



COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT NO. HLUUD-020-S-2025

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 13 May 2025
Time: 1:30 PM

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.





- 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.





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





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: Janet Pring
Date: 13 Nov 2025
Time: 1:45 PM

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 Perz 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





idle land tax through legislation. He stated that in his opinion, considering the cooperation of Richfield Properties, Inc. in paying existing tax obligations and providing land needed for flood control, waiving the idle land tax would be reasonable. It was also clarified that the subject donation involves ten excluded lots under Richfield Properties, Inc.

The Assessor's Office noted that idle land tax is five percent of the assessment value and applies for three years in this case, although the exact amount was unavailable pending retrieval of the tax declaration. The City Legal Office, through Atty. Salve Valenciano, reported that the deed of donation conforms with previous donation formats used by Masaito and raised no legal concerns. She also confirmed that titles were already submitted to the Zoning Office, as acknowledged by Engr. Paus. With documentary completeness established, Hon. Palabrica reiterated that the donation process is largely a formality and suggested that the resolution authorizing the City Mayor to accept the donation should explicitly include a waiver of the idle land tax still payable by the donor.

Thereafter, the discussion shifted to the urgent matter of title transfer. Engr. San Jose explained that the developer has a financial closing deadline of December 5, after which they would no longer be able to release funds, making it necessary for the city to expedite issuance of required documents such as the Certificate of No Improvement, Certified True Copy of the Tax Declaration, and Tax Clearance. He emphasized that this urgency is also linked to the ongoing processing of more than 200 titles from previous donations involving eight subdivisions. Hon. Palabrica clarified that once the donation is formally accepted, the responsibility to transfer titles falls on the city, and he requested the Assessor's Office, Treasury, and Zoning to provide preferential and expedited action in preparing and releasing the necessary documents. The committee acknowledged and placed on record the directive for expedited processing.

There being no further questions or objections, Hon. Palabrica moved for the adjournment of the hearing. With no objection raised, the motion was approved, and the hearing was formally adjourned by Hon. Brillantes, Jr., Committee Chairperson. The Joint Committee Hearing was suspended at exactly 2:07 p.m.

Prepared by

ROSETTE M. LARUA
Local Legislative Staff Assistant 1

Attested by

COUN. HORACIO M. BRILLANTES, JR.
Chairman
Committee on Housing, Land Utilization
and Urban Development





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

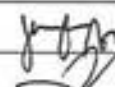


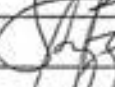
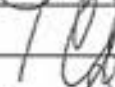


NOTICE OF COMMITTEE HEARING

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

Office of the Sangguniang Panlungsod
Received by: Janet Pina
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. Adriellito G. Gawaran	SP		 11/04/25
2.	Hon. Simplicio G. Dominguez	SP		 11/04/25
3.	Hon. Randy C. Francisco	LNB VICE PRESIDENT		 11/04/25
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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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





COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

ATTENDANCE OF COMMITTEE HEARING

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	NAME	BUSINESS/OFFICE AFFILIATION	CONTACT NUMBER	SIGNATURE/DATE
1.	Hon. Horacio M. Brillantes, Jr.	SP		
2.	Hon. Adriellito G. Gawaran	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. Elmine Dela Cruz / <i>Totomose LONAN</i>	ASSESSOR		
8.	Engr. Constantino Perz S. Paus	RICHFIELD PROPERTIES INC.	09270045678	
9.	Mr. Elmer H. Saladas	RICHFIELD PROPERTIES INC.	0908604671	
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 DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOOR CITY, CAVITE





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



CGBR-SPBac-F01.02

01/20/2025

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. PAMERICH			
15.	HON. MARCO A. CAVERA, JR.			
16.	Hon. Ricardo F. Ugalde			
17.	Hon. Lery M. Telu			
18.	Hon. Rogelio M. Volusco			
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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
DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOR CITY,
CAVITE



SCAN ME



Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Telephone: (046) 417-0722
Website: www.bacoorcitysp.com



Cert no 24181806



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



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

State of Local Governance
AWARDEE
5 years
is a record!

