

Republic of the Philippines
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
ORIENTAL MINDORO
BRANCH XXXIX (39)

Calapan City

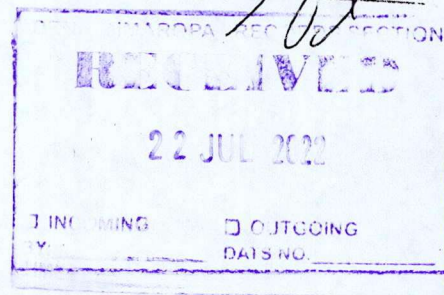
-oOo-

E. L. TURANO
LAW OFFICE

Date: 06/27/22

Time: 10:32 AM

Received by: [Signature]



**IN RE: PETITION FOR REMOVAL OF
ANNOTATION,**

**VICAR APOSTOLIC OF CALAPAN,
INC.,**

Petitioner,

**Land Registration Case No.
LRC-22-23491**

-versus-

**REGISTRY OF DEEDS FOR
CALAPAN CITY, ORIENTAL
MINDORO, NEO CALAPAN REALTY
CORP., AND NEO CALAPAN HOME
OWNERS ASSOCIATION, INC.,**

Respondents.

X-----X

ORDER

This refers to the *AMENDED PETITION* dated May 12, 2022, filed by Petitioner Vicar Apostolic of Calapan, Inc., praying this Court "to allow the closure, or otherwise disposal, of Lot 3805-B (Road Lot), by directing the respondent Registry of Deeds to remove the annotation appearing on the face of TCT No. T-147261."

Finding the said petition to be sufficient in form, let the same be set for hearing before this Court at its session hall at the Provincial Capitol Complex, Camilmil, Calapan City on **August 3, 2022** at 8:30 in the morning. Any person/s having/claiming interest that would be affected thereby and any person/s who has/have objection to the instant petition are hereby notified and directed to file pleading/opposition stating the grounds therefor, on/or before the scheduled hearing.

ACCORDINGLY, let a copy of this Order, together with the petition and its annexes be furnished the Register of Deeds of the Province of Oriental Mindoro, Land Registration Authority, the Office of the Solicitor General, the Office of the City Prosecutor, the Department of Environment and Natural Resources through its Regional Office 4B, City Government of Calapan, Neo Calapan Realty Corporation, and Neo Calapan Home Owners Association Incorporated.

Likewise, let this Order be posted by the Process Server of this Court on the Bulletin Boards of the Provincial Capitol of Oriental Mindoro, City Hall of Calapan City and the Barangay Hall of Sto. Niño, Calapan City, and on the Bulletin Board of the Office of the Clerk of Court of the Regional

CERTIFIED TRUE COPY


[Signature]
AM... E. FAJARDO
Acting... Clerk of Court

Trial Court, Calapan City at least ten (10) days before the scheduled hearing at the expense of the petitioner.

The petitioner is ordered to present for marking to this Court's Interpreter all their documentary evidence establishing compliance with jurisdictional requirements not later than three (3) days before the scheduled date of hearing, failing in which will result in the outright denial of the instant petition.

SO ORDERED.

City of Calapan, May 25, 2022.


JOSEPHINE C. CARANZO
Presiding Judge

CERTIFIED TRUE COPY

 6/21/22
AMOR M. FAJARDO
Acting Branch Clerk of Court

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH 39
CALAPAN CITY
ORIENTAL MINDORO

In re: Petition for Removal of Annotation.

VICAR APOSTOLIC OF CALAPAN,
INC.,

Petitioner,

-VERSUS-

LRC NO. 22-23491

REGISTRY OF DEEDS FOR CALAPAN
CITY, ORIENTAL MINDORO,
NEO CALAPAN REALTY CORP., AND
NEO CALAPAN HOME OWNERS
ASSOCIATION, INC..

Respondents.

x-----x

AMENDED PETITION

Petitioner, VICAR APOSTOLIC OF CALAPAN, INC., through counsel, most respectfully states:

1. Petitioner Vicar Apostolic of Calapan, Inc. (hereinafter, "VAC"), is a corporation existing and registered under the laws of the Philippines with principal place of business at Barangay San Rafael (Salong), Calapan City, Oriental Mindoro. For reasons of expediency and practicality, notices, processes, and decision of this Court may be served to petitioner through counsel at the address provided below.

2. Respondent Neo Calapan Realty Corporation (hereinafter, "Neo Calapan"), is a corporation existing and registered¹ with the laws of the Republic of the Philippines, with principal place of business at 3rd Floor RGV II, Barangay Sto. Niño, Calapan City, Oriental Mindoro. Summons may be served to Neo Calapan through the following corporate officials:

Corporate Officer

Position

Address

¹ Copy of Neo Calapan Realty Corporation's General Information Sheet is marked and attached here as Annex "A."

<u>Adelina L. Chen</u>	<u>President</u>	<u>U 1 27 E. Abada Street,</u> <u>Loyola Heights, Quezon</u> <u>City</u>
<u>Holden Y. Ko</u>	<u>Corporate</u> <u>Secretary</u>	<u>218 2nd Street, Grace Park,</u> <u>Kalookan City</u>
<u>Davian L. Chen</u>	<u>Treasurer</u>	<u>U 1 27 E. Abada Street,</u> <u>Loyola Heights, Quezon</u> <u>City</u>

3. Respondent Neo Calapan Homeowners Association, Inc. (hereinafter, "NCHA") is a non-stock, non-profit association, registered² under the laws of the Republic of the Philippines, with principal place of business at 1st Floor, Neo Calapan Clubhouse, Neo Calapan Subdivision, Calapan City, Oriental Mindoro. Summons may be served to NCHA through the following corporate officers:

<u>Corporate Officer³</u>	<u>Position</u>	<u>Address</u>
<u>Dr. Romeo R. Salvadora</u>	<u>President</u>	<u>Neo Calapan Subdivision,</u> <u>Calapan City, Oriental</u> <u>Mindoro</u>
<u>Jenifer De Lara</u>	<u>Secretary</u>	<u>Neo Calapan Subdivision,</u> <u>Calapan City, Oriental</u> <u>Mindoro</u>
<u>Reynaldo N. Acosta</u>	<u>Treasurer</u>	<u>Neo Calapan Subdivision,</u> <u>Calapan City, Oriental</u> <u>Mindoro</u>

4. Respondent NCHA is the duly registered homeowners association of all Neo Calapan Subdivision's residents.

5. Nominal respondent Registry of Deeds for Calapan City, Oriental Mindoro (hereinafter, "Registry of Deeds") is a land Registration Authority's field office in Calapan City, Oriental Mindoro, and in possession of the original copy of Transfer Certificate of Title (hereinafter, "TCT") No. T-147261. Summons and other court processes may be served to respondent Registry of Deeds at the Office of the Registry of Deeds, Barangay Sta. Isabel, Calapan City, Oriental Mindoro.

6. Petitioner VAC is the registered owner of Lot 3805-B, a 8,178 *sqm* road lot situated in Barangay Bulusan, Calapan City, Oriental Mindoro (hereinafter, "Road Lot"), embraced by TCT No. T-147261⁴, of the respondent Registry of Deeds, and within the territorial jurisdiction of this Honorable Court.

² Copy of Neo Calapan Homeowners Association, Inc.'s Amended Articles of Incorporation is marked and attached here as Annex "B."

³ Copy of NCHA Resolution No. 02-16 is marked and attached here as Annex "C."

⁴ Copy of TCT No. T-147261 is marked and attached here as Annex "D."

7. On the face of TCT No. T-147261 appears this annotation:

“No portion of any street, passageway, waterway, or open space so delineated on the plan shall be close or otherwise, dispose of by the registered owner without the approval of the Court of First Instance of the city or province in which the land is located.”

8. Out of the 8,178 *sqm* Road Lot, 6,628 *sqm* is classified as Road, and 1,550 *sqm* is classified as Residential. The classification of the 8,178 *sqm* Road Lot is reflected on the Tax Declaration of Real Property with TD No. 14-011-05673⁵ declared under the name of petitioner VAC.

9. The Road Lot was originally intended for the benefit and use⁶ of Lot 3805-A and Lot 3805-C. Lot 3805-A is owned and registered⁷ to VAC. While, Lot 3805-C was subdivided and is now part of the Neo Calapan Subdivision. The portion of the Neo Calapan Subdivision which is adjacent to Lot 3805-B is Lot 1, Block 56, PCS-4B-000438 (hereinafter, “Lot 1”). The Lot 1 is covered by Tax Declaration of Real Property with TD No. 18-011-09719⁸, declared under defendant Neo Calapan.

10. The Road Lot covered by TCT No. 147261 is no longer utilized as a road right of way by Lot 3805-A and residents of New Calapan Subdivision. Lot 3805-A has a direct access to the highway; while, Lot 1 and residents of Neo Calapan Subdivision have a different access to the highway.

11. Taking into consideration that the respective land owners of Lot 3805-A and Lot 1 have their separate accesses to the highway, there is no need for Lot 3805-B to remain a road lot.

12. Paragraph 2, Section 50, Presidential Decree No. 1529 (Amended), Property Registration Decree, requires the registered owner of a road lot to obtain the approval of the Regional Trial Court before any portion of the road lot may be closed or otherwise disposed:

“SECTION 50. *Subdivision and Consolidation Plans*. - ...

“If a subdivision plan, be it simple or complex, duly approved by the Commissioner of Land Registration or the Bureau of Lands together with the approved technical

⁵ Copy of Tax Declaration of Real Property with TD No. 14-011-05673 is marked and attached here as *Annex “E.”*

⁶ Copy of Tax Map of Portion of Section 03, of Barangay Bulusan, Calapan City, Oriental Mindoro is marked and attached here as *Annex “F.”*

⁷ Copy of TCT No. T-147260 is marked and attached here as *Annex “G.”*

⁸ Copy of Tax Declaration of Real Property with TD No. 18-011-09719 is marked and attached here as *Annex “H.”*

descriptions and the corresponding owner's duplicate certificate of title is presented for registration, the Register of Deeds shall, without requiring further court approval of said plan, register the same in accordance with the provisions of the Land Registration Act, as amended: Provided, however, that the Register of Deeds shall annotate on the new certificate of title covering the street, passageway or open space, a memorandum to the effect that except by way of donation in favor of the national government, province, city or municipality, no portion of any street, passageway, waterway or open space so delineated on the plan shall be closed or otherwise disposed of by the registered owner without the approval of the Court of First Instance of the province or city in which the land is situated."

13. The owners of Lot 3805-A and Lot 1 no longer need Lot 3805-B to access the highway. The purpose and reason for the classification of Lot 3805-B as a road had long ceased to exist. Lot 3805-B is now an idle lot, and can be better utilized by VAC for another purpose.

14. Petitioner VAC intends to close the entire Lot 3805-B and utilize it in economic activities.

15. In accordance with the provisions of Section 50, Presidential Decree No. 1529 (Amended), petitioner VAC most respectfully petitions the Honorable Court to allow the closure of Lot 3805-B, approve its utilization for another purpose, and order the removal of the annotation on TCT No. T-147261.

16. To substantiate petitioner's cause, VAC will present Mr. Noly A. de Roma as its authorized representative and witness. Mr. de Roma will testify that Lot 3805-B is no longer used as a road lot by VAC and residents of Neo Calapan Subdivision.

17. During the course of the hearing of this petition, petitioner VAC will present in evidence the following documents:

a. TCT No. T-147261 of the Registry of Deeds for Calapan City, Oriental Mindoro;

b. Tax Declaration of Real Property with TD No. 14-011-05673;

c. Tax Map of Portion of Section 03, of Barangay Bulusan, Calapan City, Oriental Mindoro;

d. TCT No. T-147260 of the Registry of Deeds for Calapan City, Oriental Mindoro;

e. Tax Declaration of Real Property with TD No. 14-011-05672;

f. Tax Declaration of Real Property with TD No. 18-011-09719;

g. Subdivision Plan of Lot 3805-A and Lot 3805-B (LRC) Psd-398764; and

h. Photographs.

RELIEF

Wherefore, in view of the foregoing, and in accordance with Section 50, Presidential Decree No. 1529 (Amended), Property Registration Decree, petitioner most respectfully prays for this Honorable Court to allow the closure, or otherwise disposal, of Lot 3805-B (Road Lot), by **directing** the respondent Registry of Deeds to remove the annotation appearing on the face of TCT No. T-147261.

Petitioner likewise pray for such other reliefs just and equitable under the circumstances.

May 12, 2022, Calapan City, Oriental Mindoro.

EARL LIGORIO R. TURANO II

Roll Number: 58173

IBP No. 171701 / Or. Mdo. / 4 January 2022

PTR OM No. 1864700 A / Or. Mdo. / 3 January 2022

MCLE Compliance Cert. No. VII-0006223, 29 November 2021

Metro Manila Office: Unit 1501, West Trade Center Building
No. 132, West Avenue, Barangay PhilAm, Quezon City, Metro Manila
Provincial Extension Office: Second Floor, O.M.P.S.T.A. Building
Governor Ignacio Street, Calapan City, Oriental Mindoro

Email Address: attyelturano@yahoo.com

Mobile: 0917-587-1355

VERIFICATION AND
CERTIFICATION AGAINST FORUM SHOPPING

I, **NOLY A. DE ROMA**, of legal age, Filipino citizen, single, and resident of A. Bonifacio Street, Barangay Ilaya, Calapan City, Oriental Mindoro, after having been duly sworn in accordance with law, states:

- 1. I am petitioner's authorized representative in the above Amended Petition.
- 2. I have caused the preparation of the above Amended Petition and the allegations pleaded therein are true and correct of my personal knowledge and based on authentic documents.
- 3. The Amended Petition is not filed to harass, cause unnecessary delay, or needlessly increase the cost of litigation.
- 4. I have not theretofore commenced any action of filed any claim involving the same issues in any court, tribunal or quasi-judicial agency and to the best of my knowledge, no such other action or claim is pending therein; if there is such other pending action or claim, I will file a complete statement of the present status thereof; and if I should thereafter learn that the same or similar action or claim has been filed of is pending, I shall report that fact within five (5) calendar days therefrom to the court wherein this petition was filed.

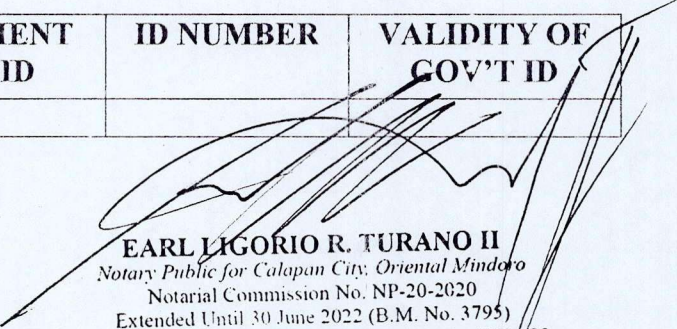
IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of 18 MAY 2022 2022, Calapan City, Oriental Mindoro.


NOLY A. DE ROMA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, Notary public, this ____ th day of 18 MAY 2022 2022 at CALAPAN CITY, OR. MINDORO Philippines, affiant personally appeared and presented the above document which he signed in my presence and takes on oath before me as to the truth of averments contained in the above document. Affiant is personally known to me, and identified by me through a competent evidence of identity bearing his photograph and signature:

AFFIANT	GOVERNMENT ISSUED ID	ID NUMBER	VALIDITY OF GOV'T ID
NOLY A. DE ROMA			

Doc. No. : 403
Page No. : 98
Book No.: IV
Series of 2022.


EARL LIGORIO R. TURANO II
Notary Public for Calapan City, Oriental Mindoro
Notarial Commission No. NP-20-2020
Extended Until 30 June 2022 (B.M. No. 3795)
Roll of Attorney No. 58173 IBP No. 171701-01/04/22
PTR OM No. 1864700 A / 01-03-2022
MCLE No. VI-0017356 / 24 January 2019
Second Floor, OMPSTA Bldg., Gov. Ignacio St.
Barangay Camibul, Calapan City, Oriental Mindoro



SECURITIES AND EXCHANGE COMMISSION

Secretariat Building, PCC Complex, Roxas Boulevard, Pasay City, 1307 Metro Manila Philippines
Tel: (632) 818-0921 Fax: (632) 818-5293 Email: sec@sec.gov.ph



Securities and
Exchange
Commission
PHILIPPINES

The following document has been received:

Receiving: Aldrin Pagal

Receipt Date and Time: January 12, 2022 09:14:24 AM

ANNEX "A"

Company Information

SEC Registration No.: CS200908974

Company Name: NEO-CALAPAN REALTY CORPORATION

Industry Classification: K70000

Company Type: Stock Corporation

Document Information

Document ID: OST1011220228203714

Document Type: General Information Sheet

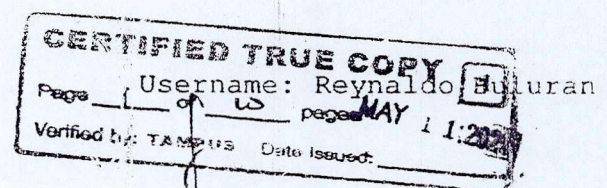
Document Code: GIS

Period Covered: December 14, 2021

Submission Type: Annual Meeting

Remarks: None

Date: 2022-05-10 Time: 09:34:57 AM



GENERAL INFORMATION SHEET (GIS)

FOR THE YEAR 2021

STOCK CORPORATION

GENERAL INSTRUCTIONS:

1. FOR USER CORPORATION: THIS GIS SHOULD BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THE ANNUAL STOCKHOLDERS' MEETING. DO NOT LEAVE ANY ITEM BLANK. WRITE "N.A." IF THE INFORMATION REQUIRED IS NOT APPLICABLE TO THE CORPORATION OR NONE. IF THE INFORMATION IS NON-EXISTENT, IF THE ANNUAL STOCKHOLDERS' MEETING IS HELD ON A DATE OTHER THAN THAT STATED IN THE BY-LAWS, THE GIS SHALL BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE ELECTION OF THE DIRECTORS, TRUSTEES AND OFFICERS OF THE CORPORATION AT THE ANNUAL MEMBERS' MEETING.

2. IF NO MEETING IS HELD, THE CORPORATION SHALL SUBMIT THE GIS NOT LATER THAN JANUARY 30 OF THE FOLLOWING YEAR. HOWEVER, SHOULD AN ANNUAL STOCKHOLDERS' MEETING BE HELD THEREAFTER, A GIS SHALL BE SUBMITTED/FILED.

3. THIS GIS SHALL BE ACCOMPLISHED IN ENGLISH AND CERTIFIED AND SIGNED BY THE CORPORATE SECRETARY OF THE CORPORATION.

4. THE SEC SHOULD BE TIMELY APPRISED OF RELEVANT CHANGES IN THE SUBMITTED INFORMATION AS THEY ARISE. FOR CHANGES RESULTING FROM ACTIONS THAT AROSE BETWEEN THE ANNUAL MEETINGS, THE CORPORATION SHALL SUBMIT AMENDED GIS CONTAINING THE NEW INFORMATION TOGETHER WITH A COVER LETTER SIGNED THE CORPORATE SECRETARY OF THE CORPORATION. THE AMENDED GIS AND COVER LETTER SHALL BE SUBMITTED WITHIN SEVEN (7) DAYS AFTER SUCH CHANGE OCCURED OR BECAME EFFECTIVE.

5. SUBMIT FOUR (4) COPIES OF THE GIS TO THE RECEIVING SECTION AT THE SEC MAIN OFFICE, OR TO SEC SATELLITE OFFICES OR EXTENSION OFFICES. ALL COPIES SHALL UNIFORMLY BE ON A4 OR LETTER-SIZED PAPER. THE PAGES OF ALL COPIES SHALL USE ONLY ONE SIDE.

