

Erickson V. Mactal
330 B86 L8 Ph III-D
Caloocan City, Metro Manila
ezhong12@gmail.com
09271659575
December 12, 2023

Caesar E. Quebec
CENR Officer
Community Environment and Natural Resources Office (CENRO)
Roxas, Oriental Mindoro
Purok Camia II, Brgy. San Mariano, Roxas
Oriental Mindoro

Subject: Request for Certification on Land Status

Dear CENR Officer Caesar E. Quebec,

I hope this letter finds you well. I am writing on behalf of the Latombo family, the legal owners of the titled property with subdivision plan **CSD-4B-002928-D** located at Sitio Mahabang Buhangin 1, Barangay Banilad, Pinamalayan, Oriental Mindoro, which was surveyed and granted a free patent by the Provincial Environment and Natural Resources Office (PENRO) of Oriental Mindoro.

We would like to seek your assistance and clarification regarding the land status of a specific area within our property, which has undergone a survey and subsequently acquired a free patent.

Property Details:

Owner	Title Number	Patent Number	Date Acquired
Nicanor M. Latombo	064-2019000052	045209 18-9642	October 26, 2018
Manuel F. Falcunit	064-2019000025	045209 18-9640	October 26, 2018

Approved survey plan: CSD-4B-002928-D (Free patent title acquired)

Location: Sitio Mahabang Buhangin 1, Barangay Banilad, Pinamalayan, Oriental Mindoro

Target area for Land Status: In between the boundaries of Survey Plans CSD-4B-002928-D (Our acquired free patent) and CSD-04-004584-D (Under the name of Nemesio Deogracias)

Attachments: Copies of Title/Patent, Survey Plan, Land Projection, Special Power of Attorney

Upon careful examination of the survey output and relevant documentation, we have discovered that a portion of our property was inadvertently excluded or missed during the initial survey process. It is in our understanding that this portion was not included in the original survey output, and therefore, it was not covered by the free patent granted by PENRO.

In light of this, we are seeking your assistance to provide a certification on the current status of the land, specifically addressing the missed portion. We are interested in formally applying for the inclusion of this portion under our rightful ownership.

To facilitate the process, we are willing to provide any additional documentation or information required to verify our claim. We understand the importance of accurate land surveys and documentation, and we are committed to ensuring that the necessary steps are taken to rectify this oversight.

We kindly request that you review the relevant records and conduct any necessary investigations to confirm the existence and ownership status of the portion in question. Your prompt attention to this matter would be greatly appreciated.

If there are specific forms or procedures that we need to follow in making this application, please provide guidance or direct us to the appropriate channels. We are ready to comply with any requirements to rectify this situation and ensure the accurate documentation of our property.

Thank you for your time and consideration. We look forward to a positive resolution of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erickson V. Mactal', written in a cursive style.

Erickson V. Mactal

CC: Provincial Environment and Natural Resources Office (PENRO), Oriental Mindoro
Land Management Bureau (LMB), DENR Central Office
Department of Environment and Natural Resources MIMAROPA Region

SN. Blg. 1700423

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

Katibayan ng Orihinal na Titulo

Blg. 064-2019000052

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa _____ noong ika- _____ ng _____ taong dalawang libo at _____, at nakatala sa mga kasulatan ng _____ gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN

REHIYON BLG. IV-B, MIMAROPA, REGION

KALOOB NA PATENTE BLG. 045209 18-9642

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

NICANOR M. LATOMBO

_____, Filipino,
may sapat na gulang, kasal kay ELIZABETH LATOMBO _____ at nakatira sa
Pinamalayan, Oriental Mindoro _____ na nagtataglay ng lahat ng kwalipikasyon at

ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa _____ na may kabuuang sukat na

4,361

metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI RODRIGO ROA DUTERTE _____, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas.

