



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT NO. HLUUD-020-S-2025

Office of the Sangguniang Panlungsod
Received by: Jenei Pring
Date: 10/06/2025

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOOR AND RICHFIELD PROPERTIES INC. PERTAINING TO THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE.**
(PCR 232-2025 dated October 27, 2025).

The committee held a joint committee hearing on November 6, 2025, at 1:45 p.m. It was presided over by the Chairperson of the Committee on Housing, Land Utilization and Urban Development, Hon. Horacio M. Brillantes Jr. The minutes, attendance sheets, and pictures taken during the said hearing are attached hereto and shall be made integral parts of this report.

The Committee conducted a hearing to deliberate on the proposed Deed of Donation and Acceptance involving ten (10) excluded lots within the Richfield Development, offered by the developer Richfield Properties, Inc. for use by the City Government of Bacoor. The donation was made upon the request of the City Mayor to support the city's flood mitigation initiatives, particularly the establishment of a water impounding system within the affected area.

FINDINGS:

After careful evaluation of the documents and deliberation during the Committee's review, the following findings are hereby presented:

- The developer has submitted all standard documentary requirements for the donation.

COMMITTEE REPORT NO. HLUUD-020-S-2025

PCR 232-2025 - DEED OF DONATION AND ACCEPTANCE WITH RICHFIELD PROPERTIES INC. PERTAINING TO THE
DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR
CITY, CAVITE



STRIKE AS

Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (046) 417-6727
Website: www.bacoorcitysp.com

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- Real Property Tax obligations have been settled.
- The subject lots are excluded lake areas intended for water impounding and flood mitigation, aligning with city priorities.
- The Deed of Donation is legally sound and patterned after previous approved documents.
- Immediate action is needed from concerned offices to meet the donor's deadline for the release of funds related to title transfer.

Attached to this report are the certified true copies of the land titles pertaining to the open spaces, along with the finalized draft of the Deed of Donation.

Lot Classification	Location	Transfer Certificate of Title No.	Lot Area (sqm)
Excluded Area	Block 2 Lot 9	057-2014045442	212
Excluded Area	Block 2 Lot 10	057-2014045443	19
Excluded Area	Block 2 Lot 12	057-2014045445	139
Excluded Area	Block 9 Lot 6	057-2014045552	1,221
Excluded Area	Block 9 Lot 7	057-2014045553	3,293
Excluded Area	Block 9 Lot 11	057-2014045557	335
Excluded Area	Block 11 Lot 7	057-2014045572	347
Excluded Area	Block 12 Lot 15	057-2014045588	250
Excluded Area	Block 12 Lot 16	057-2014045589	489
Excluded Area	Block 19 Lot 4	057-2014045658	39

RECOMMENDATION:

In view of the foregoing, the Committee hereby recommends the **APPROVAL** of the proposed city resolution authorizing the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Donation and Acceptance on behalf of the City Government of Bacoor with Richfield Properties Inc. pertaining to the donation of ten (10) excluded areas within Lotus Lakeside Subdivision, Barangay Molino 3, Bacoor City, Cavite.

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CITY, CAVITE

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STRIKE
AS

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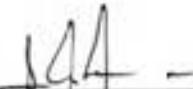
WE HEREBY CERTIFY that the contents of the foregoing report are true and correct.

Signed this 12th day of November 2025 at the City of Bacoor, Cavite.

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



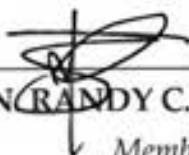
HON. HORACIO M. BRILLANTES JR.
Chairman



HON. ADRIELITO G. GAWARAN
Vice-Chairman



HON. SIMPLICIO G. DOMINGUEZ
Member



HON. RANDY C. FRANCISCO
Member



STRIKE
AS





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

MINUTES OF THE COMMITTEE HEARING NO. HLUUD-020-S-2025

Office of the Sangguniang Panlungsod
Received by: Jepet. Pring
Date: 3/11/2025
Time:

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOOR AND RICHFIELD PROPERTIES INC. PERTAINING TO THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE. (PCR 232-2025 dated October 27, 2025).

The joint committee hearing was executed on November 6, 2025, at 1:45 p.m. at the Sangguniang Panlungsod Session Hall, 6th floor, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard, Brgy. Bayanan, City of Bacoor, Cavite. It was presided over by Committee on Housing, Land Utilization and Urban Development Chairman, Hon. Horacio Brillantes, Jr. and proceeded with the roll call.

Hon. Horacio Brillantes, Jr. inquired regarding the completeness of the documents related to the Deed of Donation. Engr. Constantino Perez Paus confirmed that all necessary documentary requirements had been submitted and that the Real Property Tax obligations had been fully paid. When asked for verification, the Assessor's Office, represented by Ms. Therese Leoncio, affirmed that the requirements and RPT were complete but raised a concern regarding the Idle Land Tax, noting that this tax applies to open spaces and has been in effect since 2023. She explained that exemption from idle land tax formally applies only a year after the city receives the donation, thus requiring proper documentation should the donor request exemption.

This prompted a discussion among the members. Hon. Manolo Galvez, Jr. queried whether the donor should still be required to settle idle land tax considering the donated areas are man-made lakes intended for water impounding. Engr. Art San Jose clarified that the lots are excluded areas from subdivision development and were voluntarily offered for donation upon the request of the City Mayor to support the city's flood mitigation program. He emphasized that the area is a lake with no improvements and part of the planned water impounding system. Hon. Reynaldo Palabrica then expressed appreciation for the donor's cooperation and highlighted that since the lots are being donated for a public purpose, the City Council has the authority to waive

MINUTES OF THE COMMITTEE HEARING NO. HLUUD-020-S-2025

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CITY, CAVITE



STRIKE AS



Republic of the Philippines
Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.02
01/20/2025



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

NOTICE OF COMMITTEE HEARING

(Proof of Receipt)
(November 6, 2025 1:30 PM)

Office of the Sangguniang Panlungsod
Received by: Jenet Prince
Date: 11/06/2025
Time: 1:30 PM

(Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard Brgy. Bayanan, City of Bacoor, Cavite)

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOOR AND RICHFIELD PROPERTIES INC. PERTAINING TO THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE.** (PCR 232-2025 dated October 27, 2025)

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Adrielito G. Gawan	SP		11/06/2025
2.	Hon. Simplicio G. Dominguez	SP		11/06/2025
3.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		11/06/2025
4.	Engr. Arthur S. San Jose	ZONING		
5.	Atty. Edith Napalan	TREASURY		
6.	Ms. Elmine Dela Cruz	ASSESSOR		
7.	Engr. Constantino Perz S. Paus	RICHFIELD PROPERTIES INC.		
8.	Mr. Elmer H. Saladas	RICHFIELD PROPERTIES INC.		
9.				
10.				
11.				

NOTICE OF COMMITTEE HEARING NO. HLUUD S-2025

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CAVITE



Strike AS

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Province of Cavite

CITY OF BACOOR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



CORR-SPBac-F01.02

01/20/2025



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

ATTENDANCE OF COMMITTEE HEARING

(Proof of Receipt)

(November 6, 2025 1:30 PM)

Office of the Sangguniang Panlungsod
Received by: Jenel Pring
Date: 11/06/2025
Time: 1:30 PM

(Sangguniang Panlungsod Session Hall, 6th Floor, Bacoor Legislative & Disaster Resilience Building, Bacoor Government Center, Bacoor Boulevard Brgy. Bayanan, City of Bacoor, Cavite)

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOOR AND RICHFIELD PROPERTIES INC. PERTAINING TO THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE.** (PCR 232-2025 dated October 27, 2025)

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Horacio M. Brillantes, Jr.	SP		
2.	Hon. Adrielito G. Gawan	SP		
3.	Hon. Simplicio G. Dominguez	SP		
4.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		
5.	Engr. Arthur S. San Jose	ZONING		
6.	Atty. Edith Napalan	TREASURY		
7.	Ms. Elmire Dela Cruz / <small>10 excluded areas</small>	ASSESSOR		
8.	Engr. Constantino Perz S. Paus	RICHFIELD PROPERTIES INC.	09170043678	
9.	Mr. Elmer H. Saladas	RICHFIELD PROPERTIES INC.	090604671	
10.				
11.				