6. ONLY THE GIS ACCOMPLISHED IN ACCORDANCE WITH THESE INSTRUCTIONS SHALL BE CONSIDERED AS HAVING BEEN FILED.

7. THIS GIS MAY BE USED AS EVIDENCE AGAINST THE CORPORATION AND ITS RESPONSIBLE DIRECTORS/OFFICERS FOR ANY VIOLATION OF EXISTING LAWS, RULES AND REGULATIONS.

PLEASE PRINT LEGIBLY

CORPORATE NAME:		NEO CALAPAN REALTY CORPORATION		DATE REGISTERED:	
BUSINESS/TRADE NAME:		NEO CALAPAN REALTY CORPORATION		6/15/2009	
SEC REGISTRATION NUMBER:		CS200908974		FISCAL YEAR END:	
DATE OF ANNUAL MEETING PER BY-LAWS:		Every 14th day of December for each year		December 31	
ACTUAL DATE OF ANNUAL MEETING:		December 14, 2021		CORPORATE TAX IDENTIFICATION NUMBER (TIN):	
COMPLETE PRINCIPAL OFFICE ADDRESS:		3rd Flr., RGV Building II, Sto. Nino, Calapan City, Oriental Mindoro		007-313-349-000	
COMPLETE BUSINESS ADDRESS:		3rd Flr., RGV Building II, Sto. Nino, Calapan City, Oriental Mindoro		WEBSITE/URL ADDRESS:	
OFFICIAL E-MAIL ADDRESS:		ALTERNATE E-MAIL ADDRESS:		E-MAIL ADDRESS:	
NAME OF EXTERNAL AUDITOR & ITS SIGNING PARTNER:		SEC ACCREDITATION NUMBER (if applicable):		TELEPHONE NUMBER(S):	
PRIMARY PURPOSE/ACTIVITY/INDUSTRY PRESENTLY ENGAGED IN:		INDUSTRY CLASSIFICATION:		GEOGRAPHICAL CODE:	

INTERCOMPANY AFFILIATIONS

PARENT COMPANY	SEC REGISTRATION NO.	ADDRESS
SUBSIDIARY/AFFILIATE	SEC REGISTRATION NO.	ADDRESS

NOTE: USE ADDITIONAL SHEET IF NECESSARY

Page 1

Page 2

Date: 2022-05-10 Time: 09:34:57 AM

THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT FROM THE OFFICE RECORD OF THE SEC

CERTIFIED TRUE COPY

Page 1 of 1

Use name: Reynaldo Buluran

Verified by: TAPUS

Page 1 of 1

Corporate Name: **NEO CALAPAN REALTY CORPORATION**

A. Is the Corporation a covered person under the Anti Money Laundering Act (AMLA), as amended? (Rep. Acts. 9160/9164/10167/10365)

Yes ☐ No ☒

Please check the appropriate box:

1.

- ☐ a. Banks
- ☐ b. Offshore Banking Units
- ☐ c. Quasi-Banks
- ☐ d. Trust Entities
- ☐ e. Non-Stock Savings and Loan Associations
- ☐ f. Pawnshops
- ☐ g. Foreign Exchange Dealers
- ☐ h. Money Changers
- ☐ i. Remittance Agents
- ☐ j. Electronic Money Issuers
- ☐ k. Financial Institutions which Under Special Laws are subject to Bangko Sentral ng Pilipinas' (BSP) supervision and/or regulation, including their subsidiaries and affiliates.

2.

- ☐ a. Insurance Companies
- ☐ b. Insurance Agents
- ☐ c. Insurance Brokers
- ☐ d. Professional Reinsurers
- ☐ e. Reinsurance Brokers
- ☐ f. Holding Companies
- S2009 ☐ 174 Holding Company Systems
- ☐ h. Pre-need Companies
- ☐ i. Mutual Benefit Association
- ☐ j. All Other Persons and entities supervised and/or regulated by the Insurance Commission (IC)

3.

- ☐ a. Securities Dealers
- ☐ b. Securities Brokers
- ☐ c. Securities Salesman
- ☐ d. Investment Houses
- ☐ e. Investment Agents and Consultants
- ☐ f. Trading Advisors
- ☐ g. Other entities managing Securities or rendering similar services
- ☐ h. Mutual Funds or Open-end Investment Companies
- ☐ i. Close-end Investment Companies
- ☐ j. Common Trust Funds or issuers and other similar entities
- ☐ k. Transfer Companies and other similar entities
- ☐ l. Other entities administering or otherwise dealing in currency, commodities or financial derivatives based there on
- ☐ m. Entities administering or otherwise dealing in valuable objects
- ☐ n. Entities administering or otherwise dealing in cash Substitutes and other similar monetary instruments or property supervised and/or regulated by the Securities and Exchange Commission (SEC)

Securities and Exchange Commission

PHILIPPINES

4. ☐

jewelry dealers in precious metals, who, as a business, trade in precious metals

5. ☐

jewelry dealers in precious stones, who, as a business, trade in precious stone

6. ☐

Company service providers which, as a business, provide any of the following services to third parties:

a. ☐

acting as a formation agent of juridical persons

b. ☐

acting as (or arranging for another person to act as a director or corporate secretary of a company, a partner of a partnership, or a similar position in relation to other juridical persons

c. ☐

providing a registered office, business address or accommodation, correspondence or administrative address for a company, a partnership or any other legal person or arrangement

d. ☐

acting as (or arranging for another person to act as a nominee shareholder for another person

7. ☐

Persons who provide any of the following services:

a. ☐

managing of client money, securities or other asset

b. ☐

management of bank, savings or securities account

c. ☐

organization of contributions for the creation, operation or management of companies

d. ☐

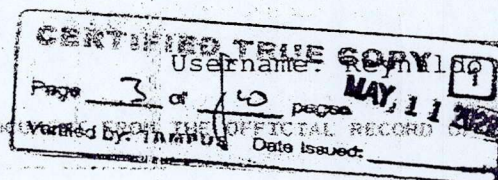
creation, operation or management of juridical persons or arrangements, and buying and selling business entities

B. ☒

None of the above

Describe nature of business:

B. Has the Corporation complied with the requirements on Customer Due Diligence (CDD) or Know Your Customer (KYC), record-keeping, and submission of reports under the AMLA, as amended, since the last filing of its GIS?

Yes ☐ No ☒

GENERAL INFORMATION SHEET
STOCK CORPORATION

PLEASE PRINT LEGIBLY

CORPORATE NAME:		NEO CALAPAN REALTY CORPORATION					
CAPITAL STRUCTURE							
AUTHORIZED CAPITAL STOCK							
	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (Php) (No. of Shares x Par/Stated Value)			
	Common	2,500,000	100.00	250,000,000.00			
TOTAL		2,500,000	TOTAL P	250,000,000.00			
SUBSCRIBED CAPITAL							
FILIPINO	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **	PAR/STATED VALUE	AMOUNT (Php)	% OF OWNERSHIP
	4	Common	800,000		100.00	80,000,000.00	80%
TOTAL		800,000	TOTAL	TOTAL P		80,000,000.00	
FOREIGN (INDICATE BY NATIONALITY)	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **	PAR/STATED VALUE	AMOUNT (Php)	% OF OWNERSHIP
Chinese	1	Common	200,000		100.00	20,000,000.00	20%
Percentage of Foreign Equity:		TOTAL	200,000	TOTAL	TOTAL P	20,000,000.00	
				TOTAL SUBSCRIBED P		100,000,000.00	
PAID-UP CAPITAL							
FILIPINO	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (Php)	% OF OWNERSHIP	
	4	Common	800,000	100	80,000,000.00	80%	
TOTAL		800,000	TOTAL P		80,000,000.00		
FOREIGN (INDICATE BY NATIONALITY)	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (Php)	% OF OWNERSHIP	
Chinese	1	Common	200,000	100.00	20,000,000.00	20%	
20.00 %		TOTAL	200,000	TOTAL P		20,000,000.00	
				TOTAL PAID-UP P		100,000,000.00	
NOTE: USE ADDITIONAL SHEET IF NECESSARY							
* Common, Preferred or other classification							
** Other than Directors, Officers, Shareholders owning 10% of outstanding shares.							

CERTIFIED TRUE COPY
Username: Reynald Buluran
Page 4 of 10
Verified by: [Signature]
Date Issued: MAY 11 2022

GENERAL INFORMATION SHEET

STOCK CORPORATION

PLEASE PRINT LEGIBLY

CORPORATE NAME:		2021 BUILDERS OPC under the name of 2021 BUILDERS						
DIRECTORS / OFFICERS								Securities
NAME/CURRENT RESIDENTIAL ADDRESS	NATIONALITY	INCORP	BOARD	GENDER	STOCK HOLDER	OFFICER	EXECUTIVE	TAX IDENTIFICATION NUMBER
1. Adelina L. Chen U 1 27 E. Abada St. Loyola Heights, D.C.	Filipino	N		F	Y	CEO		111-599-352
2. Calvin T. David U 1 27 E. Abada St. Loyola Heights, D.C.	Mainland Chinese	N		M	Y	N/A		147-913-801
3. Holden Y. Ko 218 2nd St. Grace Park, Kalookan City	Filipino	N	M	M	Y	Corp Sec		198-032-292
4. Davian L. Chen U 1 27 E. Abada St. Loyola Heights, D.C.	Filipino	N	M	F	Y	CFO / Treasurer		460-139-416
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								

INSTRUCTION:

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

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

FOR INCORP COLUMN, 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.

GIS_STOCK (v.2020)

Page 4

Date: 2022-05-10 Time: 09:34:57 AM

CERTIFIED TRUE COPY

Page 1 of 1

Verified by: TAMPUS Date Issued: MAY 11 2022

Reynaldo Buluran

THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT FROM THE OFFICIAL RECORD

GENERAL INFORMATION SHEET
STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====

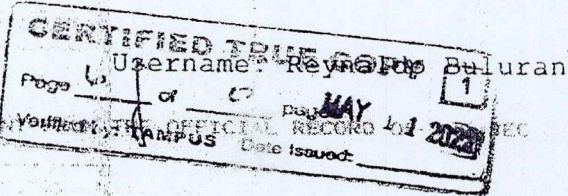
CORPORATE NAME:		NEO CALAPAN REALTY CORPORATION				Securities Exchange Commission	
TOTAL NUMBER OF STOCKHOLDERS:		5		TOTAL OF STOCKHOLDERS WITH 1% OR MORE OF THE TOTAL		5	
TOTAL ASSETS BASED ON LATEST AUDITED FINANCIAL STATEMENTS:		P1,000,000.00		TOTAL FINANCIAL STATEMENT		P1,000,000.00	
STOCKHOLDERS INFORMATION							
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED			% OF OWNER-SHIP	AMOUNT PAID (PHP)	TAX IDENTIFICATION NUMBER	
	TYPE	NUMBER	AMOUNT (PHP)				
1. Worldwood Trading Corp. Kmt. 28 Wakas, Bocaue Bulacan	Common	200,000	20,000,000.00	20.00%	20,000,000.00	003-982436	
	TOTAL	200,000	20,000,000.00				
2. Davian Chen Filipino U 1 27 E. Abada St. Loyola Heights, Q.C.		200,000	20,000,000.00	20.00%	20,000,000.00	460-139-416	
	TOTAL	200,000	20,000,000.00				
3. Holden Y. Ko Filipino 218 2nd St. Grace Park, Kalookan City		200,000	20,000,000.00	20.00%	20,000,000.00	198-032-292	
	TOTAL	200,000	20,000,000.00				
4. Adelina L. Chen Filipino U 1 27 E. Abada St. Loyola Heights, Q.C.		200,000	20,000,000.00	20.00%	20,000,000.00	111-599-352	
	TOTAL	200,000	20,000,000.00				
5. Calvin T. David Chinese U 1 27 E. Abada St. Loyola Heights, Q.C.		200,000	20,000,000.00	20.00%	20,000,000.00	147-913-801	
	TOTAL	200,000	20,000,000.00				
6.							
	TOTAL						
7.							
	TOTAL						
TOTAL AMOUNT OF SUBSCRIBED CAPITAL				100.00%	100,000,000.00		
TOTAL AMOUNT OF PAID-UP CAPITAL			100,000,000.00				

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

Note: For PDTC Nominee 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.

Date: 2022-05-10 Time: 09:34:57 AM

THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT



GENERAL INFORMATION SHEET
STOCK CORPORATION:

Securities
Exchange
Commission

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME:	NEO CALAPAN REALTY CORPORATION	
TOTAL NUMBER OF STOCKHOLDERS:	5	STOCKHOLDERS WITH 100 OR MORE SHARES EACH: 5
TOTAL ASSETS BASED ON LATEST AUDITED FS:	SEE FINANCIAL STATEMENTS	PHILIPPINES

STOCKHOLDER INFORMATION

NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNER-SHIP		
8.						
	TOTAL					
9.						
	TOTAL					
10.						
	TOTAL					
11. 00908974						
	TOTAL					
12.						
	TOTAL					
13.						
	TOTAL					
14.						
	TOTAL					
TOTAL AMOUNT OF SUBSCRIBED CAPITAL				0.00%	0.00	
TOTAL AMOUNT OF PAID-UP CAPITAL						

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

Note: For PDTC Nominee 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.

GBL STOCK (v.2020)

Page 0

Date: 2022-05-10 Time: 09:34:57 AM

THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT

CERTIFIED TRUE COPY
Page 1 of 5
Username: Reynaldo B. Bularan
Issued by: TAMPUSC
Date Issued: MAY 11 2022

GENERAL INFORMATION SHEET
STOCK CORPORATION

PLEASE PRINT LEGIBLY

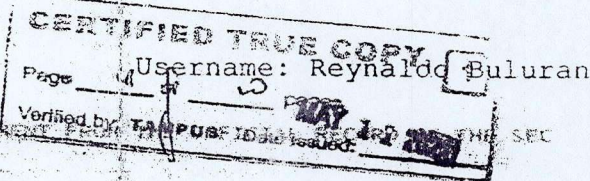
CORPORATE NAME:		NEO CALAPAN REAL ESTATE CORPORATION			
TOTAL NUMBER OF STOCKHOLDERS:		5		5	
TOTAL ASSETS BASED ON LATEST AUDITED FS:		SEE FINANCIAL STATEMENT			
STOCKHOLDER INFORMATION					
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	TYPE	NUMBER	PERCENTAGE	AMOUNT PAID	TAX IDENTIFICATION NUMBER
15					
	TOTAL				
16					
	TOTAL				
17					
	TOTAL				
18					
	TOTAL				
19					
	TOTAL				
20					
	TOTAL				
21 OTHERS (Indicate the number of the remaining stockholders)					
	TOTAL				
TOTAL AMOUNT OF SUBSCRIBED CAPITAL				0.00%	0.00
TOTAL AMOUNT OF PAID-UP CAPITAL					
INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS					
Note: For PDIC Nominee 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-110026 (v. 2/20)

Page 7

Date: 2022-05-10 Time: 09:34:57 AM

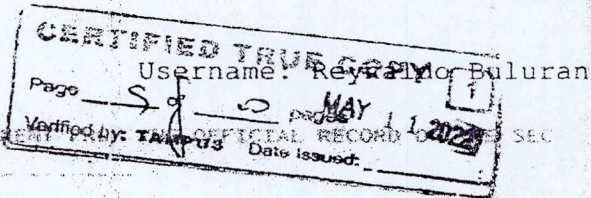
THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT FROM THE SEC



GENERAL INFORMATION SHEET
STOCK CORPORATION

CORPORATE NAME: NEO CALAPAN REAL ESTATE CORPORATION				SECURITIES AND EXCHANGE COMMISSION	
1. INVESTMENT OF CORPORATE FUNDS IN ANOTHER CORPORATION		COUNTRY (PHILIPPINES)		DATE OF BOARD RESOLUTION	
1.1 STOCKS		N.A.		N.A.	
1.2 BONDS/COMMERCIAL PAPER (Issued by Private Corporations)		N.A.		N.A.	
1.3 LOANS/ CREDITS/ ADVANCES		N.A.		N.A.	
1.4 GOVERNMENT TREASURY BILLS		N.A.		N.A.	
1.5 OTHERS		N.A.		N.A.	
2. INVESTMENT OF CORPORATE FUNDS IN ACTIVITIES UNDER ITS SECONDARY PURPOSES (PLEASE SPECIFY:)			DATE OF BOARD RESOLUTION		DATE OF STOCKHOLDERS RATIFICATION
N.A.			N.A.		N.A.
3. TREASURY SHARES			NO. OF SHARES		% AS TO THE TOTAL NO. OF SHARES ISSUED
			N.A.		N.A.
C5. UNRESTRICTED/UNAPPROPRIATED RETAINED EARNINGS AS OF END OF LAST FISCAL YEAR					
5. DIVIDENDS DECLARED DURING THE IMMEDIATELY PRECEDING YEAR:					
TYPE OF DIVIDEND		AMOUNT (PHP)		DATE DECLARED	
5.1 CASH		N.A.		N.A.	
5.2 STOCK		N.A.		N.A.	
5.3 PROPERTY		N.A.		N.A.	
TOTAL		P			
6. ADDITIONAL SHARES ISSUED DURING THE PERIOD:					
DATE		NO. OF SHARES		AMOUNT	
SECONDARY LICENSE/REGISTRATION WITH SEC AND OTHER GOV'T AGENCY:					
NAME OF AGENCY:		SEC		BSP	
TYPE OF LICENSE/REGN.		N.A.		N.A.	
DATE ISSUED:		N.A.		N.A.	
DATE STARTED OPERATIONS:		N.A.		N.A.	
TOTAL ANNUAL COMPENSATION OF DIRECTORS DURING THE PRECEDING FISCAL YEAR (in PHP)		TOTAL NO. OF OFFICERS		TOTAL NO. OF RANK & FILE EMPLOYEES	
N.A.		N.A.		N.A.	
NOTE: USE ADDITIONAL SHEET IF NECESSARY					

Date: 2022-05-10 Time: 09:34:57 AM



I, HOLDEN Y. KO, Corporate Secretary of NEO CALAPAN REAL ESTATE CORPORATION declare under penalty of perjury that all matters set forth in this GIS have been made in good faith, duly verified by me and to the best of my knowledge and belief are true and correct.

I hereby attest that all the information in this GIS has been submitted to the SEC in accordance with the rules and regulations of the Securities and Exchange Commission for 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 _____ CALAPAN CITY

HOLDEN Y. KO

JAN 04 2022

CALAPAN CITY

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 _____.

KITY. TYRON KIM D. BACULO

Notary Public NOTARY PUBLIC

Until December 31, 2022

Roll of Attorneys No. 65809

IBF No. 014875 / Lifetime / Oriental Mindoro

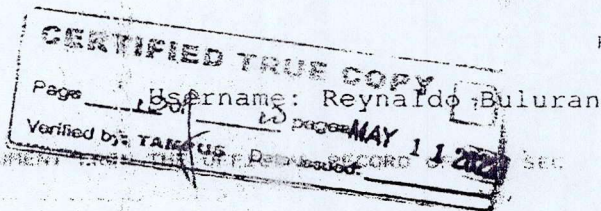
PIB No. 0842260 / 12-03-21 (for 2022) / Calapan City

MCLE Compliance No. VI-0022615 04-02-19

GIS_STOCK(V.2020)

Date: 2022-05-10 Time: 09:34:57 AM

THIS IS A SYSTEM GENERATED COPY OF THE DOCUMENT



Republic of the Philippines
SECURITIES and EXCHANGE COMMISSION

4

I hereby certify that (a) this is a true copy of the document stored in the SEC Official Records to which proper security measures were employed to ensure data integrity, consisting of TEN (10) page (s); and (b) at all material times, the SEC System for Records Retrieval, Storage and Maintenance were operating in a manner that did not affect the integrity of the electronic document.

