



Republic of the Philippines  
Province of Cavite  
City of Bacoor

A111  
OCT 2, 2023  
10:20 AM

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

#### COMMITTEE REPORT

NO. HLUUD 020 S-2023

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Subject: **A RESOLUTION APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT OF ONWARD REAL ESTATE INC. (OWNER/DEVELOPER) COVERED BY PARCELS OF LAND (4 LOTS) FOR THEIR PROPOSED 2-STOREY MOLINO COMMERCIAL BUILDING LOCATED AT THE BARANGAY MOLINO IV, CITY OF BACOOR, CAVITE WITH A GROSS LAND AREA OF 16,257 SQUARE METERS. PCR 363-2023 dated 07 August 2023.**

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This report resolves to approve the application for the development permit of Onward Real Estate Inc. during the 55<sup>th</sup> Regular Session, dated 07 August 2023. Thus, the committee respectfully reports that:

Quoted hereunder are the contents of the letter dated 02 August 2023 submitted by the Zoning and Land Development Department (ZLDD):

August 02, 2023

**OFFICE OF THE SANGGUNIANG  
PANLUNGSOD – SECRETARIAT**  
4<sup>th</sup> Floor Records Office,  
Bacoor Legislative and Disaster Resilience Building,  
City of Bacoor Government Center

**SUBJECT:** Application for the Development Permit of **ONWARD REAL ESTATE INC. (OWNER/DEVELOPER)** covered by parcels of land (**4 lots**) for their **PROPOSED 2-storey MOLINO COMMERCIAL BUILDING** located at Brgy. Molino IV, City of Bacoor, Cavite containing a Gross Land Area of **16,257** Square Meters.

Sir/Madam,

I am respectfully submitting to you herewith the following documents of the above-mentioned subject/project.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Please find hereto attached documents to wit;

1. Transfer Certificate of Titles (4 lots)
2. Tax Declarations of Real Property (Land)
3. Zoning Classification Certificate
4. Official receipt Numbers & Date of Payment-Real Property Tax (2023)
5. Plan of Consolidation Survey (4 lots)
6. 1 set (Architectural Plans (A-1 to A-13), Structural Plans (S-1 to S-4), Plumbing Plans (P-01 to P-07) and Electrical Plans (EE-01 to EE-06)

All other pertinent documents to follow,

For your final evaluation and approval.

Sincerely,

**ENGR. ARTHUR S. SAN JOSE**  
City Government Department Head I  
Zoning and Land Development Department

### Findings:

The foregoing discussion clearly showed that Onward Real Estate Inc. passed to the ZLDD regarding the application for the development permit. The ZLDD issued certification in 4 lots that are consolidated and categorized under the **LOW DENSITY COMMERCIAL ZONE (C-1)** based on its actual use and in compliance with the Approved Comprehensive Land Use Plan (CLUP) (2015-2024) and Approved Comprehensive Development Plan (CDP) (2015-2020) of the City of Bacoor, Cavite.

### RECOMMENDATION:

Upon a review, it seems that the records and pertinent documents of the said owner/developer are sufficient, and the committee respectfully recommends outright **APPROVAL** of Onward Real Estate Inc. in the application for the development permit.

**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

Signed this 31<sup>st</sup> day of August 2023 at the City of Bacoor, Cavite.




Republic of the Philippines  
Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD


Committee on Housing, Land Utilization and Urban Development

  
\_\_\_\_\_  
COUN. ALDE JOSELITO F. PAGULAYAN  
Chairman

  
\_\_\_\_\_  
COUN. ADMINTO G. GAWARAN  
Vice Chairman

(DECEASED)

\_\_\_\_\_  
COUN. VICTORIO L. GUERRERO JR.  
Member

  
\_\_\_\_\_  
COUN. SIMPLICIO G. DOMINGUEZ  
Member



Republic of the Philippines  
Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

#### EXCERPT FROM THE MINUTES OF THE 55<sup>TH</sup> REGULAR SESSION NO. HLUUD 020 S-2023

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**Subject: A RESOLUTION APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT OF ONWARD REAL ESTATE INC. (OWNER/DEVELOPER) COVERED BY PARCELS OF LAND (4LOTS) FOR THEIR PROPOSED 2-STOREY MOLINO COMMERCIAL BUILDING LOCATED AT THE BARANGAY MOLINO IV, CITY OF BACoor, CAVITE WITH A GROSS LAND AREA OF 16,257 SQUARE METERS. PCR 363-2023 dated 07 August 2023.**

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The Presiding Officer, Hon. Vice-Mayor Rowena Bautista-Mendiola presided over the 55<sup>th</sup> Regular Session of the 5<sup>th</sup> Sangguniang Panlungsod dated 07 August 2023.

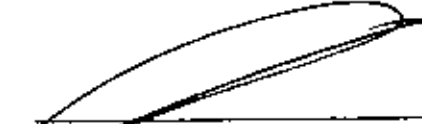
A letter dated 02 August 2023 from the Zoning and Land Development Department to Office of the Sangguniang Panlungsod – Secretariat, re: Application for the Development Permit of Onward Real Estate Inc. for their proposed 2-storey Molino commercial building.

Upon the review of the documents of the said developer/owner, it seems the records and pertinent documents are sufficient. The committee chair on housing, land utilization, and urban development, Hon. Councilor Alde Jaselito F. Pagulayan motioned for the approval of the application of the development permit, while the internal rules were already suspended, and it was unanimously seconded by the members. The session moved to the ADJOURNMENT.