ATTENDANCE OF COMMITTEE HEARING NO. HLUUD S-2025

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PCR 232-2025 - DEED OF DONATION AND ACCEPTANCE WITH RICHFIELD PROPERTIES INC. PERTAINING TO THE
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CAVITE



Strike AS

Address: Bacoor Legislative and Disaster Resilience Bldg.
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Website: www.bacoorfyp.com



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01/20/2025

Local
Good
Governance
AWARDEE
8 years
in a row!

	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
12.	Hon. MIGUEL N. BAUTISTA			
13.	Hon. REYNALDO M. FABIAN			
14.	Hon. REYNALDO D. PATAREICH			
15.	Hon. MARCOS J. CAVITE, JR.			
16.	Hon. Ricardo F. Ugadde			
17.	Hon. Leny M. Tely			
18.	Hon. Rogelio M. Voltesco			
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CAVITE



Strike
AS

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Tel. No. (046) 417-0722
Website: www.bacoorlphsp.com



Cert. No. 24181809



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Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



8 years
as a local
GOVERNMENT
AWARDEE

Office of the Sangguniang Panlungsod
Received by: Jenet Pring
Date: 01/20/2025
Time: 10:00 AM

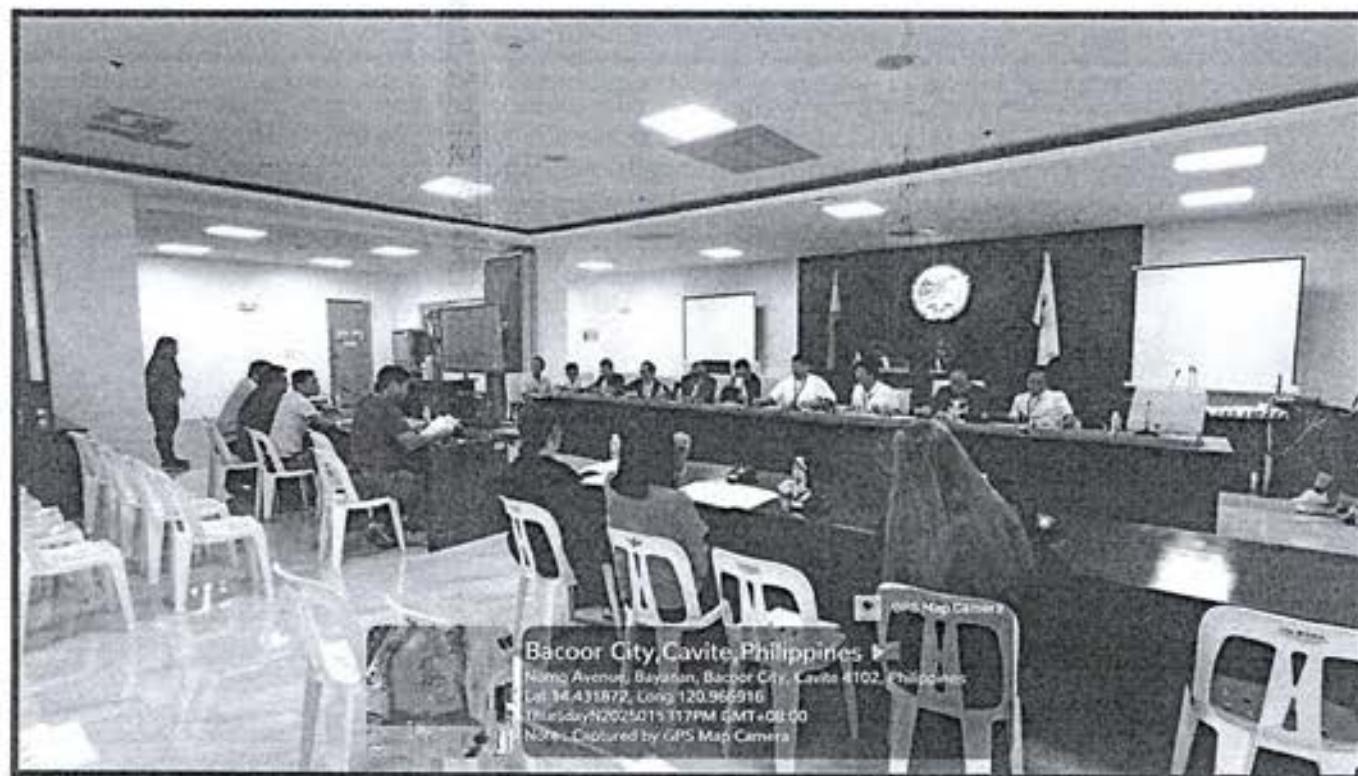
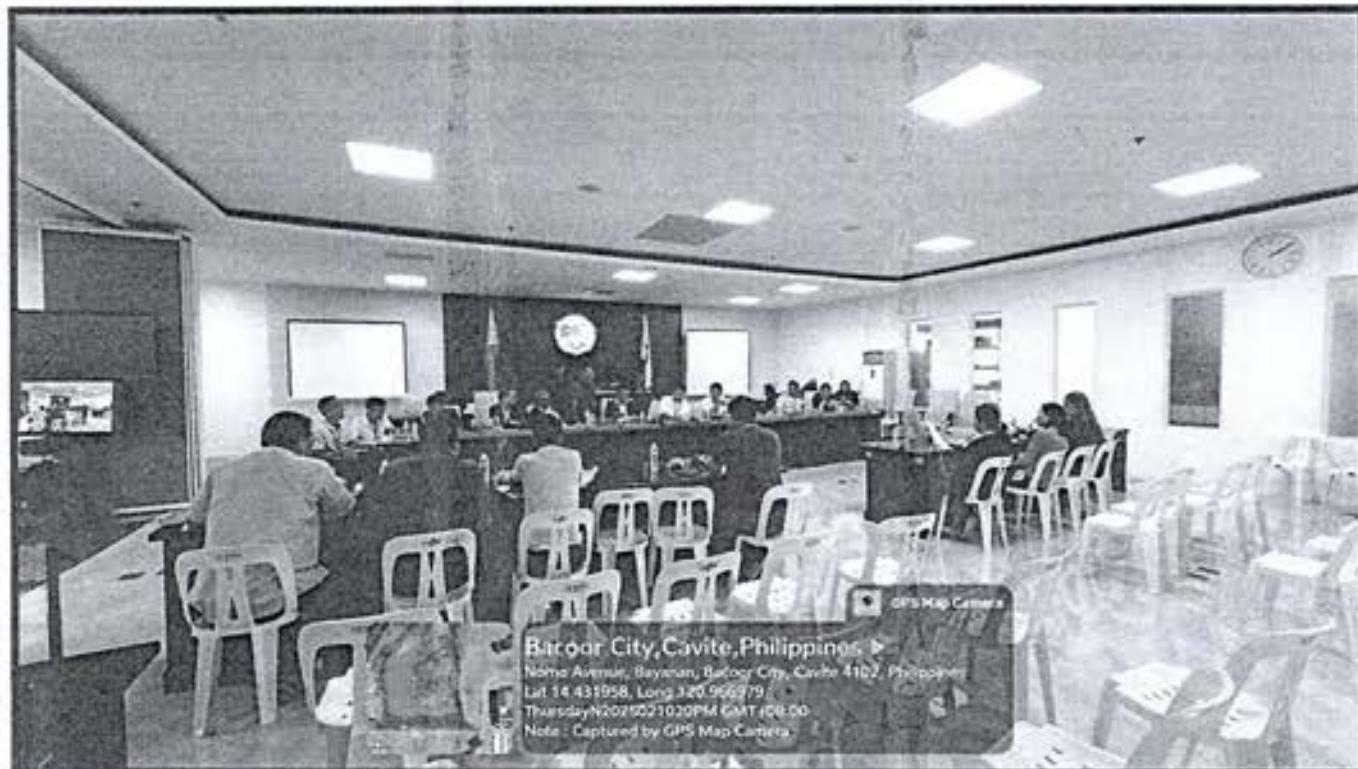


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

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BACOOR CITY, CAVITE



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Province of Cavite

CITY OF BACOOR

OFFICE OF THE SANGGUNIANG PANLUNGSOD



CGBR-SPBac-F01.02

01/20/2025

Seal of
CITY OF BACOOR
Cavite

AWARDEE

8 years
in a row!

