

MAY 0 3 2021

MEMORANDUM

TO

.

THE PENR OFFICER

Sta. Monica, Puerto Princesa City

ATT'N.

THE CENR OFFICER

Sta. Monica, Puerto Princesa City

FROM

THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT

LETTER DATED MARCH 12, 2021 FROM THE OFFICE OF THE SOLICITOR GENERAL RE: REQUEST FOR REPORT, DOCUMENTS AND NAMES OF POSSIBLE WITNESSES (GREYMAR'S INCORPORATED VS. REPUBLIC, ET AL., CIVIL

CASE NO. 6055 QUIETING OF TITLE)

Referred herewith is the letter dated March 12, 2021 from the Office of the Solicitor General requesting for reports, documents and names of possible witnesses relative to Civil Case No. 6055, Greymar's Incorporated vs. Republic, et al. for Quieting of Title.

The records show the matter concerning the request of the Office of the Solicitor General has been referred to you through Memorandum dated March 25, 2021 directing the submission to the Regional Office all necessary reports and documents as requested in the letter. It appears, however, that there has not been substantial compliance to that standing instruction from your end. Also, please be reminded of the time to file the Answer as well as the Judicial Affidavit relative to the above-mentioned case by Office of the Solicitor General.

In view thereof, we reiterate our previous instruction to submit all the necessary reports and documents requested by the Office of the Solicitor General relative to Civil Case No. 6055, Greymar's Incorporated vs. Republic, et al. for Quieting of Title within **forty-eight (48) hours** upon receipt of this Memorandum.

FOR STRICT COMPLIANCE.

"For and in the Absence of the Regional Executive Director"

VICENTE B. TUDDAO, JR., Ph.D., CESO IV Assistant Regional Director for Technical Services

Cc

The Chief, Legal Division DENR MIMAROPA Region



FN: lpdd/kst



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Cc:

The Chief, Legal Division DENR MIMAROPA Region

FN: lpdd/kst

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Department of Environment and Natural Resources MIMAROPA Region 1515 L&S Bldg. Roxas Blvd, Ermita, Manila



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APR 29 2021

Kindly attend ASAP KWI of ARD TURRAD. May 1 also Inquire if you have not received previous request ag he OSE? thanks



RE: Greymar's Inc.

1 message

Donabel S. Orogo <dsorogo@osg.gov.ph>

Mon, Apr 26, 2021 at 3:47 PM

To: "mimaroparegion@denr.gov.ph" <mimaroparegion@denr.gov.ph> Co: "Katrina Catherine P. Atienza-Dato" <kcpatienza@osg.gov.ph>

Greetings!

Attached copy of Letter dated April 21, 2021.

Please acknowledge receipt hereof.

Salamat po.

2 attachments



letter-to DENR MIMAROPA Gremars Inc_edited March 12.pdf



Republic of the Philippines OFFICE OF THE SOLICITOR GENERAL 134 Amorsolo St., Legaspi Village, Makati City, Philippines

April 22, 2021

MA. LOURDES G. FERRER, CESO III

Regional Executive Director

Department of Environment and Natural Resources (DENR)

MIMAROPA Region

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

RE: REQUEST FOR REPORT, DOCUMENTS, AND NAMES OF POSSIBLE WITNESSES

Greymar's Incorporated v. Republic, et al. Civil Case No. 6055 (For Quieting of Title)

Dear Executive Director Ferrer:

This is to follow up our attached *Letter-request* dated March 12, 2021 regarding the abovementioned case¹ which was filed before Branch 51, Regional Trial Court (RTC) in Puerto Princesa City.

To recall, the *Complaint* is one for quieting of title. Plaintiff alleges, among others, that there are two existing Original Certificates of Titles (OCTs) pertaining to the same land *i.e.* OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11. Allegedly, although both OCTs are registered in the name of Gregorio A. Venturanza and pertains to the same parcel of land, OCT No. E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT No. RP-11 was issued by Jose O. Lardizabal, Register of Deeds Exofficio on July 14, 1948.

Copies of the Complaint and its annexes are attached to the Letter dated March 12, 2021.

Plaintiff likewise claims that the Supreme Court declared OCT-1895 (and Free Patent No. 134) as void and ordered that said OCT and its derivative titles be cancelled.² On the other hand, per the *Certification* of the LRA dated October 20, 2020, OCT No. RP-11 was renumbered as OCT No. RP-01.

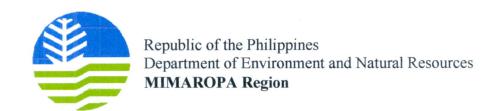
In view of the foregoing, the undersigned State Solicitor respectfully reiterates her request for a *Report* on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11, detailing the history and the circumstances surrounding the issuance of said OCTs. She likewise respectfully requests for certified true copies of the documents attached to the *Complaint* as annexes which are in the possession and official custody of the DENR-MIMAROPA REGION as well as for certified true copies of <u>all</u> documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11 and all its derivative titles, including all *Certifications* and *Orders* issued in relation to the mentioned lands and titles.

In addition, since the new Rules of Court, as amended by A.M. No. 19-10-20-SC, requires the parties to submit the judicial affidavits of the witnesses, the undersigned State Solicitor respectfully requests for the names of the possible witnesses from DENR-MIMAROPA REGION and their contact numbers so that she could schedule an interview as soon as possible.

It would be very much appreciated if you can send the requested documents and information on or before April 30, 2021. The undersigned State Solicitor requested for an additional time to file the *Answer* as well as the *Judicial Affidavit* on May 9, 2021.

Should you have queries, kindly contact the undersigned State Solicitor through 0917 8616861 or kcpatienza@osq.gov.ph.

² The *Complaint* did not state the G.R. No.



MEMORANDUM

TO

THE PENR OFFICER

Puerto Princesa City, Palawan

FROM

THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT

LAND CLASSIFICATION CONFIRMATION

This has reference to your Memoranda dated February 23, 2021 forwarding the request of CENR Officer Quezon, Palawan dated December 1, 2020 for the confirmation of land classification status for processing and issuance of Residential Free Patent located at Barangay Canipaan and Bunog, Rizal, Palawan.

Upon careful evaluation, plotting and verification of the submitted potential lots; this Office found that they are falling within Alienable and Disposable lands. Kindly check the attached list of potential lots for the processing and issuance of Residential Free Patent with their land classification status and remarks and its Memorandum of confirmation of land classification status. Please note that, any undertaking that comes with this legal order shall ensure fairness and without prejudice to all concerned.

Relative thereto, you are hereby advised to comply with all the requirements and observed the procedures stated under DMC 2019-10 dated December 11, 2019 as well as the Technical Bulletin 2020-001 dated September 10, 2020 known as "Amendment to the Annexes prescribed under DENR Memorandum Circular No. 2019-10" to effectively and efficiently process the issuance of survey plans and public land applications within your area of jurisdiction. Kindly follow the prescribed format as stated to the said DENR Memorandum Circular.

FOR YOUR RECORD, INFORMATION AND COMPLIANCE.

"For and in the absence of the Regional Executive Director"

VICENTE B. TUDDAO, JR. Ph.D., CESO IV

Assistant Regional Director for Technical Services

Thank you for your usual prompt response.

Sincerely yours,

MARISSA B. DELA CRUZ-GALANDINES

Assistant Solicitor General

CARLOS G. REYNES, JR. Senior State Solicitor

KATRINA CATHERINE P. ATIENZA-DATO
State Solicitor

MEMORANDUM

TO

THE PENR OFFICER

Puerto Princesa City, Palawan

FROM

THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT

LAND CLASSIFICATION CONFIRMATION

This has reference to your Memorandum dated March 02, 2021 forwarding the request of CENR Officer of Roxas, Palawan for the confirmation of land classification status of Lot No. 128, Ccs-04-000942 located at Barangay San Jose, Roxas, Palawan.

Upon careful review, evaluation and plotting of the submitted Technical Description of the said lot, this Office found that it is falling within Alienable and Disposable land as per Land Classification Map No. 2419, Project 14-C, Block I certified dated December 22, 1960. Attached herewith is the Memorandum of Confirmation of Land Classification status in compliance to Technical Bulletin No. 2020-001 dated September 10, 2020 and DENR Memorandum Circular No. 2019-10 dated December 11, 2019.

In this regard, you are hereby advised to comply with all the requirements and observed the procedures stated under DMC 2019-10 as well as the Technical Bulletin 2020-001 dated September 10, 2020 known as "Amendment to the Annexes prescribed under DENR Memorandum Circular No. 2019-10" to effectively and efficiently process the issuance of survey plans and public land applications within your area of jurisdiction.

For your record, reference and compliance.

"For and in the absence of the Regional Executive Director"

VICENTE B. TUDDAO, JR. Ph.D., CESO IV Assistant Regional Director for Technical Services



Republic of the Philippines OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo St., Legaspi Village, Makati City, Philippines

March 12, 2021

MA. LOURDES G. FERRER, CESO III

Regional Executive Director
Department of Environment and Natural Resources (DENR)
MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

RE:

REQUEST FOR REPORT, DOCUMENTS, AND NAMES OF POSSIBLE WITNESSES

Greymar's Incorporated v. Republic, et al. Civil Case No. 6055 (For Quieting of Title)

Dear Executive Director Ferrer:

We write in connection with the above-mentioned case.1

The *Complaint* is one for quieting of title. Plaintiff alleges, among others, that there are two existing Original Certificates of Titles (OCTs) pertaining to the same land *i.e.* OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11. Allegedly, although both OCTs are registered in the name of Gregorio A. Venturanza and pertains to the same parcel of land, OCT No. E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT No. RP-11 was issued by Jose O. Lardizabal, Register of Deeds Ex-officio on July 14, 1948.

Plaintiff likewise claims that the Supreme Court declared OCT-1895 (and Free Patent No. 134) as void and ordered that said OCT and its derivative titles be cancelled.² On the other hand, per the *Certification* of the LRA dated October 20, 2020, OCT No. RP-11 was renumbered as OCT No. RP-01.

¹ Copies of the *Complaint* and its annexes are hereto attached.

² The Complaint did not state the G.R. No.

In view of the foregoing, the undersigned State Solicitor respectfully requests for a *Report* on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11, detailing the history and the circumstances surrounding the issuance of said OCTs. She likewise respectfully requests for certified true copies of the documents attached to the *Complaint* as annexes which are in the possession and official custody of the DENR-MIMAROPA REGION as well as for certified true copies of <u>all</u> documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11 and all its derivative titles, including all *Certifications* and *Orders* issued in relation to the mentioned lands and titles.

In addition, since the new Rules of Court, as amended by A.M. No. 19-10-20-SC, requires the parties to submit the judicial affidavits of the witnesses, the undersigned State Solicitor respectfully requests for the names of the possible witnesses from DENR-MIMAROPA REGION and their contact numbers so that she could schedule an interview as soon as possible.

It would be very much appreciated if you can send the requested documents and information on or before March 25, 2021. The Answer as well as the Judicial Affidavit are due for filing on April 9, 2021.

Should you have queries, kindly contact the undersigned State Solicitor through 0917 8616861 or kcpatienza@osg.gov.ph.

Thank you for your usual prompt response.

Sincerely yours,

MARISSA B. DELA CRUZ-GALANDINES

Assistant Solicitor General

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me y A

KATRINA CATHERINE P. ATIENZA-DATO

State Solicitor



Republic of the Philippines

OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo St., Legaspi Village, Makati City, Philippines

April 22, 2021

MA. LOURDES G. FERRER, CESO III

Regional Executive Director
Department of Environment and Natural Resources (DENR)
MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

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To recall, the *Complaint* is one for quieting of title. Plaintiff alleges, among others, that there are two existing Original Certificates of Titles (OCTs) pertaining to the same land *i.e.* OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11. Allegedly, although both OCTs are registered in the name of Gregorio A. Venturanza and pertains to the same parcel of land, OCT No. E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT No. RP-11 was issued by Jose O. Lardizabal, Register of Deeds Exofficio on July 14, 1948.

¹ Copies of the Complaint and its annexes are attached to the Letter dated March 12, 2021.

Letter / DENR Re: Greymar's Inc.

Plaintiff likewise claims that the Supreme Court declared OCT-1895 (and Free Patent No. 134) as void and ordered that said OCT and its derivative titles be cancelled.² On the other hand, per the Certification of the LRA dated October 20, 2020, OCT No. RP-11 was renumbered as OCT No. RP-01.

In view of the foregoing, the undersigned State Solicitor respectfully reiterates her request for a Report on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11, detailing the history and the circumstances surrounding the issuance of said OCTs. She likewise respectfully requests for certified true copies of the documents attached to the Complaint as annexes which are in the possession and official custody of the DENR-MIMAROPA REGION as well as for certified true copies of all documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11 and all its derivative titles, including all Certifications and Orders issued in relation to the mentioned lands and titles.

In addition, since the new Rules of Court, as amended by A.M. No. 19-10-20-SC, requires the parties to submit the judicial affidavits of the witnesses, the undersigned State Solicitor respectfully requests for the names of the possible witnesses from DENR-MIMAROPA REGION and their contact numbers so that she could schedule an interview as soon as possible.

It would be very much appreciated if you can send the requested documents and information on or before April 30, 2021. The undersigned State Solicitor requested for an additional time to file the Answer as well as the Judicial Affidavit on May 9, 2021.

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Letter / DENR Re: Greymar's Inc.

Thank you for your usual prompt response.

Sincerely yours,

MARISSA B. DELA CRUZ-GALANDINES

Assistant Solicitor General

CARLOS G. REYNES, JR.
Senior State Solicitor

Aprile 34 KATRINA CATHERINE P. ATIENZA-DATO

State Solicitor

Sent from Yahoo Mail for iPhone

LPA9 146 3-29-21





MAR 25 2021

FERRER, CESO III

MEMORANDUM

TO

PENRO PALAWAN

Sta. Monica, Puerto Princesa City, Palawan

FROM

THE REGIONAL EXECUTIVE DIRECTOR

SUBJECT

REQUEST OF THE OFFICE OF THE SOLICITOR GENERAL FOR REPORT, DOCUMENTS AND NAMES OF POSSIBLE WITNESSES RE: GREYMAR'S INCORPORATED V. REPUBLIC, ET AL. CIVIL CASE NO. 6055 (FOR QUIETING

OF TITLE)

This pertains to the letter dated March 12, 2021 of the Office of the Solicitor General (OSG) requesting this office for a report on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP-11, detailing the history and the circumstances surrounding the issuance of the said OCTs. Likewise they also requested for a certified true copies of the specified documents marked as "annexes" in the attached copy of Complaint enclosed in the letter as well as certified true copies of all documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP-11 and all its derivative titles, including all certifications and orders issued in relation to the mentioned lands and titles.

Moreover, the OSG also request for the names of the possible witnesses and their contact numbers for their scheduling of an interview.

In view hereof, you are hereby instructed to submit to the Regional Office all necessary reports and documents requested by the Office of the Solicitor General on or before March 26, 2021.

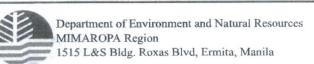
FOR YOUR URGENT AND STRICT COMPLIANCE.

Cc:

Office of the Solicitor General 134 Amorsolo Street, Legazpi Village, Makati, Kalakhang Maynila



1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000 DENR VOIP (632) 7553300/7553330 loc. 2700/2701 Direct Line: (632) 4050157; Facsimile: (632) 4050046 Email: denr.rdmimaropa@gmail.com





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Originating Office	Office of the	ne Solicitor General	Date Received:	16-Mar-2021	Date End	coded: 1	6-Mar-2021		
Sender	Office of the	he Solicitor General							
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Subject	(Gremar\'s Bairan, Jr.	Report, Documents and Names of Possibe Witnesses Re Civil Case No. 6055 Incorporated - Formerly Greymar's Trading Incorporated), represented by Carlos R. or Alberic D. Alfonso vs Republic of the Philippines, represented by the Office of the eneral and the Register of Deeds of Puerto Princesa City							
Addressee	Maria Lou	rdes G. Ferrer, CESC	III - Regional I	Executive Director, DENR MIMAROPA Region					
Document Type	Letter	Letter							
Attachment(s)	Letter date	d March 12, 2021 (2	pages); Affidav	it of Electronic	Filing; Ann	exes (1-	43 pages)		
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SPOUSES RICARDO and FELICIDAD DE LEON-NACACHI

Protestants.

versus

EDUARDO MA. R. SANTOS, PHILIPPINE BLASZKIEWICZ HOLDINGS CORPORATION (PHBPHC)

Respondents-Applicants

DENR CASE NO. M-04-18-F

So. Sabang, Brgy. Galoc, Culion, Palawan

Area: 6 hectares more or less

CERTIFICATION

Records show that a Decision dated July 26, 2018 was issued by then Regional Director Henry A. Adornado. A Motion for Partial Reconsideration dated September 13, 2018 was filed by the Respondent-Applicant Eduardo Ma. R. Santos, which was denied per Order dated May 06, 2019.

Per Certification dated January 19, 2021 issued by the OIC, Records Section, Michelle B. Tuyan, no Notice of Appeal was filed by any of the parties in the instant case.

As such, the Decision dated July 26, 2018 in DENR Case No. M-04-18-F is declared FINAL AND EXECUTORY:

"WHEREFORE premises considered, the instant Protest is **DISMISSED** for lack of merit. The following are hereby ordered:

1. CONDUCT OF A RELOCATION SURVEY over the following:

- a. Area covering Sabang Cove with six (6) hectares, more or less, vis-avis the area covered by the Pasture Lease Agreement (PLA) of Aida Marasigan. Expenses thereof to be equally shared by herein parties;
- b. Area covered by the PLA of Aida Marasigan vis-à-vis the area covered by the applications (Upland Agro-Forestry consisting of 33.5 hectares and SLUP and/or FLAgT consisting of 23.5 hectares) of Ma. Eduardo R. Santos. Expenses thereof to be shouldered by the said applicant.
- 2. After the conduct of the said survey, **REJECT ALL APPLICATIONS**, **IF** ANY, over area/s already covered by the approved PLA of Marasigan; and
- 3. CONVENE THE FLAgT BIDS AND AWARDS COMMITTEE (FLAGTC) for the proper receipt, record, and evaluation of prequalification and bid proposals of the parties, relative to Sabang Cove, Barangay Galoc, Culion, Palawan."



Department of Environment and Natural Resources MIMAROPA Region 1515 L&S Bldg. Roxas Blvd, Ermita, Manila



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Address										
Subject	Possible v	Letter dtd March 12, 2021 - Request of Report, Documents and Names of Possible witnesses Greymar's Incorporated v. Republic, et. al. Civil Case No. 5055 (For Quieting of Title)								
Addressee	Ma. Lourd Region	des G. Ferrer, - t	he Regiona	Execu	itive Di	rector	DENR	MIMAR	OPA	
Document Type	Letter									
Attachment Description	20 pages	5								
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DENR MIMAROPA RECORDS SECTA

2 0 APR 2021

D'INCOMING BY: TUNE,

DATS NO. 2021-

OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo St., Legaspi Village, Makati City, Philippines

March 12, 2021

MA. LOURDES G. FERRER, CESO III

Regional Executive Director
Department of Environment and Natural Resources (DENR)
MIMAROPA Region
1515 L & S Building, Roxas Boulevard, Ermita, Manila

RE:

REQUEST FOR REPORT, DOCUMENTS, AND NAMES OF POSSIBLE WITNESSES

Greymar's Incorporated v. Republic, et al. Civil Case No. 6055 (For Quieting of Title)

Dear Executive Director Ferrer:

We write in connection with the above-mentioned case.1

The Complaint is one for quieting of title. Plaintiff alleges, among others, that there are two existing Original Certificates of Titles (OCTs) pertaining to the same land *i.e.* OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11. Allegedly, although both OCTs are registered in the name of Gregorio A. Venturanza and pertains to the same parcel of land, OCT No. E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT No. RP-11 was issued by Jose O. Lardizabal, Register of Deeds Ex-officio on July 14, 1948.

Plaintiff likewise claims that the Supreme Court declared OCT-1895 (and Free Patent No. 134) as void and ordered that said OCT and its derivative titles be cancelled.² On the other hand, per the *Certification* of the LRA dated October 20, 2020, OCT No. RP-11 was renumbered as OCT No. RP-01.



Copies of the Complaint and its annexes are hereto attached.

² The *Complaint* did not state the G.R. No.

In view of the foregoing, the undersigned State Solicitor respectfully requests for a *Report* on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11, detailing the history and the circumstances surrounding the issuance of said OCTs. She likewise respectfully requests for certified true copies of the documents attached to the *Complaint* as annexes which are in the possession and official custody of the DENR-MIMAROPA REGION as well as for certified true copies of <u>all</u> documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11 and all its derivative titles, including all *Certifications* and *Orders* issued in relation to the mentioned lands and titles.

In addition, since the new Rules of Court, as amended by A.M. No. 19-10-20-SC, requires the parties to submit the judicial affidavits of the witnesses, the undersigned State Solicitor respectfully requests for the names of the possible witnesses from DENR-MIMAROPA REGION and their contact numbers so that she could schedule an interview as soon as possible.

It would be very much appreciated if you can send the requested documents and information on or before March 25, 2021. The *Answer* as well as the *Judicial Affidavit* are due for filing on April 9, 2021.

Should you have queries, kindly contact the undersigned State Solicitor through 0917 8616861 or kcpatienza@osg.gov.ph.

Thank you for your usual prompt response.

Sincerely yours,

MARISSA B. DELA CRUZ-GALANDINES

Assistant Solicitor General

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KATRINA CATHERINE P. ATIENZA-DATO

State Solicitor

Republic of the Philippines
Fourth Judicial Region
REGIONAL TRIAL COURT
Puerto Princesa City
Br. 51

GREYMAR'S INCORPORATED (formerly, GREYMAR'S TRADING INCORPORATED), represented by CARLOS R. BAIRAN, JR. or ALBERIC D. ALFONSO,

VS

Plaintiff,

Civil Case No. 6055 = For: Quieting of Title

RFC-OCC, Pearto Princess City.