Nilagdaan sa _____ ngayong ika- _____

OCT 26 2018

_____ sa taon ng Ating Panginoon, dalawang libo at _____.

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

MARY JUNE E. MAYPA

OIC-PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng _____
alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- _____ ng _____, dalawang libo at _____, sa _____

Pinamalayan,
Oriental Mindoro

(Tirahan ng May-ari)

ATTY. WARREN-DERICK T. LEASPI

Acting Tagatala ng mga Kasulatan at Ari-arian

(PAGLALARAWANG TEKNIKAL)

Lot 4928-B-5, Csd-4B-002928-D

Beginning at point marked "1" of Lot 4928-B-5, Csd-4B-002928-D, being N 52° 43' E, 7,830.47 meters from B.L.L.M. No. 1, Pls-83, Pinamalayan Public Land Subdivision to corner 1.

Thence:

N	57° 16' E	98.78	m	to point 2
S	03° 45' W	9.73	m	to point 3
S	07° 47' W	22.35	m	to point 4
S	13° 27' W	12.24	m	to point 5
S	14° 57' W	19.13	m	to point 6
S	24° 22' W	11.80	m	to point 7
S	27° 34' W	12.60	m	to point 8
S	26° 51' W	18.29	m	to point 9
S	28° 55' W	12.23	m	to point 10
S	33° 00' W	3.41	m	to point 11
N	36° 32' W	75.44	m	to point 1, of the beginning

Containing an area of FOUR THOUSAND THREE HUNDRED SIXTY ONE (4,361) SQUARE METERS.

All points referred to are indicated on the plan and marked on the grounds cor. 1 by old PIS cyl. Conc. Mons 15 x 60 cm. and the rest by p.s. cyl. Conc. Mons 15 x 40 cm.

Bounded on the NW, along line 1-2 by lot 2711-A; Csd-4B-004584; on the NE/SE along line 2-3-4-5-6-7-8-9-10-11 by Lot 4928-B-6 (road); on the SE, along line 11-1 by lot 4928-B-7, both Csd-4B-002928-D.

Bearings true:

This lot was surveyed in accordance with law and existing regulations promulgated hereunder by Geodetic Engineer Marvin M. Bargado on October 8, 2017 and was approved on May 25, 2018.

NOTE: This lot is covered by FPA - 045209-622 and equivalent to Lot 10499, Pls-83, Pinamalayan Public Land Subdivision

CERTIFIED CORRECT:

CAREN JOY S. ORDOÑA
Engineer II

Prepared by:

Checked by:

Date:

(Karugtong sa Karagatang Pahina Pahina

Acting

Tatagan sa mga Kapulatan at Ari-arian

ATTY. MARVIN M. BARGADO T. LEGASPI

SN. Blg. 1700419

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

Katibayan ng Orihinal na Titulo
Blg. 064-2019000025

Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529),
alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa _____ noong ika-
ng _____ taong dalawang libo at _____, at nakatala sa mga kasulatan ng
_____ gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. IV-B, MIMAROPA REGION

KALOOB NA PATENTE BLG. 045209 18-9640

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

MANUEL F. FALCUNIT

_____ , Filipino,
may sapat na gulang, kasal ~~WIDOWER~~ _____ at nakatira sa
Banilad, Pinamalayan, Oriental Mindoro _____ na nagtataglay ng lahat ng kwalipikasyon at
ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872,
Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay pinagkakaloob sa pamamagitan
ng Di-Patenteng ito ang lupaing nasa _____ na may kabuuang sukat na
3,190 _____ metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan
sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa,
na maliban kung sa kapakanan ng pamahalaan o alinang mga sangay, mga yunit, o mga institusyon nito,
na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng
limang (5) taon mula sa petsa ng patente at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt
Blg. 141, ayon sa pagkakasusog at ang kapapatan ng pamahalaan na pangasiwaan at pangalagaan ang
mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa
pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at
gumamit ng nabanggit na kahoy na maaaring kailanganin sa kanilang pansariling pangangailangan.