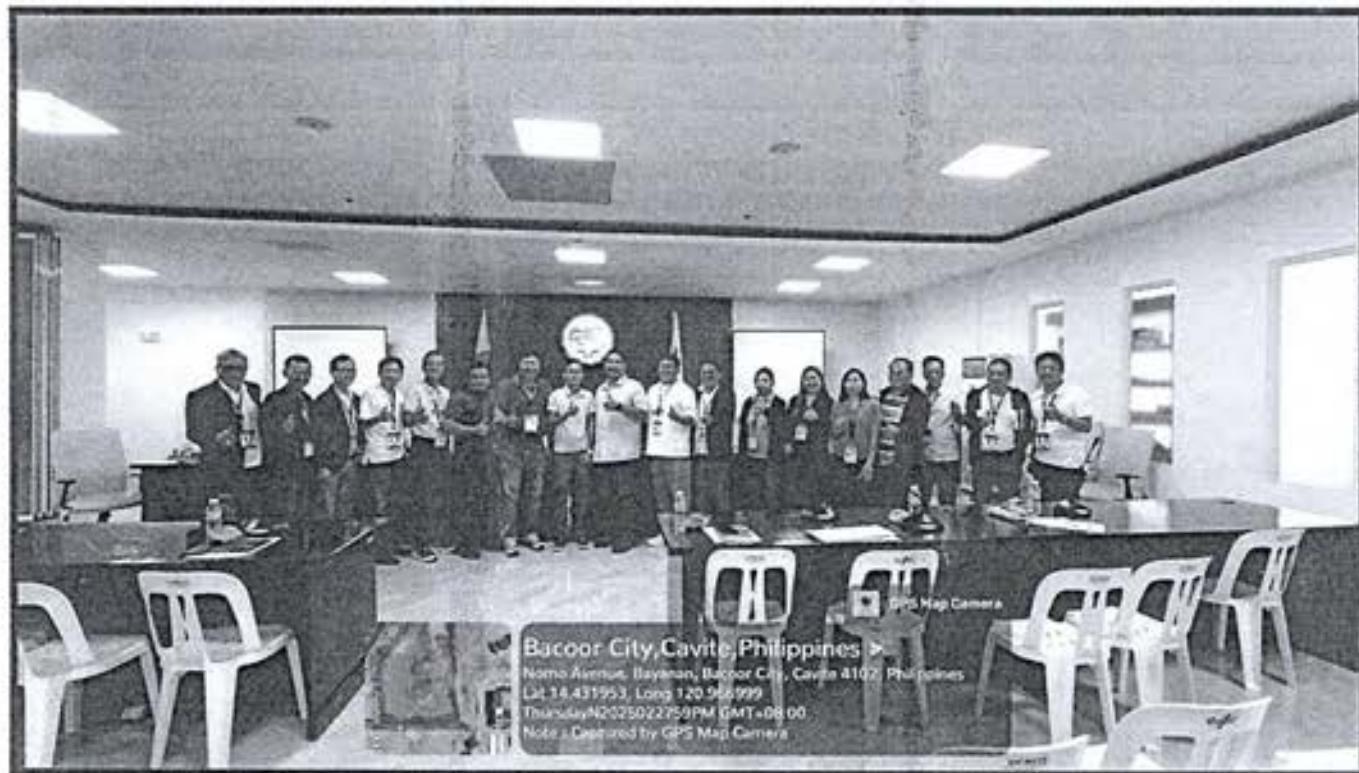


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

PCR 232-2025 - DEED OF DONATION AND ACCEPTANCE WITH RICHFIELD PROPERTIES INC. PERTAINING TO THE
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BACOOR CITY, CAVITE

Page 2



Strike
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Republic of the Philippines
Province of Cavite
CITY OF BACOOR
CITY ADMINISTRATOR'S OFFICE



INDORSEMENT

TO : **HON. ROWENA BAUTISTA-MENDIOLA**
City Vice Mayor

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOOR CITY, CAVITE

SHERILYN F. CARDENAS
ADMIN. ASSISTANT IV
TIME: 2:52 DATE: 10/20/2025

THRU: ATTY. KHALID A. ATEGA, JR.
Secretary, Sangguniang Panlungsod

SUBJECT : FOR APPROPRIATE ACTION

DRAFT DEED OF DONATION AND ACCEPTANCE BY AND
BETWEEN RICHFIELD PROPERTIES, INC. (DONOR) AND THE
CITY GOVERNMENT OF BACOOR (DONEE) PERTAINING TO
THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS
LAKESIDE SUBDIVISION

DATE : **20 OCTOBER 2025**

Attached herewith the draft Deed of Donation and Acceptance (DODA) by and between Richfield Properties, Inc. (Donor) and the City Government of Bacoor (Donee) pertaining to the donation of the following excluded areas within Lotus Lakeside Subdivision, Molino 3, Bacoor City, Cavite:

Lot Classification	Location	Transfer Certificate of Title No.	Lot Area (sqm)
Excluded Area	Block 2 Lot 9	057-2014045442	212
Excluded Area	Block 2 Lot 10	057-2014045443	19
Excluded Area	Block 2 Lot 12	057-2014045445	139
Excluded Area	Block 9 Lot 6	057-2014045552	1,221
Excluded Area	Block 9 Lot 7	057-2014045553	3,293
Excluded Area	Block 9 Lot 11	057-2014045557	335
Excluded Area	Block 11 Lot 7	057-2014045572	347
Excluded Area	Block 12 Lot 15	057-2014045588	250
Excluded Area	Block 12 Lot 16	057-2014045589	489
Excluded Area	Block 19 Lot 14	057-2014045658	39

In view thereof, we hereby endorse the attached draft DODA to your good office for review and, if found to be sufficient in form and substance, issuance of the



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Website: www.bacoor.gov.ph



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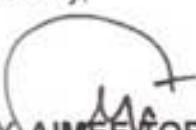
Republic of the Philippines
Province of Cavite
CITY OF BACOOR
CITY ADMINISTRATOR'S OFFICE



appropriate resolution authorizing the City Mayor to sign and enter thereinto for and on behalf of the City Government of Bacoor.

Thank you.

Respectfully,


ATTY. AIMEE TORREFRANCA-NERI
City Administrator



Address: Bacoor Government Center, Bacoor Blvd.,
Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: 434-1111
Website: www.bacoor.gov.ph



Cert. no. 24/151809

DEED OF DONATION AND ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

This *Deed of Donation and Acceptance* ("Deed") is made and executed by and among:

RICHFIELD PROPERTIES, INC., a duly organized and existing association under the laws of the Republic of the Philippines, with office address at 11/F Philippine AXA Life Center, Sen. Gil Puyat Ave. cor. Tindalo St., Brgy. San Antonio, Makati City 1200, herein represented by its Technical Services Manager, **ENGR. CONSTANTINO PERZ S. PAUS**, pursuant to his authority conferred and embodied in Secretary's Certificate dated _____¹ (hereinafter referred to as the "DONOR");

and

CITY GOVERNMENT OF BACOOR, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. _____ dated _____² (hereinafter referred to as the "DONEE").