Prepared By:

  
**PETER ADRIAN F. BORJA**  
Local Legislative Staff I

Attested By:

  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman  
Committee on Housing, Land Utilization  
And Urban Development

PCR 363-2023 – A RESOLUTION APPROVING THE APPLICATION FOR THE DEVELOPMENT PERMIT OF ONWARD REAL ESTATE INC. (OWNER/DEVELOPER) COVERED BY PARCELS OF LAND (4 LOTS) FOR THEIR PROPOSED 2-STOREY MOLINO COMMERCIAL BUILDING LOCATED AT BARANGAY MOLINO IV, CITY OF BACOR, CAVITE WITH A GROSS LAND AREA OF 16,257 SQUARE METERS.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

*Zoning and Land Development Department*

August 02, 2023

**OFFICE OF THE SANGGUNIANG  
PANLUNGSOD - SECRETARIAT**

4<sup>TH</sup> Floor Records Office,  
Bacoor Legislative and Disaster Resilience Building,  
City of Bacoor Government Center



**SUBJECT:** *Application for the Development Permit of ONWARD REAL ESTATE INC. (OWNER/DEVELOPER) covered by parcels of land (4 lots) for their PROPOSED 2-storey MOLINO COMMERCIAL BUILDING located at Brgy. Molino IV, City of Bacoor, Cavite containing a Gross Land Area of 16,257 Square Meters*

Sir/Madam,

I am respectfully submitting to you herewith the following documents of the above-mentioned subject/project.

Please find hereto attached documents to wit:

1. Transfer Certificate of Titles (4 lots)
2. Tax Declarations of Real Property (Land)
3. Zoning Classification Certificate
4. Official Receipt Numbers & Date of Payment-Real Property Tax (2023)
5. Plan of Consolidation Survey (4 lots)
6. 1 set (Architectural Plans (A-1 to A-13), Structural Plans (S-1 to S-4), Plumbing Plans (P-01 to P-07) and Electrical Plans (EE-01 to EE-06))

All other pertinent documents to follow

For your final evaluation and approval.

Sincerely,

**ENGR. ARTHUR S. SAN JOSE**  
City Government Department Head I  
Zoning and Land Development Department



[BACK](#)

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2012011526) 167-2016006796

IT IS HEREBY CERTIFIED that certain land situated in DO. OF HOLINO, MUN. OF SACOR, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 5) OF THE COND-SUBD. PLAN, (LRC) FCS-23953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 5484 & 5485, FLS- 152-D, INDS ESTATE, LRC REC. NO. 8843) SITUATED INDS. NO. OF HOLINO, MUN. OF SACOR, PROV. OF CAVITE, ISLAND OF LUZON, (continued on next page)

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

Owner: ORHARD REAL ESTATE, INC.  
Address: 8 71 SCOT FERNANDEZ ST., BRGY. LAGINA HANNA, QUEZON CITY

as under thereof in fee simple, subject to all of the encumbrances mentioned in Section 44 of said Decree as may be subsisting

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

Case No.: Record No.: 8843  
Orig. Reg. Date: 01 27 1921 Decree No.: 101200  
Original RD: PROVINCE OF CAVITE OCT No.: OCT-1002  
Volume No.: A-6 Page No.: 332  
Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-98229 by virtue thereof in so far as the above-described land is concerned.

Entered at the Registry of Deeds of Cavite, Philippines on the 17th day of MARCH 2012 at 02:14pm.

Marilee Correa Tamayo  
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 167-2016006796 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: BROWN, MARIA JOCELYN



Ref: 2021009195 OR No: 1024293023  
Date: 03282021 OR Date: Oct 27 2021  
Time: 11:47:27 AM Amt Paid: 1681.28

[BACK](#)

TCT No.: 1957-2012011026; 167-2016006796

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

BOUNDED ON THE NE., POINTS 2-3 BY LOT 1, (ROAD WIDENING) OF THE CONS-SUBD. PLAN, ON THE SE., PTS. 3-4 BY LOT 6889, IMUS ESTATE; ON THE SW., PTS. 4-1 BY LOT 6, AND ON THE NW., PTS. 1-2 BY LOT 11, (ROAD 4.00 M. WIDE) BOTH OF THE CONS-SUBD. PLAN, BEGINNING AT A POINT MARKED 1 ON PLAN BEING, N., 87 DEG., 04' W., 285.07 M. FROM MON. NO. 176, IMUS ESTATE; TRENCH N., 85 DEG., 02' E., 43.60 M. TO PT. 2; TRENCH S., 9 DEG., 22' E., 67.95 M. TO PT. 3; TRENCH S., 62 DEG., 29' W., 43.57 M. TO PT. 4; TRENCH N., 9 DEG., 19' W., 49.69 M. TO PT. 5; BEGINNING, CONTAINING AN AREA OF TWO THOUSAND NINE HUNDRED NINETY NINE (2,999) SQUARE METERS (MORE OR LESS) ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY FOLLOWS PTS 3 BY CROSS-POINT AND THE REST BY P.S. 1 C.T.C. CON. MON. 15 X 60 CM; BEARING TRUE DATE OF ORIGINAL SURVEY JUNE 27, 1903-JUNE 1, 1909 AND THAT OF THE CONS-SUBD. SURVEY EXECUTED BY LOPE C. JORGE S.E. ON JUNE 4-5, 1984.

Transferred from Provincial Office  
Old Title No.: TCT 1957-2012011026

It is hereby certified that this is a true electronic copy of TCT 2016006796 on file in Registry of Deeds of Province of Cavite, Baloor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Baloor City Branch. Requested By: BROWN, MARIA JOCELYN



Ref: 2021208185 OR No.: 1004263823  
Date: 19/08/2021 OR Date: Oct 27 2021  
Time: 11:47:27 AM Amt Paid: 1881.28

[BACK](#)

Registry Form No. 109

TCT No. : (057-2012011926) 167-2016006796  
Page No. : 3

MEMORANDUM OF ENCUMBRANCES

(LIEU & ENCUMBRANCES)  
IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROV. OF ART. 547 OF THE CIVIL CODE, THE REP. OF THE PHILS. IS EXEMPTED FROM THE OBLIGATIONS TO GRANT A RIGHT OF WAY TO BE GRANTED HEREIN. (B) THIS CERTIFICATE OF TITLE IS SUBJECT TO SECTION 7, REP. ACT 36 DATED FEB. 21, 1961 (R.O. E. QUEVEDO).

