



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City, 1100
Tel. Nos.: (632) 929-66-26 to 29 • (632) 929-62-52
929-70-41 to 43-52

MEMORANDUM

TO : THE REGIONAL EXECUTIVE DIRECTOR
MIMAROPA Region
Roxas Boulevard, Ermita, Manila City

FROM : THE ASSISTANT SECRETARY
Field Operations - Luzon & Visayas and Director,
Environmental Management Bureau in concurrent capacity

SUBJECT : LETTER DATED 02/21/2023 RESPONSE OF MINDORO MULTI-FARMS DEVELOPMENT INCORPORATED ON THE ORDER OF INVESTIGATION DATED DECEMBER 13, 2022 TO EMB

DATE : MAR 29 2023

DENR MIMAROPA RECORDS SECTION RECEIVED	
APR 12 2023	
P-2021-93973-LD	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATS NO. _____
TIME: _____	

Referred herewith is the letter, dated February 21, 2023 addressed to the Regional Executive Director Lormelyn E. Claudio, from Leonilo V. Esguerra, 44 Sanciango St., Barangay Tosuya, Malabon City, pertaining to the above-mentioned subject.

Please conduct verification and submit report of the matter in coordination with the concerned party, consistent with existing laws, rules and regulations. Copy furnish this office of action taken citing document tracking no. DENR-ASRMD-2023-005276 for record and monitoring purposes.

For compliance.


GILBERT C. GONZALES, CESO III

297

5274

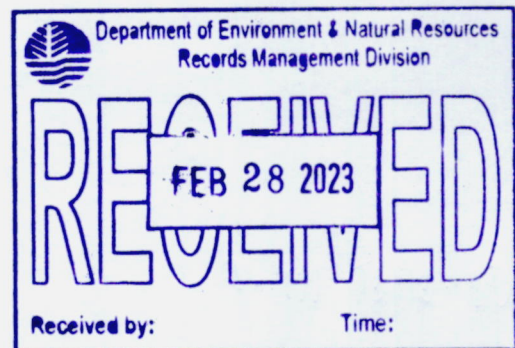
MINDORO MULTI-FARMS DEVELOPMENT INCORPORATED

Address: 44 Sanciangco St. Brgy. Tonsuya Malabon City

Contact No: 09338137235/09171301115

February 21, 2023

To: LORMELYN E. CLAUDIO, CESO IV
REGIONAL EXECUTIVE DIRECTOR



Good day!

I am writing this letter in respond to your order of investigation dated December 13, 2022. I am not quite clear on a few things and I would like to ask and clarify some issues regarding this matter. I hope you can provide detailed information in order for me to understand the process much better.

Your records show that the lots covered by Transfer Certificate of Title No. RT-53 (T-69243) in the name of Mindoro Multi-Farms Development Incorporated., represented by its President Mr. Leonilo V. Esguerra was surveyed and projected to fall within Timberland area per Land Classification Map No. 2117, Project No. 9-E, Certified on June 29, 1957 by the Director of Forestry. If I understand you correctly, then, what happen to the three Certifications from the Acting Assistant Regional Director in-Charge Jaime L. Albay that the land was found to be within the "Alienable or Disposable Land". I ask this to answer your question regarding disposable and alienable land.

I am not sure when you'd like to conduct actual investigation and ocular inspection as you mentioned in your letter, because as of this date February 21, 2023 no inspection has been made. Despite of this, I am still waiting and welcoming your investigations so that we can move on and take a necessary action regarding our request.

I learn that your office will be the one to issue my permit to cut trees, instead of the Secretary, before it is use to be their office. Included in this letter are the following:

1. Memorandum for the Secretary Jose L. Atienza by then Regional Executive Director (RED) of R IV-B MIMAROPA, Dionisio S. Tolentino Jr.
2. Special private land timber permit no. R4B-05-2008 sign by SEC. Jose L. Atienza Jr.
3. Certifications for payment of Real Estate Tax from 1975 to present.
4. Certification from Jaime L. Albay, acting Assistant Regional Director in-Charge of the Department of Natural Resources, Bureau of Forest Development.
5. Three (3) Certified True Copies of Transfer Certificate of Titles from the Registry of Deeds of Calapan, Oriental Mindoro.
6. Photo of receipt dated January 17, 2023 which you have received without any response.

I have provided you a copy of the Certificate given by Acting Assistant Regional Director In-Charge Jaime Albay on 1977 that my land is alienable and disposable. Is there any reason why you don't honor the document? I have a Transfer Certificate of Title (TCT) which means this came from original issuance of Title from the owner where I bought the land.

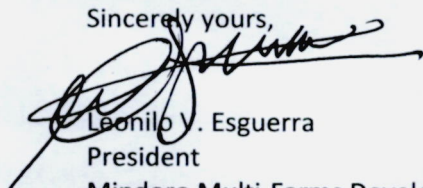
I also have Fifty thousand (50,000) seedling which I started planting due to rainy season. I am already seventy six (76) years old, all I want is to plant different trees before I can no longer manage them.

Finally, this request may not only benefit our company but also it will help the Barangay Loyal and local government to produce employment;

- We could provide job for the resident of Barangay Loyal.
- Planting of trees could help the environment and the resident to generate income to support their needs

Please be advise, that President Ferdinand "Bong Bong" Marcos Jr. hereby declared and promote effective practice and actions of every government offices to help effectively every taxpayers.