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 1/20/2025
Time: 10:00 AM

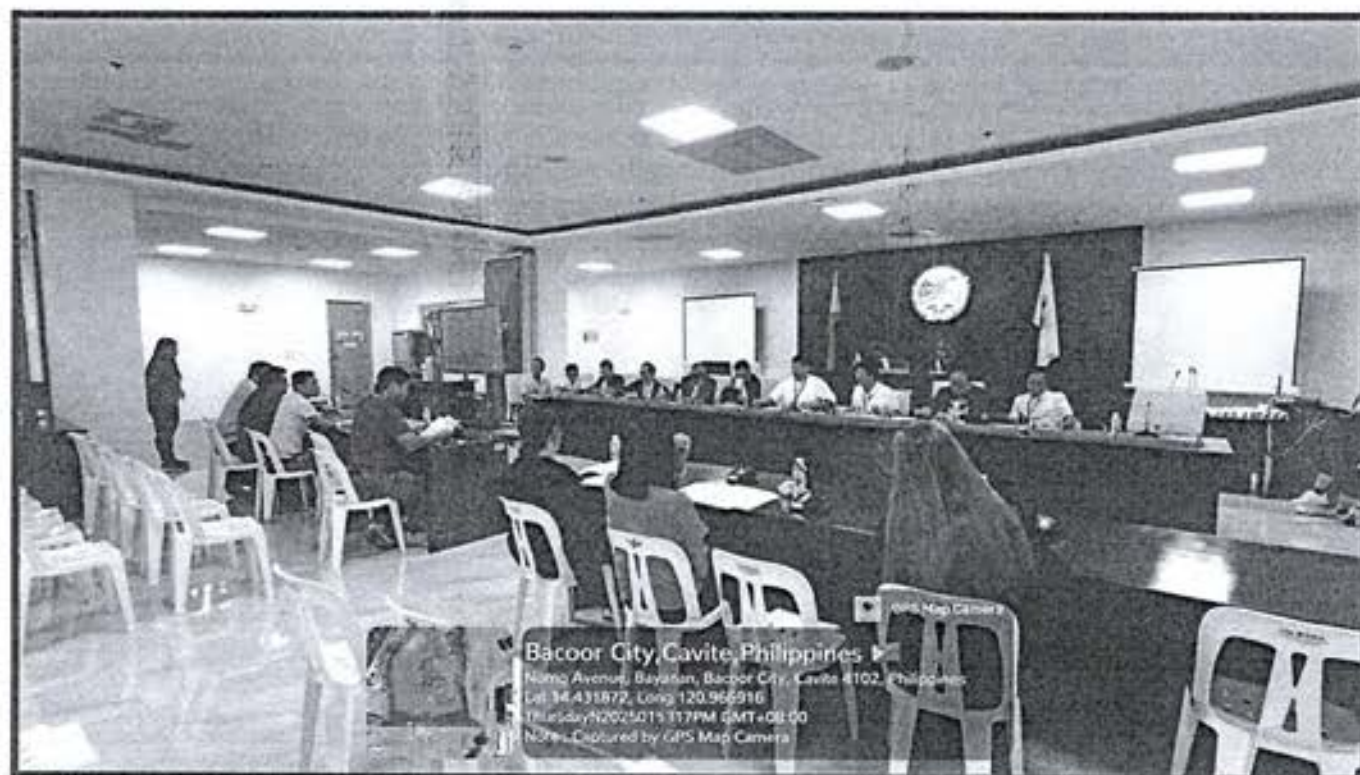
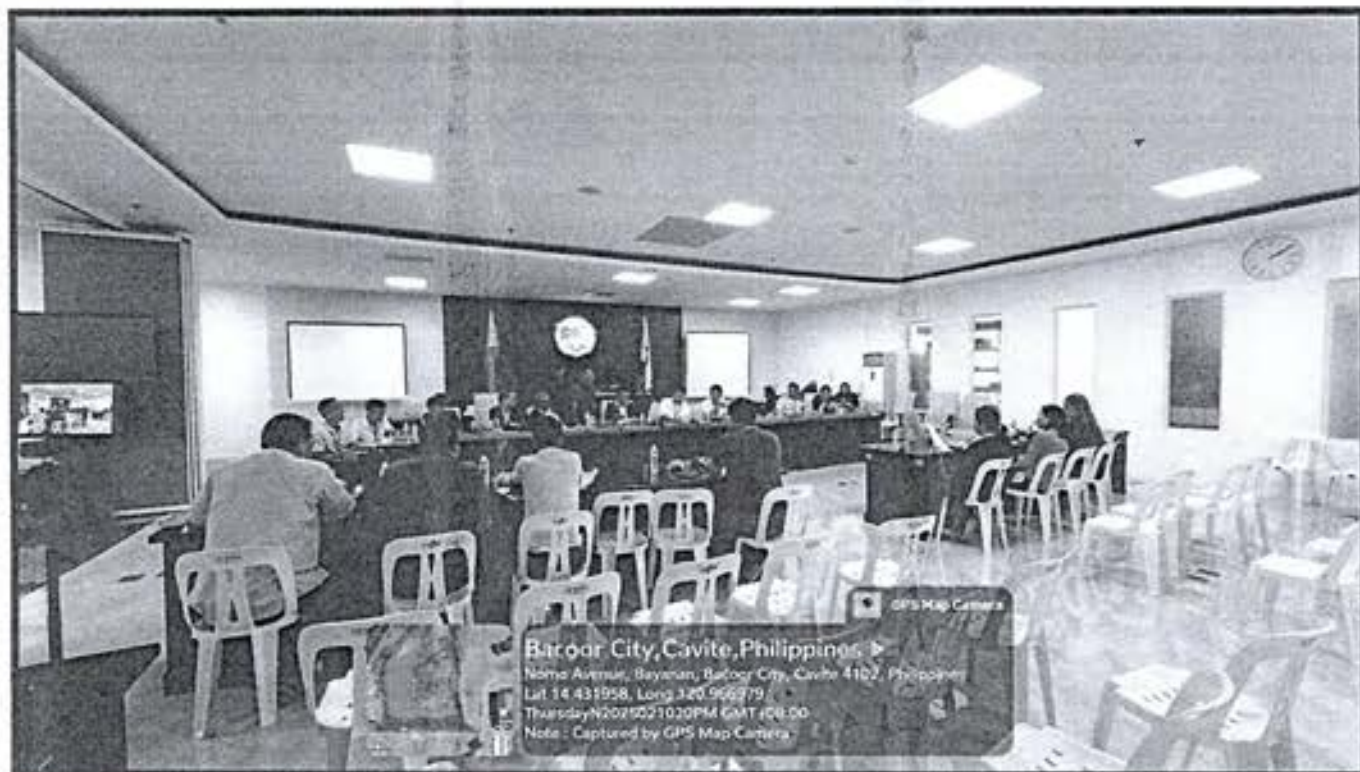