NEO CALAPAN REALTY CORPORATION

Verified by: LOURENCE N. TAMPIUS

Fees Php

100

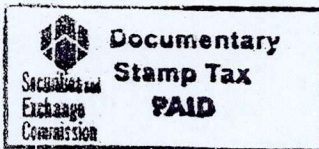
paid under

Ref. No. 2135413

Dated:

MAY 11 2022

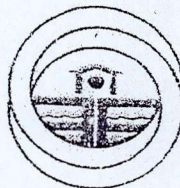
**BASIS: ELECTRONIC RECORDS FROM CD
CTC IS BASED ON OST COPY**



ROMEO B. GAMANO
SEC Administrative Officer IV
Electronic Records Management Division
Information and Communication Technology Department

CONTROL NO. 000063

104 STR 14-07-1842



ANNEX "B"

Republic of the Philippines
Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD

CERTIFICATE
OF
AMENDED ARTICLES OF INCORPORATION

TO WHOM THESE PRESENTS MAY COME:

THIS IS TO CERTIFY that the Amended Articles of Incorporation of the
NEO CALAPAN HOMEOWNERS' ASSOCIATION INC.

(Name of Association / Federation)

**1st floor Neo-Calapan Residential and Commercial Subdivision Clubhouse, M.
Roxas Drv. Brgy. Sto. Niño, Calapan City, Oriental Mindoro**
(Address)

was filed in this Office on the 06th day of April, 2017, pursuant to the provisions of Republic Act No. 9904 and the supplementary provisions of BP Blg. 68 in relation to Executive Order No. 535 and Republic Act No. 8763 and attached to the other papers of the said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of this Board at Quezon City, Philippines this 21st day of November, year 2017.

BY AUTHORITY OF THE BOARD

*01-18-18
RICHARD L. MANILA*

TIN (ASS'N) 9867387 M
O.R.NO. 04-06-2017
DATE
AMOUNT PAID P 720.00

HOA STR 14-07-1842

DHSUD Region IV-A
CERTIFIED TRUE COPY
RECORDS DIVISION

NAME: *[Signature]*
DATE: MAY 10 2022

Atty. RICHARD L. MANILA
REGIONAL DIRECTOR

RLA/LAO/DLN/ASP



NEO CALAPAN HOMEOWNERS ASSOCIATION INC.
Clubhouse Neo Calapan, Calapan City Or. Mindoro
Globe: 0917-830-2449 / Smart 0939-916-6407

EXCERPT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF NEO CALAPAN HOMEOWNERS ASSOCIATION HELD AT NEO CALAPAN CLUBHOUSE, BANGAY BULUSAN, CALAPAN CITY, ORIENTAL MINDORO, ON SEPTEMBER 11, 2016, AT 3:22 PM.

Present :

Romeo R. Salvadora M.D.
Jennifer L. De Lara
Reynaldo N. Acosta
Mabini R. Comia

BOD-President / Presiding Officer
BOD-Secretary
BOD-Treasurer
BOD- Auditor

Absent :

Ret. Col. Cesar Maravilla

BOD- Vice President

RESOLUTION NO. 02-16
SEP 18 2017

RESOLUTION INDICATING AND ENUMERATING THE AMENDMENTS OF ARTICLE OF INCORPORATION.

WHEREAS , On September 11, 2016 the Board of Directors of Neo Calapan Homeowners Association hold a special meeting regarding the resolution of amendments of Article of Incorporation.

WHEREAS , The Board wanted to have an additional member of the Board of Directors. It will composed of more than 10 (5 existing + 10) and every village must have a representative.

WHEREAS, The Director or trustees elected shall hold the office for a term of two (2) years and until their successor are elected and qualified.

Now Therefore, be It resolved as it is hereby resolved, that the resolution of the Board indicating and enumerating the amendments of Article of Incorporation and the additional member of the Board and term of office, ratified and adopted.

On motion of director Mabini Comia, Jointly seconded by Director Reynaldo Acosta and Director Jennifer L. De Lara, This Resolution was... UNANIMOUSLY APPROVED

Certified Correct

JENNIFER L. DE LARA
Secretary

Attested :

ROMEO R. SALVADORA M.D.
President / Presiding Officer

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 9055700

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

ANNEX "D"

REGISTRY OF DEEDS FOR THE CALAPAN CITY

23
6-16-11

Transfer Certificate of Title

No. T-147261
(ROAD LOT)

IT IS HEREBY CERTIFIED that certain land situated in the City of Calapan, Province of Ori. Mindoro, Palawan, bounded and described as follows:

A parcel of land (Lot 3805-B (ROAD LOT), Calapan Cadastre of the subdivision plan (IRA) Fed-308764, approved as a subdivision project, being a portion of Lot 3805 Calapan Cadastre, L.R.C. Case No. 1, Record No. 212), situated in the Barrio of Sto. Niño, Municipality of Calapan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the NE., along line 1-2 by Lot 13 Calapan Cad.; on the SE., along lines 2-143 by Lot 3805-C, of the subdivision plan; and along line 144-145 by Lot 13, Calapan Cad.; on the SW., and along lines 145-1 by Lot No. 3805-A, of the subdivision plan. Beginning at a point marked "11" on plan, being S. 84 deg. 38' E. 1304.81 m. from P.L.L.M. No. 6. is registered in accordance with the provisions of the Property Registration Decree in the name of

VICAR APOSTOLIC OF CALAPAN. x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting and to a first lien in favor of the Insular Govt. to guarantee the payment of the special taxes assessed pursuant to the provisions of Sec. 16 of Act No. 2001, as amended by Act 2001. No portion of any street, passage way, waterway or open space so delineated on the plan shall be ceded or otherwise disposed of by the registered owner without the approval of the Council of first instance of the city or province in which the land is located.

IT IS FURTHER CERTIFIED that said land was originally registered on the 1st day of June, in the year nineteen hundred and twenty-six in the Registration Book of the Office of the Register of Deeds of Ori. Mindoro, Volume A-8, page 123, as Original Certificate of Title No. 212, pursuant to Decree No. 238318 issued in L.R.C. Case No. 1, Record No. 212, in the name of

This certificate is a transfer from Transfer Certificate of Title No. T-44565, T-281 which is cancelled by virtue hereof in so far as the above-described land is concerned. -part-

Entered at Calapan City, Ori. Mindoro
Philippines, on the 15th day of May
in the year two thousand and eight
at 5:45 p.m.

ATTEST:

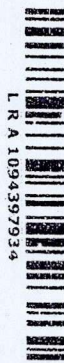
Calapan City, Ori. Mindoro, Palawan
(Owner's postal address)

ATTEST: (Register of Deeds)

*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.

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. 2022001567 OR No. : 1025425607
Date 03/02/2022 OR Date : Mar 2 2022
Time 11:57:12 AM Amt Paid: 775.84



TCT T-147261

MEMORANDUM OF ENCUMBRANCES

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

Entry No.	thence S. 70 deg. 45'E.,	17.99 m. to point 2;
	thence S. 17 deg. 08'W.,	3.06 m. to point 3;
	thence S. 16 deg. 14'W.,	3.06 m. to point 4;
	thence S. 15 deg. 20'W.,	3.06 m. to point 5;
	thence S. 14 deg. 27'W.,	3.06 m. to point 6;
	thence S. 13 deg. 33'W.,	3.06 m. to point 7;
	thence S. 12 deg. 39'W.,	3.06 m. to point 8;
	thence S. 11 deg. 45'W.,	3.06 m. to point 9;
	thence S. 10 deg. 51'W.,	3.06 m. to point 10;
	thence S. 09 deg. 57'W.,	3.06 m. to point 11;
	thence S. 09 deg. 03'W.,	3.06 m. to point 12;
	thence S. 08 deg. 09'W.,	3.06 m. to point 13;
	thence S. 07 deg. 16'W.,	3.06 m. to point 14;
	thence S. 06 deg. 22'W.,	3.06 m. to point 15;
	thence S. 05 deg. 28'W.,	3.06 m. to point 16;
	thence S. 04 deg. 34'W.,	3.06 m. to point 17;
	thence S. 03 deg. 40'W.,	3.06 m. to point 18;
	thence S. 02 deg. 46'W.,	3.06 m. to point 19;
	thence S. 01 deg. 52'W.,	3.06 m. to point 20;
	thence S. 00 deg. 58'W.,	3.06 m. to point 21;
	thence S. 00 deg. 04'W.,	3.06 m. to point 22;
	thence S. 00 deg. 49'E.,	3.06 m. to point 23;
	thence S. 00 deg. 12'W.,	3.00 m. to point 24;
	thence S. 00 deg. 48'W.,	3.00 m. to point 25;
	thence S. 01 deg. 24'W.,	3.00 m. to point 26;
	thence S. 02 deg. 00'W.,	3.00 m. to point 27;
	thence S. 02 deg. 36'W.,	3.00 m. to point 28;
	thence S. 03 deg. 12'W.,	3.00 m. to point 29;
	thence S. 03 deg. 48'W.,	3.00 m. to point 30;
	thence S. 04 deg. 25'W.,	3.00 m. to point 31;
	thence S. 05 deg. 01'W.,	3.00 m. to point 32;
	thence S. 05 deg. 37'W.,	3.00 m. to point 33;
	thence S. 06 deg. 13'W.,	3.00 m. to point 34;
	thence S. 06 deg. 49'W.,	3.00 m. to point 35;
	thence S. 07 deg. 25'W.,	3.00 m. to point 36;
	thence S. 08 deg. 01'W.,	3.00 m. to point 37;
	thence S. 08 deg. 37'W.,	3.00 m. to point 38;
	thence S. 09 deg. 13'W.,	3.00 m. to point 39;
	thence S. 09 deg. 49'W.,	3.00 m. to point 40;
	thence S. 10 deg. 25'W.,	3.00 m. to point 41;
	thence S. 11 deg. 01'W.,	3.00 m. to point 42;
	thence S. 11 deg. 37'W.,	3.00 m. to point 43;
	thence S. 12 deg. 13'W.,	3.00 m. to point 44;
	thence S. 12 deg. 49'W.,	3.00 m. to point 45;
	thence S. 13 deg. 25'W.,	3.00 m. to point 46;
	thence S. 14 deg. 01'W.,	3.00 m. to point 47;
	thence S. 14 deg. 38'W.,	3.00 m. to point 48;
	thence S. 15 deg. 14'W.,	3.00 m. to point 49;
	thence S. 15 deg. 50'W.,	3.00 m. to point 50;

(Memorandum of Encumbrances continued on Page

(Technical Description continued on Additional Sheet

Page

-)

thence S. 16 deg. 25'W.,	3.00 m. to point 51;
thence S. 17 deg. 02'W.,	3.00 m. to point 52;
thence S. 17 deg. 38'W.,	3.00 m. to point 53;

Register of Deeds

thence S. 18 deg. 14'W.,	3.00 m. to point 54;
--------------------------	----------------------

thence S. 20 deg. 02'W.,	3.00 m. to point 57;
thence S. 20 deg. 38'W.,	3.00 m. to point 58;
thence S. 21 deg. 14'W.,	3.00 m. to point 59;
thence S. 21 deg. 50'W.,	3.00 m. to point 60;
thence S. 22 deg. 26'W.,	3.00 m. to point 61;

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No.: 2022001567 OR No.: 1025425607

Date: 03/02/2022 OR Date: Mar 2 2022

Time: 11:57:12 AM Amt Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS

thence S. 23 deg. 02' W., 3.00 m. to point 62;
thence S. 23 deg. 35' W., 3.00 m. to point 63;
thence S. 24 deg. 14' W., 3.00 m. to point 64;

Page -----B-----

T-147261 thence S. 25 deg. 03' W., 3.00 m. to point 67;

(Continuation of the Memorandum of Encumbrances from Page -----A-----)

* thence S. 26 deg. 39' W., 3.00 m. to point 68;
thence S. 27 deg. 15' W., 3.00 m. to point 69;
thence S. 27 deg. 51' W., 3.00 m. to point 70;
thence S. 28 deg. 27' W., 3.00 m. to point 71;
thence S. 29 deg. 03' W., 3.00 m. to point 72;
thence S. 29 deg. 39' W., 3.00 m. to point 73;
thence S. 30 deg. 15' W., 3.00 m. to point 74;
thence S. 30 deg. 51' W., 3.00 m. to point 75;
thence S. 31 deg. 27' W., 3.00 m. to point 76;
thence S. 32 deg. 03' W., 3.00 m. to point 77;
thence S. 32 deg. 39' W., 3.00 m. to point 78;
thence S. 28 deg. 28' W., 3.02 m. to point 79;
thence S. 24 deg. 18' W., 3.02 m. to point 80;
thence S. 20 deg. 08' W., 3.02 m. to point 81;
thence S. 15 deg. 58' W., 3.02 m. to point 82;
thence S. 11 deg. 48' W., 3.02 m. to point 83;
thence S. 07 deg. 38' W., 3.02 m. to point 84;
thence S. 03 deg. 28' W., 3.02 m. to point 85;
thence S. 00 deg. 42' E., 3.02 m. to point 86;
thence S. 04 deg. 52' E., 3.02 m. to point 87;
thence S. 08 deg. 02' E., 3.02 m. to point 88;
thence S. 13 deg. 12' E., 3.02 m. to point 89;
thence S. 17 deg. 22' E., 3.02 m. to point 90;
thence S. 21 deg. 32' E., 3.02 m. to point 91;
thence S. 25 deg. 42' E., 3.02 m. to point 92;
thence S. 29 deg. 52' E., 3.02 m. to point 93;
thence S. 34 deg. 02' E., 3.02 m. to point 94;
thence S. 38 deg. 12' E., 3.02 m. to point 95;
thence S. 42 deg. 22' E., 3.02 m. to point 96;
thence S. 46 deg. 32' E., 3.02 m. to point 97;
thence S. 50 deg. 42' E., 3.02 m. to point 98;
thence S. 54 deg. 52' E., 3.02 m. to point 99;
thence S. 59 deg. 02' E., 3.02 m. to point 100;
thence S. 63 deg. 12' E., 3.02 m. to point 101;
thence S. 67 deg. 22' E., 3.02 m. to point 102;
thence S. 71 deg. 32' E., 3.02 m. to point 103;
thence S. 75 deg. 42' E., 3.02 m. to point 104;
thence S. 79 deg. 52' E., 3.02 m. to point 105;
thence S. 84 deg. 02' E., 3.02 m. to point 106;
thence S. 88 deg. 12' E., 3.02 m. to point 107;
thence S. 85 deg. 25' E., 66.09 m. to point 108;
thence S. 85 deg. 22' E., 3.01 m. to point 109;
thence S. 83 deg. 51' E., 3.01 m. to point 110;
thence S. 82 deg. 20' E., 3.01 m. to point 111;
thence S. 80 deg. 49' E., 3.01 m. to point 112;
thence S. 79 deg. 18' E., 3.01 m. to point 113;
thence S. 77 deg. 46' E., 3.01 m. to point 114;
thence S. 76 deg. 15' E., 3.01 m. to point 115;
thence S. 74 deg. 44' E., 3.01 m. to point 116;
thence S. 73 deg. 13' E., 3.01 m. to point 117;
thence S. 71 deg. 42' E., 3.01 m. to point 118;
thence S. 70 deg. 11' E., 3.01 m. to point 119;
thence S. 68 deg. 39' E., 3.01 m. to point 120;
thence S. 67 deg. 08' E., 3.01 m. to point 121;

thence S. 55 deg. 37' E., 3.01 m. to point 122;
(Continued on Page -----C-----)

(CONTINUATION ON THE NEXT PAGE)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:57:12 AM Amt Paid: 775.84

P4 T-147261

(Continuation of the Memorandum of Encumbrances from Page-B)

thence S. 64 deg. 08'E.,	3.01 m. to point 123;
thence S. 62 deg. 35'E.,	3.01 m. to point 124;
thence S. 61 deg. 04'E.,	3.01 m. to point 125;
thence S. 59 deg. 33'E.,	3.01 m. to point 126;
thence S. 58 deg. 01'E.,	3.01 m. to point 127;
thence S. 56 deg. 30'E.,	3.01 m. to point 128;
thence S. 54 deg. 59'E.,	3.01 m. to point 129;
thence S. 53 deg. 28'E.,	3.01 m. to point 130;
thence S. 51 deg. 57'E.,	3.01 m. to point 131;
thence S. 50 deg. 26'E.,	3.01 m. to point 132;
thence S. 48 deg. 54'E.,	3.01 m. to point 133;
thence S. 47 deg. 23'E.,	3.01 m. to point 134;
thence S. 45 deg. 52'E.,	3.01 m. to point 135;
thence S. 44 deg. 21'E.,	3.01 m. to point 136;
thence S. 42 deg. 50'E.,	3.01 m. to point 137;
thence S. 41 deg. 19'E.,	3.01 m. to point 138;
thence S. 39 deg. 47'E.,	3.01 m. to point 139;
thence S. 38 deg. 16'E.,	3.01 m. to point 140;
thence S. 36 deg. 45'E.,	3.01 m. to point 141;
thence S. 35 deg. 14'E.,	3.01 m. to point 142;
thence S. 33 deg. 43'E.,	3.01 m. to point 143;
thence N. 14 deg. 48'W.,	23.33 m. to point 144;
thence N. 24 deg. 35'W.,	3.04 m. to point 145;
thence N. 26 deg. 22'W.,	3.04 m. to point 146;
thence N. 28 deg. 09'W.,	3.04 m. to point 147;
thence N. 29 deg. 56'W.,	3.04 m. to point 148;
thence N. 31 deg. 43'W.,	3.04 m. to point 149;
thence N. 33 deg. 30'W.,	3.04 m. to point 150;
thence N. 35 deg. 17'W.,	3.04 m. to point 151;
thence N. 37 deg. 04'W.,	3.04 m. to point 152;
thence N. 38 deg. 51'W.,	3.04 m. to point 153;
thence N. 40 deg. 38'W.,	3.04 m. to point 154;
thence N. 42 deg. 25'W.,	3.04 m. to point 155;
thence N. 44 deg. 13'W.,	3.04 m. to point 156;
thence N. 46 deg. 00'W.,	3.04 m. to point 157;
thence N. 47 deg. 47'W.,	3.04 m. to point 158;
thence N. 49 deg. 34'W.,	3.04 m. to point 159;
thence N. 51 deg. 21'W.,	3.04 m. to point 160;
thence N. 53 deg. 08'W.,	3.04 m. to point 161;
thence N. 54 deg. 55'W.,	3.04 m. to point 162;
thence N. 56 deg. 42'W.,	3.04 m. to point 163;
thence N. 58 deg. 29'W.,	3.04 m. to point 164;
thence N. 60 deg. 16'W.,	3.04 m. to point 165;
thence N. 62 deg. 03'W.,	3.04 m. to point 166;
thence N. 63 deg. 50'W.,	3.04 m. to point 167;
thence N. 65 deg. 37'W.,	3.04 m. to point 168;
thence N. 67 deg. 24'W.,	3.04 m. to point 169;
thence N. 69 deg. 11'W.,	3.04 m. to point 170;
thence N. 70 deg. 58'W.,	3.04 m. to point 171;
thence N. 72 deg. 45'W.,	3.04 m. to point 172;
thence N. 74 deg. 32'W.,	3.04 m. to point 173;
thence N. 76 deg. 19'W.,	3.04 m. to point 174;
thence N. 78 deg. 06'W.,	3.04 m. to point 175;
thence N. 79 deg. 53'W.,	3.04 m. to point 176;