Sincerely yours,



Leonilo V. Esguerra
President

Mindoro Multi-Farms Development Incorporated

CC:

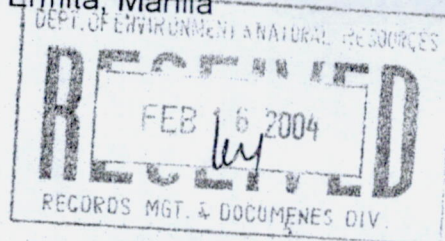
President Ferdinand Marcos Jr.
Office of the President
1420 Jose Laurel St. San Miguel, Manila

DENR Secretary Maria Antonia Yulo-Loyzaga
DENR Central Office 2nd Floor DENR Main Building,
Visayas Avenue Diliman, Quezon City

Ombudsman Samuel R. Martires
Office of the Ombudsman
60 Agham Rd. Diliman, Quezon City



Republic of the Philippines
Department of Environment and Natural Resources
RIV-B, MIMAROPA
By the Bay Bldg., 1515 Roxas Blvd., Ermita, Manila



MEMORANDUM FOR THE SECRETARY

FROM : The Regional Executive Director

SUBJECT : **APPLICATION FOR SPECIAL/PRIVATE LAND TIMBER PERMIT (S/PLTP) OF MINDORO MULTI-FARMS DEVELOPMENT, INC. REPRESENTED BY ITS PRESIDENT, MR. LEONILLO V. ESGUERRA WITHIN THEIR PRIVATE LAND LOCATED IN BARANGAY LOYAL, VICTORIA, ORIENTAL MINDORO.**

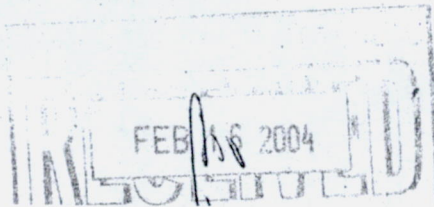
DATE : February 13, 2004

This pertains to the application for Special/Private Land Timber Permit (S/PLTP) of Mindoro Multi-Farms Development, Inc. c/o Mr. Leonilo V. Esguerra within their private land located in Barangay Loyal, Victoria, Oriental Mindoro.

Verification from the Regional Control Map disclosed that the subject area falls within Timberland Project No. 9-E per LC Map No. 2117 dated June 29, 1957. However, per certification of then Regional Director Jaime L. Albay of the Bureau of Forestry, the subject area is covered by Preliminary Map Data (PMD) No. 1214 certified as Alienable and Disposable land by then Acting Director of the Bureau of Forestry on December 20, 1967. Subject area is covered by T.C.T. Nos. RT-52 (T-69242); RT-53 (T-69243) and RT-54 (T-70800) in the name of Mindoro Multi-Farms Development, Inc. represented by its President, Mr. Leonilo V. Esguerra...

Evaluation of the submitted inventory report disclosed that the subject area contains 545 naturally grown trees of assorted species (297 Philippine Mahogany Group, 46 Apitong Group, 8 Nato Group, 100 Furniture/Construction Hardwood, 5 Premium Species, 43 Lesser Known Species) with an aggregate volume of 1,594.53 cubic meters. The computed allowable cut that could be granted is 1,116.17 cubic meters.

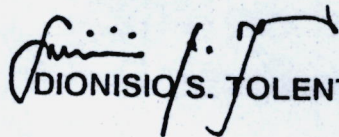
Inspection, certification and oath fees, including the performance bond had been paid by the herein applicant.



Pending the revision of the Manual of Approvals, issuance of the corresponding permit is within the authority of the Secretary pursuant to DENR Administrative Order No. 2000-21 dated February 28, 2000.

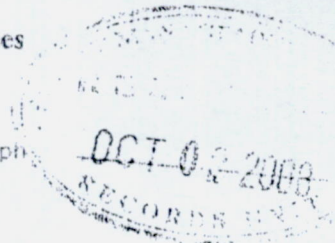
All other requirements had been complied with except the Environmental Compliance Certificate (ECC) which shall be submitted by the applicant direct to that Office.

For consideration and approval, subject to existing policies/regulations.


DIONISIO S. TOLENTINO, JR.



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos 929-6626 to 29; 929-6633 to 35
926-7041 to 43; 929-6252, 929-1669
Website: <http://www.denr.gov.ph> / E-mail: web@denr.gov.ph



SPECIAL PRIVATE LAND TIMBER PERMIT

NO. R4B-05-2008

Pursuant to Presidential Decree No. 705, as amended, and existing forestry laws, rules and regulations, a Special Private Land Timber Permit is hereby granted to:

MINDORO MULTI-FARM DEVELOPMENT, INC.

Barangay Loyal, Victoria, Oriental Mindoro.

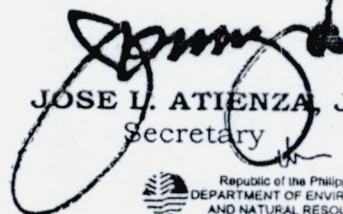
to cut, gather, dispose and utilize a total of **FIVE HUNDRED FORTY FIVE (545)** standing trees of various species *with a total net volume of **ONE THOUSAND ONE HUNDRED SIXTEEN POINT SEVENTEEN (1,116.17)** cubic meters within a private land covering an aggregate area of 65.38 hectares located at Barangay Loyal, Victoria, Province of Oriental Mindoro covered by Transfer Certificate of Title (TCT) Numbers a) RT-52 (T-69242); b) RT-53 (T-69243); and c) RT-54 (T-70800) which forms part of this permit.

This permit is subject to pertinent forestry laws, rules and regulations including the terms and conditions embodied in Appendix "B" which also forms part of this permit.

This permit is effective on the date of issue and expires one (1) year from issuance hereof or as soon as the volume authorized herein is exhausted whichever comes first.

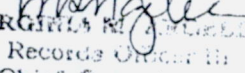
Issued this ____day of SEP 30 2008 at Quezon City, Philippines.