Both shall be collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, the DONOR is the owner and developer of Lotus Lakeside Subdivision ("Subdivision") located at Molino 3, Bacoor City, Cavite;

WHEREAS, the DONOR, as the developer of the Subdivision, provides adequate roads, alleys, sidewalks, and other open spaces inside the subdivision, pursuant to Presidential Decree (P.D.) No. 957, as amended by P.D. No. 1216;

WHEREAS, the DONOR is the registered owner of the following excluded areas ("Subject Properties") within the Subdivision:

Lot Classification	Location	Transfer Certificate of Title No. ³	Lot Area (sqm)
Excluded Area	Block 2 Lot 9	057-2014045442	212
Excluded Area	Block 2 Lot 10	057-2014045443	19
Excluded Area	Block 2 Lot 12	057-2014045445	139
Excluded Area	Block 9 Lot 6	057-2014045552	1,221

¹ Copy of Secretary's Certificate is attached hereto as ANNEX "A"

² Copy of City Resolution is attached hereto as ANNEX "B"

³ Copies of the Transfer Certificates of Title are attached hereto as ANNEX "C", ANNEX "C-1", ANNEX "C-2", ANNEX "C-3", ANNEX "C-4", ANNEX "C-5", ANNEX "C-6", ANNEX "C-7", ANNEX "C-8", and ANNEX "C-9"

ENGR. CONSTANTINO PERZ, S. PATS
For: Richfield Properties, Inc.
Donee

Excluded Area	Block 9 Lot 7	057-2014045553	3,293
Excluded Area	Block 9 Lot 11	057-2014045557	335
Excluded Area	Block 11 Lot 7	057-2014045572	347
Excluded Area	Block 12 Lot 15	057-2014045588	250
Excluded Area	Block 12 Lot 16	057-2014045589	489
Excluded Area	Block 19 Lot 14	057-2014045658	39

WHEREAS, on 16 January 2025, the DONOR issued a letter to the DONEE formally informing the latter that it has completed already the construction and repair of the Subject Properties within the Subdivision and its contemporaneous intent to donate the same in favor of the DONEE;⁴

WHEREAS, in furtherance thereof, the DONOR issued the above-mentioned Secretary's Certificate wherein it intends, authorizes, and resolves to donate the Subject Properties within the Subdivision to the DONEE, in accordance with the law;

NOW, THEREFORE, for and in consideration of the foregoing and the terms and conditions hereinafter set forth, the Parties hereby agree, as they have agreed, as follows:

1. The DONOR hereby voluntarily and freely gives, transfers, and conveys by way of donation unto the DONEE, its successors, and assigns (as the case may be) all its rights, interests, titles, and participations over the Subject Properties within the Subdivision together with all the improvements thereon, free from all liens and encumbrances.
2. The DONOR affirms that this donation is not made with intent to defraud its creditors, and that it has sufficient funds and properties reserved for itself.
3. The DONEE hereby receives and accepts the said gift and donation made in its favor by the DONOR and hereby expresses its gratitude to the DONOR.
4. All taxes, fees, charges, and expenses necessary for transferring the certificate of title and tax declaration pertaining to this donation shall be exclusively borne by the DONOR.

(Signature and acknowledgment pages follow)

ATTY. AMEE TORREFFRANCIA-NERI
For: City Government of Bacoor
Witness

ELMER H. SALADAS
For: Richfield Properties, Inc.
Witness

⁴ Copy of letter is attached hereto as ANNEX "D"

IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this
in _____, Philippines.

RICHFIELD PROPERTIES, INC.

Donor

By:

CITY GOVERNMENT OF BACOOR

Donee

By:

ENGR. CONSTANTINO PERZ S.

PAUS

Technical Services Manager

HON. STRIKE B. REVILLA

City Mayor

C.R. No. _____ dated _____

SIGNED IN THE PRESENCE OF:

MR. ELMER H. SALADAS

(Signature over Printed Name)

Witness

ATTY. AIMEE TORREFRANCA-NERI

(Signature over Printed Name)

Witness

REPUBLIC OF THE PHILIPPINES)
BACOOR CITY, CAVITE) S.S.

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this _____ in
_____, personally appeared the following persons, who are identified by me
through competent evidence of identity:

Name	Competent Evidence of Identity	Date and Place of Issue, and Expiry
RICHFIELD PROPERTIES, INC. By: ENGR. CONSTANTINO PERZ S. PAUS		
CITY GOVERNMENT OF BACOOR By: HON. STRIKE B. REVILLA		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of four (4) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

WITNESS MY HAND AND NOTARIAL SEAL on the date and place first above written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

ELMER H. SALADAS
For: Richfield Properties, Inc.
Witness

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ENGR. CONSTANTINO PERZ S. PAUS
For: Richfield Properties, Inc.
Donee

ANNEX C

RECEIVED
20140405003025

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045442

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 9 BLOCK NO: 2 PLAN NO: PCS-04-028385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343; LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL (continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT AVE., MAKATI CITY

as owner thereof 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.: 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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (Continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds

20140405003025



2013006064339
TCT No.: 057-2014045442

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E, LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT 5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5-6	SE, NE	LOT 11, BLOCK 2, PCS-04-028385
6-7-8	NW	CREEK
8-9-1	NW	ROAD LOT 13 (20.00 M. WIDE), PCS-04-021727

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 17° 27' E	658.33 M.
1-2	S. 04° 15' W	12.48 M.
2-3	S. 04° 37' E	12.89 M.
3-4	S. 24° 25' W	11.52 M.
4-5	S. 38° 22' W	6.21 M.
5-6	S. 29° 32' W	0.40 M.
6-7	N. 04° 00' E	27.10 M.
7-8	N. 04° 08' E	8.78 M.
8-9	N. 49° 49' E	4.18 M.
9-1	N. 49° 55' E	3.90 M.

AREA: TWO HUNDRED TWELVE SQUARE METERS (212), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1906

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)


EDGAR D. SANTOS
REGISTER OF DEEDS

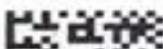
0hE TCT No.: 057-2014045442
Page No.: 3

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 ~~GRANT~~ OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

Edgár Domingo Santos
Register of Deeds



TCT No.: 167-2016022091

Page No.: 1

09b089805102015

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADASA, DATED JULY 11, 2017.

DOMINIC B. BOBOSA
Deputy Register of Deeds



2010-08-09 09:49:02

TCT No.: 057-2014045443

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON..

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	ROAD LOT 13 (20.00 M. WIDE), PCS-04-021727
2-3-4	NE	ROAD LOT 1 (10.00 M. WIDE), PCS-04-028385
4-5-6-7	NE, SE	ROAD LOT 4 (9.00 M. WIDE), PCS-04-028385
7-1	SW	LOT 1, BLOCK 2, PCS- 04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 23° 51' E	636.02 M.
1-2	N. 55° 18' E	1.83 M.
2-3	S. 48° 59' E	0.66 M.
3-4	S. 33° 51' E	7.16 M.
4-5	S. 19° 21' E	1.50 M.
5-6	S. 09° 39' W	1.50 M.
6-7	S. 38° 39' W	0.62 M.
7-1	N. 33° 51' W	10.50 M.

AREA: NINETEEN SQUARE METERS (19), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE
PLAN AND ARE MARKED ON THE GROUND BY P.S.,
CYL. CONG. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423



EDGAR S. CANTOS
REGISTER OF DEEDS

TCT No.: 057-2014045443

Page No. : 3

2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

Εθνοδοτος

EUGENIO D. SANTOS
REGISTER OF DEEDS



2013008064344

TCT No.: 057-2014045443
Page No.: 4

MEMORANDUM OF ENCUMBRANCES

: EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.


Edgar Domingo Santos
Register of Deeds



TCT No.: 167-2016022092

Page No.: 1

RECEIVED
TUESDAYS

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SOLO THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC. IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADDEA, DATED JULY 11, 2017.