(Continued on Additional Sheet Page)

thence N. 83 deg. 22'W., 3.04 m. to point 177;

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No: 2022001567 OR No. : 1025425607
 Date : 03/02/2022 OR Date : Mar 2 2022
 Time : 11:57:12 AM Amt Paid: 775.84



TCT T-147261 / T-118
SN No. 0000068914

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

Entry No.	thence N. 88 deg. 03'W.,	3.03 m. to point 181;
	thence N. 85 deg. 02'W.,	3.03 m. to point 182;
	thence N. 82 deg. 01'W.,	3.03 m. to point 183;
	thence N. 79 deg. 00'W.,	3.03 m. to point 184;
	thence N. 76 deg. 00'W.,	3.03 m. to point 185;
	thence N. 72 deg. 59'W.,	3.03 m. to point 186;
	thence N. 69 deg. 58'W.,	3.03 m. to point 187;
	thence N. 66 deg. 58'W.,	3.03 m. to point 188;
	thence N. 63 deg. 57'W.,	3.03 m. to point 189;
	thence N. 60 deg. 56'W.,	3.03 m. to point 190;
	thence N. 57 deg. 56'W.,	3.03 m. to point 191;
	thence N. 54 deg. 55'W.,	3.03 m. to point 192;
	thence N. 51 deg. 54'W.,	3.03 m. to point 193;
	thence N. 48 deg. 53'W.,	3.03 m. to point 194;
	thence N. 45 deg. 53'W.,	3.03 m. to point 195;
	thence N. 42 deg. 52'W.,	3.03 m. to point 196;
	thence N. 39 deg. 51'W.,	3.03 m. to point 197;
	thence N. 36 deg. 51'W.,	3.03 m. to point 198;
	thence N. 33 deg. 50'W.,	3.03 m. to point 199;
	thence N. 30 deg. 49'W.,	3.03 m. to point 200;
	thence N. 27 deg. 49'W.,	3.03 m. to point 201;
	thence N. 24 deg. 48'W.,	3.03 m. to point 202;
	thence N. 21 deg. 47'W.,	3.03 m. to point 203;
	thence N. 18 deg. 46'W.,	3.03 m. to point 204;
	thence N. 15 deg. 46'W.,	3.03 m. to point 205;
	thence N. 12 deg. 45'W.,	3.03 m. to point 206;
	thence N. 09 deg. 44'W.,	3.03 m. to point 207;
	thence N. 06 deg. 44'W.,	3.03 m. to point 208;
	thence N. 03 deg. 43'W.,	3.03 m. to point 209;
	thence N. 00 deg. 42'W.,	3.03 m. to point 210;
	thence N. 02 deg. 19'E.,	3.03 m. to point 211;
	thence N. 05 deg. 19'E.,	3.03 m. to point 212;
	thence N. 08 deg. 20'E.,	3.03 m. to point 213;
	thence N. 11 deg. 21'E.,	3.03 m. to point 214;
	thence N. 14 deg. 21'E.,	3.03 m. to point 215;
	thence N. 17 deg. 22'E.,	3.03 m. to point 216;
	thence N. 20 deg. 23'E.,	3.03 m. to point 217;
	thence N. 23 deg. 23'E.,	3.03 m. to point 218;
	thence N. 26 deg. 24'E.,	3.03 m. to point 219;
	thence N. 29 deg. 25'E.,	3.03 m. to point 220;
	thence N. 32 deg. 42'E.,	3.03 m. to point 221;
	thence N. 32 deg. 03'E.,	3.03 m. to point 222;
	thence N. 32 deg. 25'E.,	3.03 m. to point 223;
	thence N. 30 deg. 46'E.,	3.03 m. to point 224;
	thence N. 30 deg. 03'E.,	3.03 m. to point 225;
	thence N. 29 deg. 29'E.,	3.03 m. to point 226;
	thence N. 28 deg. 51'E.,	3.03 m. to point 227;

(Memorandum of Encumbrances continued on Page _____ -B)

(Technical Description continued on Additional Sheet _____ Page _____ -C)

thence N. 28 deg. 12'E.,	3.03 m. to point 228;
thence N. 27 deg. 34'E.,	3.03 m. to point 229;
thence N. 26 deg. 55'E.,	3.03 m. to point 230;

Register of Deeds

(CONTINUATION ON THE NEXT PAGE)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. 2022001567 OR No. : 1025425607

Date 03/02/2022 OR Date : Mar 2 2022

Time 11:57:12 AM Amt Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

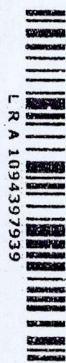
92 T-147261

Registry of Deeds

(Continued on Page

thence N. 26 deg. 16'E., 3.03 m. to point 231;
thence N. 25 deg. 38'E., 3.03 m. to point 232;
thence N. 24 deg. 59'E., 3.03 m. to point 233;
thence N. 24 deg. 21'E., 3.03 m. to point 234;
thence N. 23 deg. 42'E., 3.03 m. to point 235;
thence N. 23 deg. 04'E., 3.03 m. to point 236;
thence N. 22 deg. 25'E., 3.03 m. to point 237;
thence N. 21 deg. 47'E., 3.03 m. to point 238;
thence N. 21 deg. 08'E., 3.03 m. to point 239;
thence N. 20 deg. 30'E., 3.03 m. to point 240;
thence N. 19 deg. 51'E., 3.03 m. to point 241;
thence N. 19 deg. 12'E., 3.03 m. to point 242;
thence N. 18 deg. 34'E., 3.03 m. to point 243;
thence N. 17 deg. 55'E., 3.03 m. to point 244;
thence N. 17 deg. 17'E., 3.03 m. to point 245;
thence N. 16 deg. 38'E., 3.03 m. to point 246;
thence N. 16 deg. 00'E., 3.03 m. to point 247;
thence N. 15 deg. 21'E., 3.03 m. to point 248;
thence N. 14 deg. 43'E., 3.03 m. to point 249;
thence N. 14 deg. 04'E., 3.03 m. to point 250;
thence N. 13 deg. 26'E., 3.03 m. to point 251;
thence N. 12 deg. 47'E., 3.03 m. to point 252;
thence N. 12 deg. 08'E., 3.03 m. to point 253;
thence N. 11 deg. 30'E., 3.03 m. to point 254;
thence N. 10 deg. 51'E., 3.03 m. to point 255;
thence N. 10 deg. 13'E., 3.03 m. to point 256;
thence N. 09 deg. 34'E., 3.03 m. to point 257;
thence N. 08 deg. 56'E., 3.03 m. to point 258;
thence N. 08 deg. 17'E., 3.03 m. to point 259;
thence N. 07 deg. 39'E., 3.03 m. to point 260;
thence N. 07 deg. 00'E., 3.03 m. to point 261;
thence N. 06 deg. 22'E., 3.03 m. to point 262;
thence N. 05 deg. 43'E., 3.03 m. to point 263;
thence N. 05 deg. 04'E., 3.03 m. to point 264;
thence N. 04 deg. 26'E., 3.03 m. to point 265;
thence N. 03 deg. 47'E., 3.03 m. to point 266;
thence N. 03 deg. 09'E., 3.03 m. to point 267;
thence N. 02 deg. 30'E., 3.03 m. to point 268;
thence N. 01 deg. 52'E., 3.03 m. to point 269;
thence N. 01 deg. 13'E., 3.03 m. to point 270;
thence N. 00 deg. 35'E., 3.03 m. to point 271;
thence N. 00 deg. 04'E., 3.03 m. to point 272;
thence N. 00 deg. 42'E., 3.03 m. to point 273;
thence N. 01 deg. 21'E., 3.03 m. to point 274;
thence N. 02 deg. 00'E., 3.03 m. to point 275;
thence N. 02 deg. 38'E., 3.03 m. to point 276;
thence N. 03 deg. 17'E., 3.03 m. to point 277;
thence N. 02 deg. 35'E., 3.17 m. to point 278;
thence N. 01 deg. 06'E., 3.17 m. to point 279;
thence N. 00 deg. 23'E., 3.17 m. to point 280;
thence N. 01 deg. 52'E., 3.17 m. to point 281;
thence N. 03 deg. 21'E., 3.17 m. to point 282;
thence N. 04 deg. 50'E., 3.17 m. to point 283;
thence N. 06 deg. 19'E., 3.17 m. to point 284;
thence N. 07 deg. 48'E., 3.17 m. to point 285;

Page -B-



L R A 1094397939

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. 2022001567 OR No. : 1025425607

Date 03/02/2022 OR Date : Mar 2 2022

Time 11:57:12 AM Amt Paid: 775.84

17 T-147261 (1-188)
SN No. 0000068915

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

Entry No. thence N. 09 deg. 16'E., 3.17 m. to point 286;
thence N. 10 deg. 45'E., 3.17 m. to point 287;
thence N. 12 deg. 14'E., 3.17 m. to point 288;
thence N. 13 deg. 43'E., 3.17 m. to point 289;
thence N. 15 deg. 12'E., 3.17 m. to point 290;
thence N. 16 deg. 41'E., 3.17 m. to point 291;
thence N. 18 deg. 10'E., 3.17 m. to point 292;
thence N. 19 deg. 39'E., 3.17 m. to point 293;
thence N. 21 deg. 08'E., 3.17 m. to point of

beginning, containing an area of EIGHT THOUSAND ONE HUNDRED SEVENTY EIGHT (8,178) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by I.S., cyl., conc., mon., 15 x 60 cm., bearings true; date of original survey, May 1916-September 1917, and that of the subdivision survey, executed by MARJORIE C. CUMITING, Geodetic Engineer, on May 10-12, 2007.

ATTY. PEPITO P. MORTIL
Register of Deeds

Pursuant to Section 7 of Republic Act No. 26 this Certificate of Title having been administratively reconstituted in without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

(STO) RAYON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title, consisting of 2 pages, on this date 10-18-78 has been reconstituted from its owner's duplicate the reconstitution having been effected administratively under the provisions of Republic Act No. 26.

(SJD) RAYON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation was copied from TCT No. T-147261; T-221.

ATTY. PEPITO P. MORTIL
Register of Deeds

(Memorandum of Encumbrances continued on Page
(Technical Description continued on Additional Sheet
NOTHING FOLLOWS

All subsequent annotations shall be made in the original and duplicate copies.
Date 6-16-11
Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. 2022001567 OR No. : 1025425607

Date 03/02/2022 OR Date : Mar 2 2022

Time 11:57:12 AM Amt Paid: 775.84

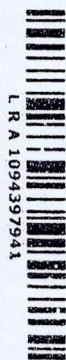
Pg. T-147261 T-1180
(Continuation of the Memorandum of Encumbrances from Page ----- A)

(Continued on Page -----)

Registry of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



L R A 1094397941

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. 2022001567 OR No. : 1025425607

Date 03/02/2022 OR Date : Mar 2 2022

Time 11:57:12 AM Amt Paid: 775.84

TAX DECLARATION OF REAL PROPERTY

TD No.: 14-011-05673

Property Identification No.: 029-05-011-03-068-0000

Owner: VICAR APOSTOLIC OF CALAPAN

TIN: _____

Address: BISHOP PALACE, SALONG, CALAPAN CITY

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: , BULUSAN, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No. T-147261

Survey No. (LRA) PSD-398764

CCT _____

Lot No. 3805-B

Dated: _____

Blk. No. _____

Boundaries:

North: E BY LOT 18 CAD 104

South: W BY LOT 3805-A

East: BY LOT 3805-C

West: BY LOT 13

Kind of Property Assessed☒ LAND☐ BUILDING

No. of Storeys: _____

Brief Description: _____

☐ MACHINERY Brief Description: _____☐ Others: _____

Specify: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
<u>SPECIAL</u>	6,628.00 Sq.m	0.00	<u>ROAD</u>	0 %	0.00 ₱
<u>RESIDENTIAL</u>	1,550.00 Sq.m	77,500.00	<u>RESIDENTIAL</u>	20 %	15,500.00
TOTAL	8,178.00 Sq.m	77,500.00			15,500.00

Total Assessed Value

FIFTEEN THOUSAND FIVE HUNDRED PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2015

Qtr.

Yr.

APPROVED BY:

(SGD)

JELSON O. MASONGSONG

9/26/2014

City Assessor

Date Approved

This declaration cancels TD No./PIN 11-011-00525

Owner: SAME NAME

Previous A.V. Php 0

Co-Owners _____

Memoranda:

ISSUED AS PER ACTUAL STATUS

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
November 17, 2021**Notes:**

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995

It does not and cannot by itself alone confer any ownership or legal title to the property.

BRISTOL POLICE

PORTON
SECRET



ANNEX "F"

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 9055699

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

REGISTRY OF DEEDS FOR THE

CALAPAN CITY

Transfer Certificate of Title

No. T-147260

IT IS HEREBY CERTIFIED that certain land situated in the City of Calapan,
Province of Or. Mindoro, P.I. bounded and described as follows:

A parcel of land (Lot 3805-A, Calapan Cadastre of the Subdivision plan (IRA) Fed-398764, approved as a subdivision project, being a portion of Lot 3805 Calapan Cadastre, L.R.C. Case No. 1, Record No. 212), situated in the Barrio of Sto. Niño, Municipality of Calapan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the SE., along lines 157-1-151 by Lot 3805-B (ROAD LOT), of the subd. plan and along line 151 to 152 by Lot 13, Calapan Cad.; on the SW., along line 152-153 by Lot No. 645; and along line 153-154 by Lot 10, both of Calapan Cad.; on the NW., along line 154-155 by Lot No. 3806 and along line 155-156 by Lot No. 3806, both of Calapan Cad.; is registered in accordance with the provisions of the Property Registration Decree in the name of

VICAR APOSTOLIC OF CALAPAN. x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting and to A first lien in favor of the Insular Government to guarantee the payment of the special taxes assessed pursuant to the provisions of Section 18 of 2259 as amended by Act 3081. . . .

IT IS FURTHER CERTIFIED that said land was originally registered on the 2nd day of June in the year nineteen hundred and twenty-six in the Registration Book of the Office of the Register of Deeds of Or. Mindoro, Volume A-8, page 175, as Original Certificate of Title No. 2723, pursuant to Decree No. 233315 issued in L.R.C. Case No. 1, Record No. 212, in the name of - - -

This certificate is a transfer from TRANSFER Certificate of Title No. 2723, which is cancelled by virtue hereof in so far as the above-described land is concerned. -part-

Entered at Calapan City, Or. Mindoro
Philippines, on the 15th day of May
in the year two thousand and eight
at 3:42 P.M.

ATTEST:

Calapan City, Or. Mindoro, P.I.
(Owner's postal address)

AMTY. ENLIO P. XETEL
(Register of Deeds)

*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.

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775 84

FL T-147260

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

on the NE., along line 156 to 157 by lot No. 18, Calapan Cgd. Beginning at a point marked "1" on plan, being S. 84 deg. 38'E., 1594.81 m. from D.I.L. No. 6;

thence S. 21 deg. 08'W.,	3.17 m. to point 2;
thence S. 19 deg. 39'W.,	3.17 m. to point 3;
thence S. 18 deg. 10'W.,	3.17 m. to point 4;
thence S. 16 deg. 41'W.,	3.17 m. to point 5;
thence S. 15 deg. 13'W.,	3.17 m. to point 6;
thence S. 13 deg. 43'W.,	3.17 m. to point 7;
thence S. 12 deg. 42'W.,	3.17 m. to point 8;
thence S. 10 deg. 45'W.,	3.17 m. to point 9;
thence S. 09 deg. 16'W.,	3.17 m. to point 10;
thence S. 07 deg. 48'W.,	3.17 m. to point 11;
thence S. 06 deg. 19'W.,	3.17 m. to point 12;
thence S. 04 deg. 50'W.,	3.17 m. to point 13;
thence S. 03 deg. 21'W.,	3.17 m. to point 14;
thence S. 01 deg. 52'W.,	3.17 m. to point 15;
thence S. 00 deg. 23'W.,	3.17 m. to point 16;
thence S. 01 deg. 06'E.,	3.17 m. to point 17;
thence S. 02 deg. 35'E.,	3.17 m. to point 18;
thence S. 03 deg. 17'E.,	3.03 m. to point 19;
thence S. 02 deg. 38'E.,	3.03 m. to point 20;
thence S. 02 deg. 00'E.,	3.03 m. to point 21;
thence S. 01 deg. 21'E.,	3.03 m. to point 22;
thence S. 00 deg. 52'E.,	3.03 m. to point 23;
thence S. 00 deg. 04'E.,	3.03 m. to point 24;
thence S. 00 deg. 35'W.,	3.03 m. to point 25;
thence S. 01 deg. 15'W.,	3.03 m. to point 26;
thence S. 01 deg. 52'W.,	3.03 m. to point 27;
thence S. 02 deg. 30'W.,	3.03 m. to point 28;
thence S. 03 deg. 09'W.,	3.03 m. to point 29;
thence S. 03 deg. 47'W.,	3.03 m. to point 30;
thence S. 04 deg. 26'W.,	3.03 m. to point 31;
thence S. 05 deg. 04'W.,	3.03 m. to point 32;
thence S. 05 deg. 43'W.,	3.03 m. to point 33;
thence S. 06 deg. 22'W.,	3.03 m. to point 34;
thence S. 07 deg. 00'W.,	3.03 m. to point 35;
thence S. 07 deg. 39'W.,	3.03 m. to point 36;
thence S. 08 deg. 17'W.,	3.03 m. to point 37;
thence S. 08 deg. 56'W.,	3.03 m. to point 38;
thence S. 06 deg. 34'W.,	3.03 m. to point 39;
thence S. 10 deg. 13'W.,	3.03 m. to point 40;
thence S. 10 deg. 51'W.,	3.03 m. to point 41;
thence S. 11 deg. 30'E.,	3.03 m. to point 42;
thence S. 12 deg. 08'E.,	3.03 m. to point 43;
thence S. 12 deg. 47'W.,	3.03 m. to point 44;

(Memorandum of Encumbrances continued on Page -B-)

(Technical Description continued on Additional Sheet Page -C-)

thence S. 13 deg. 26'W.,	3.03 m. to point 45;
thence S. 14 deg. 04'W.,	3.03 m. to point 46;
thence S. 14 deg. 43'W.,	3.03 m. to point 47;

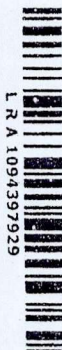
Register of Deeds

thence S. 15 deg. 21'W.,	3.03 m. to point 48;
--------------------------	----------------------

thence S. 17 deg. 1'W.,	3.03 m. to point 51;
thence S. 17 deg. 58'W.,	3.03 m. to point 52;
thence S. 18 deg. 34'W.,	3.03 m. to point 53;
thence S. 19 deg. 12'W.,	3.03 m. to point 54;

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS.