Approved:


JOSE L. ATIENZA, JR.
Secretary



Let's Go Green


VIRGILIO M. ANGELES
Records Officer in
Chief, Records Unit
10/1/08

Note: Species and Volume of trees authorized to be cut under this permit:

Species Grouping	No. of Trees	Gross volume (M ³)	Net Volume (M ³)
Commonhardwood	242	784.30	549.01
Const'n&Furniture	209	545.84	382.09
Premium Species	51	181.00	126.70
LUS/LKS	43	83.39	58.37
Total	545	1,594.53	1,116.17

Copy Furnished:

Regional Executive Director
DENR, Region 4-B-MIMAROPA

Provincial Environment and Natural Resources Officer
Mindoro Oriental

Community Environment and natural Resources Officer
Calapan, Mindoro Oriental

CERTIFIED XEROX COPY

Mangile
VIRGINIA M. MANGILE

Records Officer
Chief, Records Section



Republic of the Philippines
Department of Environment and Natural Resources
Visayas Avenue, Diliman, Quezon City
Tel Nos. 929-6626 to 29; 929-6633 to 35
926-7041 to 43; 929-6252; 929-1669
Website: <http://www.denr.gov.ph> / E-mail: web@denr.gov.ph

Appendix "B"

TERMS AND CONDITIONS

1. Operations shall at all times be under the direct supervision of the CENRO or his representative authorized in writing, furnishing the Secretary a copy thereof. The CENRO concerned or his duly authorized representative shall be responsible for the proper compliance by the permittee of the terms and conditions of the permit;
2. The Chainsaw(s) to be used in the harvesting operation should be registered with the DENR-CENRO pursuant to the provisions of Republic Act No. 9175 otherwise known as the Chainsaw Act of 2002.
3. All timber cut, gathered and disposed shall bear the permittee's log mark on each end of the log indicating the tree number and log number in accordance with the following example:

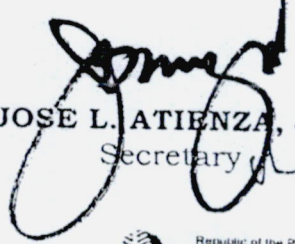
XYZ	Where:	XYZ	=	private log mark
20		20	=	tree number

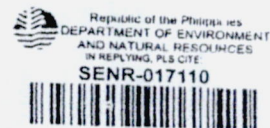
2		2	=	log number
4. That all logs gathered shall be immediately manifested in auxiliary invoice to cover payment of forest charges in accordance with RA No. 7161 before the same are removed or transported from the premises of the subject land;
5. The cutting shall be confined within the area covered by Transfer Certificate of Title (TCT) Numbers a) RT-52 (T-69242); b) RT-53 (T-69243); and c) RT-54 (T-70800).;
6. That cutting of trees on strip twenty (20) meters wide on both sides of creeks or rivers bordering or traversing the subject area for stream bank protection is prohibited, that in case said 20 meters strip is bereft of trees, same shall be reforested by the permittee;
7. The transport of timber or lumber shall be accompanied by transport documents pursuant to DAO No. 07, Series of 1994 and DAO No. 31, Series of 2007;
8. No round logs or lumber shall be transported outside the province where the SPLTP is located unless authorized by this Office;

Let's Go Green

CERTIFIED XEROX COPY
Virginia M. Angeles
VIRGINIA M. ANGELES
Records Officer III
Chief, Records Unit

9. That monitoring in the cutting and transport of logs shall be undertaken by CENRO concerned and a representative of the Regional Multi-Sectoral Forest Protection Committee and Local Government Unit concerned;
10. The CENRO and LGU representatives concerned shall conduct post harvest inventory of stumps after the expiration of the permit and a report submitted to the RED concerned, copy furnished this Office thru the Director, Forest Management Bureau.
11. Comply strictly with the Terms and Conditions stipulated in your Environmental Compliance Certificate (ECC) No. 4B-107-ORMIN-6110-2004 issued by the Regional Director, EMB-Region 4B; and
12. Violation of any of the above conditions shall be sufficient ground for the cancellation or revocation of this permit without prejudice to the imposition of penalties in accordance with regulations.


JOSE L. ATIENZA, JR.
Secretary

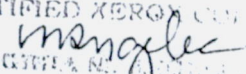


Copy Furnished:

Regional Executive Director
DENR, Region 4-B-MIMAROPA

Provincial Environment and Natural Resources Officer
Mindoro Oriental

Community Environment and natural Resources Officer
Calapan, Mindoro Oriental

CERTIFIED XEROX COPY

VIRGINIA M. [unclear]
Regional Office 4-B
Calapan, Mindoro Oriental



Republic of the Philippines
PROVINCE OF ORIENTAL MINDORO
MUNICIPALITY OF VICTORIA

OFFICE OF THE MUNICIPAL TREASURER

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that, according to the records of this office, the real properties are declared for taxation purposes in the name of **MINDORO MULTI-FARM DEV'T INC.** and the declared owner of the real property/ies described below situated in the Municipality of VICTORIA, this province and that taxes thereon for the year 2018 is/are already paid per Official Receipt issued and/or presented as follows:

TAX DECLARATION NUMBER	PIN NO.	LOCATION OF PROPERTY	TITLE NO.	AREA	ASSESSED VALUE	TAX DUE	TAX YEAR	O.R. NO.	DATE
2015-150016-00468	011-01	LOYAL	T-69243	22.4690 HAS	371,060.00	3,339.54	2nd Bi-Annual 2018	1489312	08/22/2018
2015-150016-00469	011-02	LOYAL		2.1450 HAS	24,720.00	222.48	2nd Bi-Annual 2018	1489313	08/22/2018
2015-150016-00470	011-03	LOYAL	T-69242	22.7812 HAS	376,220.00	3,385.98	2nd Bi-Annual 2018	1489315	08/22/2018
2015-150016-00471	011-04	LOYAL	T-70800	20.1483 HAS	332,730.00	2,994.56	2nd Bi-Annual 2018	1489316	08/22/2018

***** nothing follows *****

This is to certify further that the taxes of the above real property/ies have been paid from previous years up to year 2018

Given on this 22nd of August, 2018 upon the request of LEONILO ESGUERRA
for whatever legal purpose it may serve him/her best.