499789 **

REPUBLIC OF THE PHILIPPINES, represented by the OFFICE OF THE SOLICITOR GENERAL and THE REGISTER OF DEEDS FOR PUERTO PRINCESA CITY,

Defendants.

COMPLAINT

Plaintiff, through counsel, and unto this Honorable Court respectfully alleges that:

- 1. It is a domestic company organized and existing under Philippine laws with principal place of business at No. 9, Kanlaon Street, Sta. Mesa Heights, Quezon City, duly represented in this case and in all the proceedings and receive all legal processes through their attorney-in-fact, ALBERIC G. ALFONSO or CARLOS R. BAIRAN, JR., both of legal age, Filipinos, and with office address at Rm. 305 Capitol Masonic Corp. Bldg., 35 Matalino St., Diliman, Quezon City, as evidenced by the attached Articles of Incorporation/General Information Sheet and Secretary's Certificate and marked as Annexes "A" and "B", respectively.
- 2. On February 16, 1948, DR. GREGORIO AMADOR VENTURANZA married to MARY E. VENTURANZA, purchased for value and in good faith a parcel of land consisting of 32,592 square meters, more or less situated at Brgy. Calero, Puerto Princesa City, Palawan from TOMAS ZAMBALES, the applicant of a free patent under Application No. F-V-44 and Patent No. 134 as shown by the attached **Deed of Sale dated February 16, 1948 (Annex "C")**.
- 3. The sale transaction was acknowledged by the Bureau of Lands and the application was transferred to DR. GREGORIO A.

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VENTURANZA married to MARY E. VENTURANZA by virtue of an Order dated March 10, 1948 (Annex "D"), affirming as follows:

"As, in a deed of conveyance executed on February 16, 1948, the applicant has voluntarily and willingly transferred his rights to the tract of land applied for in favor of Gregorio A. Venturanza, who is a qualified public land applicant, the above-noted application is hereby recorded and continued to be given due course in the name of the said Gregorio A. Venturanza."

- 4. After the issuance of this Order dated March 10, 1948 by the Bureau of Lands, Free Patent No. F-V-44, Patent No. 134 dated April 15, 1948 (Annex "E") was issued to DR. GREGORIO A. VENTURANZA married to MARY E. VENTURANZA.
- 5. On April 16, 1948, DR. GREGORIO A. VENTURANZA submitted the requisite documents to the Register of Deeds for Puerto Princesa, Palawan for "registration and issuance of the appropriate certificate of title" covering the property under Free Patent No. 134 as evidenced by the Transmittal Letter (B.L. Form No. 28-161(R)) dated April 16, 1948 (Annex "F") issued by the Bureau of Lands.
- 6. On July 14, 1948, the Registry of Deeds for the Province of Palawan issued Original Certificate of Title No. RP-01 (Annex "G") and transcribed in the "Registration Book" for the Province of Palawan. The continued legal existence and its intactness is shown by the electronic copy of OCT No. RP-01 (Annex "G-1"). Unfortunately, DR. GREGORIO A. VENTURANZA accidentally misplaced the owner's copy of the title and was considered lost for failure to locate the same despite diligent search. Not familiar of the details of the title, he requested his wife, MARY E. VENTURANZA to find out and determine the details of the lost title. The latter sought the assistance of a certain Mrs. Del Rosario to find out the title number to the property as evidenced by the Letter dated October 16, 1963 (Annex "H"), as follows:

"Dear Mrs. del Rosario,

I have tried several times to find out from the Bureau of Lands here in Manila for our title number of our lot in Puerto Princesa which you and I also went to inquire from the Register of Deeds while I was at Puerto Princesa a year ago. Due to lack of time the clerk we both approached

could not locate the title number but promised to give it to you later. Somehow probably it must have escaped his mind hence until now I still don't have it.

Mrs. Del Rosario, I wonder if you could possibly send to me the number of the title of our lot at Puerto. The number of the Tax Declaration is No. 2481. I just need the number of the title very badly, hence I just have to bother you. I hope and wish I could do some errand here for you when you need anything – please do not hesitate to ask us.

Milly and the kids are on their way to Manila – perhaps they might see you too. When are you coming to the city? Do give us a ring and visit with us when you come to Manila.

Here's hoping you and the whole family are in the best of health. Our best regards to you all."

7. The letter was responded to by CHRISTOPHER A. DIONES, an employee of the then General Land Registration Office, Registry of Deeds, Puerto Princesa, Palawan. In the **Letter dated November 13, 1963 (Annex "I")**, he erroneously stated and provided the details of the missing title as follows:

"My dear Mrs. Venturanza:

A man came to our Office last Monday, November 12, 1963 and showed me your letter addressed to a certain Mrs. Del Rosario with the request to look for the title number of a certain parcel of land covered by Tax Declaration No. 2481 as content in the said letter which is self-explanatory. The clerk referred to in the letter must be Mr. Bonbon which at the time the "man" came, was not around. We found your title number but your messenger did not come back for it. Judging by the context of your letter, your need for such title number is rather urgent so I venture to send it to you in a rather off beat manner. Here's your title number:

ORIGINAL CERTIFICATE OF TITLE NO. E-1895 Location: Calero, Puerto Princesa, Palawan Area: 3.2592 has."

- 9. Thus, Original Certificate of Title No. E-1895 dated February 26, 1955 (Annex "K") was erroneously issued to DR. GREGORIO A. VENTURANZA.
- 10. On April 28, 1967, DR. GREGORIO A. VENTURANZA sold the 32,592 square meter property situated at Brgy. Calero, Puerto Princesa City, Palawan to plaintiff, a buyer for value and in good faith, as evidenced by the **Sale annotated in the title**, (OCT No. E-1895) (Annex "L"). To consummate the sale, the owner's copy of OCT No. E-1895 was surrendered to plaintiff.
- 11. Thereafter, plaintiff presented the Deed of Sale for the purchase of the property covered by OCT No. E-1895 to the Register of Deeds for Puerto Princesa City for registration. Upon application for registration, the Register of Deeds discovered the existence of **Original Certificate of Title No. RP-11 (Annex "M")** also registered to DR. GREGORIO A. VENTURANZA, describing and covering the same property under OCT No. E-1895.
- 12. Plaintiff was surprised when it received a **Letter dated June 5, 1975 (Annex "N")** from ATTY. OFELIA E. ABUEG-STA. MARIA, then Register of Deeds for Puerto Princesa City, Palawan, as follows:

"Upon careful pesusal of your documents presented for registration before this office, and verification of the same with our registration book, it was found out that the specific parcel of land covered by OCT E-1895, is also covered by an exisiting OCT RP-11.

In view of this we are constrained to suspend the registration of your documents until an official ruling has been made by the Land Registration Commissioner to whom we consulted the matter.

Attached is a true copy of the petition for consulta for your information."

13. In the **Consulta dated June 5, 1975 (Annex "O")**, docketed as LRC Consulta No. 1009 filed by ATTY. OFELIA E. ABUEG-STA. MARIA, then Register of Deeds for Puerto Princesa City, Palawan, it stated among others:

"That upon careful examination of the documents presented to determine the registrability of the same, and verification with the registration book, the undersigned discovered that this Registry has two existing Original Certificate of Titles, OCT-1895 and OCT RP-11, on file pertaining to the same land;

That although both Original Certificates of Titles are registered in the name of the same person Gregorio A. Venturanza and pertains to the same parcel of land, OCT E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT RP-11, was issued by Jose O. Lardizabal, Register of Deeds Exofficio on July 14, 1948;

That in view of the above duplicity of Titles, the undersigned now is uncertain as to what to do under the circumstances, as to which title the aforsaid documents presented for registration should be annotated and should be cancelled in the absence of any judicial order cancelling either of them.

WHEREFORE, inview of all foregoing, the undersigned respectfully submits and prays to this Honorable Commissioner that she be enlightened as to what course of action to take and ruling over the same be made."

14. Acting on the Consulta case, the Land Registration Commissioner GREGORIO BILOG, JR. issued a **Resolution dated July 9, 1975 (Annex "P")**, to wit:

"The only question presented herein for resolution is whether the subject deed of sale may be admitted to registration, the existence of another title to the same property therein involved notwithstanding.

The question is hereby answered in the affirmative. This Commission has consistently ruled in previous consultas that 'after the true ownership of these properties have been established through the proper proceedings which may be initiated by interested parties, or by the Register of Deeds through the Provincial Fiscal, then titles which are void may be cancelled. In the meantime, as long as a certificate of title has not been adjudged void by a competent court, the same is presumed to be valid, and the Register of Deeds is bound to follow the existing rules and regulations when dealing with it.' (LRC Consulta Nos. 982, Register of Deeds of Misamis Oriental, petitioner; 906, Register of Deeds of Davao City, petitioner; and 940, Register of Deeds of Rizal, petitioner.) Thus, in the absence of a restraining order from the proper court, Original Certificate of Title No. E-1895 is presumed to be valid and all documents relative thereto, if regular and registrable on the face thereof, should be given due course.

In view of the foregoing, this Commission is of the opinion, and so holds that the registration of the subject deed of sale should be given due course, and the Register of Deeds is hereby directed to file the corresponding petition for cancellation of title in accordance with LRC Circular No. 192 dated November 6, 1969.

"SO ORDERED."

- 15. Meanwhile, on June 18, 1998, some disgruntled illegal settlers filed a letter-complaint with the Office of the Solicitor General (OSG) after they were ejected from the 32,592 square meter property. These unscrupulous and enterprising illegal settlers thereafter grouped themselves and formed an instant association after they were evicted. This led to the filing of an action for Annulment of Title and Reversion before Branch 51 of the Regional Trial Court of Puerto Princesa City, docketed as Civil Case No. 3252.
- 16. In the **Decision dated March 28, 2011 (Annex "Q")**, the Hon. Presiding Judge PERFECTO E. PE of Branch 51 of the Regional Trail Court of Puerto Princesa City, dismissed the complaint based on the following:

"Forthwith CENRO-PUERTO conducted, entirely on its own, without giving notice to any or the defendants of the intended investigation, without the defendants' slightest participation, without allowing them to at least present their side to controvert the findings of CENRO that could have accorded them at least a semblance of due process, an investigation and eventually came up with the finding of what it called the "unprocedural" steps which lead (sic) to suspiciously spurious issuance of Patent No. 134.

 $X \times x$.

Our basic law provides that no person shall be deprived of life, liberty or property without due process law. To grant this complaint affirmative relief, would be as clear violation of the foregoing constitutional right of a person.

The evidence adduced by the plaintiff cannot overcome the evidence of the defendants. The proper procedure have been observed and done by the Bureau of Land in awarding the land to the defendants. No evidence of bad faith or fraud have been established by the plaintiff."

17. On appeal docketed as CA-G.R. CV No. 99009, the Special Tenth (10th) Division of the Court of Appeals reversed the decision of Branch 51 of the Regional Trail Court of Puerto Princesa City. The dispositive portion of the **Decision dated June 9, 2015** (Annex "R") is as follows:

"Accordingly, Free Patent No. 134 and its corresponding Original Certificate of Title No. E-1895 in the name of Gregorio Venturanza is declared void. The Register of Deeds of Puerto Princesa City, Palawan is ordered to cancel Transfer Certificate of Title Nos. 3624, 5945, 5947, 11946, 11947, 11948, 11949, 6004 and 6005, and all derivative titles issued thereon. The lands covered thereby is reverted to the mass of the public domain."

18. When the case was elevated to the Supreme Court, the Second (2nd) Division denied the Petition for Review on Certiorari and the Motion for Reconsideration in a Resolution dated April 18, 2016 and August 1, 2016, respectively. Thereafter, on September 30, 2016 an Entry of Judgment was issued and a Writ of Execution dated September 19, 2017 was issued totally cancelling OCT No. E-1895 and its derivative titles.

- 19. Clearly, from the time CHRISTOPHER A. DIONES, the employee of the then General Land Registration Office, Registry of Deeds, Puerto Princesa, Palawan issued the Letter dated November 13, 1963 (Annex "I"), a mistake of fact was committed when he erroneously specified the number of the missing title describing the 32,592 square meter property located at Calero, Puerto Princesa, Palawan as ORIGINAL CERTIFICATE OF TITLE NO. E-1895. This mistake of fact cascaded to several other errors and oversight, itemized as follows:
- 19.1. Dr. Gregorio A. Venturanza filed a petition for the issuance of a replacement owner's copy of OCT No. E-1895.
- 19.2. The Court of First Instance of Palawan issued an order to issue a replacement owner's copy of OCT No. 1895 in the name of Gregorio A. Venturanza.
- 19.3. Dr. Gregorio A. Venturanza sold the 32,592 square meter property and surrendered the owner's copy of OCT No. E-1895 to the buyer, the plaintiff herein.
- 19.4. The Register of Deeds discovered the existence of OCT No. RP-11 describing the same property under OCT No. E-1895.
- 19.5. This duplicity of titles describing the same property led to the filing of an action for Annulment of OCT No. E-1895 but eventually dismissed.
- 19.6. The Special Tenth (10th) Division of the Court of Appeals declared that OCT No. E-1895 as null and void.
- 19.7. The Second (2nd) Division of the Supreme Court affirmed the erroneous decision.
- 19.8. Ultimately, OCT No. E-1895 and its derivative titles were cancelled.
- 20. The foregoing is but the result of mistaken and inaccurate narration of the facts and circumstances surrounding the 32,592 square meter property covered by OCT No. RP-01. Accordingly, two (2) titles bearing the same title numbers (OCT No. E-1895) but registered under two (2) different persons (Dr. Gregorio A. Venturanza (Annex "K") and SALMA MEDES (Annex "S")) and describing two (2) different properties; and another two (2) titles having different title numbers (OCT No. RP-11 and OCT No. E-1895)

<u>registered to Dr. Gregorio A. Venturanza and pertaining to the same property</u> situated at Brgy. Calero, Puerto Princesa City, Palawan.

21. Adding to the confusion and cloudiness of OCT No. RP-01 is the **Certification dated October 20, 2020 (Annex "T")** issued by the Land Registration Authority, as follows:

"This is to certify that his Registry has in its system a copy of Original Certificate of title (OCT) No. RP-11 covering a parcel of land on plan Fs-20091 situated in Barrio Calero, Municipality of Puerto Princesa, Province of Palawan, island of Palawan with an area of 3 hectares, 25 ares, 92 centares and registered in the name of Gregorio A. Venturanza.

This further certify that this Registry however, cannot issue a certified true copy of said OCT No. RP-11 because it appears from its records that in August 3, 2015, the same physical copy OCT No. RP-11 was made subject of a Conversion On Demand (COD) and was renumbered in the Registry's system as OCT No. RP-01 after face and pages thereof showed/reflected that the same was by then covered by OCT No. RP-01.

Finally, this is to certify that OCT No. RP-11 subject of Consulta No. 1009 covers the same lot in the name of Gregorio Venturanza now renumbered in our system as OCT No. RP-01. That as a matter of fact, the unsigned annotation by then Register of Deeds. Atty. Ofelia E. Abueg-Sta. Maria of the Resolution in the said Consulta dated 09 July 1975 under Entry 9048 in turn dated 17 July 1975 appears in Page A of the Memorandum of Encumbrances of OCT No. RP-01."

22. This latest declaration of the Land Registration Authority and recently discovered by plaintiff finally settled the issue that the only existing title to the 32,592 square meter property located at Brgy. Calero, Puerto Princesa City, Palawan, is OCT No. RP-01, aside from the voided OCT No. E-1895 and OCT No. RP-11.

OCT No. RP-11 was the subject of a Conversion On Demand (COD) to rectify the error that it should have been OCT No. RP-01 from the start. This property under OCT No. RP-01 was purchased by DR. GREGORIO A. VENTURANZA from TOMAS ZAMBALES, the applicant of a free patent under Application No. F-V-44 and Patent No. 134

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SECURITIES AND EXCHANGE COMMISSION

Secretariat Bufding, PKC Complex Russes figuliavard, Putay City, 1307 Matte Manua Philippines Tel:(632) 818-0921 [Esk; 632] 818-5293 [Email: mk/9 sec.gov.ph/]

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Company Name

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Industry Classification

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Document Information

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Document Type

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December 27, 2019

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GENERAL DIPORMATION	EUCT ()	
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UBSCRIBED CAP	TTAL					L	
				DUMERE OF			·
FILIPINO	NO. OF STOCK- HOLDERS	Type of shares *	MUMBER OF SHARES	SHARRS IN THE HANDS OF THE PURLIC **	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP
	S	CBOSENOO	9,900		180.80	990,000.00	71%
							of son we do up on our sol son
	***				Jels Joon Jelle Joon was ween also was only	with side date date that was also spin was due to the later gave the spin to the later see the see.	in son my Ap op tas tas tas tas as
	<u> </u>	TOTAL	2.000	TOTAL	TOTAL P	990,000.80	
	T .	10177	7,700		IOIAL F	770,000.00	
FOREIGN (BIDICATE BY NATIONALITY)	NO. OF STOCK- HOLDERS	TYPE OF SHARES *	number of Shares	NUMBER OF SHARES IN THE BANDS OF THE PUBLIC ***	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP
_ American	3	नक्षेत्र पुरा पद्मा प्रका अर्थ पुरा का बंध का साम पह्मा पुरा का	4,100		100.00	110,000.00	32%
500 500 500 600 500 600 set sep see 1gg 31	******	with the sear case day day day right only day day and and day day				AND	
	******	egy each eith sight and size that each size. You do not come one	~~~~~	~~~~~~~~~		May 1004 1004 1004 1005 1005 1005 1005 1005	****
					***************************************		d a par
Percentage of Fer 29.29%	retge Equity :	TOTAL	6,100	TOTAL	TOTAL F SUBSCRIBED P	410,600.00 1,400,000.00	100%
PAID-UP CAPIT	AF			10170	Of Districtions &	Thenlengton	
LATTO-OR CONT. 4 1	NO. OF	A CONTRACTOR AND A CONT			The second secon		
FILIPINO	STOCK- HOLDSES	Type of Shares *	Number of Splanes	PAR/STAT	TED VALUE	AMOUNT (PbP)	% OF OWNERSHIP
accordinate and a consequence of the control of the	5	Communi	9,900	1	00	990,000.00	70.71%
			16th 76th 16th 16th 16th 16th 16th 16th 16th 1		NO COMPANY NAME AND	NOW THE MADE NOW THE HELL HELL HELL HELD HELD HELD HELD HE	
		NYP 1000 400-400-4004 64th 10th 10th 10th 40th 40th 40th 40th 10th	NOW HOP BOX BOX BOX HO BOX HO BOX HO			****	******

	L	TOTAL	9,900		TOTAL F	990,000.00	
FOREIGN (INDICATE BY MATIONALITY)	NO. OF STOCK- HOLDERS	TYPE OF SHARES	NUMBER OF SHARES	PAR/STAT	ED VALUE	AMOUNT (FLF)	% OF OWNERSHIP
American	3		4,108		100.00	410,000.00	29.29%
*****		400 feet tales alone door door soon soon soon soon soon soon soon s		****		2006 AND 4000 AND AND AND AND AND 400	one age take som som ede ede ene a
well also when when some solar		and and any and the sup date that the time who way way may the	******	uls dis air see see see sir see see see se	on the 6th cas and the do ad 10th page 5th		
	****	400 MD 750 MD	500: 400 300 400 600s the she-she san Sur soc s.		~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	40 40 40 40 40 40 40 40 40 40 40 40 40 4	NO. 200 MM GIA MM MM MM MM MM
29.29 %		TOTAL	4,100		TOTAL F	410,000.00	100%
	-		· · · · · · · · · · · · · · · · · · ·	TOTAL PAID-U	PP	1,400,000.00	
Marie Constitution of the	STATE OF THE CHICAGO SEC. STATES ASSESSED.	NOT	: USE ADDITION	AL SHEET IF NE	CESSARY		ONE TO ANY ANY AND ANY
Common, Prefer	rved or other c	CONTRACTOR OF THE PARTY OF THE	COURDING	and the second s			
		Shareholders owning 10%	of outstanding sha	res.	CRTIFIE	D TRUE COPY	1 1
				Pa	age 4 of	to rages AUG 1	2020
GIS_STOX	CK (v.2019)			• • •	WIND / TANK	TVA Issued:	Page 3
Data: 20	100 00	17 Time: 10:1	8 - 3 / 7 M		II e	ername: Kasandr	a Dallo



STOCK CORPORATION PLEASE PRINT LEGIBLY

CORPORATE NAME: GREYMAR'S INC. CD DIRECTORS / OFFICERS 22.0CK EXEC JAX IDENTIFICATION OFFICER NAME/CURRENT RESIDENTIAL ADDRESS NATIONALITY BOARD GINDER INCR NUMBER HOLDER COMM O1. Greymar E. Ventaranza 162-727-857 (2) #11 Kanlaon St., Sta. Mesa Hts., Q.C. American M Sylvia V. Nocon 162-727-849 American М Trea #9 Kanlson St., Sta. Mesa Hts. Q.c. 3. Raymundo Franco V. Nocon III #9 Kanlson St., Sta. Mesa Hts. Q.c. Filipino C Sec 176-445-234 4. Carlos Gregorio V. Nocon Jr. #9 Kanlaon St., Sta. Mesa Hts. Q.c. Filipino Y Y VP 166-126-551 5. Sheelagh B. Venturanza #138 Jose Gil St., San Juan, M.M. Filipino ٧ VP 172-651-861 N/A N/A 8. N/A 9 N/A 10. N/A 11 N/A 12 N/A 13. N/A 14 N/A 15 N/A

INSTRUCTION

FOR SEX COLUMN, PUT "F" FOR FEMALE, "M" FOR MALE.