LRA 1094397929

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:56:36 AM Amt Paid: 775.84

thence S. 19 deg. 51'W., 3.03 m. to point 55;
thence S. 20 deg. 30'W., 3.03 m. to point 56;
thence S. 21 deg. 03'W., 3.03 m. to point 57;

Page -B-

F147260
(Continuation of the Memorandum of Encumbrances from Page 60 -A)

thence S. 23 deg. 04'W., 3.03 m. to point 60;
thence S. 23 deg. 42'W., 3.03 m. to point 61;
thence S. 24 deg. 21'W., 3.03 m. to point 62;
thence S. 24 deg. 59'W., 3.03 m. to point 63;
thence S. 25 deg. 38'W., 3.03 m. to point 64;
thence S. 26 deg. 16'W., 3.03 m. to point 65;
thence S. 26 deg. 55'W., 3.03 m. to point 66;
thence S. 27 deg. 34'W., 3.03 m. to point 67;
thence S. 28 deg. 12'W., 3.03 m. to point 68;
thence S. 28 deg. 51'W., 3.03 m. to point 69;
thence S. 29 deg. 29'W., 3.03 m. to point 70;
thence S. 30 deg. 08'W., 3.03 m. to point 71;
thence S. 30 deg. 46'W., 3.03 m. to point 72;
thence S. 31 deg. 25'W., 3.03 m. to point 73;
thence S. 32 deg. 03'W., 3.03 m. to point 74;
thence S. 32 deg. 52'W., 3.03 m. to point 75;
thence S. 29 deg. 25'W., 3.03 m. to point 76;
thence S. 26 deg. 24'W., 3.03 m. to point 77;
thence S. 23 deg. 23'W., 3.03 m. to point 78;
thence S. 20 deg. 23'W., 3.03 m. to point 79;
thence S. 17 deg. 22'W., 3.03 m. to point 80;
thence S. 14 deg. 21'W., 3.03 m. to point 81;
thence S. 11 deg. 21'W., 3.03 m. to point 82;
thence S. 08 deg. 20'W., 3.03 m. to point 83;
thence S. 05 deg. 19'W., 3.03 m. to point 84;
thence S. 02 deg. 19'W., 3.03 m. to point 85;
thence S. 00 deg. 42'E., 3.03 m. to point 86;
thence S. 03 deg. 43'E., 3.03 m. to point 87;
thence S. 06 deg. 44'E., 3.03 m. to point 88;
thence S. 09 deg. 44'E., 3.03 m. to point 89;
thence S. 12 deg. 45'E., 3.03 m. to point 90;
thence S. 15 deg. 46'E., 3.03 m. to point 91;
thence S. 18 deg. 46'E., 3.03 m. to point 92;
thence S. 21 deg. 47'E., 3.03 m. to point 93;
thence S. 24 deg. 48'E., 3.03 m. to point 94;
thence S. 27 deg. 49'E., 3.03 m. to point 95;
thence S. 30 deg. 49'E., 3.03 m. to point 96;
thence S. 33 deg. 50'E., 3.03 m. to point 97;
thence S. 36 deg. 51'E., 3.03 m. to point 98;
thence S. 39 deg. 51'E., 3.03 m. to point 99;
thence S. 42 deg. 52'E., 3.03 m. to point 100;
thence S. 45 deg. 53'E., 3.03 m. to point 101;
thence S. 48 deg. 53'E., 3.03 m. to point 102;
thence S. 51 deg. 54'E., 3.03 m. to point 103;
thence S. 54 deg. 55'E., 3.03 m. to point 104;
thence S. 57 deg. 56'E., 3.03 m. to point 105;
thence S. 60 deg. 56'E., 3.03 m. to point 106;
thence S. 63 deg. 57'E., 3.03 m. to point 107;
thence S. 66 deg. 58'E., 3.03 m. to point 108;
thence S. 69 deg. 58'E., 3.03 m. to point 109;
thence S. 72 deg. 59'E., 3.03 m. to point 110;
thence S. 76 deg. 00'E., 3.03 m. to point 111;
thence S. 79 deg. 00'E., 3.03 m. to point 112;
thence S. 82 deg. 01'E., 3.03 m. to point 113;
thence S. 85 deg. 02'E., 3.03 m. to point 114;
thence S. 88 deg. 03'E., 3.03 m. to point 115;

thence S. 85 deg. 23'E., 65.67 m. to point 116;

(Continued on Page -C-)

(CONTINUATION ON THE NEXT PAGE)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:56:38 AM Amt Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

74 T-147260

(Continuation of the Memorandum of Encumbrances from Page -B)

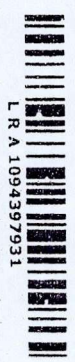
- thence S. 85 deg. 14'E., 3.04 m. to point 117;
- thence S. 83 deg. 27'E., 3.04 m. to point 118;
- thence S. 81 deg. 40'E., 3.04 m. to point 119;
- thence S. 79 deg. 53'E., 3.04 m. to point 120;
- thence S. 78 deg. 06'E., 3.04 m. to point 121;
- thence S. 76 deg. 19'E., 3.04 m. to point 122;
- thence S. 74 deg. 32'E., 3.04 m. to point 123;
- thence S. 72 deg. 45'E., 3.04 m. to point 124;
- thence S. 70 deg. 58'E., 3.04 m. to point 125;
- thence S. 69 deg. 11'E., 3.04 m. to point 126;
- thence S. 67 deg. 24'E., 3.04 m. to point 127;
- thence S. 65 deg. 37'E., 3.04 m. to point 128;
- thence S. 63 deg. 50'E., 3.04 m. to point 129;
- thence S. 62 deg. 03'E., 3.04 m. to point 130;
- thence S. 60 deg. 16'E., 3.04 m. to point 131;
- thence S. 58 deg. 29'E., 3.04 m. to point 132;
- thence S. 56 deg. 42'E., 3.04 m. to point 133;
- thence S. 54 deg. 55'E., 3.04 m. to point 134;
- thence S. 53 deg. 08'E., 3.04 m. to point 135;
- thence S. 51 deg. 21'E., 3.04 m. to point 136;
- thence S. 49 deg. 34'E., 3.04 m. to point 137;
- thence S. 47 deg. 47'E., 3.04 m. to point 138;
- thence S. 46 deg. 00'E., 3.04 m. to point 139;
- thence S. 44 deg. 13'E., 3.04 m. to point 140;
- thence S. 42 deg. 26'E., 3.04 m. to point 141;
- thence S. 40 deg. 38'E., 3.04 m. to point 142;
- thence S. 38 deg. 51'E., 3.04 m. to point 143;
- thence S. 37 deg. 04'E., 3.04 m. to point 144;
- thence S. 35 deg. 17'E., 3.04 m. to point 145;
- thence S. 33 deg. 30'E., 3.04 m. to point 146;
- thence S. 31 deg. 43'E., 3.04 m. to point 147;
- thence S. 29 deg. 56'E., 3.04 m. to point 148;
- thence S. 28 deg. 09'E., 3.04 m. to point 149;
- thence S. 26 deg. 22'E., 3.04 m. to point 150;
- thence S. 24 deg. 35'E., 3.04 m. to point 151;
- thence S. 14 deg. 48'W., 51.02 m. to point 152;
- thence N. 85 deg. 26'W., 186.49 m. to point 153;
- thence N. 58 deg. 30'W., 215.00 m. to point 154;
- thence N. 21 deg. 55'E., 251.95 m. to point 155;
- thence S. 21 deg. 55'E., 114.00 m. to point 156;
- thence S. 63 deg. 22'E., 110.00 m. to point 157;
- thence S. 70 deg. 46'E., 62.02 m. to point of;

beginning, containing an area of SEVENTY SIX THOUSAND TWO HUNDRED EIGHTY • FOUR (76,284) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.S., cyl., conc., mon., 15 x 60 cm., bearings true; date of original survey, May 1916-September 1917 and that of the subdivision survey, executed by MARJORIE C. CUMATING, Geodetic Engineer, on May 10-12, 2007.

ATTY. PEPITO M. MORIEL
Register of Deeds

(Continued on Additional Sheet Page - - - - -) Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

15 T-147260 T-1180
SN No. 0000068916

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

Entry No. Pursuant to Section 7 of Republic Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title, consisting of 2 pages, on this date 10-18-78 has been reconstituted from its owner's duplicate the reconstitution having been effected administratively under the provisions of Republic Act No. 26.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation was copied from TCT No. T-44583; T-221.

ATTY. FERDINAND B. MORTIL
Register of Deeds

NOTHING FOLLOWS

3-21-10 A

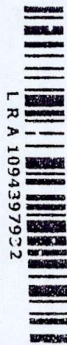
(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84



THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

Pg. T-147266 T-1180
(Continuation of the Memorandum of Encumbrances from Page - A)

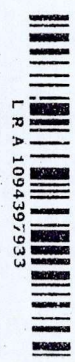
(Continued on Page -)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 3792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84



TAX DECLARATION OF REAL PROPERTY

TD No.: 18-011-09719

Property Identification No.: 029-05-011-11-428-0000

Owner: NEO CALAPAN REALTY CORPORATION

TIN: _____

Address: 3RD FLOOR, RGV, II STO, NINO CALAPAN CITY

Telephone No.: _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No.: _____

Location of Property: , BULUSAN, CALAPAN CITY, OR. MINDORO, PHILIPPINES

(Number and Street)

(Barangay/District)

(Municipality & Province/City)

OCT/TCT/CLOA No 064-2018006522

Survey No. PCS-4B-000438

CCT _____

Lot No. 1

Dated: 9/26/2018

Blk. No. 56

Boundaries:

North: E BY LOT 18 ROAD LOT 2 20.00

South: W BY LOT 3805-B

East: S BY ROAD LOT 2, 20.00 M.W

West: N BY LOT 3805-B

Kind of Property Assessed☒ LAND☐ BUILDING☐ MACHINERY

Brief Description: _____

☐ Others: _____

Specify: _____

No. of Storeys: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	9,631.00 Sq.m	337,085.00	RESIDENTIAL	20 %	67,420.00
TOTAL	9,631.00 Sq.m	337,085.00			67,420.00

Total Assessed Value

SIXTY SEVEN THOUSAND FOUR HUNDRED TWENTY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/ Reassessment:

1

2019

Qtr.

Yr.

APPROVED BY:

(SGD) JELSON O. MASONGSONG

12/20/2018

City Assessor

Date Approved

This declaration cancels TD No./PIN 12-011-03246

Owner: SAME NAME

Previous A.V. Php _____

Co-Owners**Memoranda:**

Issued as per Title No 064-2018006522

2018 Realty Tax paid under OR NO.1316171 & 1315778 Dated 12/19/17 Advanced Payment

Transaction Fee paid under OR. No.9494317 Dated 13/11/18 amt. paid P660.00

CERTIFIED TRUE COPY

JELSON O. MASONGSONG

City Assessor
February 3, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose

and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No.

18

dated

12/28/1995

It does not and cannot by itself alone confer any ownership or legal title to the property.

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
BRANCH ____
CALAPAN CITY
ORIENTAL MINDORO

In re: Petition for Removal of Annotation.

VICAR APOSTOLIC OF CALAPAN,
INC.,

Petitioner,

LRC NO. _____

-VERSUS-

REGISTRY OF DEEDS FOR CALAPAN
CITY, ORIENTAL MINDORO,

Respondent.

x-----x

JUDICIAL AFFIDAVIT
(Noly A. de Roma)

I, Noly A. de Roma, of legal age, Filipino citizen, and resident of Barangay Ilaya, Calapan City, Oriental Mindoro, after having been sworn to in accordance with law, states:

On March 7, 2022, Atty. Earl Ligorio R. Turano II (hereinafter, "Atty. Turano") took my judicial affidavit in his provincial law office at 2nd Floor, OMPSTA Building, Governor Ignacio Street, Barangay Camilmil, Calapan City, Oriental Mindoro. This judicial affidavit is in English and Filipino. Both languages are known to me.

Atty. Turano offers my judicial affidavit to prove the following:

1. I work at the Vicar Apostolic of Calapan, Inc. (hereinafter "VAC") since May 1993.
2. I know VAC's land assets.
3. VAC owns a road lot in Barangay Bulusan, Calapan City, Oriental Mindoro.
4. The said road lot was never used as a road right of way.

5. VAC intends to permanently close the entire road lot and use it in economic activities.

I shall further testify on other matters which are material and relevant to this case, and identify and cause the marking of documentary exhibits.

Below is my judicial affidavit proper:

Question ("Q") 1: What is your name and other circumstances of identity?

Answer ("A") 1: Sir, I am Noly A. de Roma, of legal age, Filipino citizen, and resident of Barangay Ilaya, Calapan City, Oriental Mindoro.

Q2. What is your employment, if there is any?

A2. Sir, work for the Vicar Apostolic of Calapan as Property Custodian.

Q3. When did you start working as Property Custodian for VAC?

A3. December 2019.

Q4. What are your functions as Property Custodian?

A4. Sir, I help manage the corporate affairs of VAC, I oversee its land assets, I liaise between VAC, and private and government offices.

Q5. As overseer of VAC's property, are you familiar with the 8,178 *sqm* road lot in Barangay Bulusan, Calapan City, Oriental Mindoro?

A5. Yes, sir.

Q6. Under what circumstances you knew the existence of said road lot?

A6. Sir, I am already working for VAC when the road lot and VAC's another lot was surveyed in year 2012.

Q7. What is your proof that the two lots were surveyed in year 2012, if there is any?

A7. Sir, there is a survey plan.

Q8. If a copy of the survey plan will be shown to you, will you be able to identify it?

A8. Yes, sir.

Q9. Here is a copy of Subdivision Plan of Lot Lot 3805-A & 3805-B (LRC) Psd-398764. Please go over it and tell me if this is survey plan you just mentioned?

A9. This is it, sir.

Marking: Copy of Subdivision Plan of Lot 3805-A & 3805-B (LRC) Psd-398764 is marked and attached here as ***Exhibit "A."***

Q10. Who owns Lot 3805-A?

A10. Sir, VAC. VAC has a title, sir.

Q11. If a copy of VAC's title over Lot 3805-A will be shown to you, will you be able to identify it?

A11. Yes, sir.

Q12. I am showing you Transfer Certificate of Title (hereinafter, "TCT") No. T-147260. Please go over it and tell me if this is VAC's title over Lot 3805-A?

A12. This is it, sir.

Marking: Copy of TCT No. T-147260 of the Registry of Deeds for Calapan City, Oriental Mindoro is marked and attached here as ***Exhibit "B."***

Q13. Who owns Lot 3805-B?

A13. Sir, also VAC. It is the road lot that we are talking here.

Q14. What is your proof that Lot 3805-B is owned by VAC, if there is any?

A14. Sir, VAC has a title.

Q15. If copy of VAC's title will be shown to you, will you be able to identify it?

A15. Yes, sir.

Q16. Here is a copy of TCT No. 147261 of the Registry of Deeds for Calapan City, Oriental Mindoro please go over and tell me if this is VAC's title over the 8,178 *sqm* road lot in Barangay Bulusan, Calapan City, Oriental Mindoro?

A16. This is it, sir.

Marking: Copy of TCT No. 147261 of the Registry of Deeds for Calapan City, Oriental Mindoro is marked and attached here as ***Exhibit "C."***

Q17. Who owns the lot on the east of Lot 3805-B, if you know?

A17. Sir, Neo Calapan Realty Corporation (hereinafter, "Neo Calapan").

Q18. Under what circumstances you knew that Neo Calapan owns the lot on the east of Lot 3805-B?

A18. Sir, we requested from the City Assessor for a copy of a tax map which depicts Lot 3805-B. After we got a copy of the tax map, we requested for the tax declarations of the lots depicted on the tax map. And sir, as caretaker of Lot 3805-A and 3805-B I visited them and know for a fact that Neo Calapan Subdivision is built on the east side of Lot 3805-B.

Q19. If a copy of the tax map you obtained from the City Assessor will be shown to you, will you be able to identify it?

A19. Yes, sir.

Q20. Here is a copy of map of "Brgy. Bulusan, Portion Sect. 03," issued by City Assessor's Department Calapan City. Please go over it and tell me if this is the tax map you obtained from the City Assessor?

A20. This is it, sir.

Marking: Copy of tax map of "Brgy. Bulusan, Portion Sect. 03," issued by City Assessor's Department Calapan City is marked and attached here as ***Exhibit "D."***

Q21. How many tax declarations did the City Assessor give you?

A21. Two (2), sir.

Q22. The tax declarations that you obtain from the City Assessors, what lots do they cover?

A22. Sir, Lot 3805-A and Lot 1, Block 56, PCS-4B-000438 (hereinafter "Lot 1").

Q23. If copies said tax declarations will be shown to you, will you be able to identify them?

A23. Yes, sir.

Q24. Here is a copy of Tax Declaration of Real Property with TD No. 14-011-05672. Please go over it and tell me the relationship of this tax declaration with the tax declarations you obtained from the City Assessor, if there is any?

A24. Sir, that is the tax declaration for Lot 3805-A, sir.

Marking: Copy of Tax Declaration of Real Property with TD No. 14-011-05672, is marked and attached here as ***Exhibit "E."***

Q25. Now, here is a copy of Tax Declaration of Real Property with TD No. 18-011-09719. Please go over it and tell me the relationship of this tax declaration with the tax declarations you obtained from the City Assessor, if there is any?

A25. That is the tax declaration for Lot 1.

Q26. Who is the declared owner of Tax Declaration of Real Property with TD No. 18-011-09719?

A26. Sir, Neo Calapan.

Q27. Who is using Lot 3805-B as a road lot?

A27. None, sir.

Q28. Why is that?

A28. Sir, Lot 3805-A now has its own access to the highway; while the Lot 1's access to the highway is through the streets of Neo Calapan Subdivision. There is also a perimeter fence which separates Lot 3805-B from Neo Calapan Subdivision.

Q29. What is your proof that Neo Calapan Subdivision is separated from Lot 3805-B by a fence?

A29. Sir, I photographed the place.

Q30. If copies of the photograph you mentioned will be shown to you, will you be able to identify them?
A30. Yes, sir.

Q31. Here are copies of four (4) photographs. Please go over them. Tell me, what is the relationship of these photographs with the photographs you just mentioned?
A31. They are the photographs of the perimeter fence between Neo Calapan Subdivision and Lot 3805-B. The developed area is Neo Calapan Subdivision, sir.

Marking: Copies of four (4) photographs are marked and attached here as *Exhibit "F," Exhibit "F-1," "Exhibit "F-2," and Exhibit "F-3."*

Q32. What is now the state of Lot 3805-B?
A32. Sir, it is a forested area. It is full of shrubs and trees.

Q33. Did anyone use Lot 3805-B as a road lot?
A33. None, sir. It was never used as a road lot.

AFFIANT FURTHER SAYETH NAUGHT.

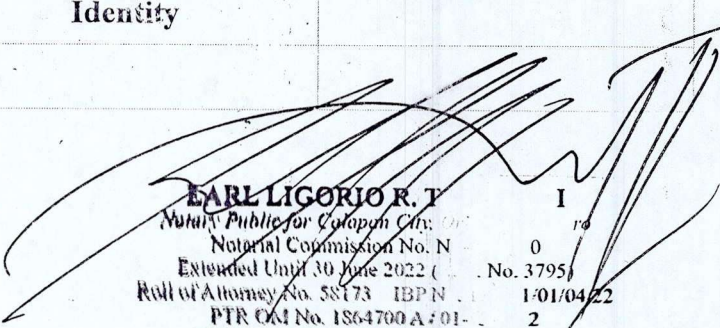
IN WITNESS WHEREOF, affiant affixed his signature this 7th day of March 2022, in Calapan City, Oriental Mindoro.


NOLY A. DE ROMA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 07 MAR 2022 day of 2022 year at CALAPAN CITY, OR. MINDORO Philippines, affiant personally appeared with the following competent evidence of identity, with his photograph and signature:

Affiant	Gov't Issued Evidence of Identity	Validity of Gov't ID
Noly A. De Roma		

Doc. No.: 348
Page No.: 71
Book No.: IV
Series of 2022


EARL LIGORIO R. T.
Notary Public for Calapan City
Notarial Commission No. N 0
Extended Until 30 June 2022 (No. 3795)
Roll of Attorney No. 58173 IBPN 1/01/04/22
PTR CM No. 1864700 A / 01 - 2
MCLE No. VI-0017356 / 24 J 2 19/
Second Floor, QMPSTA Bldg., Gov. I St
IV. Barangay Camitnil, Calapan City. oro


SWORN ATTESTATION OF COUNSEL

I, **EARL LIGORIO R. TURANO II**, attest under oath, that I faithfully recorded, or caused to be recorded, the questions I asked, and the corresponding answers that the above witness gave, and neither me nor any other person then present or assisting him coached the witness regarding his answers.