PHOTO DOCUMENTATION OF JOINT COMMITTEE HEARING NO. HLUUD S-2025

Page 1

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,
BACOR CITY, CAVITE



STR1KE
AS1

Address: Bacoar Legislative and Disaster Resilience Bldg.
Bacoar Blvd, Brgy. Bayanan, City of Bacoar, Cavite
Trunkline: (046) 417-0727
Website: www.bacoarcity.gov.ph



Cert. no. 24/161B09



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



CGSR-SPBac-F01.02

01/20/2025

Star of
Good
Governance
AWARDEE
8 years
in a row!



PHOTO DOCUMENTATION OF JOINT 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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BACOOR CITY, CAVITE



Address: Bacoor Legislative and Disaster Resilience Bldg.
Bacoor Blvd., Brgy. Bayanan, City of Bacoor, Cavite
Trunkline: (046) 417-0727
Website: www.bacoorcitynp.com



Cert no. 24/181809



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



INDORSEMENT

TO : HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

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

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
BACOR CITY, CAVITE
SHERILYN F. CARDENAS
ADMIN. ASSISTANT IV
TIME: 2:52 DATE: 10/20/2025

SUBJECT : FOR APPROPRIATE ACTION
DRAFT DEED OF DONATION AND ACCEPTANCE BY AND
BETWEEN RICHFIELD PROPERTIES, INC. (DONOR) AND THE
CITY GOVERNMENT OF BACOR (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



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





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



CGBCR-AO-01-F01.03
01/22/2025



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

Thank you.

Respectfully,

ATTY. AIMEE TORREFRANCA-NERI
City Administrator



SCAN ME



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



ISO 9001:2015



0273

Cert. no. 24181809

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 BACOR, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoar Government Center, Bacoar Boulevard, Barangay Bayanan, Bacoar 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, Bacoar 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. PAUS
For: Richfield Properties, Inc.
Donor

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)

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-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 BACOR

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)
BACOR 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 BACOR 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 _____.

