

VENTURANZA LAW OFFICE

Unit 2503-B, 25th Floor, West Tower, Tektite Towers, (formerly Philippine Stock Exchange Centre)
Exchange Road, Ortigas Center, Pasig City 1605, Metro Manila, Philippines
Tel. Nos. (+632) 706-1455

13 December 2022

DEPARTMENT OF ENVIRONMENT
AND NATURAL RESOURCES
MIMAROPA Region
Roxas Boulevard, Manila

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
19 DEC 2022	
☐ INCOMING	☐ OUTGOING
BY: _____	DATE NO. _____
TIME: _____	

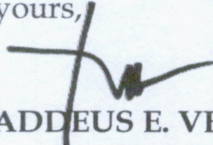
Re: Request for certified true copies

Dear Sir/Madam:

We are writing on behalf of our client, EDWARD SORIANO to formally request from your good Office the issuance of certified true copies of all documents related in the case entitled "*ATANACIO TIONGCOO III vs. F.P.A NO. (IV-9)1551, FREE PATENT NO. (IV-9) 640, ERNESTO SORIANO, SR.,*" with B.L. Claim No. 7048.

In relation thereto, we authorize Dennis A. Sanchez to pick up the documents once available. Thank you very much.

Very truly yours,


ATTY. THADDEUS E. VENTURANZA
For the Firm

INTEGRATED BAR OF THE PHILIPPINES



Surname
VENTURANZA

Given Name
THADDEUS

Middle Name
ENRIQUEZ

Date of Birth
09.27.1960

Roll of Attorneys No.
36732

IBP Chapter
ORIENTAL MINDORO

IBP Lifetime No.
02133

Date of Expiry
07.09.2023



LIFETIME MEMBER

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF TRANSPORTATION
LAND TRANSPORTATION OFFICE
PROFESSIONAL DRIVER'S LICENSE



Last Name, First Name, Middle Name
SANCHEZ, DENNIS ASUNCION

Nationality Sex Date of Birth Weight (kg) Height(m)
PHL M 1977/01/03 70 1.67

Address
SITIO KAYSAKAT 1 BRGY. SAN JOSE ANTIPOLLO
CITY RIZAL

License No. Expiration Date Agency Code
N02-12-022373 2023/01/03 N02

Blood Type Eyes Color
B+ BROWN

Restrictions Conditions
1 NONE

Signature of Licensee *[Signature]*

EDGAR C. GALVANTE
Assistant Secretary *[Signature]*

[Signature]

[Signature]

[Signature]



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: denrlmb@yahoo.com Website: lmb.gov.ph



12 DEC 2022

SUBJECT:

Request for technical descriptions and cadastral map of Lot No. 2724, Cad 506 situated in Roxas, Oriental Mindoro

MR. DENNIS SANCHEZ

2503-B West Tower

Tektite, Pasig

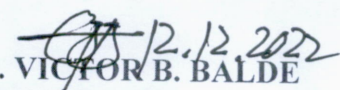
Sir:

This refers to your letter-request dated December 6, 2022, requesting for technical descriptions and cadastral map of Lot No. 2724, Cad 506 situated in Roxas, Oriental Mindoro.

Please be informed that we cannot grant your request because our Office was razed by fire last May 28, 2018 and the requested records might be included among those survey records razed by fire

It is suggested that similar letter-request be made with the Chief, Surveys and Mapping Division, DENR-MIMAROPA Region, L & S Building, 1515 Roxas Boulevard, Ermita, Manila with email address at survey_mimaropa@yahoo.com and contact no. (02) 7273-6123, for they may have duplicate copies of the same.