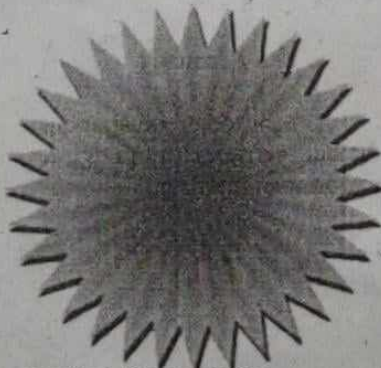
BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI
RODRIGO ROA DUTERTE _____, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente

ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas. **OCT 26 2018**
Nilagdaan sa _____ ngayong ika- _____ ng
_____ sa taon ng Ating Panginoon, dalawang libo at _____.

SA BISA NG KAPANGYARIHAN NG
PANGULO NG PILIPINAS

MARY JOE F. MAYPA
OIC-PENRO

Nakatala sa "Talaan ng Kasulatan" ng Lalawi-
gan/Lungsod ng Calapan City, Oriental Mindoro
alinsunod sa tadhana ng Seksyon 103 ng Atas ng
Pangulo Blg. 1529, ngayong ika-walo _____ ng
Enero _____, dalawang libo at
labing-anim _____, sa 04:31 PM _____.



Banilad, Pinamalayan,
Oriental Mindoro

(Tirahan ng May-ari)

ATTY. WARREN-DERICK T. LUCASPI
Acting Tagatata ng mga Kasulatan at Ari-arian

(PAGLALARAWANG TEKNIKAL)

Lot 4928-B-1, Csd-4B-002928-D

Beginning at point marked "1" of Lot 4928-B-1, Csd-4B-002928-D, being N 53° 11' E, 7,986.54 meters from B.L.L.M. No. 1 Pls-83, Pinamalayan Public Land subdivision to corner 1.

Thence:

S	82° 38' W	75.11	m	to point 2
N	05° 48' E	26.28	m	to point 3
N	57° 16' E	84.51	m	to point 4
S	00° 42' E	62.23	m	to point 1, of the beginning

Containing an area of THREE THOUSAND ONE HUNDRED NINETY (3,190) SQUARE METERS.

All points referred to are indicated on the plan and marked on the grounds cor. 4 by Old PS cyl Conc Mons. 15 x 60 cm. and the rest by PS cyl. Conc. Mons 15 x 60 cm.

Bounded on the SE, along line 1-2 by lot 4928-B-2; on the SW, along line 2-3 by Lot 4928-B-6 (road); both Csd-4B-002928-D; on the NW, along line 3-4 by lot 2711-A, Csd-04-004584; on the NE, along line 4-1 by Lot 4928-C, Csd-4 B001029-D.

Bearings: TRUE

This lot was surveyed in accordance with law and existing regulations promulgated hereunder by Geodetic Engineer Marvin M. Bargado on October 8, 2017 and was approved on May 25, 2018.

NOTE: This lot is covered by FPA - 045209-620 and equivalent to Lot 10495, Pls-83, Pinamalayan Public Land Subdivision

CERTIFIED CORRECT:

CAREN JOY S. ORDOÑA
Engineer II

Prepared by:
Checked by:
Date:

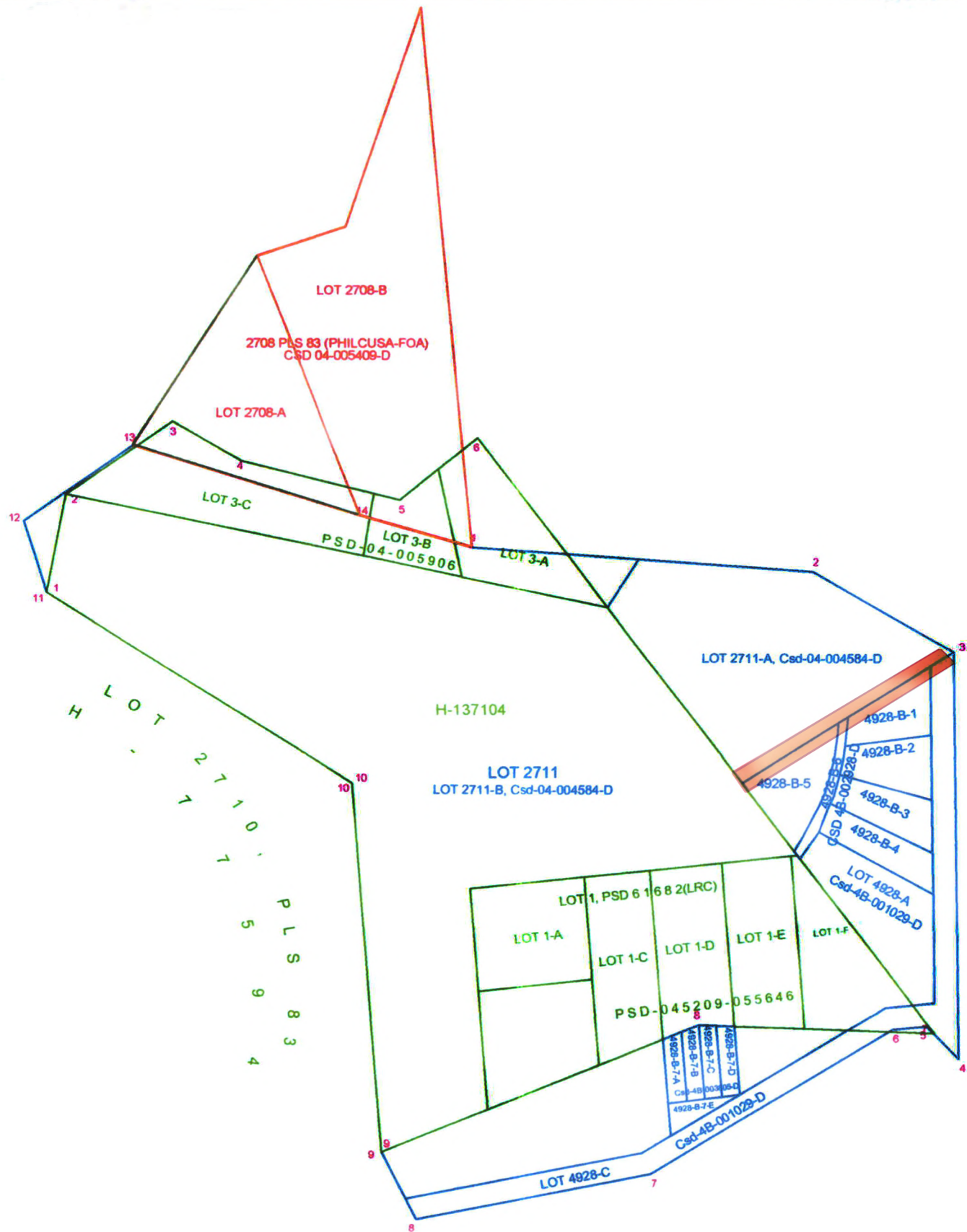
(Karugtong sa Karagdagang Pahina

Pahina

Acting

ATTY. WARREN-DERICK T. LEGASPI

Tagatala ng mga Kasulatan at Ari-arian

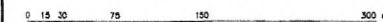


JULY 15, 1958 - JULY 9, 1956 and SEPT 15,
ORIGINAL SURVEY 1956 Surveyed _____ Approved _____
Case No. CSD-40-C01029-D
Lot No. 4928-B Patent No. _____ Date _____
Decree No. _____ Date _____ LRC Rec. No. _____
OCT No. _____ Dated _____ Issued to _____
TCT No. _____ Dated _____ Issued to _____

RURBAN CODE:
BARANGAY OF: BANILAD
MUN./CITY OF: PINAMALAYAN
PROVINCE OF: ORIENTAL MINDORO
ISLAND OF: MINDORO

Containing an area of 257,035 Sq. M.

PPCS - TM/PRS 92 ZONE NO.:
BEARINGS : TRUE
SCALE 1: 3000



I further certify that this plan accurately indicates the boundaries of the property as pointed to me on the ground by the survey claimant or his authorized representative and/or based on the available legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and accuracy of the monument setting.