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

STRIKE B. REVILLA
For: City Government of Bacor
Donor

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

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

ANNEX C

RECH909000E102

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

Registry of Deeds for Province of Cavite

Transfer Certificate of Title

OWNERS DUPLICATE • OWNERS DUPLICATE • OWNERS DUPLICATE • OWNERS DUPLICATE • OWNERS DUPLICATE

No. 057-2014045442

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF MOLINO, CITY OF BACOR, 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

2014



Page No. : 2

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.

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-04-02172

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.

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.

DECLINATION:

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:

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)

此致
敬礼

EDGAR D. SANTOS
REGISTER OF DEEDS

04E490900E102


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


Edgar Domingo Santos
Register of Deeds



2015015630940

TCT No.:167-2016022091

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

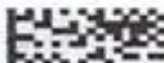
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(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 E. 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 E. BOBOSA
Deputy Register of Deeds



ANNEX "C-1"

201306090006102

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. 057-2014045443

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

LOT NO: 10 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.:

Orig. Reg. Date: 01 27 1921

Original RD : PROVINCE OF CAVITE

Volume No.: A-5

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.

Record No.: 8843

Decree No.: 101200

OCT No.: OCT-1002

Page No.: 232

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

Edgar Domingo Santos
Register of Deeds



2HEH90900E102

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. 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



EDGAR S. SANTOS
REGISTER OF DEEDS



2013008006103

TCT No.: 057-2014045443

Page No.: 3

2013022424; 2013037460; 2013037492 (TOTALLY CANCELLED)


EDGARDO U. SANTOS
REGISTER OF DEEDS



201300806344


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



2015015830941

TCT No.:167-2016022092

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 CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, WID. 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. ADIGA, DATED JULY 11, 2017.

DOMINIC B. BOSCA
Deputy Register of Deeds



ANNEX C-2

64E490900E102

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 BACOR, 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, 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.:

Orig. Reg. Date: 01 27 1921

Original RD : PROVINCE OF CAVITE

Volume No.: A-6

Original Owner:

Record No.: 8843

Decree No.: 101200

OCT No.: OCT-1002

Page No.: 232

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



05E490900E102

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 BACOR, 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. 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-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



201300004351

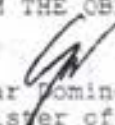
TCT No.: 057-2014045445

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



2015015630943

TCT No.: 167-2016022094

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, OLD. 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 01, 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADRA, DATED JULY 11, 2017.

DOMINIC B. ROSA
Deputy Register of Deeds



ANNEX

C-3

95559080006102

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 BACOR, 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



20130080655587

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 BACOR, 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 NW, SE	LOT 7, BLOCK 9, PCS- 04-028385 LOT 6, 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	NW, NE, SE	ROAD LOT 5, PCS-04- 028385
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	SE, SW, NW	LOT 5, BLOCK 9, PCS- 04-028385

TIE POINT: MON. NO. 191, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 18 ° 30' E	700.13 M.
1-2	S. 88 ° 26' W	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' W	4.68 M.
16-17	N. 23 ° 49' W	12.34 M.
17-18	N. 32 ° 57' W	19.87 M.
18-19	N. 50 ° 55' W	14.48 M.
19-20	N. 62 ° 31' W	5.56 M.
20-21	N. 79 ° 32' W	11.48 M.
21-22	S. 81 ° 42' W	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