Very truly yours,


ENGR. VICTOR B. BALDE
Chief, Records and Knowledge
Management Division

650
/gnr

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
NATIONAL LAND TITLES AND DEEDS REGISTRATION ADMINISTRATION
REGISTRY OF DEEDS FOR THE CITY/PROVINCE OF

Original Certificate of Title

No. 4263

Entered in accordance with Section 103 of the Property Registration Decree (PD No. 1529), pursuant to a patent issued by the President of the Philippines, dated at _____ on the _____ day of _____, in the year nineteen hundred and _____, and spread in the records of the Bureau of Lands, as follows:

Department of **ENVIRONMENT AND NATURAL RESOURCES**
BUREAU OF LANDS
HOMESTEAD PATENT NO. **158795**

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

"WHEREAS, it appears that pursuant to the provisions of Chapter IV of Commonwealth Act No. 141, as amended, governing the homesteading of portions of the public domain, the claim of _____ has been established and duly consummated in conformity with law for a tract of agricultural public land situated in the Barrio of San Rafael Municipality of _____ Province of La Oriental Mindoro Island of Mindoro Philippines, containing an area of _____ hectares _____ ares, _____ centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila, and described on the back hereof;

"NOW, THEREFORE, KNOW YE, That by authority of the Constitution of the Philippines, and in conformity with the provisions thereof and of the aforesaid Commonwealth Act No. 141 and the Acts supplemental thereto, there is hereby granted unto the said _____, of legal age, married to _____ and residing in San Rafael, La Oriental Mindoro, the tract of public land abovesaid;

"TO HAVE AND TO HOLD the said tract of land, with the appurtenances thereunto of right belonging unto the said EDWARD L. SORIANO and to his heir or heirs and assigns forever, subject to the provisions of sections 118, 119, 121, as amended by P.D. No. 763, 122 and 124 of Commonwealth Act No. 141, as amended, which provide that except in favor of the Government or any of its branches, units or institutions, the land hereby acquired shall be inalienable and shall not be subject to incumbrance for a period of five (5) years next following the date of this patent, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of that period; that it shall not be alienated, transferred or conveyed after five (5) years and before twenty-five (25) years next following the issuance of patent, without the approval of the Minister of Natural Resources; that every conveyance of land acquired under the homestead provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance; and that, except with the consent of the grantee and the approval of the Minister of Natural Resources and solely for commercial, industrial, educational, religious or charitable purposes or for a right of way, no corporation, association or partnership may acquire or have any right, title, interest, or property right whatsoever to the said land; and subject also to all conditions and public easements and servitudes recognized and prescribed by law, especially those mentioned in sections 109, 110, 111, 112, as amended by P.D. No. 1361, 113 and 114 of Commonwealth Act No. 141, as amended and subject further to the condition that the land granted herein shall not be used for any purpose other than that for which said land was applied and any change in land use shall be subject to the approval of the Land Use Regulatory Board.

"IN TESTIMONY WHEREOF, and by authority vested upon me by law, I, CORAZON G. AQUINO, President of the Philippines, have caused these letters to be made patent and the seal of the Republic of the Philippines, to be hereunto affixed.

"Given under my hand at the City of Manila, this _____ day of _____ in the year of Our Lord, one thousand nine hundred _____

BY AUTHORITY OF THE PRESIDENT OF THE PHILIPPINES:
EDWARD L. SORIANO
Director of Lands

Transcribed in the "Registration Book" for the Province/City of _____, pursuant to the provisions of section 103 of PD 1529, on the _____ day of _____, nineteen hundred and _____ at _____

San Rafael, Barrio, La Oriental Mindoro, P.I.

(Owner's postal address)

EDWARD L. SORIANO, JR.

Register of Deeds

(TECHNICAL DESCRIPTION)

Lot No. 2724, Cad-506

Beginning at a point marked "1" of Lot No. 2724, Cad-506, being
N. 57-25 W., 13587.32 m, from B.L.L.M. No. 1, Cad-506; thence

N. 04-21 E., 274.17 m, to point 2; S. 75-02 E., 236.11 m, to point 3;
S. 12-41 W., 206.01 m, to point 4; S. 24-38 W., 92.05 m, to point 5;
N. 67-15 W., 200.20 m, to point 1; point of beginning.

Containing an area of SIXTY FIVE THOUSAND NINE HUNDRED EIGHTY SEVEN
(65,987) SQUARE METERS.

All points are marked on the ground by Old B.L. Cyl. Cono. Mons.

Bounded on the NW., along line 1-2 by Lot 2721, Cad-506; on the
NE., along line 2-3 by Lot 2726, Cad-506; on the SE., along line 3-4 by
Lot 2725, Cad-506; along line 4-5 by Lot 2723, Cad-506; and on the SW.,
along line 5-1 by Lot 2722, Cad-506.