FOR BOARD COLUMN, PUT "C" FOR CHAIRMAN, "M" FOR MEMBER, "T FOR INDEPENDENT DIRECTOR.

FOR INC'R COLLIMIN, PUT "Y" IF AN INCORPORATOR, "N" IF NOT.

FOR STOCKHOLDER COLUMN, PUT "Y" IF A STOCKHOLDER, "N" IF NOT.

FOR OFFICER COLUMN, INDICATE PARTICULAR POSITION IF AN OFFICER, FROM VP UP INCLUDING THE POSITION OF THE TREASURER, SECRETARY, COMPLIANCE OFFICER AND/OR ASSOCIATED PERSON.

FOR EXECUTIVE COMMITTEE, INDICATE "C" IF MEMBER OF THE COMPENSATION COMMITTEE; "A" FOR AUDIT COMMITTEE; "N" FOR NOMINATION AND ELECTION COMMITTEE. ADDITIONALLY WRITE "C" AFTER SLASH IF CHAIRMAN AND "M" IF MEMBER.

GLS_STOCK (v.2019)

Date: 2020-08-17 Time: 10:18:34 AM

GERTIFIED TRUE COPY 1

GENERAL INFORMATION SHEET

STOCK CORPORATION

CANADA TO NAME.	A		GOLY econom				
CORPORATE NAME:	GREYMARY						
FOTAL NUMBER OF STOCKSOLDERS:	8	01000000000000000000000000000000000000	o. co stable la				
POTAL ASSETS BASED ON LATEST AUDITED FINA			EXC				
	STOCK	COLDENYS IS F	TOPHY	imis	sion		
The second secon		SHARES ST	i Guid		N E 3	TAX	
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	TYPE	NUMBER	AMOUNT (PhP)	% of Owner- Ship	AMOUNT PAID (PhF)	IDENTIFICATIO NUMBER	
1 May Gruce II. Venturance	CS	3,500	350,000.00				
American							
#9 Kanlaon St., Sta. Mesa Hts., Quezon City				25.00%	350,000.00	238-233-001	
	TOTAL	3,500	350,000.00				
2. Lucille E. Venturanya	CS	3,500	350,000.00				
P9lipino							
#9 Kanlaon St., Sta. Mesa Hts., Queson City				25.00%	350,000.00	165-290-747	
	TOTAL	3,500	350,000.00				
2. Greymar B. Venturansa jr.	cs	1,600	160,000.00	•	***************************************	***************************************	
Pilipino				3 4 4 2 0 4	140 000 00	202 545 204	
#138 Jose Gil St., Tibagan, San Juan City,				11.43%	160,000.00	282-515-286	
Metro Manila	TOTAL	1,600	160,000.00				
4. Sheelagh B. Venturanza	CS	1,600	160,000.00				
Pilipino				11.43%	160,000.00	172-651-861	
#138 Jose Gil St., Tébagan, San Juan City, Metro Manila				T 7.42 AG	700,000.00	178-031-001	
	TOTAL	1,600	160,000.00				
5. Raymundo Franco V. Nocon [1]	CS	1,600	160,000,00				
Filipino				11.43%	160,000,00	176-445-234	
#9 Kanison St., Sts. Mess Hts., Queson City				~ ****** PØ	To Annie a may a	210 110 804	
	TOTAL	1,600	160,000.00				
6. Carles Gregorio V. Nocos Jr.	CZ	1,600	160,000.00				
Filipino				11.43%	160,000.00	166-126-551	
49 Kanlaon St., Sta. Mesa Hts., Quezon City							
	TOTAL	1,608	160,000.00				
7. Greymar E. Venturanza	CS	300	160,000.00				
American				2.14%	30,000.00	162-727-857	
#11 Kanlaon St., Sta. Mesa Hts., Queron City							
· · · · · · · · · · · · · · · · · · ·	TOTAL	300	160,000.00				
TOTAL AMOUNT OF	SUBSCRIPED (APITAL	1,340,800	97.86%	1.3	76,098.00	

INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS

Note: For PDTC Nominue included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.

GIS_STOCK (v.2019)

Date: 2020-08-17 Time: 10:18:34 AM

CERTIFICOPY 1

Username: Kasandra Dallo

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CD	

GENERAL INFORMATION SHEET STOCK CORPORATION

4222002030303030303030		PLEASE P	RINT LEGIBLY	0-6-4-4-4	i G. Sapanian	***
CÓRPORATE NAME:	GREYMAR'	SINC	AN AKE	xchai	nge	
TOTAL NUMBER OF STOCKHOLDERS	8		NO. OF STUCKHOLDERS	elita i do o a jeç	SIL BRYKINZ KYCH:	
TOTAL ASSETS BASED ON LATEST AUDITED FS:	***************************************					
		STOCKHOLDER	S INFORMATION			
	GREYMAR'S INC. OF STOCKHOLDERS: BASED ON LATEST AUDITED FS: STOCKHOLDER'S INFORMA SHARET SUBSCRIP ATTONALITY AND CURRENT ENDENTIAL ADDRESS TYPE NUMBER AMOR	ET SUBSCRIBED			TAX	
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	TYPE	STOCKHOLDER'S INFORMATS SHARET SUBSCRIBE (PE NUMBER AMOUN (PhP)	AMOUNT (PbP)	% OF OWNER- SHIP	AMOUNT PAID (PhP)	IDENTIFICATION NUMBER
B. Sylvia V. Worsen	CS	300	30,000,00			

			(rar)	34141		
B. Sylvia V. Nocub	CS	300	30,000.00			
American #9 Kanlaon St., Sta. Mesa Hts., Quezon City				2.1496	30,000.00	162-727-849
	TOTAL	300	30,000.00			
9. N/A						
N/A						
	TOTAL					
10.						
N/A			and the second s			
	TOTAL					
11.	-					(a. 4) (b. 1)
N/A						
	TOTAL	***************************************	METRICAL SECURITY SEC			
12						***************************************
N/A						
	TOTAL					
13. N/A						
	TOTAL					
14.						
N/A						
	TOTAL					
TOTAL AMOUNT OF	SURSCRUBED CA	PITAL	30,000	2.14%	30,0	00.00
		TOTAL AM	OUNT OF PAID-UP	CAPITAL	1,400	000.00

INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS

Note: For PDTC Number included in the list, pienss indicate further the beneficial armers owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.

GLS_STOCK (v.2019)

Date: 2020-08-17 Time: 10:18:34 AM

To to pages AUG Pages Pages AUG Pages Page



	GREYMA					***************************************
	8		In Property in Part		-	
TOTAL ABSTR BASED ON CATEST ABOUTED VS:				Sec	urities	end -
	Т		'S LAFORMATION	E V 71	haaas	
HAME HATROHALITY AND CHRISTOT		ZHA RI	S SUBSCAULED	ha A V	HUHYE	TAX IDENTIFICATION
N/A 7. N/A 8. N/A 9. N/A 1. OTHERS (Indicate the number of the rectainly stuckholders) N/A TOTAL AMOUNT OF	777%	NUMBER	AMERICAN (PEP)	SHIP	AMPUNT PAIP	NUMBER
15.						
N/A						800 A
16.	TOTAL	o commission de margagamento como que		800 X00 M	4.	
16.		COMMONICATION OF THE STREET, T	1			
N/A						
	TOTAL					
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16.	-		+			
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		Territory objects and delication of the control objects and contro				
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4/4			-			
N/A N/A N/A	TUTAL		.			
30.		. A Common de l'épice				
N/A				_		
	TOTAL					
21. OTHERS (Indicate the number of the remaining		WE'ND THE PARTY NAMED IN				
		-		-		
		THE TOTAL PROPERTY OF THE PARTY				
	TOTAL			-		
TOTAL AMOUNT OF	SUBSCRIBI	ED CAPIYAL		0.00%	0	.00
		TOTAL AM	SOUNT OF FAID-UP	CAPITAL	<u> </u>	
INSTRUCTION: SPI	COPY THE I	OP 20 STOCKHO	ILDERS AND INDICA	TE THE REST A	S OTHERS	
Make: For POTT Manutrue included in the list, please indice asparete cheet, if necessary.	ite fanther il	er beneficial owne	rs o waiting more than .	9% of any close i	of the componey's voting	securities, Attach

GBS_STOCK (v.3019)

Date: 2020-08-17 Time: 10:18:34 AM

S (O rapper AUG 1 9 2021

Username: Kasandra Dallo

GENERAL INFORMATION SHEET STOCK CORPORATION

		= PLE	SEPROT LECIE	Y ===				
CORPORATE NAME:				The second secon	CUI	mes	and	
GREY	MAR'S INC.		Exchange					
1. INVESTMENT OF CORPORA	TF	r	AMOUNT					
FUNDS IN ANOTHER CORPO			AMOUNT	"" (0	mn	11556	F BOARD RESOLUTION	
1.1 STOCKS							N/A	
1.2 BONDS/COMMERCIAL	PAPER (Issued				***************************************			
by Private Corporation								
1.3 LOANS/ CREDITS/ ADV	VANCES							
1.4 GOVERNMENT TREASE	URY BILLS							
1.5 OTHERS		Bluevoltu Totali lehitoosuakitin						
2. INVESTMENT OF CORPORA	TE FUNDS IN ACTI	VITTES U	NDER ITS	DA'	TE OF BO	ARD	DATE OF	
	SECONDARY PURPOSES (PLEASE SPECIFY:)				ESOLUTI		STOCKHOLDERS RATIFICATION	
	N/A		general data i i i matematika daga daga kanangan naga naga kanangan na naga ka saga ka saga ka saga ka saga ka	ger (1990) - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 - 1990 -		mano . Ilan en mandre for mandre glassimo con propieto di	en en vers gert sook hade toerstele natigitieen oefer daart geveel gebruik de verstele geveel de verstele daar	
3. TREASURY SHARES			***************************************				% AS TO THE TOTAL	
			-	NO	OF SHA	RES	NO. OF SHARES ISSUED	
M/A				and the second second second				
4. UNRESTRICTED/UNAPPRO	PRIATED RETAINS	D EARNI	NGS AS OF IDID	of Last P	SCAL YE	AR		
5. DIVIDENDS DECLARED DUR	THE RESIDENCE OF THE PARTY OF T				***************************************			
TYPE OF DE	VIDEND	***************************************	AMOUNT (PhP)				DATE DECLARED	
S.1 CASH				N/A				
5.2 STOCK		-	N/A					
5.3 PROPERTY				N/A				
		TOTAL	Р					
ADDITIONAL SHARES ISSUE	D DURING THE PE	RIOD:	# 1					
DATE	NO. OF	SHARES	AMOUNT				דא	
100 A		/A						
SECONDARY LICENSE/REGISTR	ATION WINDS	ANT	200.00	1000				
NAME OF AGENCY:	SEC SEC	ANDUIT	particular de la constitución de	S P		T	TC	
TYPE OF	~ ~ ~							
LICENSE/REGN.								
DATE ISSUED:								
DATE STARTED								
OPERATIONS:								
TOTAL ANNUAL COMPEN DIRECTORS DURING THE PRI YEAR (in Php)	ECEDING FISCAL	TOTAL	NO. OF OFFICES	1 29	al no. oi Le empl	F RANK & OYEES	TOTAL MANPOWER COMPLEMENT	
			5					

PROPERTY AND ADDITIONS FROM THE PROPERTY AND ADDITIONAL CONTRACTOR AND ADDITIONAL ADDITI	NOTE: USE ADDITIONAL SHEET	IFNECESSARY
GIS_STOCK (v.2019)		of CD pages Aug + 9 32
Date: 2020-08-17 Time: 10	:18:34 AM	Versa excellent ' Exotissued:

I, Raymundo Franco V. Nocon III, Corporate Secretary of GREYMAR'S INC. declare under penalty of perjury that all matters set forth in this GIS have been made in good faith, duly verified by the and to the best of my knowledge and belief are true and correct.

Exchange

I hereby attest that all the information in this GIS are being submitted in compliance **with he** rules and regulations of the Securities and Exchange Commission (SEC) the collection, processing, storage and sharing of said information being necessary to carry out the functions of public authority for the performance of the constitutionally and statutorily mandated functions of the SEC as a regulatory agency.

I further attest that I have been authorized by the Board of Directors/Trustees to file this GIS with the SEC.

I understand that the Commission may place the corporation under delinquent status for failure to submit the reportorial requirements three (3) times, consecutively or intermittently, within a period of five (5) years (Section 177, RA No. 11232).

Done this _____ day of ______ 20 ___ in ____ CON ______

Raymundo Franco V. Nocon III
(Signature over printed name)

1 0 FEB 2020

SUBSCRIBED AND SWORN TO before me in ______ on _____ by affiant who personally appeared before me and exhibited to me his/her competent evidence of identity consisting of ______ issued at _____ on _____

NOTARY PUBLIC

Post No. 7

NOTARY F SELECTARION TO HE DEC. 31, 2525
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GIS_STOCK(V.2019)

Date: 2020-08-17 Time: 10:18:34 AM

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Username: Kasandra Dallo



Republic of the Philippines Office of the Solicitor General

OSG Building, 134 Amorsolo St., Legaspi Village
Makati City, Philippines 1229
Website: www.osg.gov.ph • E-mail: docket@osg.gov.ph
Tel. Nos. (632) 8988-1670-71/73 • Fax No. (632) 8403-8485

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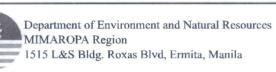
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MA. LOURDES G. FERRER, CESO III

Department of Environment and Natural Resourdes
MIMAROPA Region
1515 L & S Building
Roxas Blvd., Ermita
Manila



Registered Mail w/ Return Card





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	REG	GIONAL DOCUM	ENT ACTION T	RACKING	SLIP					
Regional Doc. Number	B-2021-441	88 /		# 4	•	*				4
Originating Office	Land Manag (LMB)	gement Bureau	Date Received:	13-Apr-202	1 D	ate En	coded:	14-A	pr-202	1
Sender	Atty. Emely	ne V. Talabis - The	Acting Director					No.		
Address	Quezon Ave	nue, Brgy. Paligsal	nan, QC							
Subject		ΓΕΟ APR. 7, 2021 E NO. 6055 (FOR			PORAT	ED V.	REPUE	3LIC	, ET. A	L.
Addressee	The Regiona	al Executive Direct	or - DENR MIM	AROPA Re	gion					
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Republic of the Philippines

Department of Environment and Natural Resources LAND MANAGEMENT BUREAU

880 Estuar Building, Quezon Avenue, Brgy. Paligsahan, Quezon City Direct Line: (02) 255-4362 Records and Knowledge Management Division Email: denrImb@yahoo.com Website: Imb.gov.ph



BENR MIMAROPA RECORDS SECTION

1 3 APR 2021

OUTGOING

INCOMING

TIME

20210300753

MEMORANDUM

FOR

The Regional Executive Director

DENR - Region IV-B (MIMAROPA)

LNS Building, Roxas Blvd.

Ermita, Manila

FROM

The Acting Director

SUBJECT

GREYMAR'S INCORPORATED V. REPUBLIC, ET. AL.

CIVIL CASE NO. 6055 (FOR QUIETING OF TITLE)

DATE

0 7 APR 2021

This refers to the letter¹ of Assistant Solicitor General Marissa B. dela Cruz-Galandines and State Solicitor Katrina Catherine P. Atienza-Dato of the Office of the Solicitor General requesting for a Report on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP-11, detailing the history and circumstances surrounding the issuance of said OCTs, as well as all documents relative thereto including all Certifications and Orders issued in relation to the titles and covered lands. Considering the fire that gutted the LMB Building in Binondo on May 28, 2018, we have no records pertaining to the above-stated case.

In this regard, and it appearing that the Plaintiff, Republic of the Philippines is represented by the Community Environment and Natural Resources Office (CENRO), Puerto Princesa City, we are referring the matter to your end for your appropriate action.

Kindly inform directly the OSG, through State Solicitor Katrina Catherine P. Atienza-Dato, of the action/s taken therein and copy furnish this Office for monitoring and record purposes.



ATTY. EMELYNE V. TALABIS, CESE

¹ Dated March 12, 2021



Agent

Copy furnished:

MARISSA B. DELA CRUZ-GALANDINES

Assitant Solicitor General Office of the Solicitor General 134 Amorsolo Street Legazpi Village, Makati City





Republic of the Philippines OFFICE OF THE SOLICITOR GENERAL

134 Amorsolo St., Legaspi Village, Makati City, Philippines

March 12, 2021

ATTY. EMELYNE B. TALABIS

Acting Director
Land Management Bureau (LMB)
Department of Environment and Natural Resources (DENR)
880 F.R. Estuar Building, Quezon Ave.,
Brgy. Paligsahan, Quezon City 1111

ATTN:

LEGAL DIVISION

LAND MANAGEMENT DIVISION

RE:

REQUEST FOR REPORT, DOCUMENTS, AND NAMES OF POSSIBLE WITNESSES

Greymar's Incorporated v. Republic, et al.

Civil Case No. 6055 (For Quieting of Title)

Dear Atty. Talabis:

We write in connection with the above-mentioned case.1

The *Complaint* is one for quieting of title. Plaintiff alleges, among others, that there are two existing Original Certificates of Titles (OCTs) pertaining to the same land *i.e.* OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11. Allegedly, although both OCTs are registered in the name of Gregorio A. Venturanza and pertains to the same parcel of land, OCT No. E-1895 was issued by Francisco San Diego, Register of Deeds of Palawan on February 26, 1955, while OCT No. RP-11 was issued by Jose O. Lardizabal, Register of Deeds Ex-officio on July 14, 1948.

Plaintiff likewise claims that the Supreme Court declared OCT-1895 (and Free Patent No. 134) as void and ordered that said OCT and its



¹ Copies of the *Complaint* and its annexes are hereto attached.

derivative titles be cancelled. 2 On the other hand, per the *Certification* of the LRA dated October 20, 2020, OCT No. RP-11 was renumbered as OCT No. RP-01.

In view of the foregoing, the undersigned State Solicitor respectfully requests for a *Report* on OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11, detailing the history and the circumstances surrounding the issuance of said OCTs. She likewise respectfully requests for certified true copies of the documents attached to the *Complaint* as annexes which are in the possession and official custody of the LMB as well as for certified true copies of <u>all</u> documents pertaining to OCT No. 1895 (or OCT No. E-1895) and OCT No. RP—11 and all its derivative titles, including all *Certifications* and *Orders* issued in relation to the mentioned lands and titles.

In addition, since the new Rules of Court, as amended by A.M. No. 19-10-20-SC, requires the parties to submit the judicial affidavits of the witnesses, the undersigned State Solicitor respectfully requests for the names of the possible witnesses from LMB and their contact numbers so that she could schedule an interview as soon as possible.

It would be very much appreciated if you can send the requested documents and information on or before March 25, 2021. The Answer as well as the Judicial Affidavit are due for filing on April 9, 2021.

Should you have queries, kindly contact the undersigned State Solicitor through 0917 8616861 or kcpatienza@osg.gov.ph.

Thank you for your usual prompt response.

Sincerely yours,

MARISSA B. DELA CRUZ-GALANDINES

Assistant Solicitor General

Aprile 7 H KATRINA CATHERINE P. ATIENZA-DATO

State Solicitor

² The Complaint did not state the G.R. No.

REPUBLIC OF THE PHILIPPINES

AFFIDAVIT OF ELECTRONIC FILING

I, <u>KATRINA CATHERINE P. ATIENZA-DATO</u>, <u>STATE SOLICITOR</u>, **OFFICE OF THE SOLICITOR GENERAL**, with office address at 134 Amorsolo Street, Legaspi Village, Makati City, after being sworn to, depose and say that I filed a copy of the following pleading/paper:

NATURE OF THE PLEADING

LETTER (LAND MANAGEMENT BUREAU

in <u>Civil Case No. 6055</u>, entitled "<u>Greymar's Incorporated versus Republic</u>, <u>et al.</u>" pursuant to Section 3(d), Rule 13 of A.M. No. 19-10-20-SC.

By Electronic Mail:

(*) By sending an e-mail to the [Land Mangement Bureau] on [March 16, 2021] at [Imb@denr.gov.ph] for e-filing, as evidenced by a screenshot of the Sent email, which is available upon request.

KATRINA CATHERINE P. ATIENZA-DATO

Affiant

SUBSCRIBED AND SWORN to before me this <u>16th</u> day of <u>March 2021</u> at Makati City, Philippines. Affiant exhibited to me competent proof of her identity SSS ID/<u>UMID No. CRN-0034-1861090-8</u> issued by SSS in <u>2015</u>. This was done via videoconference.

EDUARDO U. POQUIZ, JR.

Solicitor, Officer Administering Oath Office of the Solicitor General

Anner "R"



Republic of the Philippines Court of Appeals Manila

SPECIAL TENTH (10th) DIVISION

REPUBLIC OF THE PHILIPPINES, Rep. by the Community Environment and Natural Resources Office of Puerto Princesa City, and HEIRS OF TOMAS ZAMBALES,

Plaintiffs-Appellants,

- versus -

GREGORIO HEIRS OF JOSE VENTURANZA; **MYRNA** SANTOS; ORDINARIO; EDWARDS EDWARDS; I. LAURA EDWARDS ROSARIO N. MERCHANDISING GREYMAR'S INC., and the REGISTER OF DEEDS OF PUERTO PRINCESA CITY,

Defendants-Appellees.

SAMAHANG MAY PAGKAKAISA NG BRGY. MANINGNING CA-G.R. CV NO. 99009

Members:

*GONZALES-SISON, M.,

*Acting Chairperson,

**SORONGON, E.D., &

MANAHAN, C. S., JJ.