2013008065558

TCT No.: 057-2014045552

Page No.: 3

25-26	N.	82 °	10	E	5.43 M.
26-27	S.	89 °	35	E	5.47 M.
27-28	S.	88 °	55	E	5.28 M.
28-29	S.	81 °	36	E	5.41 M.
29-30	S.	78 °	17	E	6.40 M.
30-31	S.	71 °	04	E	5.83 M.
31-32	S.	67 °	42	E	4.98 M.
32-33	S.	56 °	27	E	4.81 M.
33-34	S.	54 °	02	E	5.36 M.
34-35	S.	43 °	14	E	5.75 M.
35-36	S.	33 °	04	E	8.07 M.
36-37	S.	25 °	49	E	7.92 M.
37-38	S.	27 °	52	E	7.85 M.
38-39	S.	20 °	58	E	8.33 M.
39-40	S.	01 °	07	E	5.66 M.
40-41	S.	13 °	17	N	5.88 M.
41-42	S.	34 °	25	N	5.08 M.
42-43	S.	63 °	26	N	4.58 M.
43-44	S.	82 °	50	N	6.18 M.
44-45	N.	89 °	54	N	4.76 M.
45-46	N.	89 °	54	N	0.93 M.
46-47	N.	82 °	41	N	5.10 M.
47-48	N.	82 °	45	N	5.07 M.
48-49	N.	76 °	42	N	7.43 M.
49-50	N.	76 °	41	N	7.30 M.
50-51	N.	75 °	50	N	6.37 M.
51-52	N.	76 °	02	N	6.54 M.
52-53	N.	75 °	15	N	5.07 M.
53-54	N.	74 °	08	N	5.49 M.
54-55	N.	63 °	31	N	6.52 M.
55-56	N.	60 °	03	N	6.73 M.
56-57	N.	51 °	47	N	7.42 M.
57-58	N.	46 °	44	N	7.70 M.
58-59	N.	29 °	41	N	8.46 M.
59-60	N.	25 °	19	N	8.25 M.
60-61	N.	20 °	56	N	1.96 M.
61-62	N.	03 °	36	N	2.38 M.
62-63	N.	15 °	59	E	2.29 M.
63-64	N.	23 °	41	E	2.14 M.
64-65	N.	35 °	18	E	3.06 M.
65-66	N.	41 °	56	E	2.90 M.
66-67	N.	45 °	25	E	2.86 M.
67-68	N.	56 °	45	E	3.23 M.
68-69	N.	68 °	36	E	2.14 M.
69-70	N.	82 °	00	E	1.87 M.
70-71	N.	79 °	55	E	6.06 M.
71-1	S.	11 °	03	N	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 20, 2013



EDGAR SANTOS
REGISTER OF DEEDS

201300090006102

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 J. SANTOS
REGISTER OF DEEDS



2013008065590

TCT No.: 057-2014045552

Page No.: 5

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.: 167-2016022401

Page No.: 1

2016016958538

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, OLD. 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 01, 2017, OF NOTARY PUBLIC FOR PASAY CITY, ATTY. HENRY D. ADENA, DATED JULY 11, 2017.

DOMINIC B. KORTA
Deputy Register of Deeds



ANNEX

C-4

165590800E102

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 BACOR, 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



2013000006552

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 BACOR, 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	BEARING	DISTANCE
TO CORNER 1	S. 22° 50' E	765.75 M.
1-2	S. 34° 20' W	5.47 M.
2-3	S. 55° 53' W	5.63 M.
3-4	S. 69° 50' W	2.75 M.
4-5	S. 84° 34' W	3.40 M.
5-6	N. 77° 27' W	31.57 M.
6-7	N. 76° 52' W	5.46 M.
7-8	N. 76° 11' W	10.51 M.
8-9	N. 60° 07' W	11.82 M.
9-10	N. 48° 39' W	15.10 M.
10-11	N. 30° 12' W	12.93 M.
11-12	N. 05° 26' E	4.19 M.
12-13	N. 28° 16' E	7.04 M.
13-14	N. 46° 25' E	3.70 M.
14-15	N. 88° 26' E	6.78 M.
15-16	N. 81° 42' E	31.92 M.
16-17	S. 79° 32' E	11.48 M.
17-18	S. 62° 31' E	5.56 M.
18-19	S. 50° 55' E	14.48 M.
19-20	S. 32° 57' E	19.87 M.
20-21	S. 23° 49' E	12.34 M.
21-1	S. 01° 28' E	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. 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:



EDUARDO SANTOS
REGISTERED OF DEEDS

20130008065553

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 D. SANTOS
REGISTER OF DEEDS



h65590900E102

TCT No.: 057-2014045553

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.: 167-2016022402

Page No.: 1

2016016958539

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, WID. 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. ADRA, DATED JULY 11, 2017.

DOMINIO B. BOBOSA
Deputy Register of Deeds



2013008065607

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 BACOR, 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-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)



201300065606

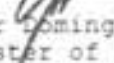
TCT No.: 057-2014045557

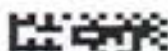
Page No.: 3

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



2016016958543

TCT No.: 167-2016022406

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

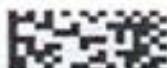
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(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. ADAGA, DATED JULY 11, 2017.


