Registration and Monitoring Department, SEC.

To be accomplished by SEC Processor

REMARKS

BIGFOOT BEACH DEVELOPMENT CORP. = No meaning/ Personal Choice of Incorporators



Processor

Date

All Entries should
be Typewritten

CERTIFIED PHOTOCOPY

Page 2 of 16

Page 1 of 1

Verified by: *[Signature]*

O.R. No. *6000*

DATE: *5/10/13*

GLF - SC2012

ARTICLES OF INCORPORATION

of

OK FOR PAYMENT

By: 7/24/13

BIGFOOT BEACH DEVELOPMENT CORP.

(Name of Corporation)

KNOW ALL PERSONS BY THESE PRESENTS:

We, the undersigned incorporators, all of legal age, have this day voluntarily agreed to form a stock corporation under the laws of the Republic of the Philippines.

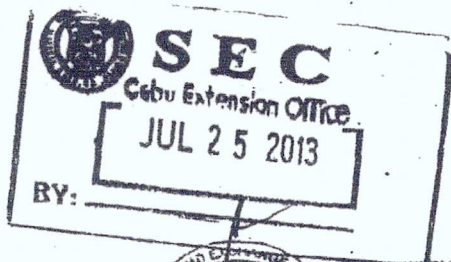
THAT WE HEREBY CERTIFY:

Article I: That the name of this corporation shall be
BIGFOOT BEACH DEVELOPMENT CORP.

Article II: That the purposes for which this corporation is formed are:

PRIMARY PURPOSE

To carry on the business of acquiring, owning, developing, managing, leasing, marketing, or otherwise deal in and with lands and all other kinds of real estate properties; and, towards that develop them into agricultural, industrial, commercial, residential, recreational, and tourism projects, as well as into economic zones or theme parks, and maintain or operate them as such; to construct or introduce on such real estate properties, all kinds of improvements, such as but not limited to plants of every kind and nature, landscaping, road network, parks, houses, buildings and structures of any kind and nature; to mortgage, encumber, sell, lease or otherwise dispose of any such real estate property or any portion thereof or any interest therein; and, to perform any and all such acts, as may be necessary or expedient for the successful pursuit of the foregoing purposes.



CERTIFIED PHOTOCOPY

Page 3 of 6

Verified by: [Signature]

FILED; _____
FILING FEE: 70.00 -
HANDLING: 20 -
SEC BUL.: 10 -
LRF: 700 -
DATE: 7-25-13

4:43 pm

SECONDARY PURPOSES

1. To purchase, acquire, own, lease, sell and convey to the extent allowed by law, property of every kind and description as may be necessary or incidental to the conduct of its corporate business,

2. To raise capital or borrow money from not more than nineteen (19) lenders, including its stockholders, to meet the financial requirements of its business.

3. To invest in other companies and enter into joint venture agreements with any company, partnership, persons or government entities, domestic or foreign, for the advancement of its interest and in carry out its primary purpose;

4. To establish and operate branch offices or agencies to carry out any or all of its operations and business without any restriction as to place or amount;

5. To do and perform all acts and things necessary or incidental to the accomplishment of the foregoing purposes or the exercise of any or all the powers of a corporation for the benefit of this corporation and its stockholders.

6. To participate, enter into joint ventures, invest funds in, other corporations partnerships, persons, or government entities, domestic or foreign.

Article III: That the corporation shall have its principal office at:

No./Street	Whitehouse Building, Saac II Road, Barangay Mactan,
City/Town	Lapu-Lapu City
Province	Cebu

Article IV: That the term for which said corporation is to exist is FIFTY (50) years from and after the date of issuance of the certificate of incorporation.

Article V: That the names, nationalities, and residences of the incorporators, majority of whom are residents of the Philippines, are as follows:

Name	Nationality	Residence (complete address)
Fabianito S. Init	Filipino	1049 F. Macopa Street, Basak, Cebu City
Leni L. Ambayan	Filipino	0294 Victor Vega St., Cubacub Mandaue City
Ma. Rebecca L. Lu	Filipino	Z1 239 Nonoc Tabunok Talisay City
Nelson G. Leyco	Filipino	No. 11 Woodpecker St. Sto. Nino Village, Banilad Cebu City