Promulgated:

Office Order No. 237-15-RSF dated June 5, 2015

June 9, 2015

Freste C. Cus 4 740

CA-G.R. CV NO. 99009 Decision Page 2 of 29

HOMEOWNERS ASSOCIATION, INC.,

Plaintiff-Intervenor-Appellant.

DECISION

SALANDANAN-MANAHAN, J.:

Before Us are Appeals¹ from the March 28, 2011 Decision² of the Regional Trial Court, Branch 51, Puerto Princesa City, Palawan (trial court) in Civil Case No. 3252 for "Annulment of Title and Reversion", the dispositive portion of which reads:

"Wherefore, the foregoing premises considered, the instant complaint and complaint intervention are hereby dismissed.

No pronouncement as to costs.

SO ORDERED."3

Factual Antecedents

The property subject of this present controversy ("subject property" for brevity) is situated in Sitio Calero (now Lacao Street), Puerto Princesa City, Palawan with an area of three point three thousand seven hundred and fifty (3.3750) hectares, more or less.⁴

On February 27, 1948, Gregorio Venturanza (Gregorio) filed a sworn application for Free Patent with the Bureau of Lands in Manila

Records, pp. 679-681

Appellant's Brief of plaintiff-appellant Heirs of Tomas Zambales, represented by Enrico Zambales, Rollo, pp. 54-61; Appellant's Brief of plaintiff-appellant Republic of the Philippines, represented by the Community Environment and Natural Resources Office of the Puerto Princesa City, Rollo, pp. 115-136; Appellant's Brief of plaintiff-intervenor-appellant Samahang May Pagkakaisa ng Brgy. Maningning Homeowners Association, Inc., Rollo, pp. 82-88

TA-G.R. CV NO. 99009 Telesion

which was approved on March 10, 1948.⁵ The corresponding Free Patent No. 134⁶ was issued on August 13, 1948 and by virtue thereof, Original Certificate of Title No. E-1895⁷ (OCT No. E-1895) was issued in Gregorio's name in February 26, 1955.⁸ Subsequently, the property was subdivided and conveyed to the following: Rosario N. Edwards⁹ Merchandising Corporation (RNE Merchandising) whose lots are covered by Transfer Certificate of Title (TCT) Nos. 3624¹⁰, 5945¹¹ and 5947¹²; Greymar's Inc. (Greymar) whose lots are covered by TCT Nos. 11946 to 11949¹³; Myrna Edwards¹⁴ Ordinario (Myrna) whose lot is covered by TCT No. 6004¹⁵; and Laura I. Edwards¹⁶ (Laura) whose lot is covered by TCT No. 6005¹⁷.

On June 18, 1998, the Office of the Solicitor General (OSG) received a letter-complaint dated June 16, 1998 from an organization of fifty-six (56) families called Samahang May Pagkakaisa ng Barangay Maningning Homeowners Association, Inc. (herein plaintiff-intervenor-appellant Samahan) questioning the validity of Gregorio's OCT No. E-1895 issued by the Register of Deeds of Palawan. As a result, the OSG referred the letter-complaint to the Community Environment and Natural Resources Office of Puerto Princesa City (CENRO-PPC) for investigation. 19

On August 27, 1998, CENRO-PPC's Vicente F. Senorin²⁰ Senorin) issued an Investigation Report²¹ which revealed the following:

cords p. 232)

^{5, 50.9 118}

F.+ ards, p. 363

Francia p 363

^{13:} lo. p. 118; Records, p. 363

Poss spelled as Eduards in plaintiff-appellant Republic's Brief, Rollo, p. 118

¹ P.: No. p 118; Records, p. 367

Epilo, p. 118; Records, pp. 379-380

Pullo, p. 118; Records, p. 382

Epilo, p. 118; Records, pp. 374-377

a spelled as Eduards in plaintiff-appellant Republic's Brief, Rollo, p. 118

Ho, p. 119; Records, p. 372

^{\$ 4.55} spelled as Eduards in plaintiff-appellant Republic's Brief, Rollo, p. 119

R. Ilo, p. 119; Records, p. 373

Retords, p. 2; Rollo, p. 119

Frecords, p. 358; Rollo, p. 119
Auso spelled as Señorin in the Transcript of Stenographic Notes (TSN), September 16, 1999, p. 2

"In compliance with your letter-request dated July 29, 1998 to cause the investigation of the above subject, I have the honor to submit to you herewith my Findings and Recommendations upon ocular inspections, investigations on August 24 to 26, 1998 and scrutiny of pertinent documents relative to the issuance of Free Patent No. 134 in the name of Gregorio A. Venturanza, to wit:

- I. That on January 3, 1941, a certain Tomas Zambales filed a Free Patent Application which was numbered as F-V-44 with the Provincial Land Office in Puerto Princesa over a parcel of land located at Calero, Puerto Princesa (now Barangay Maningning, City of Puerto Princesa) with an area of 3.3750 hectares subscribed before the Deputy Public Land Inspector Ricardo Nunala;
- 2. That on Jan. 4, 1941, the land was surveyed by R. Nunala, a Public Land Surveyor;
- 3. That on October 10, 1941, the Chief Public Lands Division Vicente Tordicillas sent a letter to applicant, T. Zambales to post the Notice of Intention to file a Free Patent;
- 4. That on December 18, 1947, Administrative Officer Zoilo Castrillo ordered the provincial Land Officer at Puerto Princesa to survey the land covered by the FPA-New of Tomas Zambales;
- 5. That on February 16, 1948, Tomas Zambales allegedly executed a Deed of Sale over a piece of land covered by Free Patent No. F-44 with an area of 3.3750 hectares located at Calero (now Maningning) Puerto Princesa in favor of Gregorio A. Venturanza and duly subscribed before an unidentified Justice of the Peace;
- 6. That on February 27, 1948, (nine days later) Gregorio Venturanza filed a Free Patent Application in Manila, before Asst. Chief of Section, Jose E. Guisando;
- 7. That on March 10, 1948, an order was issued by the Director of Lands, Jose P. Dans transferring the rights of Tomas Zambales in favor of Gregorio A. Venturanza on the basis of the alleged Deed of Sale

executed on Feb. 16, 1948; Thereby the Free Patent Application No. F-44 of Tomas Zambales was continued, succeeded and recorded now in the name of Gregorio A. Venturanza;

- 8. That on April 13, 1948, Patent No. 134 being already prepared was then forwarded to the Secretary of the Department of Agriculture and Natural Resources for signature;
- 9. That on the same date April 13, 1948, Patent No. 134 of Gregorio Venturanza was returned to the Bureau of Lands duly signed by the DANR Secretary, Mariano Garchitorena:
- 10. Then on April 16, Free Patent No, 134 was forwarded to the Register of Deed in Puerto Princesa (hand carried by Patentee) for registration; and
- 11. Finally, on April 19, 1948, surveyor, Felipe Fernando requested the Provincial Land Officer of Puerto Princesa to prepare the Surveyor's Certificate in connection with F-44 of Tomas Zambales;"22 (Emphasis Added)

The Investigation Report²³ continued, to wit:

"OBSERVATIONS AND FINDINGS

Upon scrutiny of Records available in this Office and other pertinent documents on hand, the following observations and facts were found to wit:

- A. There were evident unprocedural steps in the processing of the Free Patent Application filed by Gregorio Venturanza which lead to the seemingly fraudulent and spurious issuance of Free Patent No. 134, and this can be observed in the following circumstances:
- a. The filing of Free Patent Application numbered as F-44 on Feb. 27, 1948 by Gregorio Venturanza in Manila before Chief of Section, Jose E. Guisando was highly irregular or improper because

the land applied for is in Puerto Princesa, Palawan and not in Manila;

- b. Besides, the officer who administered the oath in the Application is not among those authorized to administer oath in accepting Public Land Application; Note: Public Lands Applications must be sworn to before authorized person in the municipality where the land lies. xxx
- c. There was no fifteen (15) days posting observed of the 'Notice of Intention to file Free Patent' and required of Gregorio Venturanza's F-V-44. This is one of the requirements before issuance of patent to post the said Notice on the bulletin board in the barangay or municipality where the land is located while another notice is also posted in the bulletin board of the District Land Office where the land applied for is found. This is to let the world know the land applicant's honest intention to perfect his acquired Rights over the parcel of land and to avoid land conflict in the future.
- d. The documentary requirements in the processing of Gregorio Venturanza's F-V-44 lacks also the 'Affidavit' of two (2) disinterested persons as credible witnesses who could testify that applicant is really the owner of such parcel of land which he intends to perfect his Rights through the issuance of patent;
- e. And more fatal requirement neglected in the procedure was the final report of the Local Public Land Inspector in Puerto Princesa who could prove and verify the applicant[']s intention to title his land.

The final report and Recommendation of the local Public Land Inspector is very vital and decisive. But this was not done in this case.

- B. Besides the unprecedural steps which led to a suspiciously spurious issuance of Patent No. F-134, the following facts were also very obviously manifested in the processing of documents[:]
- a. First, on April 13, 1943, the flow of documents from the Bureau of Lands (Manila) to the

DANR Secretary and back to the Bureau of Lands (Manila) took only a day to finish the documentation. This is an achievement to finish the title in one day and then to allow the patentee (Gregorio Venturanza) [to] hand-carry the Patent to the Registry of Deeds in Puerto Princesa, Palawan on April 16, 1948 (barely three (3) days interval). But what is puzzling is when the patent was transmitted to ROD of Palawan on April 16, 1948, the patentee did not right away have it registered in his name. He still waited for almost seven (7) years before his registration?

b. Second, there was no real identification of the person (Tomas Zambales) who executed the 'Deed of Sale' on Feb. 16, 1948 before the unidentified Justice of the Peace because of the absence of Residence Certificate of the vendor xxx The Residence Certificate appearing therein belongs to the vendee and not to the vendor What is required in any notarial documentations is the Residence Certificate of the vendor/affiant for proper identification.

c. Third. the Order dated March 10, 1948, by the Director of Lands Jose P. Dans wherein FPA No. V-44 (E-V-73) of Tomas Zambales was succeeded, recorded and continued by Gregorio Venturanza should not have been the case. Rather, the Order should have been an 'Order: Amendment of Application' of Tomas Zambales since the area patented in the name of Gregorio is only 3.2592 hectares. Therefore, Gregorio Venturanza should have been given a New Free Parent number and not approved F-V-44 of Tomas Zambales. If Gregorio Venturanza succeeded or continued the application of Tomas Zambales to cover the whole area why did Surveyor Felipe Fernando still communicated with the Provincial Land Officer in Puerto Princesa on April 19, 1948 with the Subject: F-44 of Tomas Zambales' when in fact on March 10, 1948 the same application was 'Ordered' continued by Gregorio Venturanza.

d. Fourth, the signature of Francisco San Diego, of the Registry of Deeds for the Province of Palawan in OCT No. 1895 xxx of Gregorio Venturanza is very much different from that of his signature in the OCT No. G-2139 xxx of heirs of

Susana Alquiza dated Feb. 26, 1955 and April 24, 1956 respectively;

e. Fifth, that although it appears that OCT No, E-1895 of Gregorio Venturanza bears the same serial number as that of OCT No. E-1895 of Salma Medes in Brooke's Point, information disclosed that the numbering of Salma Medes' OCT was a pre-war numbering, the patent having been approved by then President Manuel L. Quezon while that of Gregorio Venturanza's was a post-war numbering issued by the Registry of Deeds. Therefore, considering that there was then only one Registry of Deeds for the whole Province of Palawan which therefore uses only one register in issuing certificates of title which were consecutively numbered in accordance with the time they were entered thereinto, the OCT of Gregorio Venturanza should have carried already higher serial number of it was genuine considering the fact that it was supposedly issued eight (8) years after the issuance of Salma Medes' OCT.

f. Sixth, what is theoretically manifested behind the suspicious fast-tracking of the issuance of patent and the neglect of vital procedures in the titling of the land? Evidences gathered was the fact that there was no real Deed of Sale that transpired between Tomas Zambales and Gregorio Venturanza as stated by the wife (Alejandra Zambales) in her affidavit dated Nov. 27, 1983 before Notary Public (Gerardo Parrenas) xxx This is reinforced by the statement of Tomas Zambales himself in the Deed of Donation he executed on Jan. 25, 1964 before Notary Public Gerardo Parrenas vehemently denying said deed of conveyance in favor of Gregorio Venturanza xxx This truth is manifested in the intention of the vendee/patentee to conceal before Tomas Zambales and the Provincial Land Officer at Puerto Princesa, Palawan, all irregular actions in the processing of his patent by neglecting the right procedures such as: accomplishing the required 'Notice of Posting', the 'Joint Affidavit of two disinterested persons'; the ocular inspection and final investigation report and the improper filing of public land application by Gregorio Venturanza in Manila and not in Puerto Princesa. Why so? The patentee seemed to hide the truth that there was really no real sale that transpired between him and Tomas Zambales. In fact the alleged

signature of Tomas Zambales in the Feb. 16, 1948 Deed of Sale is far different from that of his Jan. 25, 1964 signature. This intention to conceal the truth is also manifested in the delaying tactic in registering the title in his name right after issuance of patent in 1948. The intention to 'Ripen' his title for a period of seven (7) years after its issuance will favor him of its invulnerability or indefeasibility which is to the detriment of poor Tomas Zambaies who had been on - the land since the time he applied for and had never abandoned the same parcel of land until 1964 when at that time he donated the same to Mr. Enrico Zambales. On the other hand, Gregorio Venturanza had never occupied or taken possession of the land covered by OCT No. E-1895 under Free Patent No. F-134 since 1948 to the present; and

g. Seventh, ocular inspection and investigation also disclosed that the present actual occupants represented by Maria Padon, the Barangay Chairman of Maningning Puerto Princesa, honor and respect the rightful claim of Tomas Zambales succeeded by Enrico Zambales on the said parcel of land."²⁴ (Emphasis added; Italics was made in the original)

The CENRO-PPC's Summary Findings and Recommendation in the Investigation Report²⁵ are as follows:

- "1. That the Deed of Sale of Tomas Zambales in favor of Gregorio A. Venturanza was a fictitious document since this is vehemently denied to have been executed by Tomas Zambales aside from the fact that the conveyance was without the wife's marital consent and the signature of affiant/vendor appears doubtful compared with his signature in other documents.
- 2. That in the processing of Free Patent No. 134 the essential documents, ocular inspections and investigations were neglected by the Land Officers concerned probably to give way to a clandestine agenda and expedite action to the patentee's advantages;

- 3. That Tomas Zambales (sic) Free Patent Application No. F-V-44 is apparently still existing since in April 19, 1948, six (6) days after the issuance of Patent to Gregorio Venturanza, Public Land Surveyor Felipe Fernando of Bureau of Lands Manila ordered the Provincial Land Officer of Palawan to prepare the Surveyor's Certificate on the matter of F-V-44 of Tomas Zambales; and
- Gregorio Venturanza in Manila covering the land in question is improper and irregular since the officer who subscribed the same is unauthorized. Besides, the land applied for is in Palawan and not in Manila.

Viewed from the foregoing findings, the issuance of Patent No. 134 to Gregorio Venturanza in April 13, 1948 was highly irregular and resting on the fictitious deed of sale. Therefore, the issuance of said patent is spurious and fraudulent. In view of the foregoing, it is recommended that said OCT No. E-1895 of Gregorio A. Venturanza, and its subsequent TCT's be further investigated by the office in its proper court or Forum recommending further that it be cancelled and the ownership be reverted to the mass of public land for proper disposition to its actual legal and rightful claimants and occupants." ²⁶ (Emphasis Added)

Version of Plaintiff-Appellant Republic of the Philippines

On November 19, 1998, plaintiff-appellant Republic of the hippines (Republic), represented by CENRO-PPC, filed before the trial court a Complaint²⁷ for "Annulment of Title and Reversion" against defendants-appellees Heirs of Gregorio Venturanza, Jose Santos (Jose), Myrna, Laura, RNE Merchandising, and Greymar defendants-appellees" for brevity) and the Register of Deeds of Puerto Princesa City. The case was docketed as Civil Case No. 3252.²⁹

Pecords, pp. 361-362 Pecords, pp. 1-12

TERCINICV NO 99009

Basing its Complaint on the CENRO-PPC's Investigation Report, the Republic prayed that: 1.) Free Patent No. 134 and OCT No. E-1895 in the name of Gregorio be declared null and void ab mitio and of no force and effect; 2.) the defendants-appellees be ordered to surrender the owner's duplicate copy of OCT No. E-1895 to the Register of Deeds and directing the latter to cancel the same, as well as the original thereof and all other Transfer Certificates of Title TCTs) that may have been issued in lieu thereof; 3.) defendants-appellees, their agents and assigns and those acting in their behalf to possible from exercising acts of possession or ownership over the subject property and to vacate the same if in possession; and, 4.) the subject property covered by OCT No. E-1895 be reverted to the mass of public domain. 30

Version of Plaintiff-Intervenor-Appellant Samahang May Pagkakaisa ng Barangay Maningning Homeowners Association, Inc.

On January 4, 1999, plaintiff-intervenor-appellant Samahan liked before the trial court a Motion for Leave of Court to Intervene and to File Complaint-in-Intervention³¹ with an attached Complaint-in-Intervention³².

In its Complaint-in-Intervention, plaintiff-intervenor-appellant Somahan stated that it is a duly registered homeowners association whose members are in actual and physical possession and occupation of the subject property. It alleged that the subject property has not been validly disposed of and registered in favor of any individual. Despite this and claiming that they own the subject property, RNE Merchandising and Greymar filed in 1986 an accion publiciana case docketed as Civil Case No. 1820 entitled "Greymar's Inc. and Rosario N. Edwards Merchandising Corp. vs. Antonio Valones, et. al." against plaintiff-intervenor-appellant Samahan's members before the Regional Trial Court, Branch 49, Puerto Princesa City, Palawan (RTC, Branch 49). The RTC, Branch 49 dismissed the case for failure to prosecute. The subject of the RTC is a duly registered homeowners association whose serious and physical physical possession and physical pos

Records, pp. 10-11; Rollo, pp. 120-121

Flacords, pp. 46-49 Flacords, pp. 50-57

¹² Records, p. 51

Records, p. 51

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CA-G.R. CV NO. 99009 Decision

In 1990, a fire broke out on the subject property.³⁷ After the fire was put out, several trucks carrying fencing materials arrived and a perimeter fence was built around the subject property upon the instruction of defendants-appellees.38 Plaintiff-intervenor-appellant Samahan's members were able to stay and rebuild their homes thereon.39 As a result, an ejectment case was filed by defendantsplaintiff-intervenor-appellant against the case was dismissed as to eight 5) out of the fifty-six (56) families of plaintiff-intervenor-appellant Samahan.41

During the trial of the ejectment case, defendants-appellees produced alleged proofs of ownership over the subject property such as their Free Patent Application, OCT No. E-1895 and its derivative titles42, which they did not produce in the accion publiciana case.43

Upon investigation of plaintiff-intervenor-appellant Samahan's members, and later on by the CENRO-PPC in its Investigation Report dated August 27, 1998, it was discovered that defendants-appellees' Free Patent No. 134 and OCT No. E-1895 were illegally and invalidly Hand.44 Consequently, according to plaintiff-intervenor-appellant Samahan, Free Patent No. 134, OCT No. E-1895 and its derivative nties must be cancelled for being null and void.45

However, the subject property should be conveyed to plaintiffpervenor-appellant Samahan's members instead of being reverted the mass of public domain.46 This is because of their long and adverse actual and physical possession and occupation of the subject property and because of their entitlement thereto pursuant to

TRecords, p. 52

[·] Peterds, p. 52

P. Redords, p. 52

Feroids, p. 52

^{1 +:: :} da, p 52

Nos. 3264, 5945, 5946 and 5947 in the name of Rosario N. Edwards Merchandising Corp.; TCT which in the name of Myrna Edwards Ordinario, TCT No. 6004 in the name of Jose A. Santos; TCT No. .: the name of defendant Laura I. Edwards; and TCT Nos. 11946, 11947, 11948, 11949 in the name of regards Inc.; Records, pp. 52-53

^{*} rds, p. 52

r = 1. 7ds, p. 53

Republic Act No. 727947 (R.A. No. 7279), otherwise known as the 'Urban Development and Housing Act of 1992".48

On March 26, 1999, the trial court issued a Resolution49 which granted plaintiff-intervenor-appellant Samahan's Motion for Leave of Court to Intervene and to File Complaint-in-Intervention, and admitted the attached Complaint-in-Intervention.50

Version of Defendants-Appellees

On January 29, 1999, defendants-appellees, except Jose⁵¹, filed their Answer with Special Affirmative Defense⁵² to plaintiff-appellant Republic's Complaint⁵³. Defendants-appellees averred that plaintiffappellant Republic has no cause of action against them because there - no froud in the issuance of OCT No E-1895 in favor of Gregorio.54 Moreover, the fraud relied upon by plaintiff-appellant Republic evers to the issuance of the Free Patent and not to the material -ratements or omissions in the application for Free Patent.55 Aside com the fact that there was no ocular inspection and investigation conducted on August 24 to 26, 1998 by CENRO-PPC's Senorin, there was also no notice to defendants-appellees of such alleged ocular Inspection.56 Moreover, the Investigation Report was not initiated at the instance of the Director of Lands as required by law, but upon the request of the Solicitor General.57

Defendants-appellees insisted that Tomas M. Zambales -Zambales) executed a notarized⁵⁸ Deed of Sale dated February 16, 1948 in favor of Gregorio involving a parcel of land covered by Free

AN ACT TO PROVIDE FOR A COMPREHENSIVE AND CONTINUING URBAN DEVELOPMENT ND HOUSING PROGRAM, ESTABLISH THE MECHANISM FOR ITS IMPLEMENTATION, AND FOR OTHER PURPOSES.