EARL LIGORIO R. TURANO II
Affiant

SUBSCRIBED AND SWORN TO ME, this 08 day of MAR 2022 at _____ City, Philippines. Affiant exhibiting to me his LTO D.L. with number D05-03-000757, valid until 2022/08/10 as a competent evidence of his identity.

Doc. No.: 209
Page No.: 43
Book No.: 03
Series of 2022


ATTY. KREZZA GEM L. MACALINTAL
Notary Public
Notarial Commission No. NP-21-206
Until December 31, 2022
Roll of Attorneys No. 75256
IBP No. 179170/01-17-2022 - Oriental Mindoro
PTR No. 0848170/01-03-2022 - Calapan City

CONSOLIDATION BOUNDARY				
LINE	BEARING	DISTANCE		
1-2	S 70-46°E	17.99 M.	41-42	S 11-01°W
2-3	S 17-08°W	3.06 M.	42-43	S 11-37°W
3-4	S 16-14°W	3.06 M.	43-44	S 12-13°W
4-5	S 15-20°W	3.06 M.	44-45	S 12-49°W
5-6	S 14-27°W	3.03 M.	45-46	S 13-25°W
6-7	S 13-33°W	3.06 M.	46-47	S 14-01°W
7-8	S 12-39°W	3.06 M.	47-48	S 14-38°W
8-9	S 11-45°W	3.06 M.	48-49	S 15-14°W
9-10	S 10-51°W	3.06 M.	49-50	S 15-50°W
10-11	S 09-57°W	3.06 M.	50-51	S 16-26°W
11-12	S 09-03°W	3.06 M.	51-52	S 17-01°W
12-13	S 08-09°W	3.06 M.	52-53	S 17-37°W
13-14	S 07-16°W	3.06 M.	53-54	S 18-13°W
14-15	S 06-22°W	3.06 M.	54-55	S 18-49°W
15-16	S 05-28°W	3.06 M.	55-56	S 19-25°W
16-17	S 04-34°W	3.06 M.	56-57	S 20-01°W
17-18	S 03-40°W	3.06 M.	57-58	S 20-37°W
18-19	S 02-46°W	3.06 M.	58-59	S 21-13°W
19-20	S 01-52°W	3.06 M.	59-60	S 21-49°W
20-21	S 00-58°W	3.06 M.		
21-22	S 00-04°W	3.06 M.		
22-23	S 00-49°E	3.06 M.		
23-24	S 00-12°W	3.00 M.		
24-25	S 00-48°W	3.00 M.		
25-26	S 01-24°W	3.00 M.		
26-27	S 02-00°W	3.00 M.		
27-28	S 02-36°W	3.00 M.		
28-29	S 03-12°W	3.00 M.		
29-30	S 03-48°W	3.00 M.		
30-31	S 04-25°W	3.00 M.		
31-32	S 05-01°W	3.00 M.		
32-33	S 05-37°W	3.00 M.		
33-34	S 06-13°W	3.00 M.		
34-35	S 06-49°W	3.00 M.		
35-36	S 07-25°W	3.00 M.		
36-37	S 08-01°W	3.00 M.		
37-38	S 08-37°W	3.00 M.		
38-39	S 09-13°W	3.00 M.		
39-40	S 09-49°W	3.00 M.		
40-41	S 10-25°W	3.00 M.		

C E

I certify that
of the boundary
consolidated
the aggregate
consolidation
identical to
T-147260 on
the Register

O

NOTES:

All corners marked
All corners marked
Submitted
I, Cajandio
has never been
cancelled or
adjoining
As per
F. Maricao, Jr.
stating the
indication

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 90556994

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

EXHIBIT "B"

REGISTRY OF DEEDS FOR THE CALAPAN CITY

Transfer Certificate of Title

No. T-147260

IT IS HEREBY CERTIFIED that certain land situated in the City of Calapan, Mindoro Oriental, Philippines, bounded and described as follows:
A parcel of land (Lot 3005-A, Calapan Cadastre of the Subdivision Plan (ISA) PSC-503764, approved as a subdivision project, being a portion of Lot 3005 Calapan Cadastre, L.R.C. Case No. 1, Record No. 212), situated in the Barrio of Sto. Nino, Municipality of Calapan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the SE., along lines 157-1-157 by Lot 300-B (ROAD LOT), of the subd. plan and along line 151 to 153 by Lot 13, Calapan Cad.; on the SW., along line 152-153 by Lot No. 645; and along line 153-154 by Lot 10, both of Calapan Cad.; on the NW., along line 154-155 by Lot No. 3008 and along line 155-156 by Lot No. 3006, both of Calapan Cad.; is registered in accordance with the provisions of the Property Registration Decree in the name of

VICAR APOSTOLIC OF CALAPAN. x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting; and to a first lien in favor of the Insular Government to guarantee the payment of the special taxes assessed pursuant to the provisions of Section 13 of 2259 as amended by Act 3081.

IT IS FURTHER CERTIFIED that said land was originally registered on the 1st day of June in the year nineteen hundred and twenty-six in the Registration Book of the Office of the Register of Deeds of Calapan, Mindoro, Volume 117, page 117, as Original Certificate of Title No. 7723 pursuant to Decree No. 1500 issued in L. R. C. Case No. 1, Record No. 212, in the name of: This certificate is a transfer from TRANSFER Certificate of Title No. 7723, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan City, Or. Mindoro Philippines, on the 15th day of May in the year two thousand and at 3:43 P.M.

ATTEST:

Calapan City, Or. Mindoro, Phils.
(Owner's postal address)

ATTY. PHILIP A. EVORA
(Register of Deeds)

*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.

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84



PL T-147260

MEMORANDUM OF ENCUMBRANCES

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

Entry No. _____

on the NE., along line 156 to 157 by lot No. 18, Calapan Cas. Beginning at a point marked "1" on plan, being S. 84 deg. 30'E., 1394.81 m. from S.N.I.M. No. 6;

thence S. 21 deg. 00'W., 3.17 m. to point 2;
thence S. 19 deg. 39'W., 3.17 m. to point 3;
thence S. 18 deg. 10'W., 3.17 m. to point 4;
thence S. 16 deg. 41'W., 3.17 m. to point 5;
thence S. 15 deg. 12'W., 3.17 m. to point 6;
thence S. 13 deg. 43'W., 3.17 m. to point 7;
thence S. 12 deg. 12'W., 3.17 m. to point 8;
thence S. 10 deg. 45'W., 3.17 m. to point 9;
thence S. 09 deg. 16'W., 3.17 m. to point 10;
thence S. 07 deg. 48'W., 3.17 m. to point 11;
thence S. 06 deg. 19'W., 3.17 m. to point 12;
thence S. 04 deg. 50'W., 3.17 m. to point 13;
thence S. 03 deg. 21'W., 3.17 m. to point 14;
thence S. 01 deg. 52'W., 3.17 m. to point 15;
thence S. 00 deg. 25'W., 3.17 m. to point 16;
thence S. 31 deg. 06'E., 3.17 m. to point 17;
thence S. 02 deg. 35'E., 3.17 m. to point 18;
thence S. 03 deg. 17'E., 3.03 m. to point 19;
thence S. 02 deg. 38'E., 3.03 m. to point 20;
thence S. 02 deg. 00'E., 3.03 m. to point 21;
thence S. 01 deg. 21'E., 3.03 m. to point 22;
thence S. 00 deg. 52'E., 3.03 m. to point 23;
thence S. 00 deg. 04'E., 3.03 m. to point 24;
thence S. 00 deg. 35'W., 3.03 m. to point 25;
thence S. 01 deg. 13'W., 3.03 m. to point 26;
thence S. 01 deg. 52'W., 3.03 m. to point 27;
thence S. 02 deg. 30'W., 3.03 m. to point 28;
thence S. 03 deg. 09'W., 3.03 m. to point 29;
thence S. 03 deg. 47'W., 3.03 m. to point 30;
thence S. 04 deg. 26'W., 3.03 m. to point 31;
thence S. 03 deg. 04'W., 3.03 m. to point 32;
thence S. 05 deg. 43'W., 3.03 m. to point 33;
thence S. 06 deg. 22'W., 3.03 m. to point 34;
thence S. 07 deg. 00'W., 3.03 m. to point 35;
thence S. 07 deg. 39'W., 3.03 m. to point 36;
thence S. 08 deg. 17'W., 3.03 m. to point 37;
thence S. 08 deg. 56'W., 3.03 m. to point 38;
thence S. 09 deg. 34'W., 3.03 m. to point 39;
thence S. 10 deg. 13'W., 3.03 m. to point 40;
thence S. 10 deg. 51'W., 3.03 m. to point 41;
thence S. 11 deg. 30'W., 3.03 m. to point 42;
thence S. 12 deg. 08'W., 3.03 m. to point 43;
thence S. 12 deg. 47'W., 3.03 m. to point 44;

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet _____ Page _____)

thence S. 13 deg. 26'W., 3.03 m. to point 45;
thence S. 14 deg. 04'W., 3.03 m. to point 46;
thence S. 14 deg. 43'W., 3.03 m. to point 47;

Register of Deeds

thence S. 15 deg. 21'W., 3.03 m. to point 48;

thence S. 16 deg. 00'W., 3.03 m. to point 49;

thence S. 17 deg. 10'W., 3.03 m. to point 50;

thence S. 17 deg. 53'W., 3.03 m. to point 51;

thence S. 18 deg. 34'W., 3.03 m. to point 52;

thence S. 19 deg. 12'W., 3.03 m. to point 53;

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84

thence S. 19 deg. 51'W., 3.03 m. to point 52;
thence S. 20 deg. 30'W., 3.03 m. to point 53;
thence S. 21 deg. 09'W., 3.03 m. to point 54;

Page -B

T-147260 (Continuation of the Memorandum of Encumbrances from Page A)

thence S. 23 deg. 00'W., 3.03 m. to point 60;
thence S. 23 deg. 42'W., 3.03 m. to point 61;
thence S. 24 deg. 21'W., 3.03 m. to point 62;
thence S. 24 deg. 59'W., 3.03 m. to point 63;
thence S. 25 deg. 38'W., 3.03 m. to point 64;
thence S. 26 deg. 16'W., 3.03 m. to point 65;
thence S. 26 deg. 55'W., 3.03 m. to point 66;
thence S. 27 deg. 34'W., 3.03 m. to point 67;
thence S. 28 deg. 12'W., 3.03 m. to point 68;
thence S. 28 deg. 51'W., 3.03 m. to point 69;
thence S. 29 deg. 29'W., 3.03 m. to point 70;
thence S. 30 deg. 08'W., 3.03 m. to point 71;
thence S. 30 deg. 46'W., 3.03 m. to point 72;
thence S. 31 deg. 25'W., 3.03 m. to point 73;
thence S. 32 deg. 03'W., 3.03 m. to point 74;
thence S. 32 deg. 42'W., 3.03 m. to point 75;
thence S. 33 deg. 20'W., 3.03 m. to point 76;
thence S. 34 deg. 59'W., 3.03 m. to point 77;
thence S. 35 deg. 37'W., 3.03 m. to point 78;
thence S. 36 deg. 16'W., 3.03 m. to point 79;
thence S. 37 deg. 54'W., 3.03 m. to point 80;
thence S. 38 deg. 33'W., 3.03 m. to point 81;
thence S. 39 deg. 11'W., 3.03 m. to point 82;
thence S. 40 deg. 50'W., 3.03 m. to point 83;
thence S. 41 deg. 28'W., 3.03 m. to point 84;
thence S. 42 deg. 07'W., 3.03 m. to point 85;
thence S. 43 deg. 45'W., 3.03 m. to point 86;
thence S. 44 deg. 24'W., 3.03 m. to point 87;
thence S. 45 deg. 03'W., 3.03 m. to point 88;
thence S. 45 deg. 41'W., 3.03 m. to point 89;
thence S. 46 deg. 20'W., 3.03 m. to point 90;
thence S. 46 deg. 59'W., 3.03 m. to point 91;
thence S. 47 deg. 37'W., 3.03 m. to point 92;
thence S. 48 deg. 16'W., 3.03 m. to point 93;
thence S. 48 deg. 54'W., 3.03 m. to point 94;
thence S. 49 deg. 33'W., 3.03 m. to point 95;
thence S. 50 deg. 11'W., 3.03 m. to point 96;
thence S. 50 deg. 50'W., 3.03 m. to point 97;
thence S. 51 deg. 28'W., 3.03 m. to point 98;
thence S. 52 deg. 07'W., 3.03 m. to point 99;
thence S. 52 deg. 45'W., 3.03 m. to point 100;
thence S. 53 deg. 24'W., 3.03 m. to point 101;
thence S. 54 deg. 03'W., 3.03 m. to point 102;
thence S. 54 deg. 41'W., 3.03 m. to point 103;
thence S. 55 deg. 20'W., 3.03 m. to point 104;
thence S. 55 deg. 59'W., 3.03 m. to point 105;
thence S. 56 deg. 37'W., 3.03 m. to point 106;
thence S. 57 deg. 16'W., 3.03 m. to point 107;
thence S. 57 deg. 54'W., 3.03 m. to point 108;
thence S. 58 deg. 33'W., 3.03 m. to point 109;
thence S. 59 deg. 11'W., 3.03 m. to point 110;
thence S. 59 deg. 50'W., 3.03 m. to point 111;
thence S. 60 deg. 28'W., 3.03 m. to point 112;
thence S. 61 deg. 07'W., 3.03 m. to point 113;
thence S. 61 deg. 45'W., 3.03 m. to point 114;
thence S. 62 deg. 24'W., 3.03 m. to point 115;

thence S. 65 deg. 29'E., 65.67 m. to point 116;

(Continued on Page C)
(CONTINUATION OF THE NEXT PAGE)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84

94 T-147260

(Continuation of the Memorandum of Encumbrances from Page-B)

thence S. 85 deg. 14'E., 3.04 m. to point 117;
thence S. 85 deg. 27'E., 3.04 m. to point 118;
thence S. 81 deg. 40'E., 3.04 m. to point 119;
thence S. 79 deg. 53'E., 3.04 m. to point 120;
thence S. 78 deg. 06'E., 3.04 m. to point 121;
thence S. 76 deg. 19'E., 3.04 m. to point 122;
thence S. 74 deg. 32'E., 3.04 m. to point 123;
thence S. 72 deg. 45'E., 3.04 m. to point 124;
thence S. 70 deg. 58'E., 3.04 m. to point 125;
thence S. 69 deg. 11'E., 3.04 m. to point 126;
thence S. 67 deg. 24'E., 3.04 m. to point 127;
thence S. 65 deg. 37'E., 3.04 m. to point 128;
thence S. 63 deg. 50'E., 3.04 m. to point 129;
thence S. 62 deg. 03'E., 3.04 m. to point 130;
thence S. 60 deg. 16'E., 3.04 m. to point 131;
thence S. 58 deg. 29'E., 3.04 m. to point 132;
thence S. 56 deg. 42'E., 3.04 m. to point 133;
thence S. 54 deg. 55'E., 3.04 m. to point 134;
thence S. 53 deg. 08'E., 3.04 m. to point 135;
thence S. 51 deg. 21'E., 3.04 m. to point 136;
thence S. 49 deg. 34'E., 3.04 m. to point 137;
thence S. 47 deg. 47'E., 3.04 m. to point 138;
thence S. 46 deg. 00'E., 3.04 m. to point 139;
thence S. 44 deg. 13'E., 3.04 m. to point 140;
thence S. 42 deg. 26'E., 3.04 m. to point 141;
thence S. 40 deg. 38'E., 3.04 m. to point 142;
thence S. 38 deg. 51'E., 3.04 m. to point 143;
thence S. 37 deg. 04'E., 3.04 m. to point 144;
thence S. 35 deg. 17'E., 3.04 m. to point 145;
thence S. 33 deg. 30'E., 3.04 m. to point 146;
thence S. 31 deg. 43'E., 3.04 m. to point 147;
thence S. 29 deg. 56'E., 3.04 m. to point 148;
thence S. 28 deg. 09'E., 3.04 m. to point 149;
thence S. 26 deg. 22'E., 3.04 m. to point 150;
thence S. 24 deg. 35'E., 3.04 m. to point 151;
thence S. 14 deg. 48'W., 51.02 m. to point 152;
thence N. 85 deg. 26'W., 186.49 m. to point 153;
thence N. 53 deg. 30'W., 215.00 m. to point 154;
thence N. 21 deg. 35'E., 231.95 m. to point 155;
thence N. 21 deg. 55'E., 114.00 m. to point 156;
thence S. 63 deg. 32'E., 110.00 m. to point 157;
thence S. 70 deg. 46'E., 02.02 m. to point of;

beginning, containing an area of SEVENTY SIX THOUSAND TWO HUNDRED EIGHTY * FOUR (76,284) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.S., cyl., conc., mono., 15 x 60 cm., bearings true; date of original survey, May 1916-September 1917, and that of the subdivision survey, executed by MARJORIE S. CURRIEING, Geodesic Engineer, on May 10-12, 2007.

ATTY. RAFAEL S. MONTIEL
Register of Deeds

(Continued on Additional Sheet Page)
Register of Deeds

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No.: 2022001567 OR No.: 1025425607
Date: 03/02/2022 OR Date: Mar 2 2022
Time: 11:56:38 AM Amt Paid: 775.84

T-147260 T-1180
SN No 0000068916

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

Entry No. Pursuant to Section 7 of Republic Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title, consisting of 2 pages, on this date 10-18-78 has been reconstituted from its owner's duplicate the reconstitution having been effected administratively under the provisions of Republic Act No. 26.

(SGD) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation was copied from TCT No. T-04388; T-221.

ATTY. FERDINAND M. ORTIZ
Register of Deeds

7-21-11 A

(Memorandum of Encumbrances continued on Page-B)
(Technical Description continued on Additional Sheet Page-)

Register of Deeds

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Amt Paid: 775.84

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

LRA 1094397932

PC T-147260 T-1186
(Continuation of the Memorandum of Encumbrances from Page A)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page -)

Register of Deeds

This is a Certified True Copy of TCT T-147260 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:56:38 AM Aml Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LRA 1091397933

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 9055700

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

REGISTRY OF DEEDS FOR THE CALAPAN CITY

23
16
6-16-11

Transfer Certificate of Title

No. T-147261
(LOAD LOT)

IT IS HEREBY CERTIFIED that certain land situated in the City of Calapan,
Province of Or. Mindoro, Phils., bounded and described as follows:

A parcel of land (Lot 3805-B (LOAD LOT)), Calapan Cadastre of the subdivision plan (IRA) Pcd-598764, approved as a subdivision project, being a portion of Lot 3805 Calapan Cadastre, L.R.C. Case No. 1, Record No. 12), situated in the Barrio of Sto. Niño, Municipality of Calapan, Province of Oriental Mindoro, Island of Mindoro. Bounded on the NE., along line 1-2 by Lot 13 Calapan Cad.; on the SE., along lines 2-143 by Lot 3805-C, of the subdivision plan; and along line 144-145 by Lot 13, Calapan Cad.; on the SW., and along lines 145-1 by Lot No. 3805-A, of the subdivision plan. Beginning at a point marked "1" on plan, being S. 84 deg. 38' E. 304.31 m. from B.L. M. No. 6, is registered in accordance with the provisions of the Property Registration Decree in the name of

VICAR APOSTOLIC OF CALAPAN: x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to a first lien in favor of the Insular Govt. to guarantee the payment of the special taxes assessed pursuant to the provisions of Sec. 18 of 229 as amended by Act 201. No portion of any street, highway, waterway or open space so delineated on the plan shall be closed, or otherwise disposed of by the registered owner without the approval of the Council of First Instance of the city or province in which the land is located.