MARILYN CHYZA Tenayo  
Deputy Registrar of Deeds

Transferred from Province of Cavite  
Old Title No.: TCT-2012011926

It is hereby certified that this is a true electronic copy of TCT 2016006796 on file in Registry of Deeds of Province of Cavite, Bacor City Branch which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-effected signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Recorded by BROWN, MARIA JOCELYN



Ref: 0021009195 OR No: 1024253823  
Date: 10282023 OR Date: Oct 27 2024  
Time: 11:07:22 AM Amt Paid: 1481.28

Page 3 of 3

STCP Form No. 1079 version 2  
(Revised date: 2017 08 31)

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2012011525) 167-2016006795

IT IS HEREBY CERTIFIED that certain land situated in BQ. OF MOLINO, MUN. OF BACOR PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 6 OF THE CONS-SUBD. PLAN, (LRC) PCS-21953), APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6451 & 6455, FIS-152-0, TRUS ESTATE, LRC REC. NO. 8842) SITUATED IN THE NO. OF MOLINO, MUN. OF BACOR PROV. OF CAVITE, ISLAND OF LUZON. (continued on next page)

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

Owner: ONWARD REAL ESTATE, INC.  
Address: 11 SCOUT FERNANDEZ ST., BLDG. LANTOS WANDA, QUEZON CITY.

as noted therein in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

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

Case No.: 8842  
Orig. Reg. Date: 01 27 1921  
Original RD: PROVINCE OF CAVITE  
Volume No.: A-6  
Original Owner:  
Removal No.: 8842  
Decree No.: 1101208  
OCT No.: OCT-1002  
Page No.: 212

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE C-884225 by virtue of which or for all the above-described land is mentioned.

Entered at the Registry of Deeds of Cavite, Philippines on the 12th day of MARCH 2012 at 02:14pm.

MARILYN CURRAN TAMAYO  
Deputy Registrar of Deeds

It is hereby certified that this is a true electronic copy of TCT 2016006795 on file in Registry of Deeds of Province of Cavite, Bacor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Requester By: BROWN, MARIA JOCELYN



Ref: 2021008196 CR No: 004253623  
Doc: 10202021 CR Date: Oct 27 2021  
Time: 11:45:58 AM Amt Paid: 1881.25

[BACK](#)

TCT No.: (OST-2012011575) 147-2014004795  
Page No.: 2

**TECHNICAL DESCRIPTION** *Continued from page 1*  
BOUNDED ON THE NE., PTS. 1-2 BY LOT 5, OF THE COND-SUBD. PLAN; ON THE SE., PTS. 2-3 BY LOT 6489, PTS. 3-4 BY LOT 6497, BOTH OF THIS ESTATE, ON THE NW., LOTS 4-5 BY LOT 7 AND ON THE NW., PTS. 5-1 BY LOT 11 (ROAD 4.00 M. WIDE) BOTH OF THE COND-SUBD. PLAN, BEGINNING AT A PT. MARKED 1 ON PLAN BEING, N., 47 DEG., 04'' W., 285.07 M. FROM MON. NO. 17,6, THIS ESTATE; TO PT. 3; THENCE S., 73 DEG., 43'' W., 8.27 M. TO PT. 4; THENCE N., 8 DEG., 18'' W., 72.57 M. TO PT. 5; THENCE N., 95 DEG., 02'' E., 41.76 M. TO PT. 6; BEGINNING CONTAINING AN AREA OF TWO THOUSAND NINE HUNDRED EIGHTY NINE (2,989) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: PTS. 1-6 OLD POINTS AND THE REST BY P.R. CYL. CON. MON. 13, 6/27/98 BEARING TRUE DATE OF ORIGINAL SURVEY JULY 27, 1905-JUNE 2, 1998 AND THAT OF THE COND-SUBD. SURVEY EXECUTED BY LOPE C. JORGE C.E. ON JUNE 4-5 BY 1988.

Transferred from Province of Cavite  
Old Title No. TCT-2014

It is hereby certified that this is a true electronic copy of TCT 2014004795 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested by BROWN, MARIA JOCELYN



Ref: 2021008295 OR No.: 1034253823  
Date: 19282023 OR Date: Oct 27 2024  
Title: 11,85,18 698 Amt Paid: 1881.28

[BACK](#)

TCT No.: 1057-2012011025; 167-2016006790  
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

1. (LLEN & ENCUMBRANCES)  
IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROV. OF ART. 5A) OF THE CIVIL CODE, THE REP. OF THE PHILS. IS EXEMPTED FROM THE OBLIGATIONS TO GRANT A RIGHT OF WAY TO ONE GRANTEE HEREIN. (B) THIS CERTIFICATE OF TITLE IS SUBJECT TO SECTION 1, REP. ACT 26 DATED FEB. 21, 1941 (SGD. E. CUEVAS)

Marites Corrao Tanaya  
Deputy Registrar of Deeds

Transferred from Province of Cavite  
Old Title No.: TCT-201201-525

It is hereby certified that this is a true electronic copy of TCT 2016006790 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 pages. This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Recorded by BROWN, MARIA JOCELYN



Ref: 2021009195 OR No: 1074253823  
Date: 10/28/2021 OR Date: Oct 27 2021  
Time: 11:05:35 AM Amt Paid: 1881.28

[BACK](#)

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

No. (057-2012011528) 167-2016006798

IT IS HEREBY CERTIFIED that certain land situated in MO. OF MOLINO, NW. Q. SACOOD, PROV. OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 1) OF THE COND-SUBD. PLAN (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CORP. OF LOTS 8484, & 8483 PLD-157-D, IMES ESTATE, LRC REC. NO. 8943) SITUATED IN THE MO. OF MOLINO, NW. Q. SACOOD, PROV. OF CAVITE, ISLAND OF LUZON. (continued on next page)

is registered in accordance with the provisions of the Property Registration Decree in the name of

Owner: ONWARD REAL ESTATE, INC.  
Address: 71 SCOTT FERNANDEZ ST., BRGY. LAGUNA HARBOR, QUEZON CITY.

as owner thereof in fee simple, subject to all the encumbrances mentioned in Section 44 of said Decree and existing.

