

July 22, 2024

DENR MIMAROPA Office

To Whom It May Concern:

I, **Attorney Marianne General**, the new owner, by the virtue of an Absolute Deed of Sale effected last February 3, 2023, of the property **Bahay Sol Y Mar** located at Barangay Aninuan, Puerto Galera, Oriental Mindoro, covered by Transfer Certificate of **Title No. 064-2020002816** of the Registry of Deeds for Calapan, Mindoro Oriental, representing and replacing the applicant, **Teresita Thaler**, request for the issuance by the Department of Environment and National Resources' MIMAROPA Regional Office of a **Certificate of Compliance on Easement** on the above-mentioned property.

Document Tracking Number **E-2023-119570**

Applicant's name: Teresita Thaler (previous owner)

Address: **Bahay Sol Y Mar**

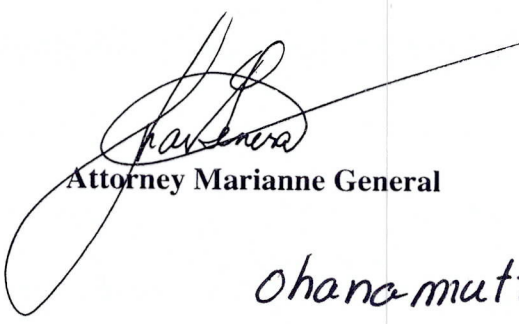
Barangay Aninuan, Puerto Galera, Oriental Mindoro

Transfer Certificate of Title No. 064-2020002816 of the Registry of Deeds for Calapan, Mindoro Oriental.

This letter also authorizes **Ms. Fiena Aninipot** to claim the said Certificate of Compliance on Easement on my behalf.

Please know that all necessary requirements had been submitted for this application and ocular inspection by your good department were already made in place.

Attached is the copy of my ID for your perusal. Thank you.


Attorney Marianne General

ohana-mutti@yahoo.com

DENR MIMAROPA Office

To Whom It May Concern:

I, **Attorney Marianne General**, the new owner, by the virtue of an Absolute Deed of Sale effected last February 3, 2023, of the property **Bahay Sol Y Mar** located at Barangay Aninuan, Puerto Galera, Oriental Mindoro, covered by Transfer Certificate of **Title No. 064-2020002816** of the Registry of Deeds for Calapan, Mindoro Oriental, representing and replacing the applicant, **Teresita Thaler**, request for the issuance by the Department of Environment and National Resources' MIMAROPA Regional Office of a **Certificate of Compliance on Easement** on the above-mentioned property.

Document Tracking Number **E-2023-119570**

Applicant's name: Teresita Thaler (previous owner)

Address: **Bahay Sol Y Mar**

Barangay Aninuan, Puerto Galera, Oriental Mindoro

Transfer Certificate of Title No. 064-2020002816 of the Registry of Deeds for Calapan, Mindoro Oriental.

This letter also authorizes **Ms. Fiena Aninipot** to claim the said Certificate of Compliance on Easement on my behalf.

Please know that all necessary requirements had been submitted for this application and ocular inspection by your good department were already made in place.

Attached is the copy of my ID for your perusal. Thank you.



Attorney Marianne General



Republic of the Philippines
Department of Environment and Natural Resources
NATIONAL WATER RESOURCES BOARD
8th Floor NIA Bldg., EDSA, Diliman, Quezon City, Philippines 1100

MEMORANDUM

FOR : FELIX S. MIRASOL, JR. CESO IV
OIC - Regional Executive Director, DENR MIMAROPA Region

FROM : OIC - EXECUTIVE DIRECTOR

SUBJECT : INQUIRY ON THE DEPUTATION OF DENR PERSONNEL
PARTICULARLY IN THE ISSUANCE OF CERTIFICATE OF
COMPLIANCE ON ALLOWABLE EASEMENT OR
EXEMPTION ON LEGAL EASEMENT

DATE : 10 October 2023

This refers to the letter of DENR MIMAROPA Region dated 19 September 2023 and received on 3 October 2023 inquiring on the deputation of DENR personnel for the issuance of Certificate of Compliance on allowable easement or from exemption thereof.