MARVIN M. MARGADO
Geodetic Engineer
PRC ID No. 5513 Date: 07-17-01
PTR No. 8416824 Date: 01-23-17
TIN No. 930-388-328

The survey plotted herein is found to be in order as per submitted survey returns of the Geodetic Engineer and therefore recommended for approval.

ROMAN G. LUCASPI
OIC-CHIEF, Survey & Mapping Division
Date Approved: 05/25/18
This approved plan, however, shall not be construed as title to the land.

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

Date Submitted / Re-Submitted	Date Returned	Remarks	Documents Received by
5-3-2018			

C.M. 13° 04' N. 121° 32' E Printed Name & Signature Date

Position verified by: _____ N. _____ E. by: 5-3
 Plotted on P.H.
 Field Notes checked by: _____
 Traverse Computation checked by: _____
 Astronomical Computation checked by: 5-4
 Lot Data Computation checked by: _____
 Plotted / Inked by: _____
 Traced by: 5-11-18
 Checked & Verified by: L. C. ANCHETA

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL
w/n AWD per reg no. 4.A, LO Map No. 860
dated Dec 23, 1960 CES 5-4

Csd-4B-002928-D

Republic of the Philippines
Department of Environment and Natural Resources
Surveys & Mapping Division

061423-14

NOTE: All corners marked Old PS and Old FLS are cyl.
conc. mons. 15x60 cms.
All corners not otherwise described are PS cyl.
conc. mons. 15x60 cms.
Surveyed in accordance with Survey Authority No. 045209-129
dated February 19, 2018.
As issued by the CENR Officer of Pasi, Socorro Or. Mindoro.
The survey returns were indorsed by the PENR Officer on
March 15, 2018.
This survey is within the Agricultural Land (alienable and
disposable) as per L. C. Map No. 860, Project No. 4-A, Block
No. 1-D certified on Dec. 11, 1930 as per Certification issued
by LEO G. CAPON, DMOIv/in-charge office of the CENRO.
Lot 4829-B-1 up to Lot 4829-B-7 shall be equivalent to
Lot 10495 up to Lot 10501, PIs-83, Panamaleyan Public Land
Subdivision inclusive, respectively.

Recommending Approval:

With my conformity

ELIZABETH LATOMBO ET. AL
Land Owner
(FOR SIMPLE SUBDIVISION ONLY)