<u>Marie Stephanie L. Manuel</u>	<u>Filipino</u>	<u>Phase 1 Block 3 Lot 2 Collinwood Subd.,</u>
		<u>Basak, Lapu-Lapu City</u>

Article VI: That the number of directors of the corporation shall be Five
 (5); and the names, nationalities and residences of the first directors of the corporation,
 majority of whom are residents of the Philippines, are as follows:

Name	Nationality	Residence (complete address)
<u>Michael Gerhard Johannes</u>	<u>Filipino</u>	<u>G/F 50 Blue Pool Road,</u>
<u>Gleissner</u>		<u>Happy Valley Hong Kong</u>
<u>Fabianito S. Inif</u>	<u>Filipino</u>	<u>1049 F. Macopa Street Basak, Cebu City</u>
<u>Leni L. Ambayan</u>	<u>Filipino</u>	<u>0294 Victor Vega St. Cubacob,</u>
		<u>Mandaue City</u>
<u>Ma. Rebecca L. Lu</u>	<u>Filipino</u>	<u>Z1 239 Nonoc Tabunok Talisay City</u>
<u>Nelson G. Leyco</u>	<u>Filipino</u>	<u>No. 11 Woodpecker St. Sto. Nino</u>
		<u>Village, Banilad Cebu City</u>

Article VII: That the authorized capital stock of the corporation is
 Thirty Five Million Pesos (P 35,000,000.00) pesos in lawful
 money of the Philippines, divided into Three Hundred Fifty Thousand
 (350,000) shares with the par value of One Hundred (P 100.00)
 pesos per share.

Article VIII : That the following persons have subscribed to the authorized
 capital stock; and at least 25% of the authorized capital stock has been subscribed and at
 least 25% of the total subscription has been paid as follows:

Name	Nationality	No. of Shares Subscribed	Amount Subscribed	Amount Paid
Michael Gerhard Johannes Gleissner	Filipino	199,995	P 19,999,500.00	P19,999,500.00
Fabianito S. Init	Filipino	1	P 100.00	P 100.00
Leni L. Ambayan	Filipino	1	P 100.00	P 100.00
Ma. Rebecca L. Lu	Filipino	1	P 100.00	P 100.00
Nelson G. Leyco	Filipino	1	P 100.00	P 100.00
Marie Stephanie L. Manuel	Filipino	1	P 100.00	P 100.00
Total		200,000	P 20,000,000.00	P 20,000,000.00

*indicate TIN of corporate subscriber



CERTIFIED PHOTOCOPY

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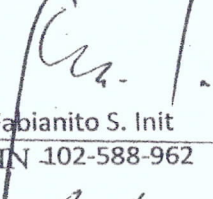
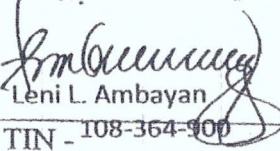
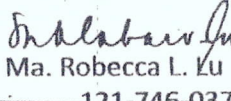
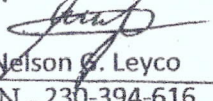
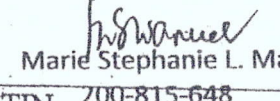
Verified by: *[Signature]*

Article IX: That no transfer of stock or interest which would reduce the stock ownership of Filipino citizens to less than the required percentage of the capital stock as provided by existing laws shall be allowed or permitted to be recorded in the proper books of the corporation and this restriction shall be indicated in the stock certificates issued by the corporation.

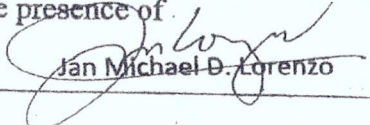
Article X: That Fabianito S. Init has been elected by the subscribers as Treasurer of the corporation to act as such until his successor is duly elected and qualified in accordance with the by-laws; and that as such Treasurer, he has been authorized to receive for and in the name and for the benefit of the corporation, all subscriptions paid by the subscribers.


Article XI: That the incorporators and directors undertake to change the name of the corporation as herein provided, or as amended thereafter, immediately upon receipt of notice or directive from the Securities and Exchange Commission that another corporation, partnership or person has acquired a prior right to the use of that name or that the name has been declared as misleading, deceptive, confusingly similar to a registered name, or contrary to public morals, good custom or public policy.

IN WITNESS WHEREOF, we have set our hands this JUL 03 2013 day of July at Cebu City, Philippines.