DOMINIC B. SIBOSA
Deputy Register of Deeds



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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE

No. 057-2014045445

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 12 BLOCK NO: 2 PLAN NO: PCS-04-028385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343;
LOT 1.

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL
BLOCK-16, LOT 1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1,

BLOCK-16, LOT 1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL(Continued on next page)

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

Owner: RICHLFIELD PROPERTIES INC.

Owner: RICHFIELD PROPERTIES INC.,
Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT
AVE., MAKATI CITY

as owner thereof 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.: 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.: 232

Original Owner:
This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE
T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165;
T-1240166; T-1240167; (Continued on next page) by virtue hereof in so
far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day
of FEBRUARY 2014 at 12:32pm

Edgar Domingo Santos
Register of Deeds



05EH90800E02012

TCT No.: 057-2014045445

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4	NE, NW	LOT 11, BLOCK 2, PCS-04-028385
4-5-6-1	SE, SW, NW	CREEK

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 14° 45' E	714.59 M.
1-2	S. 29° 02' E	8.60 M.
2-3	S. 47° 10' E	6.82 M.
3-4	N. 82° 59' E	5.53 M.
4-5	S. 09° 34' W	7.52 M.
5-6	N. 68° 19' W	19.49 M.
6-1	N. 21° 52' E	12.60 M.

AREA: ONE HUNDRED THIRTY NINE SQUARE METERS (139), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONG. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)


EDGAR D. SANTOS
REGISTER OF DEEDS



TCT No.: 057-2014045445

Page No.: 3

15494090030201

MEMORANDUM OF ENCUMBRANCES

: EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.


Edgar Domingo Santos
Register of Deeds



TCT No.: 167-2016022094

Page No.: 1

2015015945
E46945

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, S.I.D. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC. IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ALDEA, DATED JULY 11, 2017.

DOMINIC B. ROBOSA
Deputy Register of Deeds



ANNEX

C-3

20130008015546

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE

No. 057-2014045552

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 6 BLOCK NO: 9 PLAN NO: PCS-04-028385
PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343;
LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL
BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1,
2, 3, ALL (continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT
AVE., MAKATI CITY

as owner thereof 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.:

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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds



2013008095587

TCT No.: 057-2014045552
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E, LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT 5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-22-23, 71-1	SE, NE, NW, SW	LOT 7, BLOCK 9, PCS-04-028385
23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71	NW, SE	LOT 6, BLOCK 9, PCS-04-028385
	NW, NE, SE	ROAD LOT 5, PCS-04-028385
	SE, SW, NW	LOT 5, BLOCK 9, PCS-04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE TO CORNER 1	BEARING	DISTANCE
1-2	S. 88° 26' E	6.78 M.
2-3	S. 46° 25' W	3.70 M.
3-4	S. 28° 16' W	7.04 M.
4-5	S. 05° 26' W	4.19 M.
5-6	S. 30° 12' E	12.93 M.
6-7	S. 48° 39' E	15.10 M.
7-8	S. 60° 07' E	11.82 M.
8-9	S. 76° 11' E	10.51 M.
9-10	S. 76° 52' E	5.46 M.
10-11	S. 77° 27' E	31.57 M.
11-12	N. 84° 34' E	3.40 M.
12-13	N. 69° 50' E	2.75 M.
13-14	N. 55° 53' E	5.63 M.
14-15	N. 34° 20' E	5.47 M.
15-16	N. 01° 28' E	4.68 M.
16-17	N. 23° 49' E	12.34 M.
17-18	N. 32° 37' E	19.87 M.
18-19	N. 50° 55' E	14.48 M.
19-20	N. 62° 31' E	5.56 M.
20-21	N. 79° 32' E	11.48 M.
21-22	S. 81° 42' E	31.92 M.
22-23	N. 11° 03' E	5.44 M.
23-24	N. 79° 55' E	4.05 M.
24-25	N. 84° 06' E	10.51 M.



EDGAR T. SANTOS
REGISTER OF DEEDS



TCT No.: 057-2014045552

Page No.: 17

8955909001302

25-26	N.	82	6	10	5.43 M.
26-27	S.	89	6	35	5.47 M.
27-28	S.	88	6	35	5.28 M.
28-29	S.	81	6	36	5.41 M.
29-30	S.	78	6	17	6.40 M.
30-31	S.	71	6	94	5.83 M.
31-32	S.	67	6	27	4.98 M.
32-33	S.	56	6	27	4.81 M.
33-34	S.	54	6	92	5.36 M.
34-35	S.	43	6	16	5.75 M.
35-36	S.	33	6	94	8.07 M.
36-37	S.	25	6	49	7.92 M.
37-38	S.	27	6	52	7.85 M.
38-39	S.	20	6	58	8.33 M.
39-40	S.	01	6	77	5.66 M.
40-41	S.	13	6	17	5.88 M.
41-42	S.	34	6	25	5.08 M.
42-43	S.	63	6	26	4.58 M.
43-44	S.	82	6	30	6.18 M.
44-45	N.	89	6	44	4.76 M.
45-46	N.	89	6	44	0.93 M.
46-47	N.	82	6	45	5.10 M.
47-48	N.	82	6	45	5.07 M.
48-49	N.	76	6	42	7.43 M.
49-50	N.	76	6	41	7.30 M.
50-51	N.	75	6	50	6.37 M.
51-52	N.	76	6	52	6.54 M.
52-53	N.	75	6	55	5.07 M.
53-54	N.	74	6	56	5.49 M.
54-55	N.	63	6	41	6.52 M.
55-56	N.	60	6	33	6.73 M.
56-57	N.	51	6	47	7.42 M.
57-58	N.	46	6	44	7.70 M.
58-59	N.	29	6	44	8.46 M.
59-60	N.	25	6	40	8.25 M.
60-61	N.	20	6	40	1.96 M.
61-62	N.	03	6	46	2.38 M.
62-63	N.	15	6	46	2.29 M.
63-64	N.	23	6	46	2.14 M.
64-65	N.	35	6	46	3.06 M.
65-66	N.	41	6	46	2.90 M.
66-67	N.	46	6	46	2.86 M.
67-68	N.	56	6	46	3.23 M.
68-69	N.	68	6	46	2.14 M.
69-70	N.	82	6	46	1.87 M.
70-71	N.	79	6	46	6.06 M.
71-72	S.	11	6	46	5.44 M.

AREA: ONE THOUSAND TWO HUNDRED TWENTY SQUARE METERS (1220), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 29, 2013



EDGAR SANTOS
REGISTER OF DEEDS



201300809556
TCT No.: 057-2014045552
Page No.: 4
DATE OF APPROVED SURVEY: JULY 24, 2013
GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.
NOTES:
PARENT TITLE INFORMATION (Continued from page 1)
T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

EDGAR D. SANTOS
REGISTER OF DEEDS



TCT No.: 057-2014045552
Page No.: 5

0655900000201

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

• Edgar *[Signature]* Santos
Register of Deeds



TCT No.: 167-2016022401

Page No.: 1

2016022401

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

A: PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.
CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, S.I.D. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC. IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADESA, DATED JULY 11, 2017.