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

Case No.: Record No.: 8863  
Orig. Reg. Date: 01 27 1921 Decree No.: 101200  
Original MO: PROVINCE OF CAVITE OCT No.: OCT-1092  
Volume No.: A-4 Page No.: 232  
Original Owner:

This certificate is a duplicate from TRANSFER CERTIFICATE OF TITLE T-989331 by virtue of which in so far as the above-described land is concerned.

Entered at the Registry of Deeds of Cavite, Philippines on the 15th day of NOV 2012 at 02:14pm.

Maitee Corina Tamayo  
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2016006798 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 3 pages. This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: BROWN, MARIA JOCELYN



Ref: 2521008025 OR No.: 1034253821  
Date: 10/28/2021 OR Date: Oct 27 2021  
Time: 11:58:40 AM Amt Paid: 1881.25

[BACK](#)

TCT No. : (057+2012011328) 167-201600798  
Page No. : 7

**TECHNICAL DESCRIPTION** (Continued from page 1)  
BOUNDED ON THE NE., PTS. 2-3 BY LOT 6, OF THE CONS-SUBD. PLAN/ ON THE SE., 4 CM., PTS. 1-2 BY LOT 11 (ROAD 4.00 M. WIDE) BOTH OF THE CONS-SUBD. PLAN/ BEGINNING AT A POINT MARKED 1 ON PLAN BEING, N. 54 DEG., 17'W., 335.47 M FROM MON. NO. 176, 1965 ESTATE; THENCE S., 81 DEG., 02'W., 31.38 M. TO PT. 2; THENCE S., 8 DEG., 18'W., 12.77 M. TO PT. 3; THENCE S., 73 DEG., 43'W., 40.41 M. TO PT. 4; THENCE N., 29 DEG., 21'W., 21.25 M. TO PT. 5; THENCE N., 4 DEG., 10'W., 61.09 M. TO PT. 07; BEGINNING, CONTAINING AN AREA OF TWO THOUSAND NINE HUNDRED NINETY NINE (2,999) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY N.E. AS FOLLOWS: PTS. 4-5 BY OLD POINTS AND THE REST BY F.P. 011-008, MON. 15 X 60 CM. BEARING TRUE DATE OF ORIGINAL SURVEY JULY 27, 1965-JUNE 1, 1968 AND THAT OF THE CONS-SUBD. SURVEY EXECUTED BY LOPE C. JONCO C.E. ON JUNE 4-5, 1984

Transferred from Province of Cavite  
Old Title No.: TCT-21,720

It is hereby certified that this is a true electronic copy of TCT 201600798 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By BROWN, MARIA JOCELYN



Ref: 2021009195 OR No: 1004255823  
Date: 10/29/2021 OR Date: Oct 27 2021  
Fees: 1,148.60 NM Am. Paid: 1881.28

[BACK](#)

TCT No.: 1057-2012011528; 167-2016006798  
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

(1) (2) & ENCUMBRANCES)  
IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROV. OF  
ART. 567 OF THE CIVIL CODE, THE REP. OF THE PHILS. IS EXEMPTED  
FROM THE OBLIGATIONS TO GRANT A RIGHT OF WAY AS GRANTED  
HEREIN. (B) THIS CERTIFICATE OF TITLE IS SUBJECT TO SECTION 7,  
REP. ACT 26 DATED FEB. 23, 1946 (SUC. E. CHEVAS)

Mistter Correa Zamayo  
Deputy Register of Deeds

Transferred from Province of Cavite  
Old Title No.: TCT-2012011528

It is hereby certified that this is a true electronic copy of TCT 2016006798 on file in Registry of Deeds of Province of Cavite, Bacoor  
City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy and does not require a manually affixed  
signature. Filed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested by BROWN MARIA JOCELYN



Ref: 2021009136 CR No: 3024253823  
Date: 10/28/2021 CR Date: Oct 27 2021  
Time: 11:55:40 AM Amt Paid: 1887.28

[BACK](#)

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

Registry of Deeds for Province of Cavite

**Transfer Certificate of Title**

**No. (057-2012011527) 167-2016006797**

IT IS HEREBY CERTIFIED that certain land situated in the NO. OF MOLING, MUN. OF SACCOR, PROV. OF CAVITE ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 12 OF THE LOTS-SUBD. PLAN PCS-04-011412, BEING A PORTION OF LOT 8,9,10-C (LRC) PCS-2788), AND 5810-C, FLS-152-D, LRC, REG. NO. ) SITUATED IN THE NO. OF MOLING, MUN. OF SACCOR, PROV. OF CAVITE ISLAND OF LUZON BOUNDED ON THE NW., ALONG LINE 1-2 BY RD. LOT (contained on next page)

is registered in accordance with the provisions of the Property Registration Decree in the name of

Owner: ONWARD REAL ESTATE, INC.

Address: 11 SCOUT FERNANDES ST., BRGY. LAGUNA, BARCELON QUEZON CITY

as owner thereof in fee simple, subject to all of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

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

Case No.:	Record No. : 8843
Orig. Reg. Date: 01 27 1921	Decree No. : 101700
Original RD: PROVINCE OF CAVITE	OCT No. : OCT-1002
Volume No. : A-1	Page No. : 232

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-989330 by virtue of which as far as the above-described land is concerned.