 Fabianito S. Init TIN - 102-588-962	 Leni L. Ambayan TIN - 108-364-900	 Ma. Rebecca L. Lu TIN - 121-746-037
 Nelson G. Leyco TIN - 230-394-616	 Marie Stephanie L. Manuel TIN - 200-815-648	TIN -

TIN -	TIN -	TIN -
TIN -	TIN -	TIN -
TIN -	TIN -	TIN -

Signed in the presence of  Jan Michael D. Lorenzo

 Eumierman Dean T. Erasan



ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
) S S

BEFORE ME, a Notary Public in and for Cebu City
Philippines, this ____ th day of JUL 03 2013 20____ personally appeared:

Name	TIN / ID / Passport No.	Date & Place Issued
Fabianito S. Init	PP No. XX3717508	5/14/09/DFA Cebu City- Exp. 5/13/ 14
Leni L. Ambayan	PP No. XX3103953	2/27/09 DFA Cebu City – Exp 2/26/14
Ma. Rebecca L. Lu	PP No. XX3906833	6/5/2009 Cebu City – Exp 6/4/14
Nelson G. Leyco	TIN 230-394-616	2/7/08 Cebu
Marie Stephanie L. Manuel	SSS No. 06-1339114-8	Lapu-Lapu City

all known to me and to me known to be the same persons who executed the foregoing Articles of Incorporation and they acknowledged to me that the same is their free and voluntary act and deed.

In witness whereof, I have hereunto set my hand and affixed my notarial seal on the date and at the place first above written.

Doc. No. 61
Page No. 13
Book No. 2
Series of 20 13



Notary Public

[Signature]
ATTY. JUAN JAVIER F. PARAS
NOTARY PUBLIC FOR CEBU CITY
COMMISSION EXPIRES DEC. 31, 2014
ROLL NO. 47524
IBP NO. 872425 (REG. OR. 2013)
PTR NO. 138205 CEBU CITY 2012



CERTIFIED PHOTOCOPY

Page 8 of 16 Page (s)

Notified by: *[Signature]*

GLF - SC2012

REPUBLIC OF THE PHILIPPINES)
CITY OF CEBU) S S

TREASURER'S AFFIDAVIT

I, Fabianito S. Init, being duly sworn to, depose and say:

That I am the elected Treasurer of BIGFOOT BEACH DEVELOPMENT CORP.;

That as Treasurer, I am authorized to act as such until my successor has been duly elected and qualified in accordance with the by-laws of the corporation;

That I certify that at least twenty five percent (25%) of the authorized capital stock of the abovementioned corporation has been subscribed and at least twenty five (25%) of the subscription in the amount of Twenty Million Pesos
(P 20,000,00.00) has been paid, and received by me in cash / for the benefit and credit of the corporation.

IN WITNESS WHEREOF, I hereby sign this Affidavit this 1 JUL 03 2013 th day of July, 20 2013 in Cebu City

Fabianito S. Init

Treasurer

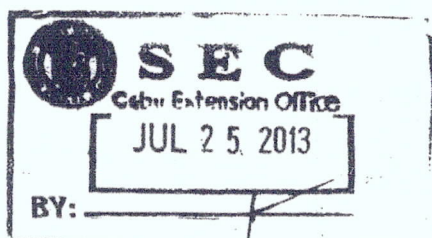
SUBSCRIBED AND SWORN TO before me this 1 JUL 03 2013 day of July, 20 2013
at Cebu City affiant exhibited to me his/her TIN/ID/Passport with No. XX3717508 issued on 5/14/09 at dFA Cebu City

Doc. No. 602
Page No. 13
Book No. 2
Series of 2013



Notary Public

ATTY. JUAN JAVIER F. PARAS
NOTARY PUBLIC FOR CEBU CITY
COMMISSION EXPIRES DEC. 31, 2014
ROLL NO. 47524
IBP NO. 872425 NEG. OR. 2013
PTR NO. 138205 CEBU CITY 2013



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Page 9 of 16 Page (n)

Verified by: [Signature]

GLF - SC2012

BY-LAWS

OF

OK FOR PAYMENT

By: 7/24/13

BIGFOOT BEACH DEVELOPMENT CORP.