Bearings grid.

This lot was surveyed in accordance with law and existing regula-
tions promulgated thereunder by Andres I. Valencia, Geodetic Engineer from
January 17 to March 3, 1982 and approved on April 20, 1983.

NOTE:

This lot is identical to Lot 2, Pls-192.

This lot is covered by H.A. No. (IV-20) 319.

6-20-83

For the Director of Lands:

FRIBADI JU. BALIERE

Acting Chief, Surveys Division

BY:

Checked by: ANASTACIO N. SANCHEZ
Staff Land Examiner

SEAN J. DE LUNA
Geodetic Engineer

A government reserves the right to administer and
control the timber found thereon for a term of five
years from the date of this patent, provided
however, that the grantee or his heirs may cut
and utilize such timber as maybe needed for his or
their personal use.

(Continued on Additional Sheet _____ Page _____)

NICARAGUA, 1983
ACTING REGISTER OF DEEDS

MEMORANDUM OF ENCUMBRANCES

Entry No.

NO TRANSACTION AFTER REGISTRATION OF THE
PATENT SHALL BE REGISTERED UNLESS THE
CADASTRAL SURVEY COST OF \$ 431.20 PLUS
INTEREST IS FULLY PAID.

Benjamin A. Quinacman
BENJAMIN A. QUINACMAN
Clerk, Fiscal Section

17 November 1988

(Continued on Page -C-

Register of Deeds

(Continued from Page-B)

(Continued on Additional Sheet Page)

Register of Deeds

Ministry of Natural Resources
BUREAU OF LANDS

Natural Resources District No. IV-20
San Mariano, Roxas, Oriental Mindoro

ATANACIO TIONGCO III
Claimant-Protestant

- versus -

F.P.A. No. (IV-9)1551
FREE PATENT NO. (IV-9)640
ERNESTO SORIANO, SR.,
Respondent-Patentee,

X - - - - - X

X

B.L. Claim No. 7048

B.L.O. " " _____

B.L.O. " " _____

Lot No. 22, Cadm-506-D
Bagumbayan, Roxas,
Oriental Mindoro

22 April 1987

The Station Commander
PC-INP, Roxas, Oriental Mindoro

S i r :

This office is in receipt of an Order of the Director of Lands, dated April 6, 1987 in re: the above-entitled case, dispositive portion of which reads as follows:

"IN VIEW WHEREOF, the claim of Rafael and Loreto Quidilla, represented by Atanacio Tiongco III to the land in question is hereby dismissed. The District Land Officer at Roxas, Oriental Mindoro is hereby directed to retrieve from the Integrated Nation Police at Roxas, Oriental Mindoro, Free Patent No. (IV-9)640 for Lot 22, Cad. 506-D, for transmittal to the Register of Deeds concerned for registration and issuance of the corresponding original certificate of title.

SO ORDERED.

Manila, Philippines, April 06, 1987"

In view whereof, I am instructing Supervising Land Examiner Dionico R. Gabay Acting Hearing Officer of this office, to represent the undersigned in retrieving Free Patent No. (IV-9)640 for Lot No. 22, Cad-506-D for transmittal and registration of the same to the office of the Register of Deeds.

Very truly yours,

BENJAMIN A. ARAO
District Land Officer
/nm

CERTIFIED PHOTOCOPY

VENICE ANGELA D. VIROS
Admin Officer I / Records Officer

Photo not taken

*Copy sent to J. J. de la Cruz
22 April 87*

Republic of the Philippines
Department of Natural Resources
BUREAU OF LANDS
Manila

4-22-87
7048

STANISLO TIONGCO III	x	D. L. Case No.	7048
Claimant-Protellant	:	R.L.O.	"
- versus -	:	D.L.O.	"
F.P.A. No. (IV-9)1551	:	Lot No. 22, Cadm. 506-B	
FREE PATENT No. (IV-9)640	:	Bagumbayan, Roxas,	
ERNESTO SORIANO, SR.	:	ORIENTAL	
Respondent-Patentee.	x	CAHAGAL MINDORO.	
x - - - - - x			

ORDER

This refers to the protest filed by Stanislo Tiongco III in behalf of Rafael L. Guidilla against the Free Patent No. (IV-9)640 of Ernesto Soriano, Sr., covering a parcel of land identified as Lot No. 22, Cadm. 506-B, situated in Bagumbayan, Roxas, Oriental Mindoro.