^{-:} Records, p. 53

Lecords, pp. 152-157

flecords, p. 157

Perords, p. 87

^{- ..} ecords, pp. 87-92

Records, pp. 1-12

^{**} Records, p. 88

Records, p. 91

Records, p. 91.

Records, p. 89; According to defendants-appellees, the Deed of Sale dated February 16, 1948 was

Patent Application No. V-44 (FPA No. V-44).59 Afterwards, Gregorio filed a sworn application for Free Patent dated February 27, 1948 before the Office of the Bureau of Lands, Department of Agriculture and Commerce in Manila.60

Defendants-appellees asserted that the application was: 1.) properly filed in Manila where the office of the Director of Lands is located because there is no requirement that it should be filed in the place where the property is located⁶¹; 2.) sworn to before an officer of the Bureau of Lands who is authorized to administer oaths⁶².

Defendants-appellees added that they had substantially complied with posting because Commonwealth Act No. 141 (C.A. No. 141) did not mention that such posting should be for a period of fifteen (15) days. Also, there is no need for the affidavit of two (2) disinterested persons because Gregorio filed the Free Patent application in 1948 or before the effectivity of the amendment to C.A. No. 141 which requires the affidavit of such persons.63 The final report and recommendation of the local public land inspector is likewise not a requisite for the Free Patent application.64

According to defendants-appellees, the Order dated March 10, 1948 stated that since Gregorio succeeded in the application of Zambales over the the same parcel of land covered by FPA No. V-44 and the Deed of Sale dated February 16, 1948, then it is unnecessary to issue another Free Patent number.65

Moreover, with the approval of Gregorio's Free Patent application on March 10, 1948 and the issuance of the corresponding Free Patent on April 13, 1948, the title to the subject property became indefeasible and incontrovertible after one (1) year counted from the promulgation of the Order of the Director of Lands for the issuance of the Pree Patent.66 Thus, the case is already barred by prescription

⁵⁹ Records, p. 83

⁶⁰ Records, p. 88

^{6!} Records, p. 89

⁶² Records, p. 89 63 Records, p. 89

⁶⁴ Records, p. 89

Version of Plaintiff-Intervenor-Appellant Heirs of Zambales

On January 5, 2000, Tomas Zambales⁷², represented by Enrico Eambales (Enrico or herein plaintiff-intervenor-appellant), filed a Motion for Intervention⁷³ with an attached Complaint⁷⁴. On February 9, 2000, plaintiff-intervenor-appellant filed an Amended Motion for Intervention⁷⁵ with an attached Amended Complaint⁷⁶ which the trial court granted in its Order⁷⁷ dated March 14, 2000.

Plaintiff-intervenor-appellant alleged that Zambales is the original applicant of a Free Patent over the subject property which was duly approved by the Bureau of Lands on January 13, 1948.78 Zambales was in possession of the subject property and did not abandon the same until he donated it to Enrico by virtue of a Deed of Donation dated 1964.79 On the other hand, Gregorio did not occupy and did not possess the subject property.80

Plaintiff-intervenor-appellant added that plaintiff-intervenor-appellant Samahan entered the subject property without the former's consent and and against his will.⁸¹

Due to the wanton and fraudulent act of the defendantsappellees, plaintiff-intervenor-appellant was deprived of his right and privileges over the subject property.⁸²

On May 25, 1999, the trial court issued its Pre-Trial Order⁸³ reflecting the following:

"IV. ISSUES

Deceased; earlier referred to as Zambales (p. 13)

¹⁴ Records, pp. 288-290

¹⁴ Records, pp. 293-295

⁷⁵ Records, pp. 305-308

⁷⁶ Records, pp. 313-315

⁷⁷ Records, p. 320

⁷⁸ Records, p. 306

⁷⁹ Records, p. 314 80 Records, p. 314

Records, p. 314

Records, p. 314

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Whether or not the defendants have a valid title.

2. Whether or not plaintiff-intervenor may avail of the lot for its members, after defendants spurious title thereover has been cancelled, instead of the land being reverted first to the state.

3. Whether or not the plaintiff have a cause of action

against the defendants.

4. Whether or not there is fraud in the application for free patern of Gregorio Venturanza.

5. Whether or not the action has been barred by

prescription;

6. Whether or not there was inspection or investigation conducted on August 24 to 26, 1998."84

Trial on the merits ensued.85

On March 28, 2011, the trial court rendered the assailed Decision⁸⁶ dismissing plaintiff-appellant Republic's Complaint for being violation of the Constitutional right of a person to due process of law.⁸⁷ According to the trial court, the evidence adduced by plaintiff-appellant Republic cannot overcome the evidence of the defendants-appellees.⁸⁸ The Bureau of Lands observed the proper procedure in awarding the subject property to defendants-appellees and no evidence of bad faith or fraud was established by plaintiff-appellant Republic.⁸⁹ The trial court likewise dismissed the Complaint-in-Intervention.⁹⁰

On April 27, 2011, plaintiff-intervenor-appellant Samahan filed its Motion for Reconsideration⁹¹ which was denied by the trial court in its Onnibus Order⁹² dated March 12, 2012.

On April 18, 2011, defendants-appellees filed their Notice of Appeal⁹³ which they had subsequently withdrawn on June 22, 2011⁹⁴.

⁸⁴ Records, pp. 173-174

⁸⁵ Records, pp. 197-199

⁸⁶ Records, pp. 679-681

⁵⁷ Records, pp. 680-681

⁸⁸ Records, p. 681

Records, p. 681
 Records, p. 681

⁹¹ Records, pp. 682-684

⁹² Records, pp. 711-714

On May 25, 2011, July 14, 2011 and April 17, 2012, plaintiff-repellant Republic⁹⁵, plaintiff-intervenor-appellant Heirs of Eambales⁹⁶ and plaintiff-intervenor-appellant Samahan⁹⁷ filed their respective Notice of Appeal⁹⁸, all of which were given due course in the trial court's Order⁹⁹ dated May 17, 2012.

Assignment of Error

Plaintiff-appellant Republic raised this sole error:

"WITH ALL DUE RESPECT, THE TRIAL COURT GRAVELY ERRED IN HOLDING THAT APPELLANT FAILED TO ADDUCE EVIDENCE TO PROVE THAT THE FREE PATENT IN QUESTION WAS IRREGULARLY ISSUED NECESSITATING ITS CANCELLATION" 109

Plaintiff-appellant Republic averred that the trial court erred in dismissing its Complaint¹⁰¹ and in holding that CENRO-PPC's Investigation Report is unreliable as evidence.¹⁰² Aside from the fact that defendants-appellees did not present any evidence to refute CENRO-PPC's findings¹⁰³, plaintiff-appellant Republic has adduced sufficient evidence to prove that Gregorio's Free Patent was irregularly issued.¹⁰⁴

Section 101 of the Public Land Act recognized plaintiff-appellant Republic's power to institute an action for reversion thru the OSG. 105 Also citing Section 91 of the Public Land Act, plaintiff-appellant Republic stated that the Director of Lands or his representative has the specific duty to investigate conflicts over public lands to determine whether or not fraud had been committed in securing title in order that the appropriate action for reversion may

⁶⁵ Records, pp. 687-689

Amended Notice of Appeal, Records, p. 699-700

⁶⁷ Records, pp. 717-718

⁹⁸ Records, pp. 687-689; p. 699; p. 717

⁹⁷ Records, p. 719

¹⁰⁰ Rollo, p. 118

^(d) Rollo, p. 134

⁶² Rollo, p. 126 ⁵² Rollo, p. 133

be filed by the government. Plaintiff-appellant Republic added that there is no requirement under Section 91 of the Public Land Act for the Director of Lands to adopt an adversarial type proceeding in the exercise of his investigatory power to determine if the material facts set out in the application are true, or whether they continue to exist and are maintained and preserved in good faith. In fact, the Director of Lands can conduct an investigation on his own initiative even without a complaint as the law uses the phrase "whenever he may deem it advisable". In the law uses the phrase "whenever he may deem it advisable".

Aside from CENRO-PPC's Investigation Report, plaintiff-appellant Republic presented other pieces of evidence to prove that Gregorio's OCT No. E-1895 was irregularly issued such as: 1.) the testimony of Deputy Register of Deeds Corazon Bilog (Bilog) which includes the statement that the Register of Deeds of Palawan has already used and assigned the number E-1895 to a certificate of title issued in the name of a certain Salma Medes (Medes) in 1937, 109; and, 2.) the fact that Gregorio's OCT No. E-1895 was not recorded in the Primary Entry Book of the Register of Deeds of Palawan¹¹⁰.

On the other hand, plaintiff-intervenor-appellant Heirs of Zambales raised the following errors:

"THE HONORABLE ETC BR. 52, PALAWAN ERRED IN DISMISSING THE COMPLAINT AND THE COMPLAINT IN INTERVENTION WITHOUT EXPOUNDING THE REASONS THEREFOR.

THE HONORABLE RTC ERRED BY ISSUING A DECISION THAT FAILS TO STATE THE FACTS AND THE LAWS ON WHICH THE SAME IS BASED.

THE HONORABLE RTC ERRED IN ITS CONCLUSION THAT DEFENDANTS-APPELLEES WERE DENIED DUE PROCESS BY APPELLANT CENRO-DENR."¹¹¹

¹⁰⁶ Rollo, p. 124

¹⁰⁷ Rollo, pp. 125-126

¹⁰⁸ Rollo, p. 126

¹⁶⁰ Rollo, pp. 133-134 100 Rollo, p. 134

Cecision

Plaintiff-intervenor-appellant Heirs of Zambales contended that the trial court's March 28, 2011 Decision failed to state the facts and the law from which it is based. Consequently, the Decision is void and cannot become final and executory against or in favor of anyone. The content of the

Moreover, CENRO-PPC's Investigation Report revealed Gregorio's perpetration of fraud in obtaining OCT No. E-1895.¹¹⁴ Such Investigation Report, in turn, is entitled to the legal presumption that official duty has been duly performed.¹¹⁵ In addition, defendants-appellees were accorded due process considering that they had cross-examined CENRO-PPC's Senorin, the person who issued the Investigation Report.¹¹⁶

Furthermore, plaintiff-intervenor-appellant Heirs of Zambales were able to present clear and convincing evidence while defendants-appellees failed to present any evidence in their behalf despite several opportunities given to them.¹¹⁷

Plaintiff-intervenor-appellant Samahan likewise appealed contending:

"[

THE HONORABLE REGIONAL TRIAL COURT OF (sic) PALAWAN PUERTO FRINCESA AND DISMISSING ERRED IN BRANCH 51 COMPLAINT-IN-AND COMPLAINT INTERVENTION BASED ON ITS CONCLUSION THAT DEFENDANTS-APPELLEES WERE DENIED INVESTIGATION PROCESS IN THE DUE CONDUCTED BY CENRO-PUERTO.

II

THE HONORABLE REGIONAL TRIAL COURT OF PUERTO PRINCESA AND (sic) PALAWAN

¹¹² Rollo, pp. 57-58

¹¹³ Rollo, p. 58

¹¹⁴ Rollo, p. 58

¹¹⁵ Rollo, p. 59 116 Rollo, p. 58

CA-G.R. CV NO. 99009 Decision

Page 21 of 29

BRANCH 51 ERRED IN CONCLUDING THAT THE EVIDENCE OF THE PLAINTIFF-APPELLANT CANNOT OVERCOME THE EVIDENCE OF THE DEFENDANTS-APPELLEES."118

Plaintiff-intervenor-appellant Samahan averred that Senorin's Investigation Report, which was based on available records in CENRO-PPC, enjoys the presumption of regularity.119 Aside from that, defendants-appellees were accorded due process since they were given the opportunity to dispute such Investigation Report by cross-examining Senorin. 120 Moreover, defendants-appellees were not able to introduce evidence to disprove the result of CENRO-PPC's investigation. 121 Thus, the preponderance of evidence tilts in favor of plaintiff-appellant Republic and plaintiff-intervenor-appellant Samahan 122

Our Ruling

The main issues to be resolved are:

- 1.) whether or not defendants-appellees were accorded due process; and,
- 2.) whether or not the trial court was correct in dismissing the case below.

Under the Regalian doctrine or jura regalia, all lands of the public domain belong to the State. 123 The State is the source of any asserted right to ownership of land and is charged with the conservation of such patrimony 124 All lands not appearing to be

intervenor -appellant, G.R. No. 152570, September 27, 2006

¹¹⁸ Rollo, p. 85

¹¹⁹ Rollo, p. 86

¹²⁰ Rollo, p. 86

¹²¹ Rollo, p. 87

¹²² Rollo, p. 87

¹²¹ Heirs of Mario Malabanan (Represented by Sally A. Malabanan) vs. Republic of the Philippines, G.R. No. 179987, September 3, 2013; Republic of the Philippines vs. Marlon Medida, G.R. No. 195097, August 13, 2012; Republic of the Philippines vs. Rosila Roche, G.R. No. 175846, July 6, 2010; Saad Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello, intervenor -appellant, G.R. No. 152570, September 27, 2006

¹²⁴ Heirs of Mario Malabanan (Represented by Sally A. Malabanan) vs. Republic of the Philippines, G.K. No. 179987, September 3, 2013; Republic of the Philippines vs. Hon. Mamindiara P. Mangotara, et. al., G.R. No. 170375, July 7, 2010; Sand Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello,

clearly under private ownership are presumed to belong to the State. 125 In instances where a parcel of land considered to be malienable land of the public domain is found under private ownership, the Government is allowed by law to file an action for reversion. 126 which is an action where the ultimate relief sought is to revert the land to the government under the Regalian doctrine. Considering that the land subject of the action originated from a grant by the government, its cancellation is a matter between the granton and the grantee. 127

A complaint for reversion involves a serious controversy, involving a question of fraud or misrepresentation committed against the government. It not only seeks the return of the disputed portion of the public domain, but also seeks to cancel the original certificate of registration, and nullify the original certificate of title, including the transfer certificate of title of the successors-in-interest because the same were all procured through fraud or misrepresentation. 128

Defendants-appellees were accorded due process

Pursuant to the Regalian doctrine, as discussed above, the povernment is not precluded from conducting an investigation as to how a title to a property formerly belonging to the public domain has been acquired. Here, the investigation carried out by the CENRO-PPC came about because of the OSG's referral of plaintiff-intervenor-appellant Samahan's June 16, 1998 letter-complaint. The purpose of such investigation is to determine whether or not fraud has been committed in securing Free Patent No. 134. The result of the

Heirs of Mario Malabanan (Represented by Sally A. Malabanan) vs. Republic of the Philippines, G.R. 42, 179987, September 3, 2013; Saad Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello, nervenor appellant, G.R. No. 152570, September 27, 2006

Sand Agro-Industries, Inc. vs. Republic of the Philippines, Pedrc Urgello, intervenor -appellant, G.R. 152570, September 27, 2006

Republic of the Philippines-Bureau of Forest Development vs. Vicente Roxas and the Register of Deeds of Oriental Mindoro, G.R. No. 157988, December 11, 2013; Republic of the Philippines vs. Hon. Manindiara P. Mangotara, et. al., G.R. No. 170375, July 7, 2010; National Housing Authority vs. Soledad. Pascual, G.R. No. 158364, November 28, 2007; Melchor Caro vs. Susana Sucaldito, G.R. No. 157536,

Fascula, G.R. No. 153564, November 24, 2007, Melchor Caro vs. Susana Sucaldito, G.R. No. 157536, May 16, 2005; Shad Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello, intervenor appellant, G.R. No. 152570, September 27, 2006. Sand Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello, intervenor appellant, G.R.

Saad Agro-Industries, Inc. vs. Republic of the Philippines, Pedro Urgello, intervenor -appellant, G.R. 152570, September 27, 2006; Spouses Beder Morandarte and Marina Febrera vs. Court of Appeals, Republic of the Philippines and Spouses Virginio B. Lacaya and Nenita Lacaya, G.R. No. 123586, August 12, 2004

⁻ Records, p. 358; Rollo, p. 119

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investigation, as embodied in CENRO-PPC Senorin's Investigation Report¹²⁰, showed that the issuance of Free Patent No. 134 to Gregorio is spurious and fraudulent.131 It was recommended that Gregorio's OCT No. E-1895 and its subsequent TCTs be further investigated. 132 Consequently, an action for "Annulment of Title and Reversion" was filed by plaintiff-appellant Republic 133 which was docketed as Civil Case No. 3252. Afterwards, trial on the merits anstrad 134

Assuming arguendo that defendants-appellees were not informed of the CENRO-PPC's investigation, defendants-appellees have fully participated in Civil Case No. 3252. Thus, the trial court could not sweepingly conclude that defendants-appellees were denied due process of law. In its three-page Decision 135, the trial court only reasoned as follows:

> "Our basic law provides that no person shall be deprived of life, liberty or property without due process law (sic). To grant this complaint affirmative relief, would be as clear violation of the foregoing constitutional right of a person.

> The evidence adduced by the plaintiff cannot overcome the evidence of the defendants. The proper procedure have been observed and done by the Bureau of Land (sic) in awarding the land to the defendants. No evidence of bad faith or fraud have been established by the plaintiff.

> As far as the complaint intervention is concern (sic), since the action for reversion is dismissed, it follows that the complaint intervention is likewise dismissed."136

All of the parties, including defendants-appellees, were duly accorded all the opportunities to be heard and to present their evidence. Records revealed that defendants-appellees

Records, pp. 358-362

Records, p. 362

Records, p. 362

³³ Records, pp. 1-12

¹³⁴ Records, pp. 197-199



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accordingly represented by their then counsel on record, Atty. Benjamin B. Padon. The said counsel was able to cross-examine the witnesses for the parties, especially the witnesses of plaintiff-appellant Republic.¹³⁷ Defendants-appellees, thru their counsel, also filed their pleadings up to their Memorandum¹³⁸ and Vehement Opposition to the Motion for Appeal & Urgent Motion for Issuance of Writ of Execution¹³⁹.

The essence of due process is that a party is afforded reasonable opportunity to be heard and to submit any evidence he may have in support of his defense. Mere opportunity to be heard is sufficient. As long as petitioner was given the opportunity to explain his side and present evidence, the requirements of due process are satisfactorily complied with because what the law abhors is an absolute lack of opportunity to be heard. 142

The trial court erred in dismissing plaintiff-appellant Republic's complaint

The rule is settled that fraud or misrepresentation are never presumed but must be proved by clear and convincing evidence. Hence, the party alleging it, such as plaintiff-appellant Republic here, bears the burden of proof. 143

We are inclined to give more weight and credence to plaintiffappellant Republic's evidence. Aside from being clear and convincing, it remains uncontroverted.

Laserna Orola, G.R. No. 111074, July 14, 2000

Emilio A. Gonzales III vs. Office of the President of the Philippines, et. al., G.R. No. 196231,
September 4, 2012

TSN, September 16, 1999, pp. 5-7 (Records, pp. 235-237); TSN, November 15, 2000, pp. 2-6

^{*} Records, pp. 662-670

Frecords, p. 706
Emilio A. Gonzales III vs. Office of the President of the Philippines, et. al., G.R. No. 196231, September 4, 2012; Nestorio Memita vs. Ricardo Masongsong, G.R. No. 150912, May 28, 2007; Teresita

Villaluz vs. Rolando R. Ligon, G.R. No. 145721, August 31, 2005; Tomas G. Velasquez, et. al. vs. Helen Hernandez, G.R. No. 150732, August 31, 2004; Emilio O. Orola vs. Hon. Jose O. Alovera and Manuel

"Q

A

as Exh. 'B' for plaintiff Republic. Now, kindly inform this Honorable Court when was the date of registration of this OCT issued in the name of Gregorio Venturanza?

: The registration of this OCT was on February 26, 1955."¹⁴⁵ (Emphasis Added)

So basing what you said that once a number has been assigned to a particular OCT your office is not supposed to anymore issue that same number in issuing OCT at a later time?

: Yes, Sir.

So much so that it is OCT No.

E-1895 which was already issued as early as 1937, it could no Jonger reuse the same and assign it to another OCT referring to a different title in Puerto Princesa City in 1955, correct?

A Yes, Sic."¹⁴⁶ (Emphasis Added)

In fact, defendants-appellees' own witness Alfonso Arroyo, the representative of the Register of Deeds, manifested in open court that their office has no copy of OCT No. E-1895 in the name of the heirs of Gregorio but what they do have on file is the copy of OCT No. 1895 in the name of Medes. This was reflected in the trial court's Order dated August 23, 2006, as follows:

"When the case was called for hearing again today, the defendant thru counsel, Atty. Benjamin Padon called to the witness stand Alfonso Arroyo, the representative of the Register of Deeds whose intended testimony is th bring to court and to testify

¹⁴⁵ TSN, November 10, 1999, p.6 (Records, p. 246)

¹⁴⁶ TSN, November 15, 2000, p. 5 (Records, p. 399)

¹⁴⁷ Records, pp. 609-610

¹⁴⁸ Records, p. 610

on the original copy on file with the Register of Deeds of OCT No. E-1895 in the name of Gregorio Venturanza. When the witness was asked in open court however, witness Alfonso Arroyo openly manifested that their office has no copy on file of OCT No. E-1895 in the name of the heirs of Gregorio Venturanza and what they have as copy on their office file is OCT No. 1895 in the name of Salama Medes. The nature of the testimony of the witness to the effect that the office of the Register of Deeds only have a copy on their file OCT 1895 in the name of Slama Medes and counsel for plaintiff having agreed to the nature of the testimony of Alfonso Arroyo, the testimony of the witness is hereby dispense[d] with. xxx^{"149} (Emphasis Added)

Consequently, a Free Patent obtained through fraud or misrepresentation, such as Gregorio's Free Patent No. 134, is void. Moreover, the invalidity of such Free Patent is sufficient basis for multitying the certificates of title issued in consequence thereof, such as Gregorio's OCT No. E-1895 and its derivative titles, since the latter is merely evidence of the former. Furthermore, the one-year prescriptive period provided in the Public Land Act does not bar thaintiff-appellant Republic from asking for the reversion of property acquired through such means. In Republic of the Philippines vs. Heirs in Angeles 153, the Supreme Court held:

"True, a title issued on the basis of a free patent is as indefeasible as one judicially secured. However, this indefeasibility cannot be a bar to an investigation by the State as to how such title has been acquired, if the purpose of the investigation is to determine whether or not fraud has been

Records, 5 610

Charlie Lim (represented by his heirs) and Lilia Salanguit vs. Spouses Danilo Ligon and Generosa Mag-Ligon, G.R. No. 183589, June 25, 2014; Lynn Maagad and the Director of Lands vs. Juanito Maagad, G.R. No. 171762, June 5, 2009; Republic of the Philippines vs. Heirs of Felipe Alejaga Sr., ct. al., C.R. No. 146030, December 3, 2002

Renato L. Delfino, Sr. (Deceased), Represented by his Heirs vs. Avelino K. Anasao and Angel K. Anasao (Deceased and represented by his sole heir, Sixto C. Anasao), G.R. No. 197486, September 10, 2114; Lynn Maagad and the Director of Lands vs. Juanito Maagad, G.R. No. 171762; June 5, 2009; Expublic of the Philippines vs. Heirs of Felipe Alejaga Sr., et. al., G.R. No. 146030, December 3, 2002; Endosia Daez and/or Her Heir. Rep. By Adriano D. Daez vs. The Hon. Court of Appeals, et. al., G.R. No. 13507, February 17, 2000

CA-G.R. CV NO. 99009 Decision

committed in securing the title. One who succeeds in fraudulently acquiring title to public land should not be allowed to benefit from it.