Pursuant to Article 80 of the Water Code of the Philippines¹, *the council may deputize any official or agency of the government to perform any of its specific functions or activities.*

Currently, there is an existing NWRB Resolution No. 15-1116² deputizing DENR Regional Offices, specifically the Water Resources Utilization Section (WRUS), to perform certain functions relative to regulation of water use, to wit:

1. Accept/ verify water permit applications (WPAs);
2. Conduct continuing inventory of water users;
3. Identify water sources and make a water sources inventory map;
4. Conduct information, education and communication (IEC) campaign on the Water Code of the Philippines and its Implementing Rules and Regulations (IRR) to key stakeholders in collaboration with NWRB;
5. Conduct re-echo training for PENROs and CENROs and coordination meeting with other deputized agents in the area; and
6. Perform such other related activities as may be specifically assigned to it in accordance with the Water Code that may be agreed by the parties.

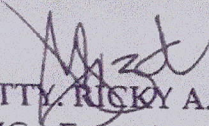
The said Resolution is presently under the process of review in order to include other functions which may be further delegated to WRUS.

¹ P.D. No. 1067

² Deputation of DENR Regional Offices on Certain Functions of Water Use Regulation

Nonetheless, DENR Administrative Order No. 2021-07³ provided the guidelines on the establishment of easements. Stated therein is the provision that "the DENR Regional Offices, through their Enforcement Division shall monitor the establishment of easements in accordance with provisions of this Order. In case the area concerned is within a National Park/ Protected Areas, the Protected Area Management Board (PAMB) shall be included in the monitoring."⁴ Furthermore, "all violators shall be notified by the Region to comply with the rules. xxx The enforcement of legal easements within Protected Areas shall be guided by the provisions of Section 24 of DAO No. 2019-05."⁵

Thank you.


ATTY. RICKY A. ARZADON
OIC - Executive Director

³ Guidelines on the Establishment of Legal Easements along the Seas, Rivers, Lakes, Esteros, and Creeks

⁴ Id. Section 7.

⁵ Id. Section 8.

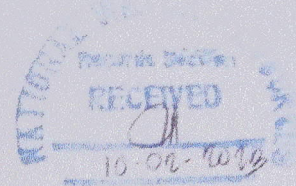
MEMORANDUM

FOR : THE EXECUTIVE DIRECTOR
NATIONAL WATER RESOURCES BOARD
8th Floor, NIA Bldg., EDSA, Diliman 1101
Quezon City

FROM : THE OIC, REGIONAL EXECUTIVE DIRECTOR

SUBJECT : INQUIRY ON THE DEPUTATION OF DENR PERSONNEL
PARTICULARLY IN THE ISSUANCE OF CERTIFICATE OF
COMPLIANCE ON ALLOWABLE EASEMENT OR
EXEMPTION ON LEGAL EASEMENT

DATE : SEP 19 2023



This pertains to the numerous letters which were received by this Office from private individuals requesting for a certification/clearance on their compliance with existing easement rule and the on-going project of the DENR supported with implementing guidelines pursuant to DENR Administrative Order (DAO) No. 2017-08 for "Green Economy Models" (GEM).

In line with the administration of Waters and Enforcement of the Provisions of the Water Code of the Philippines (P.D. 1067), it was stated in Article 80 that "The Council may deputize any official or agency of the government to perform any of its specific functions or activities." In this regard, may we seek guidelines on the deputation of DENR personnel particularly in the issuance of certificate of compliance on allowable easement as well as personnel involved in the implementation of the said GEM projects located in Puerto Galera, Oriental Mindoro and in the municipalities of Coron and El Nido, in Palawan.

For consideration, please.

FELIX S. MIRASOL, JR., CESO IV



Department of Environment
and Natural Resources
MIMAROPA Region



DocID: 117230

For and in the absence of the
Regional Executive Director:

ED/blt/08/08/23

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000

DENR VOIP: (02) 248-3367 / 248-3468 / 249-3367 / 405-0416 local 2700 / 2717

Facsimile : (632) 405-0046

Email: denr.mimaropa@gmail.com

MAXIMO C. LANDRITO
OIC, Assistant Regional Director
for Technical Services

February 5, 2023


Provincial Environment and Natural Resources Office
Oriental Mindoro

To Whom It May Concern:

I, **TERESITA RODRIGUEZ-THALER**, applicant for the issuance by the Department of Environment and Natural Resources' MIMAROPA Regional Office of a Certificate of Compliance on Easement on the property located at Barangay Aninuan, Puerto Galera, Oriental Mindoro, covered by Transfer Certificate of Title No. 064-2020002816 of the Registry of Deeds for Calapan, Mindoro Oriental, am authorizing **Ms. Marianne General**, the new owner of the said property by the virtue of an Absolute Deed of Sale effected last February 3, 2023, to claim on my behalf the Certificate of Compliance on Easement once available.