Protellant substantially alleged that on July 30, 1976, Rafael Guidilla testified before the Court of First Instance of Pinamlayan, Oriental Mindoro that he did not signed a Deed of Sale for an unregistered land in favor of Ernesto Soriano, Sr. and that the signature appearing on top of the typewritten name "Rafael Guidilla, Vendor" was not his signature; that the signature appearing on top of the typewritten word "wife" on the same document was not signature of his wife, Loreto T. Guidilla; that Loreto T. Guidilla in her affidavit vehemently denies that she appeared and signed the said Deed of Sale before Notary Public Nirodo Babilos on October 9, 1972 for the reason that from July 25, 1969 up to and including June 9, 1972, she was out of the Philippines per Certificate No. 4650 issued by Commissioner of Immigration and Deportation dated June 30, 1976; that the Residence Certificate No. 188/807 issued at Baguio City on April 15, 1972 appearing in the Deed of Sale was not the residence certificate of Rafael Guidilla; that for the year 1972, Guidilla residence certificate was Residence Certificate No. 1-61536 issued at Baguio City on March 17, 1972 as appearing in his Individual Income Tax Return for the year 1971; and, that the Notary Public who notarized the said document is not duly commissioned to ratify documents per certification issued by the Clerk of Court of the Court of First Instance of Manila, 6th Judicial District dated August 2, 1976.

In a report submitted by a representative of this Office, it was revealed that the land in question was acquired by respondent Ernesto Soriano, Sr., by virtue of a public instrument entitled, "Deed of Sale of Unregistered Land" executed in his favor by spouses Rafael Guidilla and Loreto Guidilla before a notary public on October 9, 1972. The land was acquired by the Guidilla from Liberato Garfin. During the cadastral survey of

CERTIFIED PHOTOCOPY

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the municipality of Texas in 1974, lot No. 22, Cade, 30-1 was erroneously listed by the surveyor-contractor in the name of Ernesto Coriano, (deceased) and his widow executed an affidavit on March 4, 1976, regarding the authenticity concerned to correct the name of her late husband as surveyor-claimant for the land in question. Before that date, that is on August 27, 1975, Ernesto Coriano, Sr. filed his Free Patent application No. (11-9)1511 for lot No. 22, Cade, 30-1 and subsequently, after having complied with all requirements of law, an Order of approval and in name of patent was issued by the Bureau of Lands. On May 13, 1977, then District Land Officer Roberto V. Nallit required Sr. Rafael Canillas, after he verbally laid a protest against the issuance of patent to Ernesto Coriano, Sr., to file his formal protest within 30 days from date receipt of the letters. He was advised that therein that his failure to do so, will constitute as to release the patent in favor of respondent Ernesto Coriano, Sr. On June 2, 1977, protest was filed not by Rafael Canillas but by Estanislao Fierro III, his agent by virtue of an alleged "Special Power of Attorney" executed by spouses Rafael and Loreto Canillas. However, the protest for a jurisdictional requirement was paid only on January 7, 1981. Between the date of the issuance of the patent and the date the said protest was formally and officially filed, many events occurred. One was the filing of a criminal case for "Forgery and Falsification of Public Document" before the Court of First Instance of Pinarolayan by Estanislao Fierro III, an attorney-at-law of spouses Rafael Canillas and Loreto Canillas against Ernesto Coriano, Sr., in connection with a deed of sale. In said case, it was alleged, among others, that the Canillas' power was a document. However, the said case of forgery and falsification of public document was dismissed on July 22, 1980 by the Tribunal Linal for lack of merit as the case cannot be prosecuted by an attorney-at-law. Another event that occurred was the loss in December 1981, of the patent issued for lot No. 22, the land in question. Later on, the missing patent was found in the possession of one of the employees of the Bureau of Lands, which is owned by the Coriano family. The District Office of the District Land Officer at Linao, Oriental Mindoro failed to determine the said patent and will create separate interest to return the said patent. The fact of being represented by his employee, however, it was decided by the District Office, Hearing Officer, and member of the Board Integrated Office of Police to deposit the questioned patent to the custody of the local police agency.

