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

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 065-2016000207

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF BUENA SUERTE, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

LOT NO. 761-A, CSD-04-033035-D IDENTICAL TO LOT 11630, CAD 1037-D BEGINNING AT A POINT MARKED "1" OF LOT 761-A, CSD-04-033035-D, IDENTICAL TO LOT NO. 11630, CAD 1037-D, BEING S. 36° 22' E., 3,235.27 M. FROM B.L.L.M. NO. 1, CAD 1037-D, MUNICIPALITY OF EL NIDO, PROVINCE OF (Continued on next page)

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

Owner: ALVIN P. DAVID, OF LEGAL AGE, FILIPINO, SINGLE

Address: ZONE 4, SAN ISIDRO, BACOLOR, PAMPANGA CENTRAL LUZON

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

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

Patent Type: Free Patent

Patent Date: 12/29/2009

Under Act No.: P.D. 1529

Volume No.: 178

Original Owner: SHIELA MAE D. PLESHKO

Original RD: PROVINCE OF PALAWAN

OCT Date: 1/29/2010 1:20 PM

OCT No.: OCT-E-35139

Page No.: 39

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE E-35139 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 23rd day of MARCH 2016 at 01:53pm.

Atty. Maria Rachel Fe F. Dilig
Register of Deeds

THIS TITLE IS PARTIALLY CANCELLED BY DEED NO. 2023000947



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TECHNICAL DESCRIPTION (Continued from page 1)

PALAWAN; THENCE N. 69° 35' W., 67.58 M. TO POINT 2; N. 83° 56' W., 21.96 M. TO POINT 3; N. 06° 41' E., 40.00 M. TO POINT 4; N. 83° 19' W., 20.00 M. TO POINT 5; S. 06° 41' W., 40.00 M. TO POINT 6; N. 86° 55' W., 33.06 M. TO POINT 7; N. 09° 02' W., 95.40 M. TO POINT 8; N. 83° 06' E., 82.55 M. TO POINT 9; S. 88° 58' E., 62.58 M. TO POINT 10; S. 03° 39' E., 133.27 M. TO POINT 1, POINT OF BEGINNING; CONTAINING AN AREA OF FOURTEEN THOUSAND, SEVEN HUNDRED SIXTY-SIX (14,766) SQUARE METERS ALL CORNETS ARE MARKED ON THE GROUND BY P.S. CYLINDRICAL CONCRETE MONUMENTS, 15 X 60 CENTIMETERS. BOUNDED ON THE SOUTH, WEST, NORTH AND EAST, ALONG LINES 1-2-3-4-5-6-7- 8-9-10-1 BY LOT 761-B, CSD-04-033035-D BEARINGS GRID. THIS LOT WAS SURVEYED BY GEODETIC ENGINEER EMMANUEL M. ORTILE ON JUNE 28, 2009 IN ACCORDANCE WITH LAW AND EXISTING RULES AND REGULATIONS PROMULGATED THEREUNDER. THE SURVEY WAS APPROVED ON SEPTEMBER 25, 2009. NOTE: THIS LOT IS COVERED BY FREE PATENT APPLICATION NO. 045312 - 1172.

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2023001763

Date: June 01, 2023 04:03:14PM

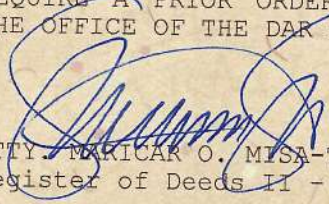
SPECIAL POWER OF ATTORNEY : EXECUTED BY ALVIN P. DAVID, IN FAVOR OF CONRADO N. DAVID WITH POWER TO SELL IN PART OR IN WHOLE, ADMINISTER AND REPRESENT HIM IN PROCESSING THE NEEDED PAPERS RELATED TO THE PARCEL OF LAND COVERED BY TCT NO. 065-2016000207; TO MAKE, SIGN, EXECUTE ANY AND ALL PAPERS, DOCUMENTS AND INSTRUMENTS THEREFOR, INCLUDING BUT NOT LIMITED TO DEED OF ABSOLUTE SALE, WAIVER OF RIGHTS, QUITCLAIM AND OTHER REQUIREMENTS OF GOVERNMENT AGENCIES TO TRANSFER /ISSUE TITLE AND THE APPROVAL OF LAND SURVEY AND SUBDIVISION PLAN, FOR AND IN BEHALF OF ALVIN P. DAVID, IN ACCORDANCE WITH DOC. NO. 436; PAGE NO. 89; BOOK NO. VI; SERIES OF 2023; OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN; ATTY. GELLIAN GRACE B. BAAC; DATED JANUARY 27, 2023.


ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province

Entry No.: 2023001764

Date: June 01, 2023 04:08:03PM

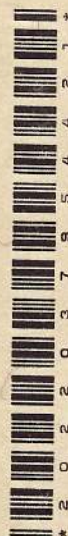
CERTIFICATION : ISSUED BY CONRADO S. GUEVARRA, PROVINCIAL AGRARIAN REFORM OFFICER II, DAR PUERTO PRINCESA CITY, CERTIFYING THAT THE APPLICATIONS/REQUEST FOR ISSUANCE OF LAND TRANSFER CLEARANCE (LTC) IN THE NAME OF ALVIN P. DAVID COVERED BY TCT NO. 065-2016000207 WITH LOT NO. 761-A, CSD-04-033035 WITH AN AREA OF 14,766 SQUARE METERS, MORE OR LESS, WHERE A PORTION WITH AN AREA OF 9,183 SQUARE METERS DESCRIBED AS LOT 761-A-1 IS SUBJECT OF DEED OF THE ABSOLUTE SALE EXECUTED BY ALVIN P. DAVID, REPRESENTED BY HIS ATTORNEY-IN-FACT, CONRADO N. DAVID IN FAVOR OF CEDAN LAND CORPORATION IS APPROVED DATED MAY 5, 2023. ANY ACTUAL CHANGE IN THE USE OF THE LAND AND/OR DEVELOPMENT OVER THE SUBJECT LAND, REQUIRE A PRIOR ORDER OF CONVERSION OR EXEMPTION/EXCLUSION FROM THE OFFICE OF THE DAR REGIONAL DIRECTOR.


ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province

Entry No.: 2023001764

Date: June 01, 2023 04:08:03PM

SECRETARY'S CERTIFICATE/ BOARD RESOLUTION : EXECUTED BY ISABELLA M. PRODIGALIDAD, CORPORATE SECRETARY OF CEDAN LAND CORPORATION, CERTIFYING THAT THE CORPORATION AUTHORIZES ITS CHIEF OPERATING OFFICER/GENERAL MANAGER ANN MICHELLE Y. CARDENAS, TO NEGOTIATE, MAKE, SIGN, EXECUTE, DELIVER AND RECEIVE CONTRACTS, AGREEMENTS, AND ANY AND ALL DOCUMENTS, AND OTHER WRITINGS OF WHATEVER NATURE OR KIND AS MAY BE NECESSARY TO CARRY INTO EFFECT THE PURCHASE OF A



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PARCEL OF LAND COVERING MORE OR LESS (9,183) SQUARE METERS, COVERED BY TCT NO. 065-2016000207, IN ACCORDANCE WITH DOC. NO. 7, PAGE NO. 3, BOOK NO. XXVI, SERIES OF 2022, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN, ATTY. MARY JOY M. ORDANEZA, DATED DECEMBER 16, 2022.

BOARD RESOLUTION

EXECUTED BY THE BOARD OF DIRECTORS OF THE CEDAN LAND CORPORATION, HEREBY CERTIFY THAT THE CORPORATION AUTHORIZES ITS CHIEF OPERATING OFFICER/GENERAL MANAGER ANN MICHELLE Y. CARDENAS, TO NEGOTIATE, MAKE, SIGN, EXECUTE, DELIVER AND RECEIVE CONTRACTS, AGREEMENTS, AND ANY AND ALL DOCUMENTS, AND OTHER WRITINGS OF WHATEVER NATURE OR KIND AS MAY BE NECESSARY TO CARRY INTO EFFECT THE PURCHASE OF A PARCEL OF LAND COVERING MORE OR LESS (9,183) SQUARE METERS, COVERED BY TCT NO. 065-2016000207.