Please know that all necessary requirements had been submitted for this application and ocular inspection by your good department were already made in place.

Attached is the copy of my ID for your perusal. Thank you.


TERESITA RODRIGUEZ-THALER

DEED OF ABSOLUTE SALE

Known All Men By These Presents:

This Deed of Absolute Sale made and executed by:

SELLER: TERESITA RODRIGUEZ-THALER, a Filipino citizen, of legal age, married to Reinhard Thaler, an Austrian national, with address at 306 Santos Street, Putatan, Muntinlupa City, and hereinafter referred to as the "SELLER"

-in favor of-

BUYER: MARIANNE DE CASTRO GENERAL, a Filipino citizen, of legal age, married to HARALD OBEREDER, an Austrian national, with address at Unit 237 Maui Building, Omana Place, Alabang Zapote Road, Barangay Almazora Uno, Las Pinas City, and hereinafter referred to as the "BUYER"

WITNESSETH THAT

WHEREAS, the SELLER is the registered owner of that parcel of land, with an area of One Thousand, Two Hundred and Twenty-Five (1,225) square meters, more or less, together with the improvements thereon, located at Barangay Amihan, Puerto Galera, Oriental Mindoro, covered by Transfer Certificate of Title No. 064-2020002816 of the Registry of Deeds for Calapan, Mindoro Oriental, and more particularly described therein as follows:

159201924

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

CHANGING DUPLICATE - CHANGING DUPLICATE - CHANGING DUPLICATE - CHANGING DUPLICATE - CHANGING DUPLICATE

No. 064-2020002816

IT IS HEREBY CERTIFIED that certain lands situated in BARRIO OF AMIHAN MUN. OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 2-B-1-A-2-B PLAN NO: (LRA) PTD-2201700308
 PORTION OF: LOT 2-B-1-A-2, (LRA) PTD-425540
 LRA REC NO: FREE PATENT
 LOCATION: BARRIO OF AMIHAN MUN. OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO (see next page)

TECHNICAL DESCRIPTION (Continued from page 1)

ORIENTAL MINDORO ISLAND OF MINDORO

BOUNDARIES:		ADJOINING LOT (S)
LINE	DIRECTION	
1-2	SW	SAVAGE CORN (10.50 M. WIDE)
2-3	NE	LOT 2-B-1-A-2-B, (LRA) PTD-2201700308
3-4	SE	LOT 2-B-2, (ROAD) PTD-048211-048285
4-1	SW	LOT 2-B-1-A-2-C, (LRA) PTD-2201700308

THE POINT: DLM NO. 1, MUNICIPALITY OF PUERTO GALERA, PROVINCE OF ORIENTAL MINDORO

LINE	BEARING	DISTANCE
TO CORNER 1	N. 86° 54' W	6102.12 M.
1-2	N. 33° 35' E	23.79 M.
2-3	S. 41° 59' E	26.40 M.
3-4	S. 32° 14' W	40.31 M.
4-1	N. 71° 01' W	27.43 M.

AREA: ONE THOUSAND TWO HUNDRED TWENTY FIVE SQUARE METERS (1225), MORE OR LESS

WHEREAS the BUYER has offered to BUY and the SELLER has agreed to SELL the above mentioned land, together with the improvements thereon, upon the terms and conditions hereinafter set forth;

NOW THEREFORE, for and in consideration of the sum of

FOUR MILLION AND FIVE HUNDRED THOUSAND PESOS (P4,500,000.00)

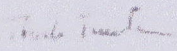
Philippine Currency, paid in full by the BUYER and receipt of which is hereby acknowledged to the entire satisfaction of the SELLER, the said SELLER hereby SELL, TRANSFER, CEDE and CONVEYS, in a manner absolute and irrevocable in favor of the BUYER, her successors and assigns the above-described property together with the improvements thereon, free from liens and encumbrances.