Prepared by:

Ma Gazy Buenconsejo
RCC-II

Approved by:

IMEIDA D. COLLO
OIC-MUNICIPAL TREASURER

O.R. No.: 9911854

Date : August 22, 2018

Amount: 100.00



OM No. 9911854

NOTE: Write the number and date of this receipt on the back of check or money order received.

NOV 22 1977
BUREAU OF FOREST DEVELOPMENT
REGION NO. 14 G. CITY

November 18, 1977

TO WHOM IT MAY CONCERN:

This certificate is issued upon the request of Mr. Augusto Morcel for loan purposes. The required contribution fee of \$13.00 was paid under O.R. No.

PLACIO D. BAPTISTA
District Forester

FOR THE DIRECTOR:

JAMES L. ALBAY

Acting Asst. Regional Director

In-Charge

CERTIFIED
 EXACT COPY
 (Signature)
 FLOR D. ARABIA
 RECORDS OFFICER
 6/11/78

Note: The subject was very friendly.
 visited R. P. L. No. 57, dated
 March 26, 1973 to August 2nd
 of Victoria, British Columbia.

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title

No. RT- 52 (T-69242)

It is hereby certified that certain land situated in the Municipality of Victoria, Or. Mindoro, more particularly bounded and described as follows: tract of agricultural public land situated in the Sitio of _____, Barrio of Loran, Mun. of Victoria, Prov. of Or. Mindoro, Philippines, containing an area of 22 hectares 78 areas 12 centares, according to the official plat of the survey, thereof on file in the Bureau of Lands, Manila, and described as follows: Beginning at a point marked 1 of Lot 1, on plan, P-111-5511-D, being S. 13-57 W., 1572.53 m. from BLM No. 186, Naujan Cadastre, thence N 12 deg. 28' W., 45.21 m. to point 2; N. 6-01 W., 136.76 m. to point 3; S. 85-43 E., 105.12 m. to point 4; N. 72-08 E., 152.41 m. to point 5; N. 82-03 E., 192.85 m. to point 6; N. 25-18 E., 115.90 m. to point 7; S. 25-25 E., 198.23 m. to point 8; S. 30-12 E., 179.31 m. to pt. 9; S. 34-13 W., 67.68 m. to point 10; S. 82-47 W., 51.44 m. to point 11; N. 75-31 W., 474.55 m. to point 12 point of beginning; Containing an area of ONE HUNDRED is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of MINDORO MULTI-FARMS DEVELOPMENT, INCORPORATED, represented by its President, LEONILLO V. ESQUERRA, subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

It is further certified that said land was originally registered on the 16th day of December in the year nineteen hundred and sixty-nine in Registration Book No. P-38 page 41 of the Office of the Register of Deeds of Or. Mindoro as Original Certificate of Title No. P-8067 pursuant to a FREE patent granted by the President of the Philippines, on the 10th day of December in the year nineteen hundred and under Act No. 141

This certificate is a transfer from Original Certificate of Title No. P-8067 which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Calapan, Or. Mindoro, Philippines, on the 25th day of August in the year nineteen hundred and seventy-five at 1:10 P.m.

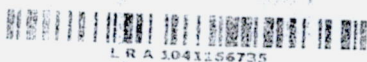
Sgd. REYNALDO M. MAMAIL
Register of Deeds

Oriental Mindoro, Philippines,
(Owner's postal address)

*State the civil status, name of spouse if married, single or married, 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.

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No. 2016007545 OR No. 1011994508
Date 12/14/2016 OR Date Dec 14 2016
Time 10:13:11AM Amt. Paid 820.05



LRA 3041156735

Hy Ben 20 - merely use this page for the consolidation of the technical description.

Lot 2, F (111-5)-5511-D

SGD. REYNALDO M. NAMBIL
Register of Deeds

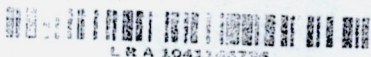
to be made of the original document.

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Memorandum of Encumbrances continued on Page 1 of 1
Technical Description continued on Additional Sheet

Register of Deeds

Ref. No. : 2016007545 OR No. : 1011994508
Date : 12/14/2016 OR Date : Dec 14 2016
Time : 10:13:11AM Amt. Paid : 820.05



13 R 1 320 - 54242

(Continuation of the Memorandum of Encumbrances from Page 1)

DET 11-12-276

Entry No- 2937- Doc. 2937- Doc. No. 2937- ORDER: By virtue of an Order of the Regional Trial Court, Fourth Judicial Region Oriental Mindoro, Branch XXXIX, Calapan. A New Owners duplicate copy has been issued in lieu of the onw which was reportedly lost or destroyed but shall have the same faith and credit and the lost title and likewise the encumbrance pursuant to Section 7 of Republic Act No. 26, is hereby cancelled.

Date of Instrument - November 11, 1988

Date of Inscription- December 6, 1988 at 8:01 a.m.

RICARDO S. LECASPI, JR.,
Acting Register of Deeds

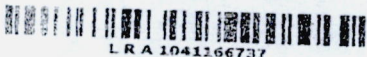
5 27 12

(Continued on Page 4)

Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No. 2016007545 OR No. 1011994508
Date 12/14/2016 OR Date Dec 14 2016
Time 10:13:11AM Amt. Paid : 820.05



LRA 1041166737

LAN REGISTRY - CALAPAN, MINDORO ORIENTAL
BY LECASPI, JR. RICARDO S.
REGISTER OF DEEDS

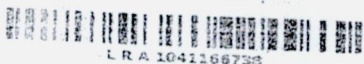
(Continued on Additional Sheet

Page

Register of Deeds

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Ref. No. : 2016007545 OR No. : 1011994508
Date : 12/14/2016 OR Date : Dec 14 2016
Time : 10:13:11AM Amt. Paid : 820.05