Elementary is the rule that prescription does not run against the State and its subdivisions. When the government is the real party in interest, and it is proceeding mainly to assert its own right to recover its own property, there can as a rule be no defense grounded on laches or prescription. Public land fraudulently included in patents or certificates of title may be recovered or reverted to the State in accordance with Section 101 of the Public Land Act. The right of reversion or reconveyance to the State is not barred by prescription." (Emphasis Added)

Added to all these is that plaintiffs-intervenors-appellants Heirs of Zambales and Samahan failed to sufficiently show their entitlement to the subject property.

WHEREFORE, plaintiff-appellant Republic's Appeal is GRANTED. The March 28, 2011 Decision of the Regional Trial Court, Branch 51, Puerto Princesa City, Palawan in Civil Case No. 3252 is hereby SET ASIDE only as to the dismissal of the Republic's complaint. Accordingly, Free Patent No. 134 and its corresponding Original Certificate of Title No. E-1895 in the name of Gregorio Venturanza is declared VOID.

The Register of Deeds of Puerto Princesa City, Palawan is ordered to cancel Transfer Certificate of Title Nos. 3624, 5945, 5947, 11946, 11947, 11948, 11949, 6004, and 6005, and all derivative titles assued thereon. The lands covered thereby is **REVERTED** to the mass of the public domain.

The Appeals of plaintiffs-intervenors-appellants Heirs of Zambales and Samahan are DENIED.

SO ORDERED.

ORIGINAL SIGNED CARMELITA SALANDANAN-MANAHAN

Associate Justice

ORIGINAL CIGNED

MARLENE GONZALES-SISON

Associate Justice

ONGINAL SIGNED

EDWIN D. SORONGON

Associate Justice

CERTIFICATION

Pursuant to Article VIII, Section 13 of the Constitution, it is accept certified that the conclusions in the above decision were reached in consultation before the case was assigned to the writer of the opinion of the Court.

DRICHVAT SIGNED

MARLENE GONZALES-SISON

Associate Justice

Acting Chairperson, Special Tenth Division

Ichnian Foor Kade Theresed Thanbury 1958, Page REPUBLIC OF THE PHILIPPINES DEPARTMENT OF MISTREE Lond Begistration Commission DEFIELD OF THE RESISTER OF DEEDS FOR THE TESTUROS nal Certificate of Title Enclosed in accordance with section 122 of that No. 464, of the Philipping Communication of the patent insected by the President of the Philipping appearance that is such that the pair that is such that the pair mention are an interest and in the communication of the communication Souther Tetholog of Asial "Ruly obasing is the paramete of the Borner of Lands as legional." THE BURNESS WO. 174-12 verducts on his attractions FREE PATENT NO. 2116 pheneu or 1,000 50. 2-6276 The Property of the second of Whichers. Solve universe frames of the first of the problem of the The track of first and English and track of the comparison of the track of first acrise designed.

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It is hereby certified that this is a true electronic copy of OCT E-1895 on file in Registry of Deeds of Province of Palawan, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: SYLVIA NOCON

Ref. No. : <u>2018005340</u> OR No. : 1016478788

Date : <u>08/30/2018</u> OR Date : Aug 29 2018

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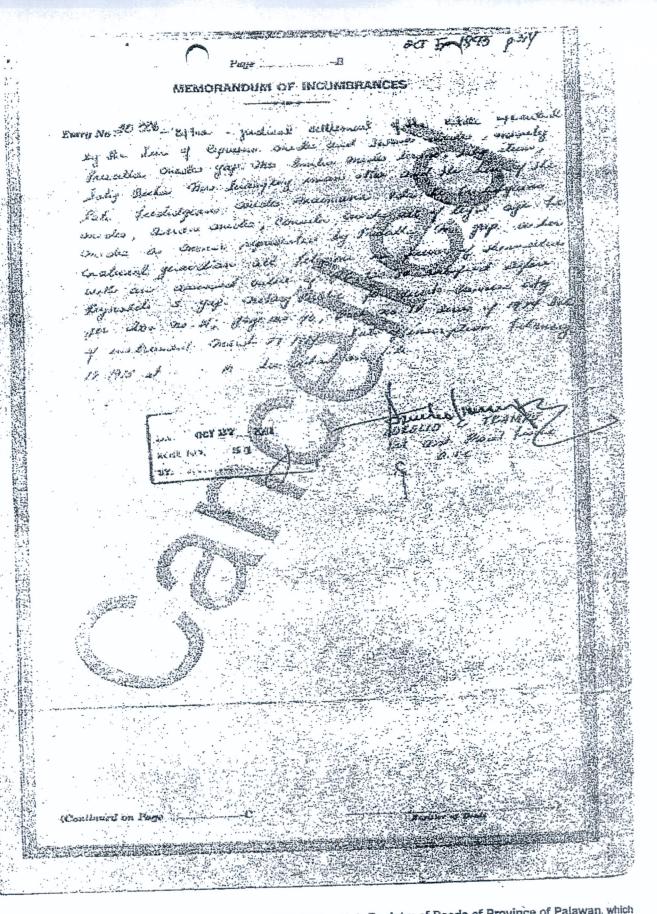
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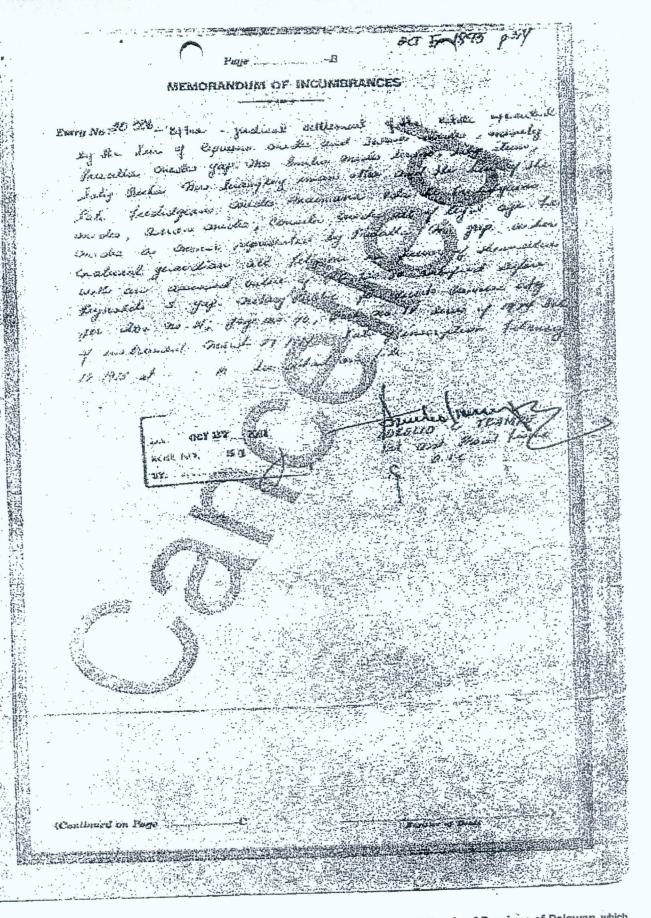


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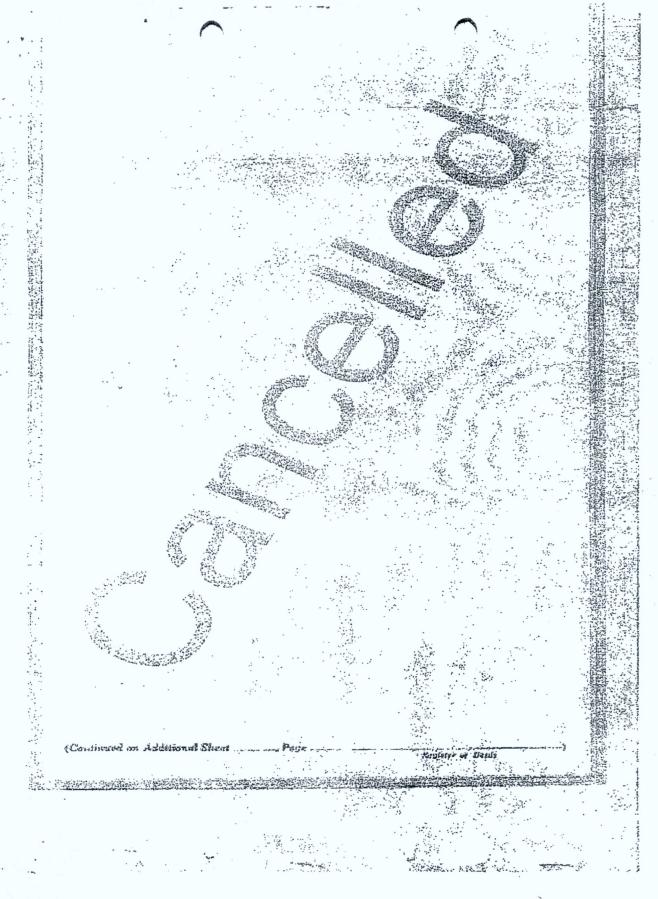


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Date : 08/30/2018 OR Date : Aug 29 2018

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REPUBLIKA NG PILIPINAS KAGAWARAN NG KATARUNGAN PANGASIWAAN SA PATALAAN NG LUPAIN (LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road Quezon City

Registry of Deeds for Puerto Princesa City

CERTIFICATION

Annex "T"

TO WHOM IT MAY CONCERN:

This is to certify that this Registry has in its system a copy of Original Certificate of Title (OCT) No. RP-11 covering a parcel of land on plan Fs-20091 situated in Barrio Calero, Municipality of Puerto Princesa, Province of Palawan, Island of Palawan with an area of 3 hectares, 25 ares,92 centares and registered in the name of Gregorio A. Venturanza.

This further certify that this Registry however, cannot issue a certified true copy of said OCT No. RP-11 because it appears from its records that in August 3, 2015, the same pysical copy of OCT No. RP-11 was made subject of a Conversion On Demand (COD) and was renumbered in the Registry's system as OCT No. RP-01 after face and pages thereof showed/reflected that the same was by then covered by OCT No. RP-01.

Finally, this is to certify that OCT No. RP-No. 11 subject of Consulta No. 1009 covers the same lot in the name of Gregorio Venturanza now renumbered in our system as OCT No. RP-01. That as a matter of fact, the unsigned annotation by then Register of Deeds, Atty. Ofelia E. Abueg-Sta.Maria of the Resolution in the said Consulta dated 09 July 1975 under Entry No. 9048 in turn dated 17 July 1975 appears in Page A of the Memorandum of Encumbrances of OCT No. RP-01.

This certification is being issued in favor of Atty. Alberic G. Alonzo for whatever egal purpose it may serve him.

20 October 2020, Puerto Princesa City.

Imelda Blanco Publico Records Officer

Requested By
OR No.

: SYLVIA NOCON/ EDNA GABRINO

: 1021641695,2020003007002

Amount Paid : 273.35,0.00

Date Paid : 08/19/2020,10/20/2020

Please affix Documentary Stamp

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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Recistration Commission CITY OF EVERTO PRINCES REGISTRY OF DEEDS FOR THE _

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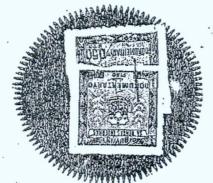
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It is hereby certified that certain land situated in the Olty of Puorto Princes Island of Palamore particularly bounded and described as follows: Lot 1. (LRO)Pad-227241

A parcel of land Lot 1, of the subdivision plan (LRC)Pod-227231 being a partion of the parcel of load described on plan F2-20091 LRC Rec. Po. P. Pat.), situated in the City of Puorte Princess Is land of Mason. Bounded on the M., points 3 to 4 by property of July ta Velarde; on the D., points 4 to 5 by Lot 3 and points 5 to 6 by Lot 2, both of the subdivision plan; on the SW., points 5 to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of . Greymar's Incorporated, a corporation organised and printing under and by virtue of the laws of the Philippines, knying its principal office at No. 9 Kanlson Street, Sta, Mesa Reights, Queson subject to the provisions of the said Land Registration Act 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, and to

Tet. 6004,6003,600 Comcelled It is further certified that said land was originally registered on the , in the year nineteen hundred and ... RITTY-FIVO in Registration Book No. page, of the Office of the Register of Deeds 2 In W a n , as Original Certificate of Title No. B-1895, pursuant to patent granted by the President of the Philippines, on the . A p r 1 1, in the year nineteen hundred and under Act No. ..

This certificate is a transfer from Original ... Certificate of Title No. which is cancelled by virtue hereof in so far as the above described land is concerned.



Olty of Puerte Princesa Entered at Podrugry. Philippines, on the sevensy-niko in the year nineteen hundred and

> Offelia Carry - Strnews OPHLIANE. CABURG-STA. MANYA Register of Deeds

St. Sta. Mega Heights. O.

(Continuation of the Memorandum of Encumbrances from Page ______A)

Entry No. 10067: BOARD OF HEEDLUTIONS Winutes of the Special mosting of the Board of Educators of the Greyner's Encomporated held on July 26, 1975 horoby recolver to boll portions of the property described herein identified as Lot 1-D, Lot 1-B, and Lot 1-F all of (LRC) Pad-294170-to Anna Laura I. Educato, Jose A. Santos and Myraa B. Ordinario respectively.

Date of Incoription: March 28, 1979 of 2:00 p. m.

See details on file:

OFFICE B. ABUNG-STA. MANIA City Register of Decad

FANOTE OF Anna Saura I. Educarda IN THE SUN 6 One Acousand Lieu Hundred Thirty Univer US (14 123700) 267 The Saurand Fine Hundred Thirty Univer US (14 123700) 16 July 19 June C. Salvadan 17 June C. Salvadan 18 June C. Salvadan 18 June C. Salvadan 19 June June June June 19 June 1

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stating that the p. sp.	orty described berei	n is not tenanted. S	ubecribe
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(Continued on Additional Sheet ____, Page _____

Register of Deeds



Republic of the Philippines CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. :		057-8	3599		Property Identificati	on No. :	134-01-0	57-02-033	
Owner:	GREYMAI	R'S INCORPOR	ATED				TIN:		
Address:	#9 KANL	AON STREET, S	STA. MESA HEIGH	ITS, QUI	EZON CITY		Telephone No.	:	
dministrato	r/Beneficia	al User:				,	TIN:		
ddress:							_ Telephone No.		
ocation of P	Property:	A	LACAO STREET			NGNING		PRINCESA CITY	
			(Number and Street)			ay/District)		pality & Province/City)	
CT/TCT/CL	OA No. :					D.: PSD-234170)		
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oundaries:		043 (LOT 157				711	11121	- 6	
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	West:	NW - 05/-02	-050, LACAU 518	CEEI (KI	DAD WIDERING)				
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X LAN	ND.	1.				MACHINERY Brief	Description:		
BUI	LDING N	lo. of Storeys :				OTHERS Brief	Description:		
	В	rief Description :							
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сомм	IERCIAL	C-3	1,239.00	SQM	8,053,500.00	- RESIDENTI	AL 10%	805,350.60	
		TOTAL:	1,239.00	SQM	8,053,500.00			865,350.00	
appraised B	-	232	Recomme	ended By:	:	Approved By:			
CRIS		C. CABAÑER	<u> </u>				EN C. V. BALUYI		
	LAC	00 п				C i	Y ASSESSOR	Date	
This declara		s TD No. : 05	7-8272				Previous A.V.	Php: 743,400.0	
	Previ	ous Owner :			GREYMAR	'S INCORPORAT	ED		
MEMORANI	,	ED PURSUANT T	TO SECTION 219 O	F RA 716	60 AND CITY ORDINANO	CE ÑO. 1027.			
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			ENGR. JOY	KEN	W. BALUYUT SESSOR				
		3							

PAID UNDER O.R. NO.: 1443870 DATE ISSUED; 08-05-2020 AMOUNT PAID: PHP 100.00 (Rovised January 31, 1975)

Annex "V"

Book 60

Page ____02

SR Nº 1236515

REPUBLIC OF THE PHILEPPINES DEPARTMENT OF JUSTICE

Land Registration Commission REGISTRY OF DEEDS FOR THE CITY OF PUBRIO FRINCESA

Transfer Certificate of Title

Ro. 6002

It is hereby centuried that certain land situated in the City of Fuerto Frinces Island of Falamore particularly bounded and described as follows:

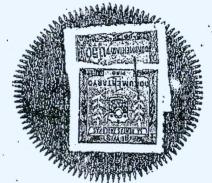
Lot 1. (LRO) Pad-277231

A parcel of land Lot 1, of the subdivision plan (LRC)Pad-227231 being a partion of the parcel of land described on plan FS-20091 LRC Rec. No. F. Pat.), estuated in the City of Puerte Princess Island of Magan. Bounded on the N., points 3 to 4 by property of Julibata Velarde; on the B., points 4 to 5 by Lot 5 and points 5 to 6 by Lot 2, both of the subdivision plan; on the SW., points 6 to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of "Graymar's Incorporated, a corporation organised and positions under and by virtue of the laws of the Philippines, having lite principal office at No. 9 Kanlaon Street, Sta, Mass Holghts, Quesca

principal office at No. 9 Kanlaun Street, Sta, Mana Rolehts, Quoso subject to the provisions of the said Land Registration Act 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, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 26th day of February in the year nineteen hundred and 1124-1149 in Registration Book No. page of the Office of the Register of Deeds of 1144 No. 11

This certificate is a transfer from Original Certificate of Title No. 3457
which is cancelled by virtue hereof in so far as the above described land is concerned.



under Act No.

Entered at City of Puerte Princes,

Philippines, on the Zath day of seventy-nince

in the ugar nineteen hundred and at m.

Opelia Cany Streets
OPRIJA B. ABUBO-STA. MARTA

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Entry No. 10067: ROARD OF RESOLUTIONS Minutes of the Special mass ting of the Board of Educators of the Greynop's Enger-parated hold on July 26, 1975 hereby recoluMN to soll portions of the property described herein identified as Lot 1-D, Lot 1-B, and Lot 1-P all of (4RG) Pad-254NVO-to Anna Laura I. Edwards, Jose A. Samtos and Myrma B. Ordinario respectively.

Date of Inscription: March 28, 1979 of 2:00 p. m.

See details on file:

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OFFICE OF DECOME

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Noticy No. 10537. AFFIDAVIT OF MON. TERANCY Rescuted by Greyman's Incorporated stating that the property described berein is not tenanted. Subscribed and Sworn to before, forein H. del Roserio, Notary Public for and in the Oity of Induced Science, per Doc No. 153: Page No. 32: Book No. HELLI Series of 1978.

Date of Instruments December 15, 1976.

Date of Inscriptions March 26, 1979 at 4,20 p. m.

OFFICE ABUSE STAL MARIA

(Continued	on	Additional	Sheet	Page		The state of the s
too					7.1	Register of Decda



Republic of the Philippines CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. :		057	-8598		Property Identifica	ation	No. :	13	4-01-057-0	02-032	
Owner:	GREYMA	R'S INCORPO	RATED					-			-
Address:	#9 KANL	AON STREET,	STA. MESA HEIG	HTS, QI	JEZON CITY			Teler	ohone No. :		
Administrat	or/Beneficia	il User:						TIN:			
Address:								Telep	hone No. :		
Location of	Property:	A. LA	CAO STREET INTE	RIOR	MAI	NING	NING		PUERTO PRI	NCESA CITY	
OCT/TCT/C	IOA No ·		(Number and Street)				district)		(Municipality &	Province/City)	
CCT:	LOA NO						PSD-234170			•	
Date :					Lot No. Blk. No.		1-8			7 1	-
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CRIS		C. CABAÑERO					ENGR. JOVEN	C. V.	BALUYUT	03/18/2020	0
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This declarat		TD No. : 05	7-8271					Previo	ous A.V. Php:	594,720.0	00
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REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Recistration Commission CITY OF MURRO PRINCESA REGISTRY OF DEEDS FOR THE _

Aransfer Certificate of-Aitle

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It is hereby centified that certain land situated in the Olty of Puopto Princes Inland of Palemon particularly bounded and described as follows: Lot 1. (LRO)Ped-227231

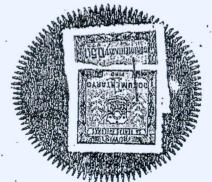
A parcel of land Lot 1. of the subdivision plan (LRC)Pod-227231 being a partion of the parcel of land described on plan FS-20091 LRC Rec. No. P. Pat.), estuated in the City of Fuerte Princess Inland of Espan. Bounded on the H., points 3 to 4 by property of Juli ta Velarde; on the B., points 4 to 5 by Lot 5 and points 5 to 6 by Lot 2, both of the subdivision plan; on the SW., points 6 to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of a Greymar's Incorporated, a corporation organised and losis ting under and by virtue of the laws of the Philippines, having its principal office at No. 9 Kanlaon Street, Sta, Mess Heights, Queson subject to the provisions of the said Land Registration Act 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, and to

Tet. 6004,6003, 600 Conselled It is further certified that said land was originally registered on the in the year nineteen hundred and the XIIIV-IIVO in Registration Book No., page, of the Office of the Register of Deeds Pale Wan as Original Certificate of Title No. B-1895, pursuant to patent granted by the President of the Philippines, on the .

day of APF11 in the year nineteen hundred and

This certificate is a transfer from Original Certificate of Title No.

which is cancelled by virtue hereof in so far as the above described land is concerned.