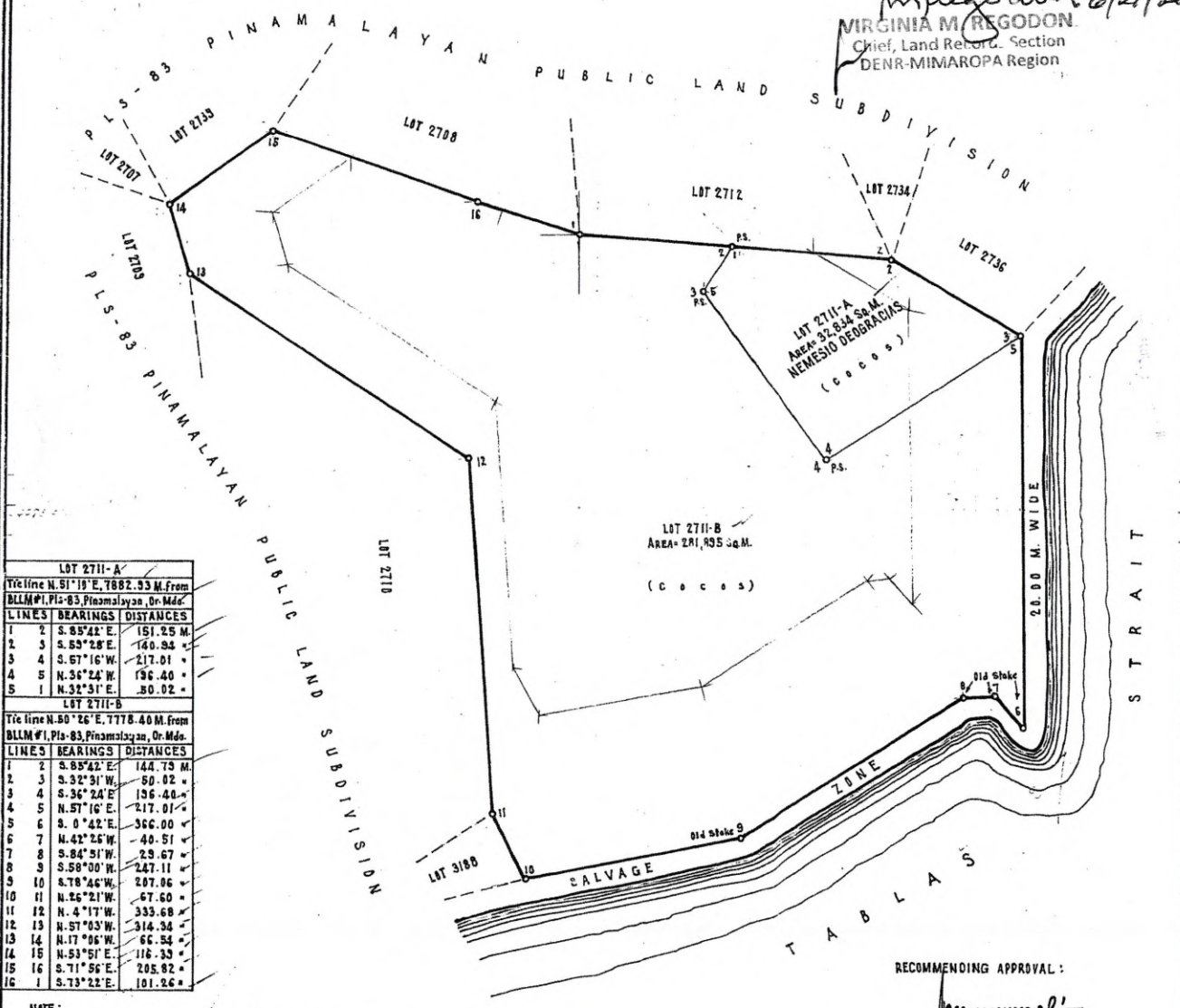
VERIFICATION FEE

Paid Under
O.R. No. **7463714**
Date: **MAY 2, 2018**
7 Lot/s **62** Corner

FOR REFERENCE ONLY

CERTIFIED PHOTOCOPY

mapa don 6/21/2003
VIRGINIA M. REGODON
Chief, Land Records Section
DENR-MIMAROPA Region



LOT 2711-A		
Tie line N. 51° 19' E. 7882.53 M. from		
BLM #1, PLS-83, Pinamalyan, Or. Mdo.		
LINES	BEARINGS	DISTANCES
1 2	S. 85° 42' E.	151.25 M.
2 3	S. 85° 28' E.	140.94
3 4	S. 67° 16' W.	217.01
4 5	N. 36° 24' W.	196.40
5 1	N. 32° 31' E.	50.02
LOT 2711-B		
Tie line N. 50° 26' E. 7778.40 M. from		
BLM #1, PLS-83, Pinamalyan, Or. Mdo.		
LINES	BEARINGS	DISTANCES
1 2	S. 85° 42' E.	144.73 M.
2 3	S. 32° 31' W.	50.02
3 4	S. 36° 24' E.	136.44
4 5	N. 57° 16' E.	217.01
5 6	S. 0° 42' E.	366.00
6 7	N. 42° 25' W.	40.51
7 8	S. 84° 51' W.	29.67
8 9	S. 58° 00' W.	247.11
9 10	S. 78° 46' W.	207.96
10 11	N. 46° 21' W.	67.60
11 12	N. 4° 17' W.	333.68
12 13	N. 57° 03' W.	314.34
13 14	N. 17° 06' W.	66.54
14 15	N. 53° 51' E.	116.33
15 16	S. 71° 56' E.	205.82
16 1	S. 73° 22' E.	101.26

NOTE:

All corners marked P.S. are cyl. conc. mons. 15x60 cm.
not otherwise described are old P.L.S. cyl. conc. mons. 15x60 cm.
Surveyed in accordance with the Survey Authority No. (W-13) 892 dated September 27, 1986
of the Director of Lands issued by the District Land Officer N.R.D. Ra. N-12
Calapan, Or. Mindoro
Lot 2711-A=lot 4027
Lot 2711-B=lot 4228 } PLS-83, Pinamalyan Public Land Subdivision.