LRA 1041166738

LAND REGISTRATION AUTHORITY OF CALAPAN
MINDORO ORIENTAL

4-23-17
102408

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS, FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title

No. RT-53 (T-59243)

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Victoria,
Or. Mindoro, more particularly bounded and described as follows:
A tract of agricultural public land situated in the Sitio of - Barrio of Lupal,
Mun. of Victoria, Province of Or. Mindoro, Island of Mindoro, Philippines,
containing an area of 22 hectares 46 area and 900 centares, according to the
official plat of the survey thereof on file in the Bureau of Lands, and de-
scribed as follows: Beginning at a point marked "1" on plan, F-(111-5) 5510-
0, being S. 19-52'E., 1133.31 m. from BLM No. 180, Cad. 200 Ext., thence
S. 1-19-W., 87-89 m. to point 2; S. 8-14'W., 145.38 m. to point 3; S. 40-
18'E., 170.09 m. to point 4; S. 76-17'W., 110.19 m. to point 5; S. 33-20'W.,
127.75 m. to point 6; S. 33-40'W., 126.27 m. to pt. 7; N. 30-12'W., 179.31
m. to point 8; S. 25-25'W., 198.28 m. to point 9; N. 23-18'W., 113.90 m. to
point 10; N. 37-40'E., 185.24 m. to point 11; N. 35-55'E., 148.61 m. to
point 12; N. 35-57'E., 191.66 m. to point 13; S. 19-18'E., 234.64 m. to -
is registered in accordance with the provisions of section 122 of the Land Registration Act in the
name of MINDORO MULTI-Farms DEVELOPMENT, INCORPORATED, rep. by its Presi-
dent LEONILLO V. ESQUERRA.

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

It is further certified that said land was originally registered on the 24th day of
December in the year nineteen hundred and sixty-nine in Registration
Book No. 38 page 64 of the Office of the Register of Deeds of
Or. Mindoro as Original Certificate of Title No. P-8024 pursuant to a FREE
patent granted by the President of the Philippines, on the 15th day of
December in the year nineteen hundred and sixty-nine under Act
No. 141

This certificate is a transfer from Original Certificate of Title No.
P-8024 which is cancelled by virtue hereof in so far as the above described land is
concerned

Entered at Calapan, Or. Mindoro
Philippines, on the 15th day of August
in the year nineteen hundred and seventy-five
at 1:25 P.M.

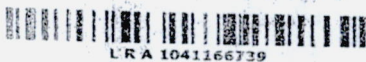
SGD. REYNALDO M. MAMBIL
Register of Deeds

Manila, Philippines,
(Owner's postal address)

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

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which
consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry
of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No. 2016007545 OR No. 1011994508
Date 12/14/2016 OR Date Dec 14 2016
Time 10:13:42AM Amt. Paid 820.05



LRA 1041166739

MEMORANDUM OF ENCUMBRANCES

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

to point 14; S. 23-07'E., 11.55 m. to point 15; S. 19-28'E., 98.57 m. to point 1; point of beginning; Containing an area of TWO HUNDRED TWENTY-FOUR THOUSAND SIX HUNDRED AND NINETY (224,690) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground as follows: Points 13, 14 & 15, by 1d B.L. Cyl. Conc. Mon., and the red obelisk by P.S. Cyl. Conc. Mon. Bounded on the E., and S., along lines 1-2-3-4-5-6-7 by Public Land (Lot 6124-portion, Naujan Cadastre; on the SW., along lines 7-8-9-10, by Lot 7453, Naujan Cadastre; (Lot 1, F-(111-5)-5511AB, Augusto Mor-tel); on the NW., along lines 10-11-12-13, by Public Land (Lot 6124-portion Naujan Cadastre), on the NE., along lines 15-1 by Public Land (Lot 6125-portion Naujan Cadastre);, ~~El Encanto~~. This lot was surveyed in accordance with law and existing regulations promulgated thereunder by ~~Don C.~~ Santos, Geodetic Engineer, on July 28, 1968, and approved on August 15, 1969. Note: This survey is identical to Lot 7452, a portion of Lot 6124, parcel 2; Naujan Cad; and is covered by F.P.A. No. (111-5) 5510.

SEN. REYNALDO M. MAMBIL
Register of Deeds

dictated on the original typed at the time destroyed".

"It is hereby certified that the [redacted] of [redacted] has been recommended from the [redacted] having been [redacted] pursuant to Act No. 29."

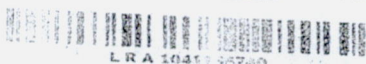
ARIS: HAYLEY & DODD

Memorandum of Encumbrances continued on Page	51
Technical Description continued on Additional Sheet	Page

Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO
Ref. No.: 2014-00055

Ref. No. : 2016007545 OR No. : 1011994508
Date : 12/14/2016 OR Date : Dec 14 2016
Time : 10:13:42AM Amt. Paid : 820.05



1-21-13 (1-29243)

(Continuation of the Memorandum of Encumbrances from Page

27 Nov 1938

Entry No- 2937- Doc. No. 2937- ORDER: By virtue of an Order of the Regional Trial Court, Fourth Judicial Region, Oriental Mindoro, Branch XXXIX, Calapan. A New Owners duplicate copy has been issued in lieu of the one which was reportedly lost or destroyed but shall have the same faith and credit as the lost title and likewise the encumbrance pursuant to Section 7, of Republic Act No. 26, is hereby cancelled.

Date of Instrument - November 11, 1938

Date of Inscription- December 6, 1938 at 8:01 a.m.