IT IS FURTHER CERTIFIED that said land was originally registered on the day of in the year nineteen hundred and in the Registration Book of the Office of the Register of Deeds of Volume page 23 as Original Certificate of Title No. pursuant to Decree No. issued in L.R.C. Case No. 1, Record No. in the name of

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

Entered at Calapan City, Or. Mindoro
Philippines, on the 16th day of
in the year two thousand and eight
at 5:25 p.m.

ATTEST:

Calapan City, Or. Mindoro, Phils.
(Owner's postal address)

Atty. ROLANDO A. MATHAY
(Register of Deeds)

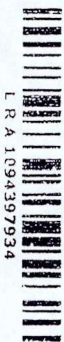
*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No.: 2022001567 OR No.: 1025425607

Date: 03/02/2022 OR Date: Mar 2 2022

Time: 11:57:12 AM Amt Paid: 775.84



LRA1094397934

T-147261

MEMORANDUM OF ENCUMBRANCES

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

thence S. 70 deg. 46' E.,	17.99 m. to point 2;
thence S. 17 deg. 08' W.,	3.06 m. to point 3;
thence S. 16 deg. 14' W.,	3.06 m. to point 4;
thence S. 15 deg. 20' W.,	3.06 m. to point 5;
thence S. 14 deg. 27' W.,	3.06 m. to point 6;
thence S. 13 deg. 33' W.,	3.06 m. to point 7;
thence S. 12 deg. 39' W.,	3.06 m. to point 8;
thence S. 11 deg. 45' W.,	3.06 m. to point 9;
thence S. 10 deg. 51' W.,	3.06 m. to point 10;
thence S. 09 deg. 57' W.,	3.06 m. to point 11;
thence S. 09 deg. 03' W.,	3.06 m. to point 12;
thence S. 08 deg. 09' W.,	3.06 m. to point 13;
thence S. 07 deg. 16' W.,	3.06 m. to point 14;
thence S. 06 deg. 22' W.,	3.06 m. to point 15;
thence S. 05 deg. 28' W.,	3.06 m. to point 16;
thence S. 04 deg. 34' W.,	3.06 m. to point 17;
thence S. 03 deg. 40' W.,	3.06 m. to point 18;
thence S. 02 deg. 46' W.,	3.06 m. to point 19;
thence S. 01 deg. 52' W.,	3.06 m. to point 20;
thence S. 00 deg. 58' W.,	3.06 m. to point 21;
thence S. 00 deg. 04' W.,	3.06 m. to point 22;
thence S. 00 deg. 49' E.,	3.06 m. to point 23;
thence S. 00 deg. 12' E.,	3.00 m. to point 24;
thence S. 00 deg. 46' E.,	3.00 m. to point 25;
thence S. 01 deg. 24' E.,	3.00 m. to point 26;
thence S. 02 deg. 00' E.,	3.00 m. to point 27;
thence S. 02 deg. 36' E.,	3.00 m. to point 28;
thence S. 03 deg. 12' E.,	3.00 m. to point 29;
thence S. 03 deg. 48' E.,	3.00 m. to point 30;
thence S. 04 deg. 23' E.,	3.00 m. to point 31;
thence S. 05 deg. 01' E.,	3.00 m. to point 32;
thence S. 05 deg. 37' E.,	3.00 m. to point 33;
thence S. 06 deg. 13' E.,	3.00 m. to point 34;
thence S. 06 deg. 49' E.,	3.00 m. to point 35;
thence S. 07 deg. 25' E.,	3.00 m. to point 36;
thence S. 08 deg. 01' E.,	3.00 m. to point 37;
thence S. 08 deg. 37' E.,	3.00 m. to point 38;
thence S. 09 deg. 13' E.,	3.00 m. to point 39;
thence S. 09 deg. 49' E.,	3.00 m. to point 40;
thence S. 10 deg. 25' E.,	3.00 m. to point 41;
thence S. 11 deg. 01' E.,	3.00 m. to point 42;
thence S. 11 deg. 37' E.,	3.00 m. to point 43;
thence S. 12 deg. 13' E.,	3.00 m. to point 44;
thence S. 12 deg. 49' E.,	3.00 m. to point 45;
thence S. 13 deg. 25' E.,	3.00 m. to point 46;
thence S. 14 deg. 01' E.,	3.00 m. to point 47;
thence S. 14 deg. 38' E.,	3.00 m. to point 48;
thence S. 15 deg. 14' E.,	3.00 m. to point 49;
thence S. 15 deg. 50' E.,	3.00 m. to point 50;

(Memorandum of Encumbrances continued on Page B)

(Technical Description continued on Additional Sheet)

Page -

thence S. 16 deg. 25' E.,	3.00 m. to point 51;
thence S. 17 deg. 02' E.,	3.00 m. to point 52;
thence S. 17 deg. 38' E.,	3.00 m. to point 53;

Register of Deeds

thence S. 18 deg. 14' E.,	3.00 m. to point 54;
---------------------------	----------------------

thence S. 20 deg. 02' E.,	3.00 m. to point 57;
thence S. 20 deg. 38' E.,	3.00 m. to point 58;
thence S. 21 deg. 14' E.,	3.00 m. to point 59;
thence S. 21 deg. 50' E.,	3.00 m. to point 60;
thence S. 22 deg. 26' E.,	3.00 m. to point 61;

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:57:12 AM Amt Paid: 775.84

L R A 1094397935

thence S. 23 deg. 02'W., 3.00 m. to point 62;
thence S. 23 deg. 32'W., 3.00 m. to point 63;
thence S. 24 deg. 15'W., 3.00 m. to point 64;

Page -----B-----

T-147261 thence S. 25 deg. 05'W., 3.00 m. to point 67;

(Continuation of the Memorandum of Encumbrances from Page -----A-----)

* thence S. 26 deg. 39'W., 3.00 m. to point 68;
thence S. 27 deg. 15'W., 3.00 m. to point 69;
thence S. 27 deg. 51'W., 3.00 m. to point 70;
thence S. 28 deg. 27'W., 3.00 m. to point 71;
thence S. 29 deg. 03'W., 3.00 m. to point 72;
thence S. 29 deg. 39'W., 3.00 m. to point 73;
thence S. 30 deg. 15'W., 3.00 m. to point 74;
thence S. 30 deg. 51'W., 3.00 m. to point 75;
thence S. 31 deg. 27'W., 3.00 m. to point 76;
thence S. 32 deg. 03'W., 3.00 m. to point 77;
thence S. 32 deg. 39'W., 3.00 m. to point 78;
thence S. 28 deg. 26'W., 3.02 m. to point 79;
thence S. 24 deg. 18'W., 3.02 m. to point 80;
thence S. 20 deg. 08'W., 3.02 m. to point 81;
thence S. 15 deg. 58'W., 3.02 m. to point 82;
thence S. 11 deg. 48'W., 3.02 m. to point 83;
thence S. 07 deg. 38'W., 3.02 m. to point 84;
thence S. 03 deg. 28'W., 3.02 m. to point 85;
thence S. 00 deg. 42'E., 3.02 m. to point 86;
thence S. 04 deg. 52'E., 3.02 m. to point 87;
thence S. 09 deg. 02'E., 3.02 m. to point 88;
thence S. 13 deg. 12'E., 3.02 m. to point 89;
thence S. 17 deg. 22'E., 3.02 m. to point 90;
thence S. 21 deg. 32'E., 3.02 m. to point 91;
thence S. 25 deg. 42'E., 3.02 m. to point 92;
thence S. 29 deg. 52'E., 3.02 m. to point 93;
thence S. 34 deg. 02'E., 3.02 m. to point 94;
thence S. 38 deg. 12'E., 3.02 m. to point 95;
thence S. 42 deg. 22'E., 3.02 m. to point 96;
thence S. 46 deg. 32'E., 3.02 m. to point 97;
thence S. 50 deg. 42'E., 3.02 m. to point 98;
thence S. 54 deg. 52'E., 3.02 m. to point 99;
thence S. 59 deg. 02'E., 3.02 m. to point 100;
thence S. 63 deg. 12'E., 3.02 m. to point 101;
thence S. 67 deg. 22'E., 3.02 m. to point 102;
thence S. 71 deg. 32'E., 3.02 m. to point 103;
thence S. 75 deg. 42'E., 3.02 m. to point 104;
thence S. 79 deg. 52'E., 3.02 m. to point 105;
thence S. 84 deg. 02'E., 3.02 m. to point 106;
thence S. 88 deg. 12'E., 3.02 m. to point 107;
thence S. 85 deg. 25'E., 66.09 m. to point 108;
thence S. 85 deg. 22'E., 3.01 m. to point 109;
thence S. 83 deg. 51'E., 3.01 m. to point 110;
thence S. 82 deg. 20'E., 3.01 m. to point 111;
thence S. 80 deg. 49'E., 3.01 m. to point 112;
thence S. 79 deg. 18'E., 3.01 m. to point 113;
thence S. 77 deg. 46'E., 3.01 m. to point 114;
thence S. 76 deg. 15'E., 3.01 m. to point 115;
thence S. 74 deg. 44'E., 3.01 m. to point 116;
thence S. 73 deg. 13'E., 3.01 m. to point 117;
thence S. 72 deg. 42'E., 3.01 m. to point 118;
thence S. 70 deg. 11'E., 3.01 m. to point 119;
thence S. 69 deg. 39'E., 3.01 m. to point 120;
thence S. 67 deg. 08'E., 3.01 m. to point 121;

thence S. 65 deg. 17'E., 3.01 m. to point 122;

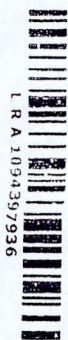
(Continued on Page -----C-----)

(CONTINUATION ON THE NEXT PAGE)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR EASIER TRANSACTIONS.



L R A 1094397936

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:57:12 AM Amt Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

T-147261

(Continuation of the Memorandum of Encumbrances from Page -B)

thence S. 64 deg. 05'E.,	3.01 m. to point 123;
thence S. 62 deg. 35'E.,	3.01 m. to point 124;
thence S. 61 deg. 04'E.,	3.01 m. to point 125;
thence S. 59 deg. 33'E.,	3.01 m. to point 126;
thence S. 58 deg. 01'E.,	3.01 m. to point 127;
thence S. 56 deg. 30'E.,	3.01 m. to point 128;
thence S. 54 deg. 59'E.,	3.01 m. to point 129;
thence S. 53 deg. 28'E.,	3.01 m. to point 130;
thence S. 51 deg. 57'E.,	3.01 m. to point 131;
thence S. 50 deg. 26'E.,	3.01 m. to point 132;
thence S. 48 deg. 54'E.,	3.01 m. to point 133;
thence S. 47 deg. 23'E.,	3.01 m. to point 134;
thence S. 45 deg. 52'E.,	3.01 m. to point 135;
thence S. 44 deg. 21'E.,	3.01 m. to point 136;
thence S. 42 deg. 50'E.,	3.02 m. to point 137;
thence S. 41 deg. 19'E.,	3.01 m. to point 138;
thence S. 39 deg. 47'E.,	3.01 m. to point 139;
thence S. 38 deg. 16'E.,	3.01 m. to point 140;
thence S. 36 deg. 45'E.,	3.01 m. to point 141;
thence S. 35 deg. 14'E.,	3.01 m. to point 142;
thence S. 33 deg. 43'E.,	3.01 m. to point 143;
thence N. 14 deg. 45'W.,	23.33 m. to point 144;
thence N. 24 deg. 35'W.,	3.04 m. to point 145;
thence N. 26 deg. 22'W.,	3.04 m. to point 146;
thence N. 28 deg. 09'W.,	3.04 m. to point 147;
thence N. 29 deg. 56'W.,	3.04 m. to point 148;
thence N. 31 deg. 43'W.,	3.04 m. to point 149;
thence N. 33 deg. 30'W.,	3.04 m. to point 150;
thence N. 35 deg. 17'W.,	3.04 m. to point 151;
thence N. 37 deg. 04'W.,	3.04 m. to point 152;
thence N. 38 deg. 51'W.,	3.04 m. to point 153;
thence N. 40 deg. 38'W.,	3.04 m. to point 154;
thence N. 42 deg. 26'W.,	3.04 m. to point 155;
thence N. 44 deg. 13'W.,	3.04 m. to point 156;
thence N. 46 deg. 00'W.,	3.04 m. to point 157;
thence N. 47 deg. 47'W.,	3.04 m. to point 158;
thence N. 49 deg. 34'W.,	3.04 m. to point 159;
thence N. 51 deg. 21'W.,	3.04 m. to point 160;
thence N. 53 deg. 08'W.,	3.04 m. to point 161;
thence N. 54 deg. 55'W.,	3.04 m. to point 162;
thence N. 56 deg. 42'W.,	3.04 m. to point 163;
thence N. 58 deg. 29'W.,	3.04 m. to point 164;
thence N. 60 deg. 16'W.,	3.04 m. to point 165;
thence N. 62 deg. 03'W.,	3.04 m. to point 166;
thence N. 63 deg. 50'W.,	3.04 m. to point 167;
thence N. 65 deg. 37'W.,	3.04 m. to point 168;
thence N. 67 deg. 24'W.,	3.04 m. to point 169;
thence N. 69 deg. 11'W.,	3.04 m. to point 170;
thence N. 70 deg. 58'W.,	3.04 m. to point 171;
thence N. 72 deg. 45'W.,	3.04 m. to point 172;
thence N. 74 deg. 32'W.,	3.04 m. to point 173;
thence N. 76 deg. 19'W.,	3.04 m. to point 174;
thence N. 78 deg. 06'W.,	3.04 m. to point 175;
thence N. 79 deg. 53'W.,	3.04 m. to point 176;

thence N. 81 deg. 40'W., 3.04 m. to point 177;

(Continued on Additional Sheet Page)

thence N. 83 deg. 27'W., 3.04 m. to point 178;

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



LRA 109437937

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:57:12 AM Amt. Paid: 775.84

T-147261 / 7-118
SN No. 0000068914

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

thence N. 88 deg. 03'W.,	3.03 m. to point 181;
thence N. 85 deg. 02'W.,	3.03 m. to point 182;
thence N. 82 deg. 01'W.,	3.03 m. to point 183;
thence N. 79 deg. 00'W.,	3.03 m. to point 184;
thence N. 76 deg. 00'W.,	3.03 m. to point 185;
thence N. 72 deg. 59'W.,	3.03 m. to point 186;
thence N. 69 deg. 58'W.,	3.03 m. to point 187;
thence N. 65 deg. 58'W.,	3.03 m. to point 188;
thence N. 63 deg. 57'W.,	3.03 m. to point 189;
thence N. 60 deg. 56'W.,	3.03 m. to point 190;
thence N. 57 deg. 56'W.,	3.03 m. to point 191;
thence N. 54 deg. 55'W.,	3.03 m. to point 192;
thence N. 51 deg. 54'W.,	3.03 m. to point 193;
thence N. 48 deg. 53'W.,	3.03 m. to point 194;
thence N. 45 deg. 53'W.,	3.03 m. to point 195;
thence N. 42 deg. 52'W.,	3.03 m. to point 196;
thence N. 39 deg. 51'W.,	3.03 m. to point 197;
thence N. 36 deg. 51'W.,	3.03 m. to point 198;
thence N. 33 deg. 50'W.,	3.03 m. to point 199;
thence N. 30 deg. 49'W.,	3.03 m. to point 200;
thence N. 27 deg. 49'W.,	3.03 m. to point 201;
thence N. 24 deg. 48'W.,	3.03 m. to point 202;
thence N. 21 deg. 47'W.,	3.03 m. to point 203;
thence N. 18 deg. 46'W.,	3.03 m. to point 204;
thence N. 15 deg. 46'W.,	3.03 m. to point 205;
thence N. 12 deg. 45'W.,	3.03 m. to point 206;
thence N. 09 deg. 44'W.,	3.03 m. to point 207;
thence N. 06 deg. 44'W.,	3.03 m. to point 208;
thence N. 03 deg. 43'W.,	3.03 m. to point 209;
thence N. 00 deg. 42'W.,	3.03 m. to point 210;
thence N. 02 deg. 19'E.,	3.03 m. to point 211;
thence N. 05 deg. 19'E.,	3.03 m. to point 212;
thence N. 08 deg. 20'E.,	3.03 m. to point 213;
thence N. 11 deg. 21'E.,	3.03 m. to point 214;
thence N. 14 deg. 21'E.,	3.03 m. to point 215;
thence N. 17 deg. 22'E.,	3.03 m. to point 216;
thence N. 20 deg. 23'E.,	3.03 m. to point 217;
thence N. 23 deg. 23'E.,	3.03 m. to point 218;
thence N. 26 deg. 24'E.,	3.03 m. to point 219;
thence N. 29 deg. 25'E.,	3.03 m. to point 220;
thence N. 32 deg. 42'E.,	3.03 m. to point 221;
thence N. 32 deg. 05'E.,	3.03 m. to point 222;
thence N. 31 deg. 25'E.,	3.03 m. to point 223;
thence N. 30 deg. 46'E.,	3.03 m. to point 224;
thence N. 30 deg. 03'E.,	3.03 m. to point 225;
thence N. 29 deg. 29'E.,	3.03 m. to point 226;
thence N. 28 deg. 51'E.,	3.03 m. to point 227;

(Memorandum of Encumbrances continued on Page -B-)

(Technical Description continued on Additional Sheet - - -) Page - - -

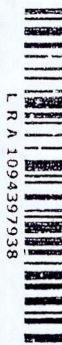
thence N. 23 deg. 17'E.,	3.03 m. to point 228;
thence N. 27 deg. 34'E.,	3.03 m. to point 229;
thence N. 26 deg. 15'E.,	3.03 m. to point 230;

Register of Deeds

(CONTINUATION OF OCT. 1987 PAGE)