FOR REFERENCE ONLY

RECOMMENDING APPROVAL:

Jose C. Maulon Jr.
JOSE C. MAULON JR.
District Land Officer

SUBDIVISION
PLAN
OF LOT 2711

PLS-83, PINAMALAYAN PUBLIC LAND SUBD.

AS SURVEYED FOR
NEMESIO DEOGRACIAS
SITUATED IN THE

BARANGAY NO. _____ ZONE NO. _____
BARRIO/DISTRICT OF: BANILAD
MUN./CITY OF: PINAMALAYAN
PROVINCE OF: OR. MINDORO
ISLAND OF: MINDORO

CONTAINING AN AREA OF 314,729 SQ. M.

BEARINGS: TRUE

SCALE: 1:3000

I certify that this is a correct plan of the land survey herein plotted in accordance with the original field notes and computations herewith submitted to the Bureau of Lands; that the data of said field notes were obtained from actual measurements and observations of the property whose boundaries were indicated to me by the claimant or his authorized agent; that adjoining owners or claimants were duly notified of the survey; and that the survey was executed by me in conformity with pertinent laws of the Republic of the Philippines and regulations of the Bureau of Lands.

Date of Survey: September 27, 1986
CLARITO E. MORENO
GEODETIC ENGINEER
Reg. Cert. No. 1633 Date: 10-3-66
License No. _____

Original Survey: JULY 10, 1956 - JULY 15, 1957

Ministry of Natural Resources

BUREAU OF LANDS

Region Office - IV, _____

Rueyan City, _____

I certify that the complete survey returns of the herein described survey, which are on file in this Office, were verified and found to conform with pertinent laws of the Philippines and with applicable regulations of the Bureau of Lands in view thereof approval of this plan is hereby recommended.

ROBERT O. PANGSARIHAN
D.C., SURVEY DIVISION

This approved plan, however, shall not be construed as title to the land.

Q. City, Philippines, Date October 11, 1985.

For the Director of Lands:

Submitted to Region, IV, _____
October 1, 1985
LAUDIO C. BATILES
(ASST. REGIONAL DIRECTOR)
OFFICER-IN-CHARGE

DATE RETURNED _____ REASON _____ RECEIVED BY _____

C.M. 13°04' N 121°32' E Signature _____ Date: _____

Position verified by: _____

Plotted on P.M. N. E. by: _____

Field Notes checked by: _____

Computations checked by: _____

a. Astronomic: _____

b. Traverse: _____

c. Lot data: _____

Plotted inked by: _____

Traced by: _____

Checked & verified by: _____

Patented: _____

Decreed: _____

Survey No. _____ Cad. _____ Pac. _____ Cne _____

O.C.T. No. _____ Issued to _____

T.C.T. No. _____ Issued to _____

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

Csd-04-004584-D



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned individuals, being of legal age, Filipino citizens, and residing at our respective addresses as follows:

1. **CONCEPCION L MIÑON**, also known as **CONCEPCION M. LATOMBO**, residing at Del Pilar St., Barangay Wawa, Pinamalayan, Oriental Mindoro.
2. **MANUEL F. FALCUNIT**, husband of the late **NORMA M. LATOMBO**, residing at Sitio Mahabang Buhangin, Barangay Banilad, Pinamalayan, Oriental Mindoro.
3. **SOSIMA L. PAMPO**, also known as **SOSIMA M. LATOMBO**, residing at 33 Sitio 2, Barangay Wawa, Pinamalayan, Oriental Mindoro.
4. **NICANOR M. LATOMBO**, residing at 330 B86 L8 Ph III-D, Dagat-dagatan, Caloocan City.
5. **ELIZABETH L. ELEVERA**, also known as **ELIZABETH M. LATOMBO**, residing at Palayan, Pinamalayan, Oriental Mindoro.