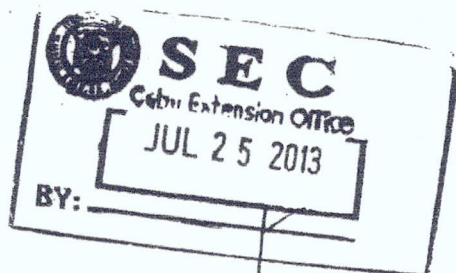
(Name of corporation)

ARTICLE I

BOARD OF DIRECTORS

Section 1. The Board - The Board of Directors shall conduct all the business, control all property of the corporation and exercise the following corporate powers of the corporation:

- a) To sue and be sued in the name of the corporation;
- b) To adopt and use a corporate seal;
- c) To amend the articles of incorporation in accordance with the Corporation Code of the Philippines;
- d) To adopt by-laws, not contrary to law; morals, or public policy, and to amend or repeal the same;
- e) To issue or sell stocks to subscribers and to sell treasury stocks in accordance with the provisions of the Corporation Code of the Philippines;
- f) To purchase, receive, take or grant, hold, convey, sell, lease, pledge, mortgage and otherwise deal with such real and personal property, including securities and bonds of other corporations, as the transaction of the lawful business of the corporation may reasonably and necessarily require, subject to the limitations prescribed by law and the Constitution;
- g) To enter into merger or consolidation with other corporations;
- h) To make reasonable donations, including those for the public welfare or for hospital, charitable, cultural, scientific, civic, or similar purposes;
- i) To establish pension, retirement, and other plans for the benefit of its directors, officers and employees; and



PAID. _____
FILING FEE: P 500.00
HANDLING: 20.00
LRF: 100.00
D.R. No.: 5744
Date: 7-25-2013



CERTIFIED PHOTOCOPY

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Verified by: [Signature]

- j) To exercise such other powers as may be essential or necessary to carry out the purposes of the corporation.

Section 2. Directors – The members of the Board of Directors must have at least one (1) share of the capital stock of the corporation. They shall serve for a period of one (1) year and until their successors are elected and qualified.

Section 3. Election – The directors shall be elected from among the stockholders during the annual meeting of the stockholders at the principal office of the corporation.

Section 4. Disqualification – No stockholder convicted by final judgment of an offense punishable by imprisonment for a period exceeding six (6) years, or a violation of the Corporation Code of the Philippines, committed within five (5) years prior to the date of election shall qualify as a director.

Section 5. Compensation - The directors shall receive, as such directors, reasonable per diems for their attendance at each meeting of the Board. Any compensation other than per diems, may be allowed subject to the approval of stockholders representing at least a majority of the outstanding capital stock and in accordance with Section 30 of the Corporation Code.

Section 6. Vacancies - Any vacancy occurring in the Board of Directors other than by removal by the stockholders or by expiration of term, may be filled by the vote of at least a majority of the remaining directors, if still constituting a quorum; otherwise, the vacancy must be filled by the stockholders at a regular or at any special meeting called for the purpose. A director so elected to fill a vacancy shall be elected only for the unexpired term of his predecessor in office.

ARTICLE II

MEETINGS OF DIRECTORS

Section 1. Meetings - Regular meetings of the Board of Directors shall be held anywhere in or outside of the Philippines on a date adopted by the Board. Special meetings may be called at any time, for any purpose or purposes, by the President or upon the request of a majority of the directors.

Section 2. Notice - The notice of the meeting shall be communicated by the Secretary to each director personally, or by telephone or by written or electronic message at least one (1) day prior to the scheduled meeting. It shall indicate the date, time and place of the meeting. A director may waive this requirement, either expressly or impliedly.

Section 3. Quorum - A majority of the number of directors as fixed in the Articles of Incorporation shall constitute a quorum for the transaction of corporate business and every decision of at least a majority of the directors present at a meeting at which there is



CERTIFIED PHOTOCOPY

Page 11 of 66 Page (11)

Verified by: MW

a quorum shall be valid as a corporate act, except for the election of officers which shall require the vote of a majority of all the members of the Board.

Section 4. Conduct of the Meeting - The President shall preside at the meetings of the Board, or in his absence, by any other director chosen by the Board. The Secretary shall act as secretary of every meeting, if not present, the President shall appoint a secretary for the meeting. The directors cannot attend or vote by proxy at board meetings.