The result of the entire investigation conducted in the premises by the representatives of said Office also revealed that the applicant-respondent Ernesto Coriano, Sr., had introduced considerable improvement thereon. He had enclosed the native practices with a fence and that his possession thereof was open, adverse, public and against the title world, in a concept of an owner and to the absolute exclusion of the others.

Under the foregoing facts and circumstances, it is evident that respondent Ernesto Coriano, Sr., is entitled to a grant of the land in question.

In this regard, the claim of Rafael and Loreto Canillas, represented by Estanislao Fierro III to the land in question is hereby dismissed. The District Land Officer at Linao, Oriental Mindoro.

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— Cw —

is hereby directed to retrieve from the Integrated National Police
at Manila, Oriental Mindoro, Free Patent No. (27-9)640 for Lot 22,
Ced. 500-3, for transmittal to the Register of Lands concerned for
registration and issuance of the corresponding original certificate
of title.

SO ORDERED.

Manila, Philippines, APR 06 1987

Original Signed
Ramon L. Babilio
Undersecretary and Officer-in-Charge,
Bureau of Lands

FOR INFORMATION

Mr. Manolo S. Zingales III (reg. mail)
22 F. Ave., Manila
Metro-Manila

Major Ernesto A. Soriano, Jr. (reg. mail)
Manila, Oriental Mindoro

The District Land Officer
Ramon L. Babilio, Bureau of Lands
San Mariano, Roxas, Oriental Mindoro

The Regional Land Director
Ramon L. Babilio, Bureau of Lands
91 Santa Monica Bldg., S. Rodriguez St.
Manila, Metro-Manila

The Deeds Clerk

540

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DEPARTMENT OF LANDS
 OFFICE OF THE DISTRICT LAND OFFICER
 National Resources District No. 17-03
 San Rafael, Zambo, Oriental Mindoro

S.NO-141
 27-1988

IN THE DISTRICT OFFICE
 N.A. No. 17-03 (S-17-03)

APPLICANT-TRANSFEROR
 APPLICANT-TRANSFeree

APPLICANT-TRANSFeree
 APPLICANT-TRANSFeree

Lot Nos. 2716, 2718, 2720, 2722,
 2724, 2726, and 2728, Cat-206
 San Rafael, Zambo, Oriental Mindoro
 Area of 20,5712 hectares.

ORDER of Amendment of Application

An applicant-transferor, Maria Theresa L. Soriano, in a public
 instrument, entitled "Transfer of Uncontested Rights" dated on the 7th
 day of September 1987, and before a representative of this Office had
 relinquished for valuable consideration whatever rights to, and interest
 which she might have had acquired over Lot Nos. 2716, 2718 and 2722,
 Cat-206, containing an area of Seventy six thousand, one hundred and
 twenty (76,120) square meters in favor of Philip L. Soriano, and Lot
 Nos. 2724, Cat-206, containing an area of Sixty five thousand, nine
 hundred and eighty seven (65,987) square meters in favor of Edward L.
 Soriano, both qualified public land applicants who had likewise, filed
 their own corresponding Uncontested Application Nos. (17-03) 318 and the
 respective Application Nos. (17-03) 319, respectively.

WHEREFORE, the aforesaid application is hereby, it is ordered
 amended, only to cover Lot Nos. 2720, 2722 and 2728, Cat-206, contain-
 ing an area of Eighty one, thousand five hundred and fifty five (81,-
 555) square meters.

As amended, the aforesaid application shall now continue to
 be given further due course.

IN WITNESS

Done, Oriental Mindoro, December 03, 1987.

For and by authority of
 the Director of Lands

EDWARD L. SORIANO
 District Land Officer

001-00

COPY FURNISHED
 The Director of Lands, Manila
 The Applicant-Transferor
 The Applicant-Transferee
 Mr. Philip L. Soriano
 Mr. Edward L. Soriano
 San Rafael, Zambo, Oriental Mindoro

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VERICE ANGELA D. VIROS
 Admin Officer I / Records Officer