City of Puorto Princess 28th day of seventy-mike Philippines, on the

> Opels Cong - Skrones OPELIA B. ABUBO-BTA. MANTA Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page ______A)

Entry Mo. 10067: BOARD OF RHEDDUTION & Minutos of the Special mosting of the Board of Phosotors of the Greynor's Encorporated held on July 26, 1975 hereby recolvers to cell portions of the property described herein identified as Lot 1-D, Lot 1-B, and Lot 1-F all of (4RC) Pod-234RYO to Anna Laura I. Edvards, Jose A. Santos and Myrna B. Ordinario respectively.

Date of Incoription: Morch 28, 1979 of 2:00 p. m.

Soo details on file:

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THELLE ABUEC-STA. MANTE REGISTINAR OF DEEDSNIE Laido.

TELLE ATORESTA PROBLEM

Matry No. 10537. AFFIDAVIT OF MON. TENANCI's Described by Creymar's Incorporated stating that the property described berein is not tenanted. Subscribes and Sworn to before, Cesar R. del Reserio, Notary Public for and in the City of Public Collected, per Dec No. 153: Page No. 32: Book No. 18111: Series of 1978.

Date of Instruments December 15, 1978.

Date of Inscriptions March 26, 1979 at 4,20 p. m.

OFFICE AFRICA STA. MARIA
Of the Register of Doeds Melido

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CIAL FORM No. 146-D (Revised January 31, 1975)

Annex

Book 60

Page 02

SH Nº 1236515

REPURLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Commission REGISTRY OF DEEDS FOR THE CITY OF FURRED PRINCESA

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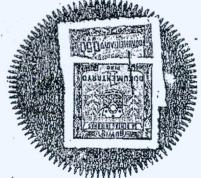
It is hereby continued that certain land situated in the ... Olty of Puerto Princeson Island of Palament particularly bounded and described as follows:

Lot 1. (LRO) Pad-227231

A parcel of land Lot 1. of the subdivision plan (LRC)Pod-22727A being a partion of the parcel of land described on plan FS-20091 LRC Rec. Bo. F. Pat.), estuated in the City of Fuerte Princess Loland of Buson. Bounded on the W., points 3 to 4 by property of July ta Velarde; on the B., points 4 to 5 by Lot 3 and points 5 to 6 by Lot 2, both of the subdivision plan; on the Sw., points 6 to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of a Greyman's Incorporated, a corporation organized and soxic ting under and by virtue of the laws of the Philippines, having its principal office at No. 9 Kanlaon Street. Sta. Hess Helghts, Quescus subject to the provisions of the said Land Registration Act 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, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the Register of Day of February in the year nineteen hundred and 1975y-1100 in Registration Book No. page of the Office of the Register of Deeas of Registration as Original Certificate of Title No. Register of Deeas pursuant to a patent granted by the President of the Philippines, on the day of APT 11 in the year nineteen hundred and 1975y-01678 under Act No. 496

This certificate is a transfer from Original Certificate of Title No. 3457
which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at

Entered at

Philippines, on the 28th day of seventy-nillo
in the year nineteen hundred and
at 150 pm.

Office Cone Stranz OFFICE ABUBO-STA. MARYA Register of Deeds

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(Continuation of the Memorandum of Encumbrances from Page _______A).

Entry No. 20067: BOARD OF RHEOLUTION o Minuson of the Sposial mosting of the Board of Manestors of the Greyner's Encorparated held on July 26, 1975 hereby recolving to bell portions of the property described herein identified as Lot 1-D, Lot 1-E, and Lot 1-F all of (LRC) Ped-354270to Anna Laura I. Edvards, Jose A. Santon and Hyrna B. Ordinario respectively.

Date of Inscription: March 28, 1979 of 2:00 p. m. See details on file:

Opelisand Sterms Opelia e. adubo-bea. Maria City Regiotor of Docad

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Dry 45	of Institu	ents December tion: Merch :	26, 1979 at 4;	20 p. m.	

Register of Decda

12-103

(Continued on Additional Sheet



Republic of the Philippines CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. :		057-8	597	1	Property Identificati	on No. :	134	1-01-057-0	2-031
Owner:	GREYMAR	S INCORPORA	TED				TIN:		
Address:	#9 KANLA	ON STREET, S	TA. MESA HEIGH	ITS, QUE	ZON CITY			none No. :	
Administrat	or/Beneficial	User:							
Address:								none No. :	
Location of	Property:		ACAO STREET IN	IT.		NGNING		PUERTO PRI	
	7.04.41-		(Number and Street)			ay/District) D.: PSD-23417	20.	(Municipality &	Province/City)
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	-	032 (LOT 1-B)							
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BO		. of Storeys : ef Description :			i	טוקבאט אופ	a neartha	O11.	
Class	sification	Sub-Class	Area	Area Type	Market Value	Actual U	se	Assessment Level	Assessed Value
COM	MERCIAL	C-3	1,239.00		6,442,800.00	- RESIDENT	TAL	10%	644,280.00
-		TOTAL	1,239.00		6,442,800.00		THE OWNER WHEN THE PARTY OF THE	<u></u>	644,280.00
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Appraised	By:	1100	Recomme	inded By:		Approved By:			
	Q	CELL							
CRI		C. CABAÑERO				ENGR. JO	VEN C. V.	BALUYUT	03/18/2020
	LAO	п				CI	TY ASSESS	OR	Date
This declar	ration cancels	TD No. : 057	7-8270				Prev	ious A.V. Php :	594,720.0
	Previou	is Owner:			GREYMAR	'S INCORPORA	TED		
MEMORAN	NDA: REVISE	D PURSUANT TO	O SECTION 219 O	F RA 716	O AND CITY ORDINANO	E ÑO. 1027.			
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	BY : ETRACS v2.5		ELLEN C. BAYLON PRIN		LAKALLO	V			
GENERATED E	T : EINACS V2.5	PRINTED BY:	ELLEN C. BAYLON FALL	COME: 20	020-03-19 04:45:21	THIS DOL	UMENT	SELECTRON	ICALLY SIGNED
			ENCO TO	1		-			
			ENGR. JOY	VENC	BALUYUT				
				レベンン	ESSOR				
		PA	ID UNDER C	.R. NO).: 1443870				
		D/	ATE ISSUED:		08-05-2020				
		A	MOUNT PAID	:	PHP 100.00				

Iudicial Form No. 110 (Revised Jamsary 3), 1975)

REPUBLIC OF THE PHILIPPINES DEVASTOUNT OF SUSTICE

Land Registration Commission BEGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

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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: SYLVIA V. NOCON

Ref. No.: 2016006680

OR No.

: 1011571907

Date : 11/15/2016 OR Date : Nov 15 2016

Amt. Paid : 273.35

Page 1 of 4

MEMORANDUM OF ENCUMERANCES (When necessary and this page for the configuration of the technical description Continuation of Technical Demoristics) and on the west, cointril to 2 by Loti-The contract of the contract o Entry No. 2133 NITHER OF DIS ISSUEDS: Notice is baren; given that the property described berein the subject of a No. of Lie Parkers filed by Danilo D. Leres, Associate Sold: Office of the Solfotte General in Crim. Case M. 2012 *Annulment of Tivies and Reversion* Most of Gregorio Yel Et. 11 defendant ws. Republic of the Followines. Este of I subject to the Pollowines. Date of Inscriptions December 15: 1909 at 10:10; A. (Memerandum of Empiral continued on Post (Pechaseal Description continued on Adelisms There

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: SYLVIA V. NOCON

Ref. No.: <u>2016006680</u> OR No. : 1011571907

Date : <u>11/15/2016</u> OR Date Nov 15 2016

Time : <u>10:55:27AM</u> Amt. Paid : 273.35

(Continuation of this Mentionality of Encumbrances from Pages-Entry No. 5555: AFFIRSTE's Erected by Greymar S. Tensurence, appointed trustee of Suspin No. Selection Marchaelising Composition. (Alexandraphical attention Each Soft Lend forms part of the proposition of the Registered by virtue of a Deed of Sula excepted in its favor by the Registered Owner constinue in 1988. Europeined and event to before Atty. Regulate G. De Los Jantos, Notary Public, Mai Juan, Matro Manila, per Doc. No. 162, Page No. 34, Rook No. 92, Lerise of SCri. Date of Impression : Cab. 17, 2011 Date of Impression : April 12, 2014 abit 50 p.m. ATT. M. PASSETS F. MGG. DILLE City Register of Legacy (Continued on Page accompany

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 Deecs of Puerto Princesa City. Requested By: SYLVIA V. NOCON

Ref. No. : 2016006680 OR No. : 1011571907

Date : 11/15/2016 Time : 10:55:27AM

OR Date : Nov 15 2016 Amt. Paid : 273.35

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: SYLVIA V. NOCON

Ref. No. : <u>2016006560</u> OR No. : 1011571907

Date : <u>11/15/2016</u> OR Date : Nov 15 2016

Time : <u>10:55:27AM</u> Amt. Paid : 273.35



Republic of the Philippines CITY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

-		057-8		Pr	operty Identification		134-01-057-0	
ner: _!	EDWARDS	S, ANNA LAURA	<u> </u>					
		POINT, PALA					Telephone No.: TIN:	
ninistrato	r/Beneficia	l User:					Telephone No. :	
iress:				DION	MANING		PUERTO PRI	
ation of P	Property:	A. LAC	AO STREET INTE (Number and Street)	KIUK	(Barangay)	District)	(Municipality 8	Province/City)
TATCTICE	OA No. :	TCT-6005	,		Survey No. :	PSD-234170		
T :	207111011				Lot No. :	1-D		, ¥¥
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ND OF PR	ROPERTY A	SSESSED:				ACHINERY Brief D	escription:	
X LAN							escription :	
BU		lo. of Storeys:				TILIO BICID		
	В	rief Description		Area		A	Assessment	Assessed Value
Class	ification	Sub-Class	Area	Туре	Market Value	Actual Use	Level	
COM	MERCIAL	C-3	1,239.00	-	6,442,800.06	RESIDENTIAL	10%	644,280.
		TOTAL:	1,239.00	SQM	6,442,800.08			044,200.
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cmi	C AND CEL	O C. CABAÑER	0			ENGR. JOVE	N C. V. BALUYUT	03/18/20
CKG		00 II				ary	ASSESSOR	Date
his declar		els TD No. : 0	57-8269				Previous A.V. Php	446,040
1115 (100.0.		rious Owner :	44.		EDWARD	S, ANNA LAURA		
MENAODAI	NCA- DEVE	SED DIRECTANT	TO SECTION 219	OF RA 716	O AND CITY ORDINANCE	NO. 1027.		
MEMORA	INDA. INC.	525 1 6126 117	, • • • • • • • • • • • • • • • • • • •					
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rt s	vi (di 1, 4 ₆).	n is for real proger	on phroces	SOM and the	New York The Role of The Control of	hosed on the sche	edule of unit market value of unit market value. It does not and	ues prepared for the cannot by itself alone
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AL FORM No. 140-D Revised January 31, 1975) Anner Y"

Book 50

Page

em no 1236517

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Hand Registration Commission REGISTRY OF DEEDS FOR THE CERY OF HOUSE

Transfer Certificate of-Aitle

Ro. 5004

1236517

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Hand Registration Commission REGISTRY OF DEEDS FOR THE CITY OF PROPERTY DESIGNATION

Aransfer Certificate of-Aitle

20. 5004

It is meaner common that certain land situated in the Chin of Propins Printeges.

Island of Island More particularly, bounded and described as follows:

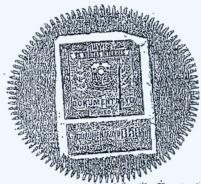
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of Politically , in the year nineteen hundred and pursuant to of Registration Book No:

a Political of the Register of Deeds of the Register of De

This cartificate is a transfer from ______ Certificate of Title No. ______ which is cancelled by virtue hereof in so far as the above described land is concerned.



(Ounce's postul address)

Entered at Cath of Richts Princess

Philippines, on the day of coroning of in the year nineteen hundred and at m.

Copile, Carries - Ganary

Register of Deeds

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

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							Reg	ister of D	ecclo	·



Republic of the Philippines CTTY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. :	057-8	3641	F	Property identification	No.:	134-	01-057-0	2-029
wner: GREYMAN	R'S INCORPOR					TIN:		
	S POINT, PALA					Telepho	ne No. :	
dministrator/Beneficia						and Person		
ddress:							ne No. :	
ocation of Property:	A. 1	ACAO STREET IN	т.	MANING		P		CESA CITY
		(Number and Street)		(Barangay/		n	(Municipality & I	TOVINCE/City)
CT/TCT/CLOA No.:				Lot No. :	PSD-234176	<u> </u>		
CCT:				Bik. No.	رق (ق		1 \ /	el #
Date:				DK. NO.	11		100	L
Boundaries: North:					117	mty.	\$	
East:	028 (LOT 1-F							
	SW - 027 (LC 030 (LOT 1-1							•
			maranesis and Mindel					
KIND OF PROPERTY A	SSESSED:			[***) sa	ACUTAIEDY Dries	f Docarintia		
X LAND					ACHINERY Brief			
anness of the same	io. of Storeys:				THERS Brief	L Describino	n:	
В	Brief Description	:					Assessment	
Classification	Sub-Class	Area	Area Type	Market Value	Actual Us	e	Level	Assessed Value
COMMERCIAL	C-3	1,239.00	SQM	4,332,100.00	RESIDENTI	CAL.	10%	483,210.00
	TOTAL:	1,239.00	SQM	4,832,100.00			_	483,210.00
		Recomme		EIGHTY THREE THOUSAI	Effect proved By: (ENGR. JON	VEN C. V.	BALUYUT	03/18/2020 Date
This declaration cance	els TD No.: 05	57-8268					us A.V. Php:	297,360.0
Previ	ous Owner :			GREYMAR'S	INCORPORAT	TED		
Note: This declaration purpose and dul	is for real profession of the second professio	The sale of purpose of the Sale of the Sal	DEC	CLARATIOI 2020-03-19 03:45:24	Sed on the sci o. 1027 dated 202	20-01-20. It	does not and ca	prepared for the innot by itself alone ICALLY SIGNED
	4	CIT	Y AS	C.V. BALUYUT SESSOR	->			
		PAID UNDER DATE ISSUED		0.: <u>1443870</u> <u>08-05-2020</u>				

AMOUNT PAID: PHP 100.00



Republic of the Philippines CETY OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No.:		057-8	-8625		Property Identification No. :		134-01-057-02-028	
Owner:	ORDINARIO, MYRNA E						TIN:	
Address: E	BROOKE'S	S POINT, PALA	WAN				Telephone No. :	
Administrator	r/Beneficia	l User:					TIN:	
Address:						Telephone No. :		
Location of Property:		LACAO STREET INT.			MANINGNING (Barangay/District)		PUERTO PRINCESA CITY (Municipality & Province/City)	
OCT/TCT/CLOA No. :		(Number and Street)			Survey No.: PSD-23417			Pioencepchy
CCT:		6003			Lot No. : 1-F		,	i
Date:					Bik. No.		4	
	Morth	043 (LOT 157	(_K)			1	17-1	
XVIII RUGITICS.		SE - 025 (LOT 3), 027 (LOT 1-G)						
		SW - 027 (LOT 1-G)						
	West:	029 (LOT 1-E						•
KIND OF PRO	OPERTY AS	SSESSED :						
X LAN		`,				MACHINERY Brief [Description :	
		o. of Storeys :				OTHERS Brief I	Description :	-
		rief Description :						i
Classif	fication	Sub-Class	Area	Arez Type	Market Value	Actual Use	Assessment Level	Assessed Value
COMM	ERCIAL	C-3	1,240.00	SQM	3,224,000.00	- RESIDENTIA	10%	322,400.00
		TOTAL:	1,240.00	SQM	3,224,000.00			322,400.00
Taxable X Appraised B	-ANGELO	C. CABAÑERO	Recomme	ended By:			N C. V. BALUYUT	03/18/2020 Date
This declarat		Is TD No. : 05	7-8267				Previous A.V. Php	297,600.0
THIS GOLDIE		ous Owner :	7-8207		OPIN	ARIO, MYRNA E	Trevious A.V. Tip	257700010
			TO SECTION 204			ACCO, MIKINE		
a								a came
purpo	declaration i ose and duly or any owner	s for real property enacted into an orship or legal title	TE property. X	DEC	unitings of under cromans LARATIO	N	dule of unit market value 01-20. It does not and o	

Annex "AA"

1236515

REPUBLIC OF THE PHILIPPINES REPAREMENT OF JUSTICE

Land Registration Commission CITY OF PURITO PRINCESA REGISTRY OF DEEDS FOR THE

Aransfer Certificate of Aitle

20 6002

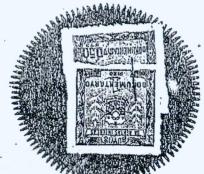
It is hereby centrated that certain land situated in the Caty of Fuerto Princeso Inland of Pale More particularly bounded and described as follows: (LRO) Ped-227231

A parcal of land Lot 1, of the subdivision plan (LRC)Pod-227271 being a partion of the percel of land described on plan PS-20091 LRC Rec. Po. P. Pat.), situated in the City of Puerto Princess Island of Numer. Bounded on the N., points ? to 4 by property of July ta Velarde; on the B., points 4 to 5 by Lot 5 and points 5 to 6 by Lot 2, both of the subdivision plan; on the SW., points & to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of Greymar's Incorporated, a corporation organised calleries ting under and by virtue of the laws of the Philippines, having its principal office at No. 9 Kanlaon Street, Sta. Mesa Holghts, Queson subject to the provisions of the said Land Registration Act 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, and to

Tet. 6004, 6003, 600. Cornelled

It is further certified that said land was originally registered on the February in the year nineteen hundred and the TITY-LIVO in Registration Book No., page, of the Office of the Register of Deeds & In w & n , as Original Certificate of Title No. B-1895 patent granted by the President of the Philippines, on the day of A P 1 1 1 in the year nineteen hundred and under Act No. 496

This certificate is a transfer from Original Certificate of Title No. which is cancelled by virtue hereof in so far as the above described land is concerned.



City of Puerto Princepa Entered at Philippines, on the seventy-milto at _______n.

> Opelis Cany - Stroniz OPELIASE. CABUBO-STA. MARYA Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page _____A)

Entry Mo. 10067: BOARD ST RHEDLUTIONS Minutes of the Special mosting of the Board of Danstors of the Greynar's Encorparated held on July 26, 1975 hereby recolving to bell portions of the property described herein identified as Lot 1-D. Lot 1-B, and Lot 1-F all of (HRG) Pod-254170to Anna Laura I. Edwards, Jose A. Santos and Myrea B. Ordinario respectively.

Ordinario respectively.

Date of Inscription: North 28, 1979 of 2:00 p. m.

See details on file:

1 i'.

Officery Serves Office abuse of Deced

ABSOLVED Anna Laira I, Columnedae IN THE SET ON JACOB AND THE SET OF LONG JACOB AND THE SET OF LONG JACOB AND THE SET OF LONG PRINCESSA.

10. 6005 2 E. 101 N. 60 15545 IN LIFE THER EDF DATE IN THE REST OF LONG JACOB AND THE SET OF
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THELIALE ABUEC-STA. MANTA REGISSINAR OF DEEDSINGLAD.

THE ABOUT STATE OF ST

Matry No. 10537. AFFIDAVIT OF MON. TEMANCY Descuted by Greymar's Incorporated stating that the property described berein is not temanted. Subscribe and Sworn to before, Gesar R. dol Roserlo, Notary Public for and in the City of Proceed Schools, per Doc No. 153: Page No. 32: Book No. Hallin Series of 1978.

Date of Instruments December 18, 1976.

Date of Inscription's March 26, 1979 at 4,20 p. m.

OFFICE AFRICA STAL MARIA CLAY REGISTED OF Decis Melido

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Page ...

1236515

REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Commission REGISTRY OF DEEDS FOR THE CLTY OF PURETO PRINCESS

Aransfer Certificate of Aitle

20. 600g

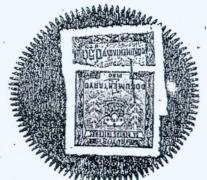
It is hereby centified that certain land situated in the Caty of Puesto Princes Island of Palamore particularly bounded and described as follows: Lot 1. (LRO)Ped-227231

A parcel of land Lot 1, of the subdivision plan (LRC)Ped-227231 being a partion of the parcel of load described on plan F3-20091 LHC Rec. Bo. F. Pat.), estuated in the City of Puerto Princesa In land of Bushn. Bounded on the N., points 3 to 4 by proporty of July ta Velarde; on the D., points 4 to 5 by Lot 3 and points 5 to 6 by Lot 2, both of the subdivision plan; on the Sw., points 6 to 1, by is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of . Graymar's Incorporated, a corporation organised and paristing under and by virtue of the laws of the Philippines, having its principal office at No. 9 Menlaon Street, Sta. Mesa Heights, Quesca subject to the provisions of the said Land Registration Act 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, and to

Tet. 6004,6003,600 Councelled It is further certified that said land was originally registered on the February in Registration Book No. page, of the Office of the Register of Deeds

to le w a n as Original Certificate of Title No. B-1895 pursuant to patent granted by the President of the Philippines, on the day of A D F 1 1, in the year nineteen hundred and under Act No. ..