RICARDO S. LEGASPI, JR.,
Acting Register of Deeds

THE FOLLOWING

1-22-12

(Continued on Page

C

Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No. : 2016007545 OR No. : 1011994508
Date : 12/14/2016 OR Date : Dec 14 2016
Time : 10:13:42AM Amt. Paid : 820.05



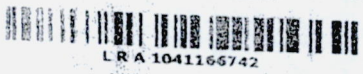
LRA 1041166741

(Continued on Additional Sheet Page

Register of Deeds

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Ref. No. : 2016007545 OR No. : 1011994508
Date : 12/14/2016 OR Date : Dec 14 2016
Time : 10:13:42AM Amt. Paid : 820.05



LRA 1041166742

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS, FOR THE PROVINCE OF ORIENTAL MINDORO

Transfer Certificate of Title

No. RT-54 (T-70800)

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Victoria, Or. Mindoro, particularly bounded and described as follows: A tract of agricultural public land situated in the Sitio of Barrio of Loyal, Mun. of Victoria, Prov. of Or. Mindoro, Philippines. Containing an area of 20 hec. 14 ares 83 centares, according to the official plat of the survey thereof on file in the Bureau of Lands, Manila, and described as follows: Lot 1, F-(111-E) 5512-D. Beginning at a point marked "1" of Lot 1, on plan F-(111-5) 5512-E, being S. 28-54 W., 1659.81 m. from BLHM No. 180 Naujan Cadastre; thence N. 17-30 E., 150.55 m. to point 2; S. 84 deg. 01' E., 140.51 m. to point 3; S. 73-09 E., 62.93 m. to point 4; S. 88-25 E., 156.33 m. to point 5; S. 6-01 E., 136.76 m. to point 6; S. 12-38 E., 45.21 m. to point 7; N. 75-31 W., 15.24 m. to point 8; N. 83-10 W., 357.41 m. to point 9; N. 63-45 W., 61.52 m. to point 1; point of beginning; containing an area of SIXTY FIVE THOUSAND FIVE HUNDRED AND EIGHTY (65,580) SQUARE METERS is registered in accordance with the provisions of section 122 of the Land Registration Act in the name of MINDORO MULTI-FARM DEVELOPMENT, INCORPORATED, represented by Leonilo V. Esguerra, President., subject to the provisions of the said Land Registration Act and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting, and to

IT IS FURTHER CERTIFIED that said land was originally registered on the 21st day of October, in the year nineteen hundred and seventy, in Registration Book No. P-39, page 199, of the Office of the Register of Deeds of Oriental Mindoro, as Original Certificate of Title No. 8349, pursuant to a Free patent granted by the President of the Philippines, on the 25th day of September, in the year nineteen hundred and seventy, under Act No. 141.

This certificate is a transfer from Original Certificate of Title No. P-8349, which is cancelled by virtue hereof in so far as the above described land is concerned.

Entered at Calapan, Or. Mindoro
Philippines, on the 11th day of December,
in the year nineteen hundred and seventy-five,
at 9:05 a.m.

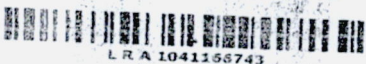
SGD. RAMON G. GARCIA
(Actg.) Register of Deeds

Victoria, Oriental Mindoro.
(Owner's postal address)

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

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No. 2016007545 OR No. 1011994508
Date 12/14/2016 OR Date Dec 14 2016
Time 10:14:11AM Amt Paid 820.05



LRA 1041156743

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

All points referred to are indicated on the plan and are marked on the ground as follows: points 8 and 9 by Old BL. Cyl. Conc. Mon. and the rest by P.S. cyl. conc. Mon. Bounded on the W., and No. along lines 1-2-3-4-5 by Lot 6124-portion, parcel 2 Cad. 200 (Public Land); on the E., along lines 5-6-7 by Lot 7453, Cad. 200 (Lot 1, F-(111-5) 5511-D, Augusto Mortel; and on the S., along lines 7-8-9-1 by Lot 2, F-(11-5) 3512-D.

Lot 2, F-(111-5) 5511-D 1P

Beginning at a point marked "1" of Lot 2, on plan F-(111-5) 5512-D, being S. 22-54 W., 1659.81 m. from BLM No. 180, Naujan Cadastre, thence S1 64-45 E., 61.52 m. to point 2; S. 83-10'E., 357.41 m. to point 3; S. 79-31'E., 16.24 m. to point 4; S. 12-38'E., 167.64 m. to point 5; S. 13.17 E., 122.60 m. to point 6; S/ 82-36 W., 148.96 m. to point 7; S. 82-36'W., 132.78 m. to point 8; S. 15-47'W., 171.65 m. to point 9; S. 81.24 W., 247.18 m. to point 10; N. 16-20'E., 167.17 m. to point 11; N. 17-28'E., 109.33 m. to point 1; point of beginning; containing an area of ONE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND THREE (135,903) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground as follows: points 2 and 3 by Old B.L. Cyl. Conc. Mons. and the rest by P.S. Cyl. Conc. Mons. Bounded on the N., along lines 1-2-3-4 by Lot 1, F. (111-5) 5512-D; on the E., along line 4-5-6 by Lot 2-F-(111-5) 5511-D (Augusto Mortel); and on the S., SW., and W., along lines 6-7-8-9-10-11-1 by Public Land. Bearings true; This Lot was surveyed in accordance with law and existing regulations promulgated thereunder on August 15, 1969. Note: These lots are covered by F.P.A. No. (111-5) 5512. (Lot 1, Lot 7451, a portion of Lot 6124, Cad. 200).

Sgt. RAYMON G. GARCIA
Actg. Register of Deeds

Title having been entered by Special Agent without
judice to any case, and the fact of its entry was
noted on the original copy of the letter of the
author.

ACTG REGISTER 1 / 100

"It is hereby certified that _____, of _____, consisting of _____, has been _____, the _____, having been a _____, under the provisions of Republic Act No. 26 _____."