Entered in the Registry of Deeds of Cavite, Philippines on the 17th day of November 2012 at 02:14pm.

Marites Corrao Tahayo  
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2016006797 on file in Registry of Deeds of Province of Cavite, Barcelon City Branch, which consists of 3 pages. This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Barcelon City Branch. Requested by BROWNS, MARIA JOCELYN



Ref: 2021000180 OR No: 1024251823  
Date: 10/28/2021 OR Date: Oct 27 2021  
Time: 11:42:22 AM Aut. Print: 168128

[BACK](#)



TCT No.: 1007-2012011527; 147-2016006197  
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

11. ON THE CONS-SUBD. PLAN; ON THE SE., ALONG LINE 2-3 BY LOT 7 (BLK) FLS-21993; ON THE NE., ALONG LINE 3-4 BY LOT 5410-T, FLS-152-D, ON THE NW., ALONG LINE 4-5 BY LOT 5810-T, FLS-152-D, ON THE SE., ALONG LINE 5-6 BY LOT 5410-W., FLS-152-D, ON THE SE., ALONG LINE 6-7 BY LOT 5810-E, FLS-152-D, AND ALONG LINE 7-8 BY LOT 5810-Y, FLS-152-D, AND ON THE SW., ALONG LINE 8-9 BY LOT 21, BLK. 10 ALONG LINE 9-10 BY LOT 20 BLK. 10 ALONG LINE 10-11 BY LOT 19, BLK. 10, ALONG LINE 11-12 BY LOT 18, BLK. 10, ALONG LINE 12-13 BY LOT 17 BLK. 10; ALONG LINE 13-14 BY LOT 16 BLK. 10; ALONG LINE 14-15 BY LOT 15, BLK. 10; ALONG LINE 15-16 BY LOT 14 BLK. 10; ALONG LINE 16-17 BY LOT 13, BLK. 10; ALONG LINE 17-18 BY LOT 12 BLK. 10; ALONG LINE 18-19 BY LOT 11 BLK. 10; ALONG LINE 19-20 BY LOT 10 BLK. 10; ALONG LINE 20-21 BY LOT 9 BLK. 10; ALONG LINE 21-22 BY LOT 8 BLK. 10; ALONG LINE 22-23, LOT 5 BLK. 10; ALONG LINE 23-24 BY LOT 4, BLK. 10; ALONG LINE 24-25 BY LOT 3, BLK. 10; ALONG LINE 25-26 BY LOT 2, BLK. 10; ALONG LINE 26-27 BY LOT 1, BLK. 10; AND ALONG LINE 28-1 BY NO. 7, ALL OF THE CONS-SUBD. PLAN, BEGINNING AT A POINT MARKED 1 ON PLAN BEING N. 60 DEG. 35' E., 370.58 M. FROM MON. 174, DEED ESTATE; THENCE N. 87 DEG. 00' E., 42.17 M. TO PT. 2; THENCE N. 04 DEG. 10' W., 56.84 M. TO PT. 3; THENCE S. 20 DEG. 23' E., 20.40 M. TO PT. 4; THENCE N. 74 DEG. 27' E., 49.01 M. TO PT. 5; THENCE S. 19 DEG. 00' E., 77.42 M. TO PT. 6; THENCE S. 15 DEG. 00' W., 3.55 M. TO PT. 7; THENCE S. 74 DEG. 15' W., 56.82 M. TO PT. 8; THENCE N. 19 DEG. 38' W., 8.80 M. TO PT. 9; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 10; THENCE S. 19 DEG. 38' W., 7.00 M. TO PT. 11; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 12; THENCE S. 19 DEG. 38' W., 7.00 M. TO PT. 13; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 14; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 15; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 16; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 17; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 18; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 19; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 20; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 21; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 22; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 23; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 24; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 25; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 26; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 27; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 28; THENCE N. 19 DEG. 38' W., 7.00 M. TO PT. 29; THENCE N. 19 DEG. 38' W., 12.40 M. TO PT. 08; BEGINNING, CONTAINING AN AREA OF SEVEN THOUSAND TWO HUNDRED SIXTY (7,260) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY F.S. C.V.L. CON. MON. 15 X 40 CM. BEARING TRUE DATE OF ORIGINAL SURVEY JULY 27, 1905-JUNE 1, 1906 AND THAT OF THE OCT. 13-21, 1927 AND THAT OF THE CONS-SUBD. SURVEY MAY 10, 1957 AND WAS APPROVED ON SEPT. 8, 1957.



I hereby certify that this is a true electronic copy of TCT 2016006197 as filed in Registry of Deeds of Province of Cavite, Bacor City Branch, which consists of 3 pages; This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Requested By: BROWN, MARIA JOCELYN

Ref: 201200135 OR NL: 102453823  
Date: 10/28/2021 OR Date: Oct 27 2021  
Time: 11:45:32 AM Amr Paid: 1881.28

[BACK](#)



TCT No.: (057-2012011521) 167-201606797  
Page No.: 3

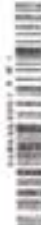
**MEMORANDUM OF ENCUMBRANCES**

(ITEM 4 ENCUMBRANCES)  
IT IS HEREBY SPECIFICALLY AGREED THAT NOTWITHSTANDING THE PROV. OF  
ART. 567 OF THE CIVIL CODE, THE REP. OF THE PHIL. IS EXEMPTED  
FROM THE OBLIGATIONS TO GRANT A RIGHT OF WAY TO ONE GRANTEE  
HEREIN. (B) THIS CERTIFICATE OF TITLE IS SUBJECT TO SECTION 7,  
REP. ACT 26 DATED FEB. 21, 1963 (SGD. E. COEVAZ).