for and our behalf, under and by virtue of these presents, do hereby NAME, CONSTITUTE, and APPOINT **ERICKSON V. MACTAL**, of legal age, Filipino citizen, and residing at 330 B86 L8 Ph III-D, Dagat-dagatan, Caloocan City to be our true and lawful ATTORNEY-IN-FACT for our name, place, and stead, to do any and all of the following acts and things, to wit:

1. To represent us and act on our behalf in all legal actions and proceedings pertaining to our property, including but not limited to transfers, registrations, disputes, negotiations, and any other actions necessary to protect our interests.
2. To sign, execute, and deliver all documents, contracts, agreements, and instruments related to our property, including but not limited to deeds of sale, affidavits, applications, and any other documents required for the lawful transfer or management of the said property.
3. To appear before government agencies, courts, or any relevant authorities, and to engage the services of legal counsel or professionals as necessary, to pursue or defend any legal actions related to our property.
4. To do any and all other acts necessary or incidental to the above powers, including the power to delegate any or all of the foregoing powers to other persons, as Erickson V. Mactal may deem appropriate.

HEREBY GIVING AND GRANTING unto our attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite or

necessary to be done in and about the premises as fully to all intents and purposes as we might or could lawfully do if personally present with full power of substitution and revocation; and shall do or cause to be done by virtue hereof; and

HEREBY RATIFYING AND CONFIRMING all that said attorney-in-fact shall lawfully do or cause to be done under and by virtue of these presents.

This Special Power of Attorney shall remain in full force and effect until revoked by us in writing.

28 SEP 2023

IN WITNESS WHEREOF, we have hereunto set our hands this _____ at


Concepcion L. Miñon
PRINCIPAL


Manuel F. Falcunit
PRINCIPAL


Sosima L. Pambo
PRINCIPAL


Nicanor M. Latombo
PRINCIPAL


Elizabeth L. Elevera
PRINCIPAL


Erickson V. Mactal
ATTORNEY-IN-FACT

ACKNOWLEDGMENT

REPUBLIC OF THE PHILLIPINES)
CITY OF MANILA) S.S.

28 SEP 2023

BEFORE ME, a Notary Public in and for _____, personally appeared:

Concepcion L. Miñon, Manuel F. Falcunit, Sosima L. Pambo, Nicanor M. Latombo, Elizabeth L. Elevera, known to me and to me known to be the same persons who executed the foregoing instrument, and they acknowledged that the same is their free and voluntary act and deed.

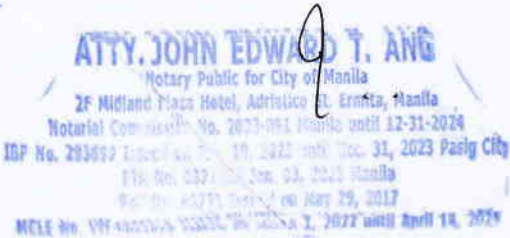
Erickson V. Mactal, known to me and to me known to be the same person who executed the foregoing instrument as the attorney-in-fact, acknowledged that he is duly authorized to do so.

28 SEP 2023

WITNESS MY HAND AND SEAL, this _____.

[Notary Public's Signature]
Notary Public

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ATTY. JOHN EDWARD T. ANG
Notary Public for City of Manila
2F Midland Plaza Hotel, Adriaico St. Ermita, Manila
Notarial Commission No. 2023-091 Manila until 12-31-2024
IDP No. 293699 issued on Dec. 19, 2022 until Dec. 31, 2023 Pasig City
EIN No. 037106 Jan. 01, 2021 Manila
Notary Public since May 29, 2017
MCLE No. VFA-000004-000007 No. 000001, 2022 until April 14, 2023