ARTICLE III

OFFICERS

Section 1. Election / Appointment - Immediately after their election, the Board of Directors shall formally organize by the election of the President and the Vice-President, both of whom must be directors, a Treasurer, who may or may not be a director, and a Secretary, who shall be a citizen and resident of the Philippines.

The Board may appoint other officers in addition to the above-mentioned officers. Any two (2) or more positions may be held concurrently by the same person, except that no one shall act as President and Treasurer or Secretary at the same time.

Section 2. Term of Office - All officers of the corporation shall serve for a term of one (1) year and until their successors are duly elected and qualified.

Section 3. Vacancies - All vacancies in the position of the officers shall be filled by a majority vote of the Board of Directors. The elected successor shall hold office for the unexpired term.

Section 4. Compensation - The Board of Directors shall determine the compensation of all officers, as well as, directors who may serve in any other capacity as officer or agent of the corporation.

ARTICLE IV

DUTIES AND FUNCTIONS OF OFFICERS

Section 1. President - The President shall supervise and manage the business affairs of the corporation; initiate and develop corporate policies, projects, plans and programs; implement the administrative and operational policies of the corporation; execute on behalf of the corporation all contracts, agreements and other instruments affecting the interest of the corporation; represent the corporation at all functions and proceedings; preside at the meetings of the Board of Directors and the stockholders; appoint, remove, suspend or discipline employees of the corporation; oversee the preparation of the



CERTIFIED PHOTOCOPY

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Verified by: *[Signature]*

budgets and the statements of accounts of the corporation; and perform such other duties as are incident to his office or are entrusted to him by the Board of Directors;

Section 2. Vice-President - He shall, if qualified, act as President in the absence of the latter. He shall have such other powers and duties as may from time to time be assigned to him by the Board of Directors or by the President.

Section 3. Secretary - The Secretary shall record the minutes of all meetings of the directors and the stockholders; keep record books including ledgers and stock and transfer books; keep the corporate seal and affix it to all papers and documents requiring a seal; certify to such corporate acts, countersign corporate documents or certificates, and make reports or statements as may be required by law or by government rules and regulations; send all notices of the corporation and determine the attendance in the meetings of the Board of Directors and stockholders, the number of shares of stock outstanding and entitled to vote, the shares of stock represented at the meeting and the existence of a quorum, and the votes in any resolution during such meetings; and perform such other duties as are incident to his office or as may be assigned to him by the Board of Directors or the President.

Section 6. Treasurer - The Treasurer of the corporation shall have custody of, and be responsible for all the funds, securities and bonds of the corporation and deposit them in the name and to the credit of the corporation; keep full and accurate accounts of receipts and disbursements in the books of the corporation; prepare and render an annual statements showing the financial condition of the corporation and such other financial reports, certifications or documents as the Board of Directors, or the President or government agencies may require; and perform such duties and functions as may be assigned to him by the Board of Directors or the President.

ARTICLE V

STOCKS AND STOCKHOLDERS

Section 1. Stockholders - Stockholders of the corporation shall pay the value of the stock in accordance with the terms and conditions prescribed by the Board of Directors. They shall pay interest on all unpaid subscriptions from the date of subscription at the rate of interest fixed in the subscription agreement.

Section 2. Stock Certificate - Certificates of stock shall be issued to stockholders with fully paid stock subscription. The certificates shall be signed by the President, countersigned by the Secretary or Assistant Secretary, and sealed with the corporate seal.

Section 3. Transfer of Shares - Subject to the restrictions, terms and conditions contained in the Articles of Incorporation, shares of stock may be transferred by delivery of the certificates duly indorsed by the owner, his attorney-in-fact, or other legally authorized person. No transfer shall be valid, except as between the parties, until the transfer is recorded in the books of the corporation so as to show the names of the parties.



CERTIFIED PHOTOCOPY

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Verified by: [Signature]

to the transaction, the date of the transfer, the number of certificate or certificates and the number of shares transferred.

No share of stock against which the corporation holds unpaid claim shall be transferable in the books of the corporation.