SIGNED BY:

ISABELLA M. PRODIGALIDAD
CORPORATE SECRETARY

APPROVED BY:

CONRADO N. DAVID
CHIEF EXECUTIVE OFFICER

ANN MICHELLE Y. CARDENAS
CHIEF OPERATING OFFICER

IN ACCORDANCE WITH DOC. NO. 6, PAGE NO. 3, BOOK NO. XXVI, SERIES OF 2022, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN, ATTY. MARY JOY M. ORDANEZA, DATED DECEMBER 16, 2022.

SECURITIES AND EXCHANGE COMMISSION (SEC) CERTIFICATE OF INCORPORATION

ISSUED BY GERARDO F. DEL ROSARIO, DIRECTOR, COMPANY REGISTRATION AND MONITORING DEPARTMENT, SEC, CERTIFYING THAT THE ARTICLES OF INCORPORATION AND BY-LAWS OF CEDAN LAND CORPORATION, WERE DULY APPROVED BY THE COMMISSION ON NOVEMBER 17, 2022 PER COMPANY REG. NO. 2022110075953-18.

ARTICLES OF INCORPORATION

ADOPTED BY THE INCORPORATORS OF CEDAN LAND CORPORATION, IN FAVOR OF THEMSELVES AND OF THE CORPORATION, IN ACCORDANCE WITH DOC. NO. 194, PAGE NO. 40, BOOK NO. I, SERIES OF 2022, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN, ATTY. QUEEN HARRA SHEIGILA PANTANOSAS, DATED NOVEMBER 20, 2022.

ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province



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Entry No.: 2023001764

Date: June 01, 2023 04:08:03PM

SALE : BIR - CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO.: C-2023-036-035675-M

SERIAL NO.: ECR202200194167

DATE ISSUED: 04/12/2023

REVENUE DISTRICT NO.: 036

AREA: 9183.0 SQ.M

TAX TYPE: CGT/DST

TAXES PAID: PHP 393,062.46

SALE

EXECUTED BY ALVIN P. DAVID, REPRESENTED BY HIS ATTORNEY-IN-FACT CONRADO N. DAVID, IN FAVOR OF CEDAN LAND CORPORATION, INVOLVING LOT NO. 761-A-1, WITH AN AREA OF 9,183 SQUARE METERS, FOR THE SUM OF PHP500,000.00, IN ACCORDANCE WITH DOC. NO. 520, PAGE NO. 105, BOOK NO. VI, SERIES OF 2023, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN, ATTY. GELLIAN GRACE B. BAACO, DATED FEBRUARY 01, 2023.

ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province

Entry No.: 2023001766

Date: June 01, 2023 04:15:18PM

SPLITTING OF TITLES : EXECUTED BY ANN MICHELLE Y. CARDENAS, TO ISSUE SEPARATE TITLE FOR LOT NO. 761-A-1 WITH AN AREA OF (9,183) SQUARE METERS IN THE NAME OF CEDAN LAND CORPORATION-VEENDEE, IN ACCORDANCE WITH DOC. NO. 344; PAGE NO. 70; BOOK NO. X, SERIES OF 2023, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, PALAWAN, ATTY. GELLIAN GRACE B. BAACO, DATED APRIL 20, 2023.

ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province

Entry No.: 2023001766

Date: June 01, 2023 04:15:18PM

SUBDIVISION : THE LAND COVERED BY THIS TITLE HAS BEEN SUBDIVIDED INTO FIVE (5) LOTS, LOT 761-A-1 UP TO LOT 761-A-5, IN ACCORDANCE WITH SUBDIVISION PLAN NUMBER PSD-4B-014477, DULY APPROVED BY ROMAN G. LEGASPI, OIC, CHIEF, SURVEYS AND MAPPING DIVISION, DENR, REGION OFFICE, MIMAROPA, MANILA, DATED APRIL 11, 2023. THIS TITLE IS PARTIALLY CANCELLED AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 065-2023000943



2022037954424

TCT No.:065-2016000207

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ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province