Acta Register of Deaths

Memorandum of Expenditures continued on Page 1
Technical Description continued on Additional Sheet Page

Register of Deeds

It is hereby certified that this is a true electronic copy of the document on file in Registry of Deeds of Calapan, Mindoro Oriental, which consists of 4 page(s). This is a system generated Certified True Copy, and does not require a manually-affixed signature. Issued at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: VALLADA, LILIAN BASCO

Ref. No.	<u>2016007545</u>	OR No.	1011994508
Date	<u>12/14/2016</u>	OR Date	Dec 14 2016
Time	<u>10:14:11AM</u>	Amt. Paid	820.05

13 A 5/11 70800

(Continuation of the Memorandum of Encumbrances from Page A

Entry No- 2937- Doc. No. 2937- ORDER: By virtue of an Order of Regional Trial Court, Fourth Judicial Region, Oriental Mindoro, Branch XXXIX, Calapan, A new owners duplicate copy has been issued in lieu of the one which was reportedly lost or destroyed and likewise shall have the same faith and credit as the lost title and the ENCUMBRANCE pursuant to Section 7 of Republic Act No. 26, is hereby cancelled.

Date of Instrument - November 11, 1988

Date of Inscription- December 6, 1988 at 8:01 a.m.

RICARDO S. LEGASPI, JR.,
Acting Register of Deeds

NOTED

Date

5-23-14

(Continued on Page C

Register of Deeds

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Ref. No. : 2016007545

OR No. : 1011994508

Date : 12/14/2016

OR Date : Dec 14 2016

Time : 10:14:11AM

Amt. Paid : 820.05



LRA 1041166745

(Continued on Additional Sheet Page

Register of Deeds

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Ref. No. : 2016007545 OR No. : 1011994508
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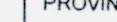


LRA 1041166746

1489313

OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES
Provincial or City Treasurer's Real Property Tax Receipt

Nº1489313

	PROVINCE	MUNICIPALITY OF VICTORIA	August 22, 2018
	PROVINCE OF ORIENTAL MINDORO LEONILLO ESGUERRA	FIVE HUNDRED NINE AND 24/100 PESOS ONLY 509.24	
Received from _____ the sum of _____ pesos (P _____) Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 20____ upon property described in the Assessment Rolls as follows. <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> Basic Tax <input type="checkbox"/> Special Education Fund </div>			

NAME OF DECLARED OWNER	LOCATION NUMBER AND STREET OR BARANGAY	LOT AND BLOCK	TAX DECLARATION NUMBER	ASSESSED VALUE		TAX DUE	INSTALLMENT	FULL	PENALTY	TOTAL
				Land	Improvements	2018	Paym.	(2018)	PEP. 5%	
MINDORO MULTI-FARM EV'T INC.,	LOYAL AGRICULTURAL Area: 2.1450	2015-197016-00953	0016-011-02	24,720.00		24,720.00	247.20	247.20	39.53	509.24
										509.24
Total taxes paid by Money Order, Treasury Warrant or Check No. _____ dated _____, 20____							ASTRONICA G. SALCEDO			

- Payment without penalty may be made within the periods stated below if by installment:
 1st Installment – January 1 to March 31, of the year
 2nd Installment – April 1 to June 30, of the year
 3rd Installment – July 1 to Sept. 30, of the year
 4th Installment – October 1 to Dec. 31, of the year **Ma. Gazy M. Buenconsejo**

~~IMELDA D. COLLO~~
Provincial or City Treasurer


Deputy

1489312

OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES

Provincial or City Treasurer's Real Property Tax Receipt

Nº1489312

	PROVINCE PROVINCE OF ORIENTAL MINDORO	CITY/MUNICIPALITY MUNICIPALITY OF VICTORIA	DATE August 22, 2018
	Received from LEONILLO ESQUERRA the sum of SEVEN THOUSAND SIX HUNDRED FORTY THREE AND 84/100 PESOS ONLY 7,643.84 Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 20__ upon property described in the Assessment Rolls as follows. <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <input type="checkbox"/> Basic Tax </div> <div style="text-align: center;"> <input type="checkbox"/> Special Education Fund </div> </div>		

NAME OF DECLARED OWNER	LOCATION NUMBER AND STREET <small>OR BARANGAY</small>	LOT AND BLOCK NUMBER	TAX DECLARATION NUMBER	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	PENALTY PERCENT	TOTAL
				Land	Improvements	Total	<small>81-82</small>	No.	Payment			
MINDORO MULTI-FARM EVT INC., ...	LOVELY BARRAGAN AGRICULTURAL Area: 22.4690	2015-150016-00168 0016-011-01	371.060.00			371,060.00	2018 81-82	3,710.60	3,710.60	(371.06)	593.70	7,643.84
											7,643.84	

Total taxes paid by Money Order, Treasury Warrant or Check No. _____ dated _____, 20____

ASTRONICA G. SALCEDO

- Payment without penalty may be made within the periods stated below if by installment:
 1st Installment – January 1 to March 31, of the year
 2nd Installment – April 1 to June 30, of the year
 3rd Installment – July 1 to Sept. 30, of the year
 4th Installment – October 1 to Dec. 31, of the year

ASTRONICA G. SALCEDO

IMELDA D. COLLO *measurer*

Deputy

Accountable Form No. 56
(Revised 1992)



Previous Tax Receipt No. 1217515

7/26/2017

2012

1489316

ORIGINAL

OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES

Provincial or City Treasurer's Real Property Tax Receipt

Nº 1489316

PROVINCE **PROVINCE OF ORIENTAL MINDORO** MUNICIPALITY **MUNICIPALITY OF VICTORIA** DATE **August 22, 2018**

Received from **LEONILLO ESQUERRA** the sum of **42,898.28** pesos (P **42,898.28**) Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 20 upon property described in the Assessment Rolls as follows.