The SELLER declares that the property subject of this sale is not within an urban land reform area project or within an area for priority development of the government. The SELLER further warrants that the improvements existing on the subject lot is compliant with the applicable legal easement under the Water Code of the Philippines.

IN WITNESS WHEREOF the parties have signed this instrument this
day of **FEB 03 2023** at **Rosig City**, Philippines.

SELLER:

BUYER:


TERESITA RODRIGUEZ-THALER
TIN: 233-778-060

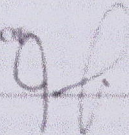

MARIANNE DE CASTRO GENERAL
TIN: 916-249-579

With my conformity


REINHARD M. THALER

SIGNED IN THE PRESENCE OF





Republic of the Philippines)
City of Manila

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in Manila, personally appeared the following:

Name	Identification Document Presented
1. Teresita Rodriguez Thaler	Philippine Passport No. 475467188 with expiry date of 09 Sept 2031 issued by the Phil. Embassy Vienna
2. Marianne De Castro General	Philippine Passport No. P39023248 with expiry date of 20 Sept 2029 issued by DFA, NCR South
3. Reinhard Thaler	Austrian Passport No. L26268766 with expiry date of 21/12/2031

known to me to be the same persons who executed the foregoing instrument and they acknowledged the same to be their true act and voluntary deed.

This instrument, consisting of three (3) pages including the page wherein this acknowledgment is written, and signed by the parties and their witnesses on each and every page thereof, and refers to the sale of that real property, located Brgy. Anuman, Puerto Galero, Oriental Mindoro, covered by Transfer Certificate of Title No. 094 2020002816 of the Registry of Deeds for Calapan, Oriental Mindoro.

WITNESS MY HAND AND SEAL on this day of FEB 03 2023 at Manila, Philippines

Doc. No. 254
Page No. 51
Book No. 1
Series of 2023

Cristina A. Montes

CRISTINA A. MONTES
26 F. The Green Spaces - Ortega Jr. Road,
Ortega Center, Pasig City 1601
Notary Public for and in the Cities of Pasig and San Juan and
Municipality of Palawan until 31 December 2024
PTR No. 0212895 Pasig City-01-17-2022
IDP No. 7120648 3 M Lifetime
Attorney's Roll No. 34072, Appointment No. 111 (2022-2024)

Theresa Trinidad

2015026559476

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

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE

No. 064-2020002816

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF ANINUAN MUN. OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 2-B-1-A-2-8 PLAN NO: (LRA)PSD-E2017003087

PORTION OF: LOT 2-B-1-A-2, (LRA) PSD-435540

LRA REC NO: FREE PATENT

LOCATION: BARRIO OF ANINUAN MUN. OF PUERTO GALERA PROVINCE OF (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: TERESITA RODRIGUEZ, OF LEGAL AGE, FILIPINO, MARRIED TO RAINHARD THALER, AUSTRALIAN NATIONAL

Address: ANINUAN, PUERTO GALERA, ORIENTAL MINDORO MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Original RD: CALAPAN, MINDORO ORIENTAL

Patent Date: 06/08/1935

OCT Date: 06 26 1935

Under Act No.: 496

OCT No.: OCT-P-2159

Volume No.: P-8

Page No.: 138

Original Owner: RAFAEL AGSING

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2015005377 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 8th day of JULY 2020 at 12:00pm.

W
ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds



TCT No.: 066-2020002816

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

ORIENTAL MINDORO ISLAND OF MINDORO

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	EALVAGE ZONE (20.00 M. WIDE)
2-3	NE	LOT 2-B-1-A-2-A, (LRA) PSD- E2017003087
3-4	SE	LOT 2-B-2, (ROAD), PSD- 045211-056385
4-1	SW	LOT 2-B-1-A-2-C, (LRA) PSD- E2017003087

TIE POINT: BLM NO. 1, MUNICIPALITY OF PUERTO GALERA, PROVINCE OF ORIENTAL MINDORO

LINE	BEARING	DISTANCE
TO CORNER 1	N. 86° 54' W	6101.11 M.
1-2	N. 33° 33' E	53.79 M.
2-3	S. 41° 58' E	26.36 M.
3-4	S. 32° 14' W	40.31 M.
4-1	N. 71° 01' W	27.43 M.

