



THE LAW OFFICES OF
KING CAPUCHINO TAN & ASSOCIATES

PHILIP B. KING • HERMENE GILDO S. CAPUCHINO • LINCOLN L. TAN, JR

4 May 2023

Lormelyn E. Claudio

Regional Executive Director

Department of Environment and Natural Resources

MIMAROPA Region

1515 DENR by the Bay Building, Roxas Boulevard, Brgy. 668
Ermita, Manila

Re: **Roman Liad et al. vs. Eutiquio Garson, DENR Case No. M-19-16-L, foreshore area fronting Lot. No. 993 in Brgy. Bucana, El Nido, Palawan**

Madam,

We are writing on behalf of our client, **ANTONIO S. PE.**

Our client is a claimant of the property located foreshore area fronting Lot. No. 993 in Brgy. Bucana, El Nido, Palawan. On January 31, 2023, our client, received a notice from your office concerning the case of **Roman Liad et al. vs. Eutiquio Garson, DENR Case No. M-19-16-L**, wherein our client is one of protestant. In the said letter, this Honorable Office ordered the PENRO Officer of Palawan to assign a Land Investigation Officer (LIO) who shall:

1. Provide a detailed written narration, and COORDINATE with the concerned Division/Section/Unit, regarding the discrepancy of the area of Lot 993, in the Subdivision Plan Csd-04-013846-D, with an area of 354,092 square meters.
2. Submit a sketch map showing the relative position of the agricultural (A&D) and forestland portions of Lot 993
3. Submit copies of public land applications over Lot 993, and its adjoining foreshore area,
4. Submit the corresponding investigation Report as required under DAO No. 2016-31.

*As reference, please see the attached notice as **ANNEX A.***

Our client went to PENRO Palawan to inquire about the above-mentioned matter and to determine whether a Land Investigation Officer (LIO) is already assigned in this instant case. However, as of the present, no LIO has been provided by PENRO Palawan to handle the concerns of our client in this instant case.

We would like to request your good office to direct us to the Land Investigation Officer (LIO), who is in charge of investigating the matter of this instant case. In addition, we would also like to request a copy of the above-mentioned documents since they are needed by our client to register his claim over the property.

We hope for your favorable reply on this matter.

Sincerely Yours,


Atty. Andrew Michael Tiu

Copy Furnished:

Felizardo B. Cayatoc, Officer in Charge
PENRO Palawan, Brgy. Sta. Monica, Puerto Princesa City, Palawan



ROMAN LIAD, ET AL.,
Protestants,

- versus -

EUTQUIO GARSON,
Protestee.

X-----X

DENR Case No. M-19-16-L

Excess/ Foreshore Area fronting Lot No. 993
(identical to Lot 2992, Cad. 1037-D)
Brgy. Bucana, El Nido, Palawan

Area: 2 hectares, more or less

ORDER

Records show that a Protest dated February 27, 1997 was filed by Roman Liad, et al., against Eutiquio Garson involving a fifteen-hectare area in Brgy. Bucana, El Nido, Palawan.

On June 03, 1998, upon the request of the Protestants, then PENR Officer Danilo Querijero issued an Order granting their request to exclude Lot No. 993, Pls-31 and in effect amended the protest to only cover the excess/foreshore area, the dispositive portion of which states:

"WHEREFORE, it is ordered as it is hereby ordered that Lot No. 993, Pls-31, is excluded from the protest case, and PENRO Case No. 0384 is amended covering only the excess/foreshore area subject of the case."

Per Certification¹, "Lot 993, Pls-31 containing an area of One Hundred Fifty-four Thousand Nine Hundred Ninety-eight (154,998) square meters in Barangay Bucana, El Nido, Palawan is **Partly Agricultural Land (Alienable and Disposable)** being within Block IV, Project No. 5-A, LC Map No. 187 certified as such since September 07, 1935, and **Partly Timberland** based on the same LC map. The approved tie line of this lot is **N.60° 02'W., 14, 459.33 M** from BLLM # 1, Pls-31, El Nido, Palawan xxx"

Per Certification², it was stated that "PLS-31, Bacuit Public Lands Subdivision located in Bacuit, Province of Palawan was approved by then Director for Lands Zoilo Castrillo on May 20, 1955 while El Nido Cadastre Cad. 1037-D, Case-8, located in Brgy. Bucana, El Nido, Palawan (was) approved by then Regional Technical Director Sydicious F. Panoy on October 20, 1992."

Records show that a Subdivision Plan Csd-04-013846-D of Lot 993, Pls-31, El Nido Public Land Subdivision, with an area of 354,092 square meters was approved in the name of Eutiquio Garson on July 12, 1996 by OIC, Regional Technical Director Elpidio P. Tolentino. In the said Plan, Lot 993 was subdivided into Lot 993-A to E. Clearly indicated in the said plan is that bordering the said lots were already marked as salvage zone.

WHEREFORE, the parties and/or their successors-interest are required to **SUBMIT** copies of Original Certificates of Title (OCT)/Transfer Certificates of Title (TCT) issued within Lot 993, to the PENRO Palawan **within fifteen (15) days** from receipt of this Order.

The PENR Officer, Palawan, is **DIRECTED** to assign a Land Investigation Officer (LIO) who shall:

1. **PROVIDE** a detailed written narration, and **COORDINATE** with the concerned Division/Section/Unit, regarding the discrepancy of the area of Lot 993 in the:

¹ Projected by LMO I Ester T. Biona; Checked and verified by SEMS/Chief, RPS Alexander E. Mancio; and Attested by CENR Officer Conrado M. Corpuz, on December 06, 2022


² Issued by the Chief, Land Records Section Virginia M. Regodon, and attested by Chief, Surveys and Mapping Division Engr. Roman G. Legaspi, on October 05, 2022

Map/Plan	Date of Approval	Area
Land Classification Map	September 07, 1935	154,998 square meters
Subdivision Plan Csd-04-013846-D	July 12, 1996	354,092 square meters

2. **SUBMIT** a sketch map showing the relative position of the agricultural (A&D) and forestland portions of Lot 993;
3. **SUBMIT** copies of public land applications over Lot 993, and its adjoining foreshore area;
4. **DETERMINE** whether a foreshore lease application may still be given due course at the subject area under existing laws, rules, policies and regulations; and
5. **SUBMIT** the corresponding Investigation Report as required under DAO No. 2016-31.

SO ORDERED.

City of Manila, Philippines JAN 31 2023


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

Copy furnished:

Heirs of Roman Liad
Rep. by Emelio Liad
Zone III, Brgy. Bucana, El Nido, Palawan

Catherine Liad-Nicdao
B19 L13 Regina Ville 2000
Phase 2, Brgy. Inocencio, Trece Martires, Cavite

Jocelyn Ranes et al.
Barangay Bucana, El Nido, Palawan
(jocelynranes86@yahoo.com)

Eutiquio Garson
Zone III, Brgy. Bucana, El Nido, Palawan

Antonio S. Pe
(citytrade2010@gmail.com)

PENRO Palawan

CENRO Taytay, Palawan