Marites Correa Tanayo  
Deputy Registrar of Deeds

Transferred from Province of Cavite  
Old Title No.: TCT-2012011521

It is hereby certified that this is a true electronic copy of TCT 201606797 as file in Registry of Deeds of Province of Cavite, Bacoor  
City Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed  
signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By: BROWN MARIA JOCELYN



Ref: 2021000190 OR No: 1024203623  
Date: 10/29/2021 OR Date: Oct 27 2021  
Time: 11:43:32 AM Amt Paid: 1661.28

[BACK](#)



Republic of the Philippines  
Province of Cavite  
City of Bacoor

TD No. **19-238-0067-46341**

Owner: ONWARD REAL ESTATE INC.

PIN 238-00-0067-128-43

TIN: 133115

Email Address:

Address: 71 SCOUT FERNANDEZ ST BRGY LAGING HANDA QUEZON CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: ALONG BACOOR DASMARIÑAS ~~REMBINO IV~~ (MOLINO) CITY OF BACOOR, CAVITE  
(Number and Street) (Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No 057-2012011526

Survey No. PCS-27953

Cadastral Lot: PORT OF LOTS 6484 & 6485 FLS-152-D, IMUS ESTATE

Lot No. 5

Blk No.

Boundaries:

North : NORTH E LOT 1(RD WIDENING)

South : SOUTH W LOT 6

East : SOUTH E LOT 6489

West : WEST LOT 11 (RD)

KIND OF PROPERTY ASSESSED:

LAND BUILDING

MACHINERY

Brief

No of Storeys:

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
COMMERCIAL	2999.00000 sqm.	₱ 268,240.00	COMMERCIAL	23%	₱ 6,111,700.00
Total: Php		<u>₱ 268,240.00</u>	Total: Php		<u>₱ 6,111,700.00</u>

Total Assessed Value EIGHT MILLION ONE HUNDRED ELEVEN THOUSAND SEVEN HUNDRED AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/03/2022

NOA No. 2022-238-249495

City Assessor

Date

This declaration cancels TD No. 19-238-0067-44878

Owner: ONWARD REAL ESTATE INC

Previous AV. (Land) Php 1,512,960.00

**Memoranda:** ZONING OR2191176.P1,300/06-02 2022(BACTOR ZONING ENDORSEMENT NO 2022-0064.RC.R15 TO COM DATED 06-02 2022)THE RECLASSIFICATION AND REASSESSMENT IS MADE SOLELY FOR REAL PROPERTY TAXATION PURPOSES PURSUANT TO SECTION 237 OF R.A 7160 AND SHOULD NOT BE CONSTRUED AS CONVERSION AS CONTEMPLATED UNDER R.A NO.6037 THE PIN HAS BEEN UPDATED

Note: \* This document is for informational purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and shall not be used as a basis for the computing. Prepared under City Ordinance No. 15 2019 (Local Ordinance) 2022. It shall not be used as a basis for any other purpose.

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

TD No: **19-238-0067-44879**  
Owner: ONWARD REAL ESTATE INC

PIN 238-00-0067-128-42

TIN: 133115

Email Address:

Address: 71 SCOUT FERNANDEZ ST BRGY LAGING HANDA QUEZON CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

MOLINO IV

(MOLINO) CITY OF BACOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No 057-2012011525

Survey No. PCS-27953

Cadastral Lot: PORT OF LOTS 6484 & 6485 FLS-152-D, IMUS ESTATE

Lot No. 6

Blk No.

Boundaries:

North: NORTH E LOT 5

South: SOUTH

East: SOUTH E LOT 6489 & 6487

West: NORTH W LOT NO 7 & 11 (RD)

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	2999.0000 sqm.	30,856,380.00	RESIDENTIAL	10%	1,085,640.00
Total: Php		<u>30,856,380.00</u>	Total: Php		<u>1,085,640.00</u>

Total Assessed Value ONE MILLION EIGHTY-FIVE THOUSAND SIX HUNDRED FORTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

11/09/2021

NOA No. 2021-238-255992

City Assessor

Date

This declaration cancels TD No. 19-238-0067-31203

Owner: ONWARD REAL ESTATE INC

Previous AV. (Land) Php 502,560.00

Memoranda: CORRECTION OF UNIT VALUE AS PER LOCATION; THE LOT NUMBER AND PLAN NO. HAS BEEN INDICATED ALSO  
-NMDGHT

Note: \* This declaration is for real property location purposes only and the valuation reflected herein are based on the schedule of unit market values prepared for the purposes and shall be subject to the approval of the Sangguniang Panlungsod under City Ordinance No. 129-17-2018 dated October 28, 2018. It does not and cannot be used alone as the basis for any other purpose.

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

TD No. **19-238-0067-44880**

Owner: ONWARD REAL ESTATE INC

PIN 238-00-0067-128-41

TIN: 133115

Email Address:

Address: 71 SCOUT FERNANDEZ ST BRGY LAGING HANDA QUEZON CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

MOLINO IV (MOLINO) CITY OF BACODR, CAVITE  
(Number and Street) (Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. 057-2012011528

Survey No. PCS-27953

Cadastral Lot: PORT OF LOTS 6484 & 6485 FL5-152-D, IMUS ESTATE

Lot No. 7

Blk No.