AREA: ONE THOUSAND TWO HUNDRED TWENTY FIVE SQUARE METERS (1225).
MORE OR LESS

DESCRIPTION OF CORNERS: CORNER 3 BY OLD PS CYL CONC MONS 15X40 CMS
AND THE REST BY PS CYL CONC MONS 15X40 CMS

BEARINGS: TRUE

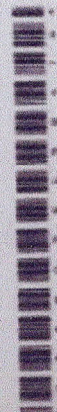
DECLINATION:

DATE OF ORIGINAL SURVEY: MAY 22-24, 1974

DATE OF SUBD/CONS SURVEY: APRIL 18, 2017

GEODETIC ENGINEER: ERWIN G. MESINA

NOTES:



2023000685

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

Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

OWNER'S DUPLICATE / OWNER'S DUPLICATE / OWNER'S DUPLICATE / OWNER'S DUPLICATE / OWNER'S DUPLICATE

No. 064-2023000685

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF ANINMAN MEN, OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO ISLAND OF MINDORO, more particularly bounded and described as follows:

LOT NO: 2-B-1-A-1-B PLAN NO: SLRA1P50-82617003087

PORTION OF: LOT 2-B-1-A-2, (LRA) P50-435540

LRA REC NO: FREE PATENT

LOCATION: BARRIO OF ANINMAN MEN, OF PUERTO GALERA PROVINCE OF ORIENTAL MINDORO

is registered in accordance with the provision of Section 101 of the Property Registration Decree in the name of

Owner: MARIANNE DE CASTRO GENERAL, FILIPINO, OF LEGAL AGE,
MARRIED TO HARALD OBEREDER, AUSTRALIAN NATIONAL

Address: UNIT 211 MANI BUILDING, ORANA PLACE, ALABANG-LAPOTE
ROAD, BARANGAY ALMANZA UNO, LAS PIÑAS CITY

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Original RD: CALAPAN, MINDORO
ORIENTAL

Patent Date: 06/08/1935

OCT Date: 06/26/1935

Under Act No.: 496

OCT No.: OCT-P-2159

Volume No.: P-8

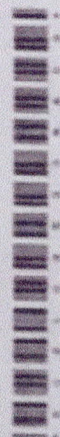
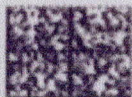
Page No.: 132

Original Owner: RAFAEL AGSING

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2020002816 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 9th day of FEBRUARY 2023 at 02:58pm.

ATTY. WARREN-DERIO T. LEGASPI
Deputy Registrar of Deeds



TCT No. : 564-2011000000

Page No. : 1

MEMORANDUM OF ENCUMBRANCES

1. SUBJECT TO A TWO (2) YEARS PERIOD PURSUANT TO SECTION 4, RULE 74 OF THE RULES OF COURT... FEBRUARY 22, 2022.

1900: ATTY. FERRIS E. MONTIEL
REGISTER OF DEEDS

2. PURSUANT TO SECTION 1 OF REPUBLIC ACT NO. 76, THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST TO THE PROPERTY WAS ONLY NOTED ON THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

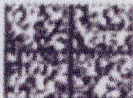
1900: RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSISTING OF THREE (3) PAGES ON THIS DATE, 03/26/78 HAS BEEN RECONSTITUTED FROM ITS OWNER'S DUPLICATE THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY UNDER THE PROVISIONS OF REPUBLIC ACT NO. 76.

1900: RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

NOTE : THE ABOVE ANNOTATIONS WERE COPIED FROM TCT NO. T-115011;
T-859.

W. Legaspi
ATTY. WARREN-DECK T. LEGASPI
Deputy Registrar of Deeds





REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE



NON-PROFESSIONAL DRIVER'S LICENSE



Last Name, First Name, Middle Name

THALER, TERESITA RODRIGUEZ

Nationality Sex Date of Birth Weight (kg) Height (m)
PHL F 1965/04/01 56 1.53

Address
306 SANTAN ST PUTATAN MUNTINLUPA CITY

License No. Expiration Date Agency Code
N03-10-001288 2023/04/01 N24

Blood Type Eyes Color
O+ BLACK

Restrictions Conditions
1,2 NONE

Thaler Teresita

Signature of Licensee

Edgar C. Salvante
EDGAR C. SALVANTE
Assistant Secretary

[illegible]

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U6268766<3AUT4905217M3112216<<<<<<<<<<<<<<8