This certificate is a transfer from Original which is cancelled by virtue hereof in so far as the above described land is concerned.



City of Puerte Princepa Entered at 28th of seventy-nike Philippines, on the ...

> Ofely Carey - Stranz OPRLIAND. CABURG-STA. MARYA Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page ______A)

Entry Mo. 10067: BOARD AT RESIDURIONS Minutes of the Special recting of the Board of Minestors of the Greyner's Encomporated held on July 26, 1975 beroby recolvery to coll portions of the property described herein identified as Lot 1-D, Lot 1-B, and Lot 1-P all of (LAC) Ped-294170-to Anna Laura I. Marards, Jose A. Santos and Myraa B. Ordinario respectively.

Date of Inscription: March 28, 1979 of 2:00 p. m.

Soo details on file:

Openia e. Alune State Mania City Register of Decay

TETTO E ARUEG-STA MANDINGO

ANOR OF Jose As Sartes IN THE SE

F One Thousand June Hundred Thirty March 30 W 1 238-00

S HER THE STATE OF THE STATE OF THE SE

OTAM SOUTH IN HONOR OF THE STATE OF THE STAT

THELLANE ABUEC-STA. MANTE REGISTRAR OF DEEDSNESSANDS

15 One Thousand Inc Hundred Forty 15 15 16 NO _____ 367 31-45 5 5 79 00 Jose C. Salvador What work is and and and the City of Painte Princesse 10 6603, REG BOW JOSTAN DE LA CANCELLED. AND T. C. T.

10 6603, REG BOW JOSTAN DE LES JED IN LIFTH THEMEDR.

21 F DE INSTRUMENT MANCHE 24, 19 79 of M.18.M. 4:10 p.m.

by No. 10537% AFFIDAVIT OF MONLTENANCI; Descuted by Greyman's Incorporated stabing that the property described berein is not tenanted. Subscrib and Sworn to before, Sesar R. dal Reparto, Notary Public for and in the City of Thereco. Debocan, per Doc No. 153: Page No. 32: Book No. Mills Series of 1975.

Date of Instruments December 15, 1976. Date of Inscriptions Merch 26, 1979 at 4,20 p. m.

CHELIARIS ABIBOLSTA: MARIA Of the Togister of Doods Melido

(Continued on Additional Sheet, Page 1 Register of Decds



Republic of the Philippines

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

TD No. :	057-8646				Property Identification	on No. :	134-01-057-02-027		
Owner:	GREYMAR'S INCORPORATED					TIN	TIN:		
Address:				ITS, QUE	ZON CTTY	Tele			
						TIN			
Address:							phone No. :		
ocation of	f Property:		A. LACAO ST.			NGNING	PUERTO PRI (Municipality &		
	CI OA N		(Number and Street)			ay/District) b.: PSD-234170 \	(Plusapally a	The state of the s	
CCT :	CLOA No. :				Lot No. :	1-G A.	1. 4	1.1.7	
Date:	-			,	Blk. No.	711	the second	11 1	
		NE 022 (1.0	T 1 A) 022 (1 OT	4-8) 03		T 1-D), 029 (LOT 1-E).	028 (LOT 1-F)		
Boundarie		NE - 033 (LOT 1-A),032 (LOT 1-B), 031 (LOT 1-C), 030 (LOT 1-D), 029 (LOT 1-E), 028 (LOT 1-F) SE - 025 (LOT 3), 026 (LOT 2)							
					94 (LOT A-7), 142 (L	OT 3, BLK. 3)			
	West:	NW - 057-02	-050, A. LACAO S	STREET,	090 (LOT 3(P), IDEN	T TO. 1370(P)),		•	
TND OF F									
	PROPERTY AS	, COSED				MACHINERY Brief Descri	otion:		
X	1.	Ye			H	OTHERS Brief Descri			
B	UILDING No	of Storeys: ef Description				OTIENS BITE DESCRI	paor :	-	
	DIT	er Description	•	Area			Assessment		
Clas	sification	Sub-Class	Area	Type	Market Value	Actual Use	Level	Assessed Value	
CON	MERCIAL	C-3	8,861.00	SQM	32,866,600.00	- RESIDENTIAL	10%	3,286,660.00	
		TOTAL:	8,861.00	SQM	32,866,600.00			3,286,660.00	
			~		n 22 000	,600.00 Total Assessed	4 \/alue ·	P 3,286,660.0	
			Total Market						
Total Ass	essed Value		THREE MILLIO	N TWO H	IUNDRED EIGHTY SIX	THOUSAND SIX HUNDRED	SEXTY AND OU	100	
Taxable {	X Exempt					Effectivity o	f Assessment :	2021	
						2			
Appraised	By:	wa.	Recomm	ended By:		Approved By:			
)	,	
CR	IS-ANGELO	C. CABAÑER				ENGR. JOVEN C.		03/18/2020	
	LAO	ОП				CITY ASSE		Date	
This decla		TD No. : OF	57-8266				evious A.V. Php	2,990,640.0	
	Previo	us Owner :			GREYMAR	'S INCORPORATED			
MEMORA	ANDA: REVISE	D PURSUANT	TO SECTION 219 C	F RA 716	O AND CITY ORDINANO	Œ ÑO. 1027.			
7 m	1216								
42.55	22 Aborto 1								
Note: The purious co	nis declaration is irpose and duly infer any owners	for real proper enacted into air ship or legal the	or me money the same	n And De	LARANO	No. 1027 dated 2020-01-20	f unit market value . It does not and c	s prepared for the annot by itself alone	
·	BY : ETRACS v2.5			ENT DATE : 2	020-03-19 03:37:21	· THIS DOCUMEN	T IS ELECTRON	ICALLY SIGNED	
GENERATED	D1 . E110-C0 72		- X				a Maria de Maria de destrola de la Carda de	istaalingipaleisineisen liettäje eläpekineiseilista pirasi 1960	
			ENGR/30	JEN E	V. BALUYUT				
			CH		ESSOR				
			1		WWW. CFWFE				
			AID UNDER).: <u>1443870</u>			10.00	
			ATE ISSUED:		08-05-2020				
		Α	MOUNT PAID):	PHP 100.00			1.3	

SN Nº 91796

DEPUBLIC OF THE PEHIPPINGS DEPARTMENT OF JUSTICE

Anne BB"

REGISTRY OF DEEDS FOR THE CAST OF WARREST PHINCES

Transfer Certificate of Title

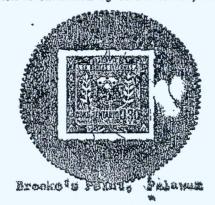
*R*o. _____

Satur of Puerto Présidences

A parcel of land (Let 2, of the substitution plan (Lind) Pod-227234, being a parcel of land (Let 2, of the substitution plan (Lind) Pod-227234, being cortica of described an plan Fil-28234, Lind Except No. To Podo); editated in the City of Paorto Princesso, Inland of Palauma. Bounded in the Wife, points points to 5, by Lot 3 of the subdivision plan; on the Sign points 5 to do by the property of Felipe Grander and on the Sup, points 3 to do by hot 1 of the subdivision plan; Beginning at a point marked "Le on plan, boing so 74 dogs 57°Cto 1407675 as from Milis 1. City of Paorto Frincesso, thereas No 75 days 27°Cto, 23033 as to point 2; thereas No 76 days 24°Cto, 90.33 as to point 3; thereas No 76 days 24°Cto, 30.33 as to point 3; thereas No 76 days 24°Cto, 100 days 100

subject to the provisions of the said Land Registration Act 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, and to

It is further centrated that said land was originally registered on the day of, in the year nineteen hundred and,
in Registration Book No, page, of the Office of the Register of Deeds of, as Original Certificate of Title No, pursuant to
day of, in the year nineteen hundred and
under Act No



> Oficial E. ABUEG-STA. LAKIA Register of Deeds on

(Owner's postal address)

^{*} State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.



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



TAX DECLARATION OF REAL PROPERTY

TD No. :	057-8265	Property Identification No.:	134-01-057-02-026
Owner:	ROSARIO N. EDWARDS MERCHA	NDYSTNG CORPORATION	
	ROSARIO N. EDWARDS INERCITA	TIN:	
Address: 9 KAI	NLAON ST., STA. MESA HEIGHTS,	QUEZON CITY, METRO MANILA	Telephone No. :
	ser:		TIN:
Address:			Telephone No. :
Location of Property:	LACAO STREET INT.	MANINGNING	PUERTO PRINCESA CITY
	(Number and Street)	(Barangay/District)	(Municipality & Province/City)
OCT/TCT/CLOA No.:	The second secon	Survey No. :	PSD-227231
CCT:	·	Lot No. :	2
CCT Date:		Blk. No.	100.7
Boundaries: North: 025	(LOT 3)	H	N PP 1
		058-01-061(LOT 4-A), 058-01-066(LOT 5)	
		OT C-2-F-4), 058-01-086(LOT H-161920-A)	
West: 027			
KIND OF PROPERTY ASSE			
		MACHINERY	
X LAND			
BUILDING No. of	Storeys:	OTHERS	
Brief D	escription:		
		iarket Value Actual Use	Assessment Assessed Value
Classification	Area N	larket value Actual Ose	Level Assessed Value
COMMERCIAL	(L) 7,560.00	2,483,400.00 RESIDENTIAL	20.00 496,680.00
COMMENCIAL	7,500.00		
	TOTAL:	2,483,400,00	496,680.00
Total Assessed Value	FOUR HUNDI	PED NINETY SIX THOUSAND SIX HUNDRED EIGH	
Taxable X Exempt	7		ffectivity of Assessment : 1Q, 2012
Taxable [X] Exc.libit	_		
·			
	10 March 1980	* ***	
Appraised By:	Recommended By	Approved By:	CE
CECILIA V. CA	PALLA	ENGR. FILEN	ION D. REYNOSO, JR.
LAOO III		d	TY(ASSESSOR Date
This declaration cancels TI	D No. : 057-7617	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Previous Owner :	CERTIFIED	HOTOCOPY	Previous A.V. Php : P 248,340.00
MEMORANDA:	ROSARION EDWARDS MEE	TARATION	
	TO CITY ORDINANCE NO. (50)		
	- A Pale		
	ENGR. JOVEN	Control of the Contro	
	CITY AS	SESSOR	

Note: This declaration is for real property Attack in the Caluation of 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are schedule of unit market values prepared for the purpose and duly enacted into an Anact Subject 2000 herein are schedule of unit market values prepared for the purpose and an Anact Subject 2000 herein are schedule of unit market values prepared for the purpose and an Anact Subject 2000 herein are schedule of unit market values prepared

1221085

REMUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Comprissing Phinoses REGISTRY OF DEEDS FOR THE

Aransfer Certificate of Aitle

Borris of Colors, Cary of Puort & Frince gentus bearthander dital bind situated in the Throng particularly bounded and described as follows:

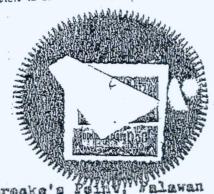
That I-A of the subdiviolog plan(LRG)Pol-20015 approved as a non-subdivision project, being a portion of Lot 3, (III) Pad-227231, IRC Record No. F. Pat.), situated in the Bernel of Prost Princess City, Prevince of Island of Palewan. Bounded on the HB., For you have a buildivision plan; on the HB., points of the Subdivision plan; on the HB. by property of Maria Jardin; on the EW., points 1 to 2; by Lot 2; can on the NW., points 2 to 3 by Let 1, both of (LRC)Pod-227251. (See page

is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of * ROSARIO N. EDWARDS MERCHANDISING CORPORATIONS OF THE PROPERTY OF under the laws of the Philippines, with main office in Brecho'd Point Palawan

subject to the provisions of the said Land Registration Act 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, and to

ITMES FURTHER CENTERED that said land was originally registered on the TIPEY day in the year nineteen hundred and in Registration Book No., page, of the Office of Mrg Register of Deeds a I patent granted by the President of the Philippines, on the president of the Philippines of the Ph under Act No.

5800 trangfor Certificate of Title No. This certificate is a transfer from which is cancelled by virtue hereof in so far as the above described land is concerned.



City of Puerto Princeso Philippines, on the ____ day of _seventy-11.40 in the way nineteen hundred and

Opelia Eakey - Signang OFFICA M. ABUEG-STA. MARIA

Register of Deeds

(Cwner's postal address)

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

-	A	
Page	A.	

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

ENTRY No. (continuation of the technical description)

Beginning at alpoint marked "l" on plan, being S.77 deg. 43 E.,

1427.67 m. from BLIM. No. 1, City of Puerto Princesa,

thence N. 78 deg. 44 W., 110.39 m. to point 2;

thence N. 05 deg. 29 B., 29.00 m. to point 3;

thence N. 05 deg. 29 W., 29.99 m. to the point of beginning the degree of the point of beginning the drop of the Phousand Two Hundred and Thirty (3,238)

containing an drop of There Thousand Two Hundred and Thirty (3,238)

SQUARB METERS, more or loss. All points referred to are indicated on the plan and are marked on the ground as follows; points 1 and 2 by the plan and are marked on the ground as follows; points 1 and 2 by the plan and the rest P.S. Cyl. Conc. Mons. 15 X 60 cm.; bearing Old P.S. and the rest P.S. Cyl. Conc. Mons. 15 X 60 cm.; bearing true; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey, June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and that the subditue; dateder the Original Survey June 4, 1941, and the first the Original Survey June 4, 1941, and the first the Original Survey June 4, 1941, and the first the Original Survey June 4, 1941, and the first the Original Survey June 4, 1941, and the first the Original Survey June 4, 1941, and the first

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SN NO 1221087 REPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Anner DD"

Land Registration Commission RECISTRY OF DEEDS FOR THE CITY OF PUBLICO

Aransfer Archificate of Aitle

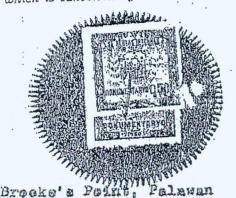
Puerto Princepa, Jeland of Talleway and described as follows:

[A Derecal of Land (Land and described as follows:

A parcel of land (Lot)-B of the subdivision plan(LRC)Pos-2703 approved as a non-subdivision project, being a portion of Lev 5 (IRC) Pod-227251. LRC Record No. F. Pat.), situated in the Borrie of Puccel Princesa City. Prevince of Island of Palawan. Bounded on the MB., sull 3 to 4 by Let 5-C of the subdivision plan, on the SB., points 4 to 1 by property of Maria Jardin, on the SW., points 2 to 2 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan; and on the NW., points 2 to 3 by Let 1630 page the subdivision plan and subdivision plan is registered in accordance with the provisions of section 122 of the Land Registration Act in R the name of *ROSARIO N. EDWARDS MERCHARDISING CORPORATION, a demonstrate Corporation existing under the laws of the Philippines, with wath office in Brackes Foint, Palawari.
subject to the provisions of the said Land Registration Act and the Public Land Act, us 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, and to

It is further certified that said land was originally registered on the 188th day of F a b r u m r y ..., in the year nineteen hundred and ... III TERMINO......, in Registration Book No., page, of the Office of the Register of Deeds a l a w a n _____, cs Original Certificate of Title No. B-1895, pursuant to Free patent granted by the President of the Philippines, on the 13th , in the year nineteen hundred and Lorby-olighin under Act No. 496

Tago transfor which is cancelled by virtue hereof in so far as the above described land is concerned.



Entered at City of Puerte Frinceon Lopentor'y Philippines, on the day of ... in the year nineteen hundred and SOVERSY-MINO at 2:50p. m.

> Opelis Ednig - Staranis OPENIA B. ARTING-STA. MARIA Register of Deeds

(Owner's posul address)

* State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

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1221088

EXPUBLIC OF THE PHILIPPINES DEPARTMENT OF JUSTICE

Land Registration Lower Piers princess REGISTRY OF DEEDS FOR THE

Certificate of Title Aransfer

5947

Pto: Frinces centrated that cortain land situated in the Barrie of Principal of Telloway bounded and described as follows:

Lot 3-0, (1HO)Pag-271057 A percel of land (Lot 3-0 of the subdivious plan (Lac) Pod-PS57. approved as non-subdivision project, being aportion of Let 3. (IRC) Pad-227231. IRC Record No. F. Pat.), situated in the Berrie of Princess City, Province of Island of Palawan. Bounded on the NE., E. Princess City, Province of Island of Palawan. Bounded on the SB., points I to 4 by property of Mariano Lagan, on the SB., points 5 to 5 by Let 4 to 5 by property of Maria Jardin; on the Sw., points 5 to 5 by Let 3. Bef the subdivision plan; and on the NV., points 5 to 5 by Let 3. Bef the subdivision plan; and on the NV., points 8 to 5 by Let 3. is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of ROSARIO N. EDWARDS MERCHANDISING CORPORATION, & ESTABLES OF the name of action existing under the laws of the Philippines, with make office in Brooks's Point, Palawan..... subject to the provisions of the said Land Registration Act 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, and to

It is further certified that said land was originally registered on the progressive obruery in the year nineteen hundred and in Registration Book No., page, of the Office of the Register of Deeds I present granted by the President of the Philippines, on the years in the year nineteen hundred and under Act No.

3800 Certificate of Title No. This certificate is a transfer from which is cancelled by virtue hereof in so far as the above described land is concerned.

City of Puorte Princena Entered at _______Path Tebruary Philippines, on the _____ day of _____ in the year nineteen hundred and

> applis Earney- Stimons OFFICE ROUNG-STA. MARTA "Register of Deeds

(Owner's postul address) * State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman state also the citizenship of her husband. If the



Republic of the Philippines CITY-OF PUERTO PRINCESA

OFFICE OF THE CITY ASSESSOR



TAX DECLARATION OF REAL PROPERTY

D No. :	057-8	1643	P	roperty Identification	n No. :	134-01-057-0	2-025	
			CORPO	RATION		TIN:		
	RIO N. EDWARDS MERCHANDISING CORPORATION LAON ST., STA. MESA HEIGHTS, QUEZON CITY, METRO MANILA					Telephone No. :		
dress: 9 KANLAO dministrator/Beneficial	NSI, SIA. MI	ESA REJORIST QU	22011	,		TIN:	4	
ddress:	OSC11				·	Telephone No.:		
ocation of Property:	RIZA	L AVENUE INTER	OR	MANIN	IGNING	PUERTO PRIN		
cation of Property		(Number and Street)			y/District)	(Munidpality & F	rovince/Cit/)	
CT/TCT/CLOA No. :	TCT-3800				: PSD-227231	-		
CT:				Lot No. :	3			
ate:				Bik. No.	1. 16	V		
oundaries: North:	NE - 043 (LO	T 157-K), TO 014	(LOT 1,	IDEN. TO 1338)	- MAN			
East:		7 2, IDENT. TO 13	337), TO	055 (LOT 6)				
	SW - 026 (LC		F 4 . E]					
West:	NW - 027 (LC	OT 1-G), 028 (LOT	1-7}					
IND OF PROPERTY AS	SSESSED:					>intion :		
X LAND	7			لمسا	MACHINERY Brief I			
-	o. of Storeys :	· · · · · · · · · · · · · · · · · · ·			OTHERS Brief!	Description :		
	rief Description						-	
Classification	Sub-Class	Area	Aren Type	Market Value	Actual Use	Assessment Level	Assessed Value	
		8,736.00	-	22,713,600.00	RESIDENTL	L 10%	2,271,360.00	
COMMERCIAL	C-3	8,736.00	-	22,713,600.00	W.		2,271,360.00	
	TOTAL	8,730,00	301			•		
		Total Market	t Value :		,600.00 Total As		P 2,271,360.00	
Total Assessed Value		TWO MILLION T	WO HUNI	DRED SEVENTY ONE TH	HOUSAND THREE H	UNDRED SIXTY AND O	0/100	
	p-1- 1-101					ivity of Assessment:		
Taxable X Exempt					1	•		
Appraised By:		Recomm	ended By:	:	Approved By:			
Appraised by.	2000-				(
2000 430051	C. CABAÑER				ENGR. JOV	EN C. V. BALUYUT	03/18/2020	
***	OO II				ar	ASSESSOR	Date	
This declaration cance		57-8264				Previous A.V. Php	500,210.00	
	ious Owner :		ROS	SARIO N. EDWARDS	MERCHANDISIN	G CORPORATION		
	_						•	
MEMORANDA: REVIS	SED PURSUANT	TO SECTION 219 C	JF KA /10	50 AND CITY ORDINAN	CL 770. 1027.		2	
Articles.								
	-		d		nv			
Note: This declaration	is for real proper	tation purposes	ים מום יווי	el valuation inchested here	hare based on the sci	nedule of unit market value	es prepared for the	
purpose and du	alv enacted into a	recimence brothe san	DEC	aniun service Pro C	et 1. 1027 dated 202	nedule of unit market value 0-01-20. It does not and	Milliot by Ibell did.	
confer any own	ership or legal tio			X	TUES	UMENT IS ELECTRO	NICALLY SIGNED	
GENERATED BY : ETRACS	v2.5 PRINTRO	BY : FILENC BAYLON P	TE CO	2010-03-19 03:41-44	2	V. 150 P. 155 P. 150		
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