☐ Basic Tax ☐ Special Education Fund

NAME OF DECLARED OWNER	LOCATION NUMBER AND STREET OR BARANGAY	LOT AND BLOCK NUMBER	TAX DECLARATION NUMBER	ASSESSED VALUE	TAX DUE	INSTALLMENT PAYMENT	FULL PAYMENT	PERCENT	TOTAL
MINDORO MULTI-FARM EY'T INC.	LOYAL T-70800	2012-150016-00462	138,900.00	1,403.60	1,403.60	1,403.60	1,403.60	2,021.18	4,828.38
	AGRICULTURAL Area: 20.1483	0016-011-04	138,900.00	1,460.00	140,360.00	1,403.60	1,403.60	2,021.18	4,828.38
	LOYAL T-70800	2015-150016-00471	332,730.00	332,730.00	2,286.24	2,286.24	2,286.24	3,292.18	7,864.66
	AGRICULTURAL Area: 20.1483	0016-011-04	332,730.00	332,730.00	2,806.77	2,806.77	2,806.77	3,592.66	9,206.20
	LOYAL T-70800	2015-150016-00471	332,730.00	332,730.00	3,327.30	3,327.30	3,327.30	2,661.84	9,316.44
	AGRICULTURAL Area: 20.1483	0016-011-04	332,730.00	332,730.00	3,327.30	3,327.30	3,327.30	532.36	6,854.22
	LOYAL T-70800	2015-150016-00471	332,730.00	332,730.00	3,327.30	3,327.30	3,327.30	532.36	6,854.22
	AGRICULTURAL Area: 20.1483	0016-011-04	332,730.00	332,730.00	3,327.30	3,327.30	3,327.30	532.36	6,854.22
									42,898.28

Total taxes paid by Money Order, Treasury Warrant or Check No. _____ dated _____, 20 _____

ASTRONICA G. SALCEDO

- Payment without penalty may be made within the periods stated below if by installment:
 - 1st Installment - January 1 to March 31, of the year
 - 2nd Installment - April 1 to June 30, of the year
 - 3rd Installment - July 1 to Sept. 30, of the year
 - 4th Installment - October 1 to Dec. 31, of the year

Ma. Gazy M. Buencons

IMELDA D. COLLO

Provincial or City Treasurer

Deputy

dated 8/22/2018


for the year 2017

1489315

ORIGINAL

OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES
Provincial or City Treasurer's Real Property Tax Receipt

Nº1489315

	PROVINCE PROVINCE OF ORIENTAL MINDORO	CITY/MUNICIPALITY MUNICIPALITY OF VICTORIA	DATE August 22, 2018
	Received from LEONILO ESGUERRA the sum of SEVEN THOUSAND SEVEN HUNDRED FIFTY AND 14/100 PESOS ONLY 7,750.²⁰14 pesos (P _____) Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 20____ upon property described in the Assessment Rolls as follows. <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> Basic Tax <input type="checkbox"/> Special Education Fund </div>		

[illegible]

- Payment without penalty may be made within the periods stated below if by installment:
 1st Installment – January 1 to March 31, of the year
 2nd Installment – April 1 to June 30, of the year
 3rd Installment – July 1 to Sept. 30, of the year
 4th Installment – October 1 to Dec. 31, of the year

ASTRONICA G. SALCEDO

IMELDA D. COLLO
Provincial Office Treasurer

Deputy

Accountable Form No. 56
(Revised 1992)



Previous Tax Receipt No. **1217517**

dated **7/26/2017**

for the year 20 **2013**

1489314

ORIGINAL

OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES

Provincial or City Treasurer's Real Property Tax Receipt

Nº1489314

	PROVINCE PROVINCE OF ORIENTAL MINDORO	CITY / MUNICIPALITY MUNICIPALITY OF VICTORIA	DATE August 22, 2018
	Received from LEONILLO ESGUERRA the sum of 43,770.58 pesos (P 43,770.58) Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 20 2013 upon property described in the Assessment Rolls as follows. <input type="checkbox"/> Basic Tax <input type="checkbox"/> Special Education Fund		

**MINDORO MULTI-FARM
EV'T INC.**

NAME OF DECLARED OWNER	LOCATION NUMBER AND STREET OR BARANGAY	LOT AND BLOCK NUMBER	TAX DECLARATION NUMBER	ASSESSED VALUE			TAX DUE	INSTALLMENT		FULL PAYMENT	PENALTY PERCENT	TOTAL
				Land	Improvements	Total		No.	Payment			
MINDORO MULTI-FARM EV'T INC.	AGRICULTURAL Area:22.7812	0016-011-03	180,030.00		180,030.00	2012	450.07	450.07		648.10	1,548.24	
	LOYAL T-69242	2012-150016-00461	180,030.00		180,030.00	2013	1,800.30	1,800.30		2,592.44	6,193.04	
	AGRICULTURAL Area:22.7812	0016-011-03	180,030.00		180,030.00	2014	1,800.30	1,800.30		2,592.44	6,193.04	
	LOYAL T-69242	2015-150016-00470	376,220.00		376,220.00	2015	2,585.06	2,585.06		3,722.48	8,892.60	
	AGRICULTURAL Area:22.7812	0016-011-03	376,220.00		376,220.00	2016	3,173.63	3,173.63		4,062.24	10,409.50	
	LOYAL T-69242	2015-150016-00470	376,220.00		376,220.00	2017	3,762.20	3,762.20		3,009.76	10,534.16	
	AGRICULTURAL Area:22.7812	0016-011-03	376,220.00		376,220.00	FULL						
	LOYAL T-69242	2015-150016-00470	376,220.00		376,220.00	FULL						

Total taxes paid by Money Order, Treasury Warrant or Check No. _____ dated _____ 2013

43,770.58

- Payment without penalty may be made within the periods stated below if by installment:

1st Installment - January 1 to March 31, of the year

2nd Installment - April 1 to June 30, of the year

3rd Installment - July 1 to Sept. 30, of the year

4th Installment - October 1 to Dec. 31, of the year

Ma. Gazy M. Buencons

ASTRONICA G. SALCEDO

IMELDA D. COLO City Treasurer

Deputy