Boundaries:

North : NORTH E LOT NO 6

South : SOUTH W LOT NO 11 (ROAD)

East : SOUTH E LOT NO 11 (ROAD)

West : WEST

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	2993.00000 sqm	11,942,018.00	RESIDENTIAL	10%	1,194,200.00
Total: Php		<u>11,942,018.00</u>	Total: Php		<u>1,194,200.00</u>

Total Assessed Value ONE MILLION ONE HUNDRED NINETY-FOUR THOUSAND TWO HUNDRED AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

11/09/2021

NOA No. 2021-238-255992

City Assessor

Date

This declaration cancels TD No. 19-238-0067-31206

Owner: ONWARD REAL ESTATE INC

Previous AV. (Land) Php 923,690.00

Memoranda: CORRECTION OF UNIT VALUE AS PER LOCATION  
-NMDGHT

Note: \* 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 purposes and duly inserted into an Ordinance by the Sangguniang Panlalunian under City Ordinance No. 13 17 2019 issued October 28, 2019. It does not and cannot be held above and/or

[BACK](#)



Republic of the Philippines  
Province of Cavite  
City of Bacoor

TD No. **19-238-0067-31205**  
Owner: ONWARD REAL ESTATE INC

PIN 238-03-0015-73-985-0000  
TIN: 133115  
Email Address:

Address: 71 SCOUT FERNANDEZ ST BRGY LAGING HANDA QUEZON CITY

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: LIKHA VILLAGE

MOLINO IV

(MOLINO) CITY OF BACOR, CAVITE

(Number and Street)

(Barangay/District)

(Old Barangay)

(City & Province)

OCT/TCT/CCT/CLOA No. T-057-2012011527

Survey No. PCS-04-012612

Cadastral Lot: PORT. OF LOTS B,9,10, PCS-27983 5810-C, FLS-152-D

Lot No. 12

ANTONIO RAPIRAP YANG, JR JOEL RAPIRAP LU JACKSON

Blk No.

Boundaries: RAPIRAP LU JOCELYN RAPIRAP LU JEANNIE RAPIRAP LU

North : REFER TO TITLE

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY

Brief

No of Storeys:

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	7260.00000 sqm	22,360,800.00	RESIDENTIAL	10%	2,236,080.00
Total: Php		<u>22,360,800.00</u>	Total: Php		<u>2,236,080.00</u>

Total Assessed Value TWO MILLION TWO HUNDRED THIRTY-SIX THOUSAND EIGHTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

07/03/2020

NOA No. 2020-238-141940

City Assessor

Date

This declaration cancels TD No. 03-0015-107126

Owner: ONWARD REAL ESTATE INC

Previous AV. (Land) Php 914,760.00

Memoranda:

Note: \* This declaration is for real property transfer purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the payment and rate assessed into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. 10-01-0015 dated October 08, 2015. It does not and cannot be held alone as a basis for...

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Republic of the Philippines  
Province of Cavite  
City of Bacoor

Zoning and Land Development Department

## CERTIFICATION

THIS IS TO CERTIFY that the parcels of land situated in **Barangay MOLINO IV (ALONG BACOR-DASMARIÑAS ROAD)** with reference to the platting on the **BACOR CITY-BARANGAY BOUNDARY AS PER CADASTRAL SURVEY/PSC-56** and covered by the **TRANSFER CERTIFICATE OF TITLE (TCT) Numbers** enumerated below:

- (057-2012011525) 167-2016006795 (LOT 6 OF THE CONS. SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLG-152-D, INDUS ESTATE, LRC REC. NO. 8843);  
LAND AREA: 2,999 SQUARE METERS, MORE OR LESS;  
OWNER: ONWARD REAL ESTATE, INC.
- (057-2012011526) 167-2016006796 (LOT 7 OF THE CONS. SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLG-152-D, INDUS ESTATE, LRC REC. NO. 8843);  
LAND AREA: 2,999 SQUARE METERS, MORE OR LESS;  
OWNER: ONWARD REAL ESTATE, INC.
- (057-2012011527) 167-2016006797 (LOT 12 OF THE CONS. SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLG-152-D, INDUS ESTATE, LRC REC. NO. 8843);  
LAND AREA: 7,260 SQUARE METERS, MORE OR LESS;  
OWNER: ONWARD REAL ESTATE, INC.
- (057-2012011526) (LOT 5 OF THE CONS. SUBD. PLAN, (LRC) PCS-27953, APPROVED AS A NON-SUBD. PROJECT BEING A PORTION OF THE CONS. OF LOTS 6484 & 6485, FLG-152-D, INDUS ESTATE, LRC REC. NO. 8843);  
LAND AREA: 2,999 SQUARE METERS, MORE OR LESS;  
OWNER: ONWARD REAL ESTATE, INC.

The above-mentioned 4 lots are consolidated and categorized under the **\*\*\*LOW DENSITY COMMERCIAL ZONE (C-1)** based on its actual use and in compliance with the Approved Comprehensive Land Use Plan (CLUP) (2015-2024) and Approved Comprehensive Development Plan (CDP) (2015-2020) of the City of Bacoor, Cavite.

This certification is being issued upon the request of the authorized representative Ms. MARIA JOCELYN R. BROWN for **ECC** purposes only.

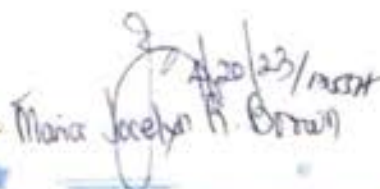
Issued this 20<sup>th</sup> day of APRIL, 2023 at the City of Bacoor Government Center.