DOMINIC B. ROBLES
Deputy Register of Deeds



ANNEX C-4

2013008065591

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045553

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 7 BLOCK NO: 9 PLAN NO: PCS-04-028385
PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343;
LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL
BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1,

2, 3, ALL (Continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT
AVE., MAKATI CITY

as owner thereof 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.:	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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (Continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds



2655409000102

TCT No.: 057-2014045553

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5-6-7-	SE, SW, NW	LOT 6, BLOCK 9, PCS-
8-9-10-11-12-	NE	04-028385
13-14-15-16-17-		
18-19-20-21-1		

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE TO CORNER 1	BEARING	DISTANCE
1-2	S. 34° 20'	5.47 M.
2-3	S. 55° 53'	5.63 M.
3-4	S. 69° 50'	2.75 M.
4-5	S. 84° 34'	3.40 M.
5-6	N. 77° 27'	31.57 M.
6-7	N. 76° 52'	5.46 M.
7-8	N. 76° 11'	10.51 M.
8-9	N. 60° 07'	11.82 M.
9-10	N. 48° 39'	15.10 M.
10-11	N. 30° 12'	12.93 M.
11-12	N. 05° 26'	4.19 M.
12-13	N. 28° 16'	7.04 M.
13-14	N. 46° 25'	3.70 M.
14-15	N. 88° 26'	6.78 M.
15-16	N. 81° 42'	31.92 M.
16-17	S. 79° 32'	11.48 M.
17-18	S. 62° 31'	5.56 M.
18-19	S. 50° 55'	14.48 M.
19-20	S. 32° 57'	19.87 M.
20-21	S. 23° 49'	12.34 M.
21-1	S. 01° 28'	4.68 M.

AREA: THREE THOUSAND TWO HUNDRED NINETY THREE SQUARE METERS
(3293), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE
PLAN AND ARE MARKED ON THE GROUND BY P.S.,
CYL. CONG. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:



EDMUND SANTOS
REGISTER OF DEEDS



2013008065593

TCT No.: 057-2014045553

Page No.: 3

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)


EDGAR B. SANTOS
REGISTER OF DEEDS



TCT No.: 057-2014045553
Page No.: 4

2013008065594

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

Edgar Domingo Santos
Register of Deeds



TCT No.: 167-2016022402

Page No.: 1

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MEMORANDUM OF ENCUMBRANCES

Entry No. : 2017004451

Date: July 26, 2017 05:03:54PM

- PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF
TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY
RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER
THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME
IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON
THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, S.F.D. WHERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650131 T-650144 AND T-650196 AS PER

LETTER REQUEST EXECUTED BY MARINA S. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC. IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADDA, DATED JULY 11, 2017.

DOMINIC B. ROBOSA
Deputy Register of Deeds



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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE - OWNER'S DUPLICATE

№ 057-2014045557

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 11 BLOCK NO: 9 PLAN NO: PCS-04-026385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343;
LOT 1.

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL
BLOCK-16, LOT 1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1,

2, 3, ALL (Continued on next page)
is registered in accordance with the provision of the Property

RECEIVED IN THE NAME OF
GUTHRIE, BIGELOW, PROPPING, INC.

Owner: RICHFIELD PROPERTIES INC.,
Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER | SEN. GIL PUYAT
AVE. MAKATI CITY

as owner thereof 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.: 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.: 232
Original Owner:

This certificate

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE
T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165;
T-1240166; T-1240167; (continued on next page) by virtue hereof in so
far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day
of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds



TCT No.: 057-2014045557

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2, 6-7-8-1	SW, SE, SW	CREEK
2-3-4-5	NE	LOT 9, BLOCK 9, PCS- 04-028385
5-6	NE	LOT 8, BLOCK 9, PCS- 04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 19° 50' E	789.75 M.
1-2	N. 24° 29' W	19.10 M.
2-3	S. 70° 16' E	10.26 M.
3-4	S. 63° 49' E	16.13 M.
4-5	S. 66° 58' E	4.08 M.
5-6	S. 66° 58' E	39.65 M.
6-7	S. 61° 18' W	5.36 M.
7-8	N. 58° 41' W	26.90 M.
8-1	S. 87° 49' W	28.80 M.

AREA: THREE HUNDRED THIRTY FIVE SQUARE METERS (335), MORE OR
LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE
PLAN AND ARE MARKED ON THE GROUND BY P.S.,
CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

TCT No.: 057-2014045557

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

Edgar Domingo Santos
Register of Deeds

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TCT No.: 167-2016022406

m Page No.: 1

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE, THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

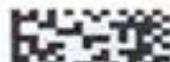
(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98246, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADASA, DATED JULY 11, 2017.

DOMINIC B. ROBOSA
Deputy Register of Deeds



15959080002013

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045572

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 7 BLOCK NO: 11 PLAN NO: PCS-04-028385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343; LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL (continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT AVE., MAKATI CITY

as owner thereof 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.:

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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds



20130008005969

TCT No.: 057-2014045572

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	ROAD LOT 16, PCS-04-028385
2-3-4-5-6-7	SE, SW	LOT 8, BLOCK 11, PCS-04-028385
7-8	NW	LOT 8, BLOCK 9, PCS-04-028385
8-9	NE	ROAD LOT 12 (8.00 M. WIDE), PCS-04-028385
9-10	NE	LOT 2, BLOCK 11, PCS-04-028385
10-11-12	NE	LOT 3, BLOCK 11, PCS-04-028385
12-13-14-15	NE, NW	LOT 4, BLOCK 11, PCS-04-028385
15-16-17	NW	LOT 5, BLOCK 11, PCS-04-028385
17-18-1	NW, NE	LOT 6, BLOCK 11, PCS-04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 28° 59' E	889.73 M.
1-2	S. 00° 23' E	4.17 M.
2-3	N. 58° 55' W	10.15 M.
3-4	N. 82° 48' W	4.45 M.
4-5	S. 84° 00' W	24.36 M.
5-6	N. 60° 11' W	8.34 M.
6-7	N. 33° 15' W	31.72 M.
7-8	N. 49° 14' W	5.60 M.
8-9	S. 33° 00' W	7.23 M.
9-10	S. 33° 00' W	11.02 M.
10-11	S. 33° 00' W	12.25 M.
11-12	S. 59° 42' W	2.99 M.
12-13	S. 59° 42' W	2.99 M.
13-14	S. 84° 06' W	11.28 M.
14-15	N. 84° 34' W	3.42 M.
15-16	N. 84° 17' W	9.00 M.
16-17	N. 83° 09' W	1.19 M.
17-1	S. 65° 48' W	12.23 M.

AREA: THREE HUNDRED FORTY SEVEN SQUARE METERS (347), MORE OR LESS

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TCT No.: 057-2014045572
Page No.: 3

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

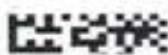
DATE OF APPROVED SURVEY: JULY 24, 1977

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

EDGAR O SANTOS
REGISTER OF DEEDS



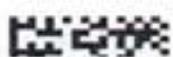
299 TCT No.: 05/-20140455/2
Page No.: 4

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

Edgar Domingo Santos
Register of Deeds



TCT No.: 167-2016022421

Page No.: 1

18585690102
MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.
CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADBSA, DATED JULY 11, 2017.

DOMINIC B. BOBOSA
Deputy Register of Deeds



ANNEX "6-7"

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045588

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 15 BLOCK NO: 12 PLAN NO: PCS-04-028385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343;

LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL (continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER, SEN. GIL PUYAT AVE., MAKATI CITY

as owner thereof 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.: Record No.: 8843

Orig. Reg. Date: 01 27 1921 Decree No.: 101200

Original RD : PROVINCE OF CAVITE OCT No.: OCT-1002

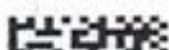
Volume No.: A-6 Page No.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

EDGAR DOMINGO SANTOS
Edgar Domingo Santos
Register of Deeds



012540900E102

TCT No.: 057-2014045588

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E, LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT 5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE 1-2	DIRECTION SE	ADJOINING LOT(S) LOT 16, BLOCK 12, PCS- 04-028385
2-3-4-5-6-7-8- 9	SW, NW	ROAD LOT 3 (8.00 M. WIDE), PCS-04-028385
9-10-11-12-13	NE	LOT 4660, IMUS STATE (NOW) LOT 4660-B, (LRC) PSD-180635
13-14-1	NE	LOT 4660, IMUS STATE

TIE POINT: MON. NO. 191, TMUS ESTATE

LINE TO CORNER 1	BEARING	DISTANCE
1-2	S. 29° 31'	776.97 M.
2-3	S. 29° 22'	2.67 M.
3-4	N. 19° 11'	1.82 M.
4-5	N. 15° 54'	31.77 M.
5-6	N. 15° 54'	49.44 M.
6-7	N. 01° 02'	41.09 M.
7-8	N. 28° 43'	1.03 M.
8-9	N. 58° 28'	1.03 M.
9-10	S. 16° 16'	1.03 M.
10-11	S. 15° 55'	4.01 M.
11-12	S. 15° 55'	12.63 M.
12-13	S. 15° 55'	13.00 M.
13-14	S. 15° 55'	13.45 M.
14-1	S. 15° 55'	49.48 M.
		31.67 M.