Section 4. Rights of Stockholders – All stockholders of the corporation shall have the following rights:

- a) To participate and vote during the meetings of the stockholders;
- b) To vote and be voted as director or officer of the corporation;
- c) To inspect the records of all business transactions of the corporation and the minutes of any meeting at reasonable hours on business days and may demand, in writing, for a copy of excerpts from said records or minutes, at his expense;
- d) To exercise pre-emptive rights to subscribe to all issues or disposition of shares of stock, in proportion to their respective shareholdings, unless such right is denied by the articles of incorporation or an amendment thereto;
- e) To exercise appraisal right on instances stated in Section 81 of the Corporation Code;
- f) To receive dividends declared by the board of directors; and
- g) To share in the distribution of the remaining assets of the corporation after its dissolution and liquidation of its assets.

ARTICLE VI

MEETINGS OF STOCKHOLDERS

Section 1. Meetings - The stockholders shall hold annual or regular meetings of the corporation on the _____ Any Day of April _____ of each year, if a legal holiday, then on the day following.

Special meetings may be called by any of the following: (a) Board of Directors, at its own instance, or at request of stockholders representing a majority of the outstanding capital stock, or (b) the President.

Section 2. Place of Meeting – Stockholders meetings shall be held in the principal office of the corporation stated in Article III of the articles of incorporation or at any place designated by the Board of Directors in the city or municipality indicated therein.



CERTIFIED PHOTOCOPY

Page 14 of 16 Page (ii)

Verified by: MAN

Section 4. Notice - Notices for the meetings shall be sent by the Secretary by personal delivery, by mail or electronic message at least two (2) weeks for regular meetings and one (1) week for special meetings prior to the date of the meeting to each stockholder of record at his last known address. The notice shall state the place, date and hour of the meeting, and the purpose for which the meeting is called.

When the meeting is adjourned to another time or place, it shall not be necessary to give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken. At the reconvened meeting, any business may be transacted that might have been transacted on the original date of the meeting.

Section 5. Quorum - Unless otherwise provided by law, in all meetings of stockholders, a majority of the outstanding capital stock must be present or represented in order to constitute a quorum. If no quorum is constituted, the meeting shall be adjourned until the requisite number of stock shall be present.

Section 6. Conduct of Meeting - Meetings shall be presided over by the President, or in his absence, by a chairman to be chosen by the Board of Directors. The Secretary shall act as secretary of every meeting, but if not present, the chairman of the meeting shall appoint a secretary of the meeting.

Section 7. Proxy - Stockholders may vote in person or by proxy in all meetings of stockholders. Proxies shall be in writing, signed by the stockholder and filed before the scheduled meeting with corporate secretary. Unless otherwise provided in the proxy, it shall be valid only for the meeting for which it is intended.

ARTICLE VII

DIVIDENDS

Section 1. Dividends - The Board of Directors may declare dividends out of the unrestricted retained earnings of the corporation which shall be payable in cash, property, or stock to all stockholders of record. Stock dividends can not be issued without the approval of the stockholders representing not less than two-thirds (2/3) of the outstanding capital stock.

ARTICLE VIII

FISCAL YEAR

Section 1. Fiscal Year - The fiscal year of the corporation shall begin on the first day of January and end on the last day of December of each year.



CERTIFIED PHOTOCOPY

Page 15 of 16 Page (b)

Verified by: *[Signature]*

ARTICLE IX

AMENDMENTS

Section 1. Amendments - The Board of Directors, by majority vote thereof, and the owners of at least a majority of the outstanding capital stock of the corporation, at a regular or special meeting duly called for the purpose, may amend or repeal these by-laws or adopt new by-laws.

IN WITNESS WHEREOF, we, the undersigned incorporators/stockholders have adopted the foregoing by-laws and hereunto affixed our signatures this JUL 03 2013 day of 20 in Cebu City, Philippines.

Fabianito S. Init

Ma. Rebecca L. Lu

Marie Stephanie L. Manuel

2.
Leni L. Ambayan

Nelson G. Leyco





SECURITIES AND EXCHANGE COMMISSION

Cebu Extension Office

Cebu City

I HEREBY CERTIFY that the foregoing is true and
correct machine copy of the Official file(s) thereof
in the custody of this Commission consisting of
SIXTEEN (16) page(s).


MARY ANNE C. VALENZONA
SEC Support/Clerical

Noted by:  **MARIE IVY B. GICALE**
SEC Support/Clerical

Fees Php300.00

O.R. No. : 5745013

Date 7/29/2013

Paste doc. stamp

here.

7/29/2013 3:06 PM