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY



L R A 1094397938

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:57:12 AM Amt Paid: 775.84

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

107441-1 28

Registry of Deeds

(Continued on Page

thence N. 26 deg. 16'E., 3.03 m. to point 231;
thence N. 25 deg. 38'E., 3.03 m. to point 232;
thence N. 24 deg. 59'E., 3.03 m. to point 233;
thence N. 24 deg. 21'E., 3.03 m. to point 234;
thence N. 23 deg. 42'E., 3.03 m. to point 235;
thence N. 23 deg. 04'E., 3.03 m. to point 236;
thence N. 22 deg. 25'E., 3.03 m. to point 237;
thence N. 21 deg. 47'E., 3.03 m. to point 238;
thence N. 21 deg. 08'E., 3.03 m. to point 239;
thence N. 20 deg. 30'E., 3.03 m. to point 240;
thence N. 19 deg. 51'E., 3.03 m. to point 241;
thence N. 19 deg. 12'E., 3.03 m. to point 242;
thence N. 18 deg. 34'E., 3.03 m. to point 243;
thence N. 17 deg. 55'E., 3.03 m. to point 244;
thence N. 17 deg. 17'E., 3.03 m. to point 245;
thence N. 16 deg. 38'E., 3.03 m. to point 246;
thence N. 16 deg. 00'E., 3.03 m. to point 247;
thence N. 15 deg. 21'E., 3.03 m. to point 248;
thence N. 14 deg. 43'E., 3.03 m. to point 249;
thence N. 14 deg. 04'E., 3.03 m. to point 250;
thence N. 13 deg. 26'E., 3.03 m. to point 251;
thence N. 12 deg. 47'E., 3.03 m. to point 252;
thence N. 12 deg. 08'E., 3.03 m. to point 253;
thence N. 11 deg. 30'E., 3.03 m. to point 254;
thence N. 10 deg. 51'E., 3.03 m. to point 255;
thence N. 10 deg. 13'E., 3.03 m. to point 256;
thence N. 09 deg. 34'E., 3.03 m. to point 257;
thence N. 08 deg. 56'E., 3.03 m. to point 258;
thence N. 08 deg. 17'E., 3.03 m. to point 259;
thence N. 07 deg. 39'E., 3.03 m. to point 260;
thence N. 07 deg. 00'E., 3.03 m. to point 261;
thence N. 06 deg. 22'E., 3.03 m. to point 262;
thence N. 05 deg. 43'E., 3.03 m. to point 263;
thence N. 05 deg. 04'E., 3.03 m. to point 264;
thence N. 04 deg. 26'E., 3.03 m. to point 265;
thence N. 03 deg. 48'E., 3.03 m. to point 266;
thence N. 03 deg. 09'E., 3.03 m. to point 267;
thence N. 02 deg. 30'E., 3.03 m. to point 268;
thence N. 01 deg. 52'E., 3.03 m. to point 269;
thence N. 01 deg. 13'E., 3.03 m. to point 270;
thence N. 00 deg. 35'E., 3.03 m. to point 271;
thence N. 00 deg. 04'W., 3.03 m. to point 272;
thence N. 00 deg. 42'W., 3.03 m. to point 273;
thence N. 01 deg. 21'W., 3.03 m. to point 274;
thence N. 02 deg. 00'W., 3.03 m. to point 275;
thence N. 03 deg. 38'W., 3.03 m. to point 276;
thence N. 03 deg. 17'W., 3.03 m. to point 277;
thence N. 02 deg. 55'W., 3.17 m. to point 278;
thence N. 01 deg. 06'W., 3.17 m. to point 279;
thence N. 00 deg. 23'E., 3.17 m. to point 280;
thence N. 01 deg. 52'E., 3.17 m. to point 281;
thence N. 03 deg. 21'E., 3.17 m. to point 282;
thence N. 04 deg. 50'E., 3.17 m. to point 283;
thence N. 06 deg. 19'E., 3.17 m. to point 284;
thence N. 07 deg. 48'E., 3.17 m. to point 285;

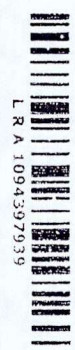
(Continuation of the Memorandum of Encumbrances from Page 1)

Page 1

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607
Date : 03/02/2022 OR Date : Mar 2 2022
Time : 11:57:12 AM Amt Paid: 775.84



P7 T-147261 (1-100)
SN No. 0000068915

CALAPAN CITY

MEMORANDUM OF ENCUMBRANCES

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

Entry No.	thence N. 09 deg. 16'E.,	3.17 m. to point 286;
	thence N. 10 deg. 45'E.,	3.17 m. to point 287;
	thence N. 12 deg. 24'E.,	3.17 m. to point 288;
	thence N. 13 deg. 45'E.,	3.17 m. to point 289;
	thence N. 15 deg. 12'E.,	3.17 m. to point 290;
	thence N. 16 deg. 41'E.,	3.17 m. to point 291;
	thence N. 18 deg. 10'E.,	3.17 m. to point 292;
	thence N. 19 deg. 59'E.,	3.17 m. to point 293;
	thence N. 21 deg. 08'E.,	3.17 m. to point of

beginning, containing an area of EIGHT THOUSAND ONE HUNDRED SEVENTY EIGHT (8,178) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by I.S., cyl., conc., 15 x 50 cm., bearings true; date of original survey, May 1916-September 1917, and that of the subdivision survey, executed by MARJORIE C. CUMMINGS, Geodetic Engineer, on May 10-12, 2007.

ATTY. PEPILO P. MORTIL
Register of Deeds

Pursuant to Section 7 of Republic Act No. 26 this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original record at the time it was lost or destroyed.

(S.D.) RAMON G. GARCIA
Actg. Register of Deeds

It is hereby certified that this Certificate of Title, consisting of 2 pages, on this date 10-18-78 has been reconstituted from its owner's duplicate the reconstitution having been effected administratively under the provisions of Republic Act No. 26.

(S.D.) RAMON G. GARCIA
Actg. Register of Deeds

NOTE: The foregoing annotation was copied from TCT No. T-44583; T-221.

ATTY. PEPILO P. MORTIL
Register of Deeds

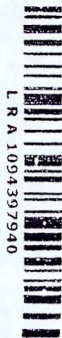
(Memorandum of Encumbrances continued on page 2)
(Technical Description continues on Additional Sheet)

NOTHING FOLLOWS

ALL ENCUMBRANCES AND INTERESTS NOTED ON THIS CERTIFICATE OF TITLE
Date 6-16-11
Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THE "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.



LR A 1094397940

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No.: 2022001567 OR No.: 1025425607

Date: 03/02/2022 OR Date: Mar 2 2022

Time: 11:57:12 AM Amt Paid: 775.84

Pgs T-147261 T-1180
(Continuation of the Memorandum of Encumbrances from Page A)

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page -)

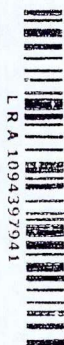
Register of Deeds

This is a Certified True Copy of TCT T-147261 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: SMITH EVORA.

Ref. No. : 2022001567 OR No. : 1025425607

Date : 03/02/2022 OR Date : Mar 2 2022

Time : 11:57:12 AM Amt Paid: 775.84



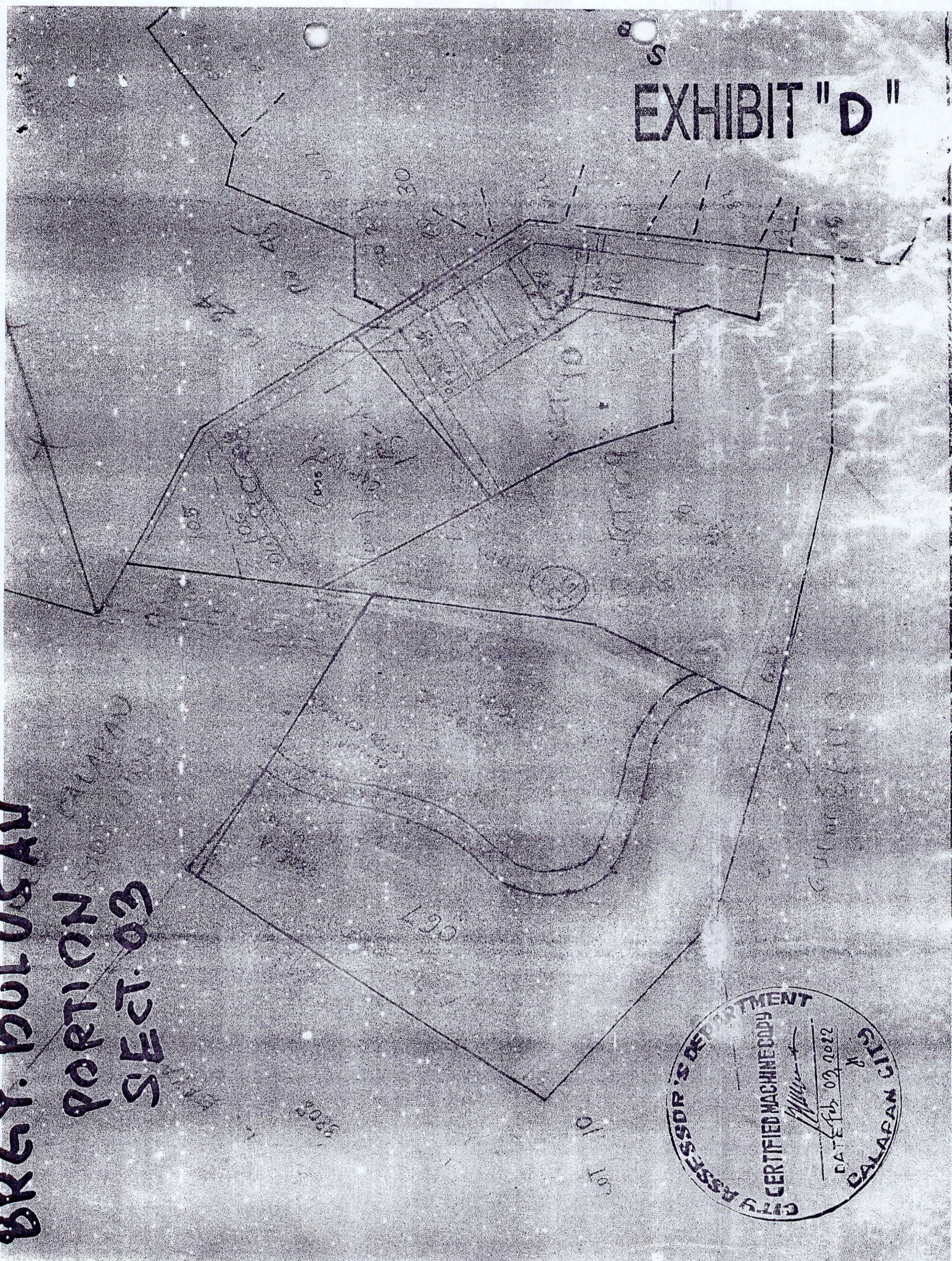
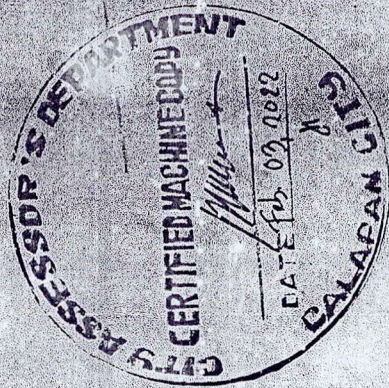
LRA1094397941

BREY. DULUSAN

PORTION

SECT. 03

EXHIBIT "D"



TAX DECLARATION OF REAL PROPERTY



TD No.: 14-011-05672 Property Identification No.: 029-05-011-03-067-0000
Owner: VICAR APOSTOLIC OF CALAPAN TIN:
Address: BISHOP PALACE, SALONG, CALAPAN CITY Telephone No.:
Administrator/Beneficial User: TIN:
Address: Telephone No.

EXHIBIT "E"

Location of Property: , BULUSAN, CALAPAN CITY, OR. MINDORO, PHILIPPINES
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. T-147260 Survey No. (LRA)-393764
CCT Lot No. 3805-A
Dated: Blk. No.

Boundaries: North: E BY LOT 18, CAL CAD South: W BY LOT 10 CAL CAD
East: S 3805-B/RD LOT 13 CAD 104 West: N BY LOT 3808/3806

Kind of Property Assessed

☒ LAND

☐ BUILDING

☐ MACHINERY Brief Description:

☐ Others:

Specify:

No. of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	8,500.00 Sq.m	425,000.00	COMMERCIAL	50 %	212,500.00
RESIDENTIAL	3,155.00 Sq.m	157,750.00	RESIDENTIAL	20 %	31,550.00
AGRICULTURAL	6.4629 Has	90,997.63	AGRICULTURAL	40 %	36,400.00
TOTAL	7.6284 Has	673,747.63			280,450.00

Total Assessed Value TWO HUNDRED EIGHTY THOUSAND FOUR HUNDRED FIFTY PESOS
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/ Reassessment: 1 2015
Qtr. Yr.

APPROVED BY:

(SGD) JELSON O. MASONGSONG

City Assessor

9/30/2014

Date Approved

This declaration cancels TD No./PIN 11-011-00524 Owner: SAME NAME Previous A.V. Php 42960

Co-Owners

Memoranda:
ISSUED AS PER ACTUAL STATUS OF THE LAND

CERTIFIED TRUE COPY

JELSON O. MASONGSONG
City Assessor
February 3, 2022

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang BAYAN under Ordinance No. 18 dated 12/28/1995
It does not and cannot by itself alone confer any ownership or legal title to the property.

EXHIBIT "F"



EXHIBIT "F-1"

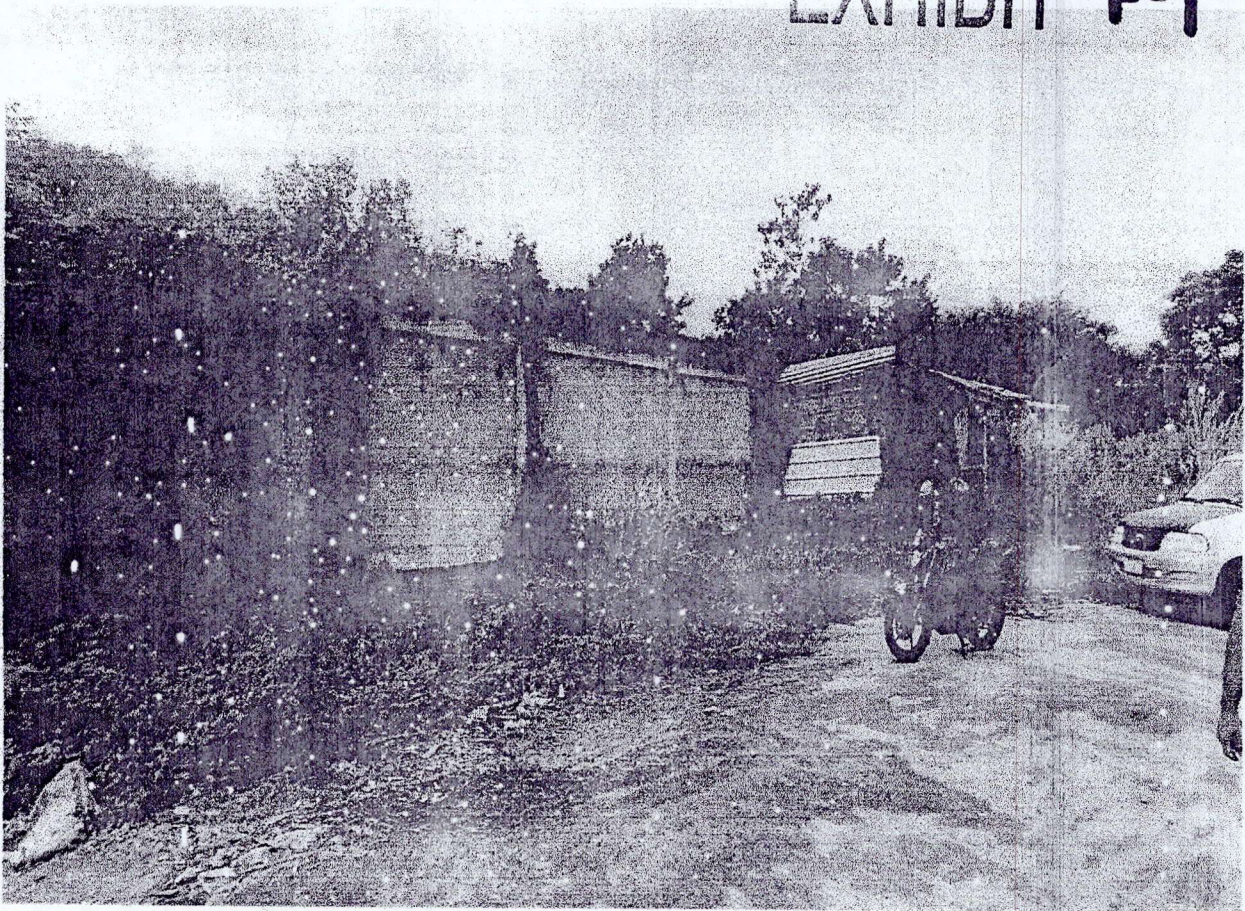


EXHIBIT "F-2"

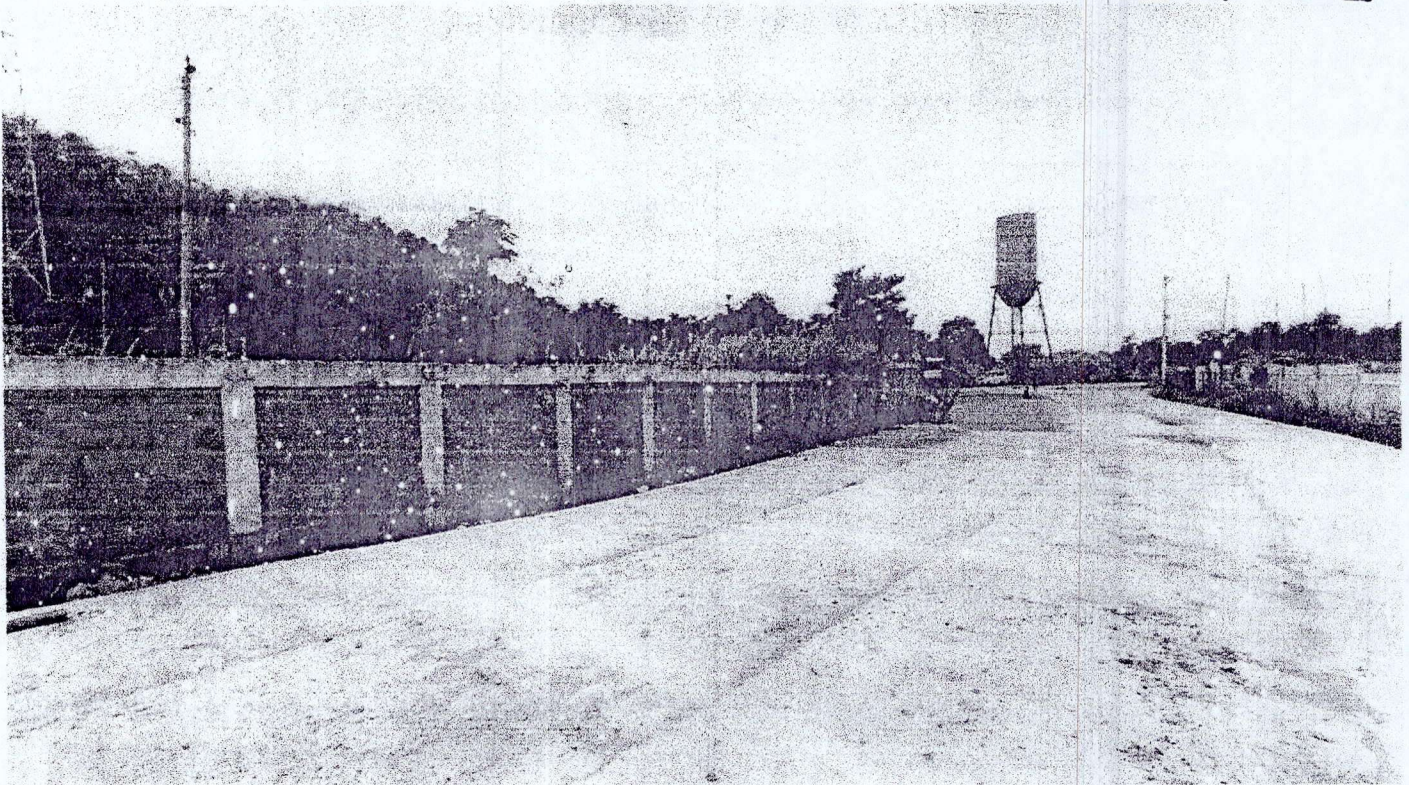


EXHIBIT "F-3"