AREA: TWO HUNDRED FIFTY SQUARE METERS (250), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1906

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEOEDTIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

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EDGAR D. SANTOS
REGISTER OF DEEDS

TCT 50800102

TCT No.: 057-2014045588

Page No.: 3

PARENT TITLE INFORMATION (continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

[Signature]
EDGARDO SANTOS
REGISTER OF DEEDS



TCT No.: 057-2014045588

Page No.: 4

MEMORANDUM OF ENCUMBRANCES

: EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.


Edgar Domingo Santos
Register of Deeds

142008



TCT No.: 167-2016022437

Page No.: 1

2013091958597
MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

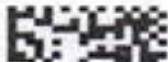
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER

LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADASA, DATED JULY 11, 2017.

DOMINIC B. ROBOSA
Deputy Register of Deeds



ET2590800202

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045589

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 16 BLOCK NO: 12 PLAN NO: PCS-04-028365

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343; LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL (continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AXA LIFE CENTER SEN. GIL PUYAT AVE., MAKATI CITY

as owner thereof 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.: 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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (continued on next page) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Register of Deeds

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201300806571
TCT No.: 057-2014045589
Page No.: 2

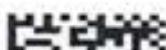
TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E,
LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT
5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-
087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3	NW	LOT 4660, IMUS STATE
3-4-5-6-7-8-9	NE	LOT 5543, IMUS STATE
9-10	SE	LOT 5516-D, (LRC) PSD-270381
10-11	SW	LOT 24, BLOCK 19, PCS- 04-028385
11-12	SW	LOT 23, BLOCK 19, PCS- 04-028385
12-13	SW	LOT 22, BLOCK 19, PCS- 04-028385
13-14	SW	LOT 21, BLOCK 19, PCS- 04-028385
14-15	SW	LOT 20, BLOCK 19, PCS- 04-028385
15-16	SW	LOT 19, BLOCK 19, PCS- 04-028385
16-17	SW	LOT 18, BLOCK 19, PCS- 04-028385
17-18	SW	LOT 17, BLOCK 19, PCS- 04-028385
18-19	SW	LOT 16, BLOCK 19, PCS- 04-028385
19-20	SW	LOT 15, BLOCK 19, PCS- 04-028385
20-21	SW	LOT 14, (ALLEY), BLOCK 19, PCS-04- 028385
21-22	SW	LOT 13, BLOCK 19, PCS- 04-028385
22-23	SW	LOT 12, BLOCK 19, PCS- 04-028385
23-24	SW	LOT 11, BLOCK 19, PCS- 04-028385
24-25	SW	LOT 10, BLOCK 19, PCS- 04-028385
25-26	SW	LOT 9, BLOCK 19, PCS- 04-028385
26-27	SW	LOT 8, BLOCK 19, PCS- 04-028385
27-28	SW	LOT 7, BLOCK 19, PCS- 04-028385
28-29	SW	LOT 6, BLOCK 19, PCS- 04-028385



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TCT No.: 057-2014045589

Page No.: 3

29-30	SW	LOT 5, BLOCK 19, PCS-04-028385
30-31	SW	LOT 4, BLOCK 19, PCS-04-028385
31-32	SW	LOT 3, BLOCK 19, PCS-04-028385
32-33	SW	LOT 2, BLOCK 19, PCS-04-028385
33-34	SW	LOT 1, BLOCK 19, PCS-04-028385
34-35	SW	ROAD LOT 14 (8.00 M. WIDE), PCS-04-028385
35-36-37	SW, SE	LOT 14, BLOCK 12, PCS-04-028385
37-38	SE	LOT 13, BLOCK 12, PCS-04-028385
38-39-40	SE	LOT 12, BLOCK 12, PCS-04-028385
40-41	SE	LOT 11, BLOCK 12, PCS-04-028385
41-42	SE	LOT 10, BLOCK 12, PCS-04-028385
42-43	SE	LOT 9, BLOCK 12, PCS-04-028385
43-44	SE	LOT 8, BLOCK 12, PCS-04-028385
44-45	SE	LOT 7, BLOCK 12, PCS-04-028385
45-46	SE	LOT 6, BLOCK 12, PCS-04-028385
46-47	SE	LOT 5, BLOCK 12, PCS-04-028385
47-48	SE	LOT 4, BLOCK 12, PCS-04-028385
48-49	SE	LOT 3, BLOCK 12, PCS-04-028385
49-50	SE	LOT 2, BLOCK 12, PCS-04-028385
50-51	SE	LOT 1, BLOCK 12, PCS-04-028385
51-1	NW	LOT 15, BLOCK 12, PCS-04-028385

TIE POINT: MON. NO. 191. IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29° 31'	776.97 M.
1-2	N. 77° 56'	65.50 M.
2-3	N. 73° 23'	18.00 M.
3-4	S. 21° 22'	53.84 M.
4-5	S. 21° 29'	14.51 M.
5-6	S. 21° 24'	17.30 M.
6-7	S. 21° 22'	12.18 M.
7-8	S. 21° 22'	52.33 M.
8-9	S. 22° 34'	11.67 M.
9-10	S. 71° 59'	2.01 M.
10-11	N. 22° 45'	8.67 M.
11-12	N. 21° 56'	5.00 M.

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TCT No.: 057-2014045589

Page No.: 4

12-13	N.	21	°	23	W	5.00 M.
13-14	N.	21	°	23	W	7.00 M.
14-15	N.	21	°	23	W	7.00 M.
15-16	N.	21	°	23	W	5.00 M.
16-17	N.	21	°	23	W	5.00 M.
17-18	N.	21	°	23	W	5.00 M.
18-19	N.	21	°	23	W	5.00 M.
19-20	N.	21	°	23	W	8.38 M.
20-21	N.	21	°	23	W	3.00 M.
21-22	N.	21	°	23	W	9.88 M.
22-23	N.	21	°	23	W	5.00 M.
23-24	N.	21	°	23	W	5.00 M.
24-25	N.	21	°	23	W	5.00 M.
25-26	N.	21	°	23	W	5.00 M.
26-27	N.	21	°	23	W	5.00 M.
27-28	N.	21	°	23	W	7.00 M.
28-29	N.	21	°	23	W	7.00 M.
29-30	N.	21	°	23	W	5.00 M.
30-31	N.	21	°	23	W	5.00 M.
31-32	N.	21	°	23	W	5.00 M.
32-33	N.	21	°	23	W	5.00 M.
33-34	N.	21	°	23	W	7.88 M.
34-35	N.	21	°	23	W	6.02 M.
35-36	N.	21	°	23	W	13.05 M.
36-37	S.	73	°	23	W	7.00 M.
37-38	S.	73	°	23	W	5.00 M.
38-39	S.	73	°	23	W	4.24 M.
39-40	S.	77	°	56	W	2.77 M.
40-41	S.	77	°	56	W	7.00 M.
41-42	S.	77	°	56	W	5.00 M.
42-43	S.	77	°	56	W	5.00 M.
43-44	S.	77	°	56	W	5.00 M.
44-45	S.	77	°	56	W	7.00 M.
45-46	S.	77	°	56	W	7.00 M.
46-47	S.	77	°	56	W	5.00 M.
47-48	S.	77	°	56	W	5.00 M.
48-49	S.	77	°	56	W	5.00 M.
49-50	S.	77	°	56	W	5.00 M.
50-51	S.	77	°	56	W	8.58 M.
51-1	N.	29	°	22	E	2.67 M.