  
ENGR. ARTHUR S. SAN JOSE  
City Government Department Head I  
Zoning and Land Development Department

\*\*\*Vol.2 Zoning Ordinance - pp.5-6; 23: 61-62 and 87

OFFICIAL RECEIPT NO.: 2496388  
AMOUNT: Php2,400.00/79p15.00  
DATE: 04.20.2023

RECEIVED BY:

  
Maria Jocelyn R. Brown



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REPUBLIC PROPERTY TAX BILL  
CITY OF SACCO  
OFFICE OF THE CITY TREASURER

**REAL PROPERTY TAX BILL**  
REAL PROPERTY TAX DIVISION  
Computation As of August 02, 2023

Name of Tax Payer: CHRYSLER REAL ESTATE INC		Location of Property:						
Address: 71 SCOUTSBOURNE ST BRIDGEMAN WAVERLY CT		Title No: 917-2912812529	Sheet: 2424					
		File: 233-00-0007-129-02	Lot/Blk/Sec: (4)					
ZIP	Block	Assessed Value	Year	Base	SE	Taxalty	Discount	Total Tax
03-208-0007-44478	LAND	1,000,040.00	2024	10,250.40	10,000.00	0.00	4,342.56	17,370.24
Sub Total:								17,370.24

Bill Reference No: RPTC-00760435

SHT	5,428.20
SHT PENALTY	0.00
EPSF	360.00
IDLE LAND TAX	0.00
IDLE LAND TAX PENALTY	0.00
<b>GRAND TOTAL</b>	<b>21,358.44</b>

NOTE

1. In the event of a change of ownership or location that you have discovered within 30 days of the date of this bill, please advise the Office when payment is made.
2. Interest on unpaid Real Property Tax is charged at the rate of 12% per month on the unpaid amount of existing bills until paid in full. (Sec. 235 of P.S. 11-60)
3. Failure to pay this bill within the time specified will result in the City's collection of the same under Sec. 235 of P.S. 11-60 in addition to the penalty.
4. Please disregard this bill in case you have paid taxes.

Computed by:

EMILY SOLIKUM  
CLERK

Certified Correct by:

ATTY. DOTH C. NAPLAN  
CITY TREASURER

ACKNOWLEDGEMENT

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Property Owner, Administrator, Representative

CRD 1193451  
Date: 8/1/24

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REPUBLIC PROPERTY TAX BILL  
 CITY OF BACOR  
 OFFICE OF THE CITY TREASURER  
**REAL PROPERTY TAX BILL**  
 REAL PROPERTY TAX DIVISION  
 Computation As of August 02, 2023

Name of the Payer: <b>CONRAD REAL ESTATE INC</b>				Location of Property:					
Address: <b>71500T FERNANDO ST BOST LAGUNA HANDA QUION CITY</b>				Title No: <b>PS-2012012529</b>	Scope: <b>2024</b>				
				FR: <b>738-00-0007-178-41</b>	Lot/Blk No: <b>31</b>				
APR	Year	Assessed Value	Year	Base	SD	Penalty	Discount	Total Tax	
12-225-0007-44330	LAND	1,284,200.00	2024	11,442.00	11,442.00	0.00	4,778.80	16,220.80	
<b>Sub Total:</b>								<b>16,220.80</b>	

Bill Reference No: **RPTC-06765442**

	<b>SHT</b>	<b>5,971.00</b>
	<b>SHT PENALTY</b>	<b>0.00</b>
	<b>EPSF</b>	<b>360.00</b>
	<b>IDLE LAND TAX</b>	<b>0.00</b>
	<b>IDLE LAND TAX PENALTY</b>	<b>0.00</b>
<b>NOTE:</b>	<b>GRAND TOTAL</b>	<b>25,458.20</b>

1. I hereby inform this office of any error or omission that you have discovered in this Bill.
2. I have enclosed the Bill to this Office when payment is made.
3. Interest on unpaid Real Property Tax at the rate of ten percent (10%) per month on the unpaid amount has been added from the 30th month (Sec. 205 of R.A. 7160).
4. Failure to pay this delinquent real property tax within \_\_\_\_\_ days from the date hereof will result in the effect to apply the remedial measures provided in Sec. 205 of R.A. 7160 to said real property of the same.
5. Please disregard this Bill if you have paid same.

Computed By: <b>EMILY SOLODUM</b> CLERK	Certified Correct By: <b>ATTY. EDITH C. NAPALAN</b> CITY TREASURER
---	--

ACKNOWLEDGEMENT

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Property Owner/Agent/Inspector/Representative: \_\_\_\_\_

*CR # 1590481*

*Amount 1/2/23*

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REPUBLIC PROPERTY TAX BILL  
CITY OF SACRAMENTO  
OFFICE OF THE CITY TREASURER

**REAL PROPERTY TAX BILL**  
REAL PROPERTY TAX DIVISION  
Computation As of August 02, 2023

Name of Tax Payer: ORION RD REALTY INC				Location of Property:				
Address: 71 SCOUT FERNANDO ST BRIDGEVIA HANNA GARDEN CITY				Tax No:	1-857-293-761-0327	Series:	2024	
				PR:	238-67-0023-73-005-0000	Lot/Blk No:	12/	
SEP	END	Assessed Value	Year	Tax	S&S	Penalty	Discount	Total Tax
10-4884007-01129	LAND	2,276,000.00	2024	22,950.00	22,950.00	0.00	6,844.32	35,777.28
Sub Total:								35,777.28

Bill Reference No: RPTC-00768444

SHT	11,180.40
SHT PENALTY	0.00
CPM	360.00
IDLE LAND TAX	111,804.00
IDLE LAND TAX PENALTY	0.00
<b>GRAND TOTAL</b>	<b>159,121.68</b>

NOTE:

1. Check information office or any other employees that you have discovered on this bill.
2. Please promptly advise the Office when payment is made.
3. Information on Paid Real Property Tax is the rate of four percent (2%) on money in the unpaid amount not exceeding thirty-six (36) months Sec. 252 of S. & T. 1155.
4. Failure to pay the aforementioned real property taxes within \_\_\_\_\_ days from receipt hereof, will constitute officers apply the remedial measures provided under Sec. 252 of S. & T. 1155 to enforce collection of the same.
5. Please disregard this bill if you have paid taxes.

Computed By:

EMILY SQUJUM  
CLERK

Certified Correct By:

OTTY EDITH C. NAPLAN  
CITY TREASURER

XCHNCVLSDD08M0401

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Property Owner (Individual or Representative): \_\_\_\_\_

CR # 11982413  
Date: 1/1/19

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