AREA: FOUR HUNDRED EIGHTY NINE SQUARE METERS (489), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1906

DATE OF SUBL/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240199; T-1240200; T-1240201;

12/2013

12/2013



201300965717

TCT No.: 057-2014045569

Page No.: 5

T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

EDGAR D. SANTOS
REGISTER OF DEEDS



2013008065718

TCT No.: 057-2014045589

Page No.: 6

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.


Edgar Domingo Santos
Register of Deeds



TCT No.: 167-2016022438

Page No.: 1

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

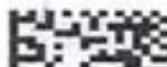
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER

LETTER REQUEST EXECUTED BY MARINA B. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADASA, DATED JULY 11, 2017.

DOMINIC S. ROBOSA
Deputy Register of Deeds



2013008065937

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

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

No. 057-2014045658

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 14 BLOCK NO: 19 PLAN NO: PCS-04-028385

PORTION OF: PORTION OF: LOT 2, 3, 4, 5, 6, 7, 8, ALL PCS-04-017343; LOT 1,

2, 3, 4, 5, 6, 7, 8, 9, ALL BLOCK-15, LOT 1, 2, 3, 4, ALL BLOCK-16, LOT

1, 2, 3, 4, ALL BLOCK-17, LOT 1, 2, 3, ALL BLOCK-18, LOT 1, 2, 3, ALL (Continued on next page)

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

Owner: RICHFIELD PROPERTIES INC.,

Address: 11TH FLR. PHILIPPINE AKA LIFE CENTER SEN. GIL PUYAT AVE., MAKATI CITY

as owner thereof 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.: 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.: 232

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-1240160; T-1240161; T-1240162; T-1240163; T-1240164; T-1240165; T-1240166; T-1240167; (Continued on next page) by virtue hereof in so far as (the above-described land is concerned.

Entered at Province of Cavite, Philippines on the 4th day of FEBRUARY 2014 at 12:32pm.

Edgar Domingo Santos
Edgar Domingo Santos
Register of Deeds





TCT No.: 057-2014045658
Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BLOCK-19, ROAD LOT 14, 15, 16, 17, ALL PCS-04-021727,
LOT 5516-E, LOT 5516-G, ALL (LRC) PSD-270381, LOT 5516-F-1,
PSD-04-011151, LOT 5516-F-2-A, LOT 5516-F-2-B, LOT 5516-F-2-C, LOT
5516-F-2-D, ALL PSD-04-087633.

LOCATION: BARANGAY OF MOLINO, CITY OF BACOOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NW	LOT 13, BLOCK 19, PCS-04-028385
2-3	NE	LOT 16, BLOCK 12, PCS-04-028385
3-4	SE	LOT 15, BLOCK 19, PCS-04-028385
4-1	SW	ROAD LOT 18 (8.00 M. WIDE), PCS-04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 32° 48' E	896.66 M.
1-2	N. 68° 37' E	13.00 M.
2-3	S. 21° 23' E	3.00 M.
3-4	S. 68° 37' W	13.00 M.
4-1	N. 21° 23' W	3.00 M.

AREA: THIRTY NINE SQUARE METERS (39), MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S., CYL. CONC. MONS 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1906

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

PARENT TITLE INFORMATION (Continued from page 1)

T-1240168; T-1240169; T-1240170; T-1240171; T-1240172; T-1240173;
T-1240174; T-1240175; T-1240176; T-1240177; T-1240178; T-1240179;
T-1240180; T-1240181; T-1240182; T-1240189; T-1240200; T-1240201;
T-1240202; T-1322757; T-1322758; T-1322759; T-1322760; T-1322761;
T-1322762; T-1322763; 2013022113; 2013022114; 2013022115; 2013022423;
2013022424; 2013037480; 2013037492 (TOTALLY CANCELLED)

EDGAR D. SANTOS
REGISTER OF DEEDS



Page No.: 3

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS
SPECIFICALLY RESERVED.

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 ~~OBIGATION~~ OBLIGATION TO GRANT A RIGHT OF WAY TO THE GRANTEE HEREIN.

Edgar Domingo Santos
Register of Deeds

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TCT No.: 167-2016022507

Page No.: 1

20160225072

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2017004451

Date: July 26, 2017 05:03:54PM

- : PURSUANT TO SECTION 7, OF REP. ACT NO. 26, THIS CERTIFICATE OF TITLE THE ORIGINAL OF WHICH HAS BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OVER THE PROPERTY WAS DULY NOTED ON SAID ORIGINAL COPY DURING THE TIME IT WAS LOST OR DESTROYED, BUT NOTATION OF WHICH HAS BEEN MADE ON THE RECONSTITUTED TITLE.

CAVITE CITY: 11-19-1959

(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(SGD). DIOSDADO A. CONCEPCION
DEP. REGISTER OF DEEDS

THE ENCUMBRANCE ANNOTATED ABOVE HAS BEEN CARRIED OVER FROM TRACE BACK TITLES T-98248, T-98250, T-650143, T-650144 AND T-650196 AS PER LETTER REQUEST EXECUTED BY MARINA S. POSADAS, OPERATIONS MANAGER, RICHFIELD PROPERTIES, INC., IN ACCORDANCE WITH DOC. NO. 216, PAGE NO. 44, BOOK NO. 04, SERIES OF 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADASA, DATED JULY 11, 2017.

DOMINIC B. ROBOSA
Deputy Register of Deeds





January 10, 2015

HOWIE REY STRIKE R. REVILLA
City Mayor
Barco City, Cavite

No. DEED OF DONATION OF EXCLUDED AREAS OF LOTUS LA VIE DE SUBDIVISION LOCATED AT MOLINO 3, BACOOR, CAVITE TO THE CITY GOVERNMENT OF BACOOR FOR COMPLIANCE TO WATER IMPOUNDMENTS AREA

Dear Mayor Revilla;

RE: Deed of Donation

We are writing with regards to the Donation of EXCLUDED AREAS OF LOTUS LA VIE DE SUBDIVISION LOCATED AT MOLINO 3, BACOOR, CAVITE. We are completed the construction and recording of the EXCLUDED Areas. With this, we are donating to Barco City all the EXCLUDED Areas stated below including the Real Property Tax for 2014.

Said EXCLUDED Areas are itemized as follows below as follows:

Land Classification	Block and Lot	Property Certificate Reference	Area
Excluded Area	Block 2 Lot 5	RECO 140540	12.00
Excluded Area	Block 2 Lot 10	RECO 140541	10.00
Excluded Area	Block 2 Lot 12	RECO 140542	10.00
Excluded Area	Block 3 Lot 6	RECO 140550	10.00
Excluded Area	Block 4 Lot 7	RECO 140551	10.00
Excluded Area	Block 5 Lot 1	RECO 140552	10.00
Excluded Area	Block 5 Lot 2	RECO 140553	10.00
Excluded Area	Block 6 Lot 7	RECO 140554	10.00
Excluded Area	Block 7 Lot 16	RECO 140555	10.00
Excluded Area	Block 7 Lot 18	RECO 140556	10.00
Excluded Area	Block 10 Lot 14	RECO 140560	10.00

Enclosed herewith is the original copy of Deed.

As mutually agreed upon by both parties of this deed, we are giving the said areas to the City Government of Barco for the donation to Local Government Unit and Homeowners Association (HOA). Further, we shall make lots and Open spaces as will be as existing structure in the said turnover over according to Local Government Unit or Homeowners Association (HOA). We shall not be liable for any damages, repairs and improvements.

Sincerely yours,


Mrs. Rey Adrienne W. Duong
Managing Director
RICHFIELD PROPERTIES INC.

Received by:


DATE: JAN. 14, 2015

DATE: JAN. 14, 2015

Mr. Paul M. and Mrs. G. W. O' Young
Management Committee
1000 Club of Gurnee, Inc.

Received by:

an