DOMINIC B. ROBOSA
Deputy Register of Deeds



ANNEX "C-6"

BS95909000CT02

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 BACOR, 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



0995908006102

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 BACOR, 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' E	5.60 M.
8-9	S. 33° 00' E	7.23 M.
9-10	S. 33° 00' E	11.02 M.
10-11	S. 33° 00' E	12.25 M.
11-12	S. 59° 42' E	2.99 M.
12-13	S. 59° 42' E	2.99 M.
13-14	S. 84° 06' E	11.28 M.
14-15	N. 84° 34' E	3.42 M.
15-16	N. 84° 17' E	9.00 M.
16-17	N. 83° 09' E	1.19 M.
17-1	S. 65° 48' E	12.23 M.

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



201300065661

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

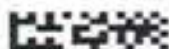
GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

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 O. SANTOS
REGISTER OF DEEDS



2995909000E102

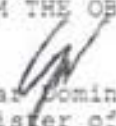
TCT No.: 057-2014045572

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

2016016958581

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

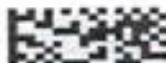
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN. THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(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. BUBOSA
Deputy Register of Deeds



ANNEX "6-7"

20130006065709

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 BACOR, 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
Register of Deeds

20140204



01259090065710

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 BACOR, PROVINCE OF CAVITE,
ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SE	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, IMUS ESTATE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29° 31' E	776.97 M.
1-2	S. 29° 22' W	2.67 M.
2-3	N. 19° 11' W	1.82 M.
3-4	N. 15° 56' W	31.77 M.
4-5	N. 15° 54' W	49.44 M.
5-6	N. 15° 55' W	41.09 M.
6-7	N. 01° 02' W	1.03 M.
7-8	N. 28° 43' E	1.03 M.
8-9	N. 58° 28' E	1.03 M.
9-10	S. 16° 16' E	4.01 M.
10-11	S. 15° 55' E	12.63 M.
11-12	S. 15° 55' E	13.00 M.
12-13	S. 15° 55' E	13.45 M.
13-14	S. 15° 55' E	49.48 M.
14-1	S. 15° 55' E	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:

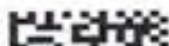
DATE OF ORIGINAL SURVEY: JUNE 27, 1905 - JUNE 11, 1908

DATE OF SUBD/CONS SURVEY: JUNE 20, 2013

DATE OF APPROVED SURVEY: JULY 24, 2013

GEODETIC ENGINEER: HERBERT S. TABERNILLA, JR.

NOTES:



EDGAR O. SANTOS
REGISTER OF DEEDS



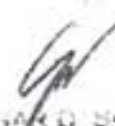
2013008065711

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)


EDWARD SANDOZ
REGISTER OF DEEDS

15408



2013006065712

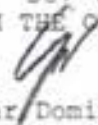
TCT No.: 057-2014045588

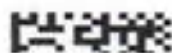
Page No.: 4

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



2016016958597

TCT No.:167-2016022437

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

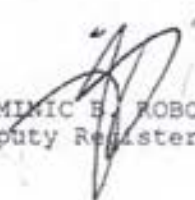
(SGD) ANGEL DELA CRUZ
REGISTER OF DEEDS

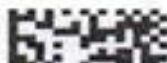
B) SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(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 B. ROBOSA
Deputy Register of Deeds



EL75909000E102

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 BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON., bounded and described as follows:

LOT NO: 16 BLOCK NO: 12 PLAN NO: PCS-04-026365
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

EL75909000E102



2013006065714

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 BACOR, 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

PSD-04-011151

1/1



2013008065715

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' E	776.97 M.
1-2	N. 77° 56' E	65.50 M.
2-3	N. 73° 23' E	18.00 M.
3-4	S. 21° 22' E	53.84 M.
4-5	S. 21° 29' E	14.51 M.
5-6	S. 21° 24' E	17.30 M.
6-7	S. 21° 22' E	12.18 M.
7-8	S. 21° 22' E	52.33 M.
8-9	S. 22° 34' E	11.67 M.
9-10	S. 71° 59' W	2.01 M.
10-11	N. 22° 45' W	8.67 M.
11-12	N. 21° 44' W	5.00 M.

12/2/2013

lat



2013008065716

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, 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;

124018

124018




2013006065717

TCT No.: 057-2014045589

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

2013006065717



2013008065712

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

2013008065712



TCT No.:167-2016022438

Page No.: 1

2016016956598

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. BOBOSA
Deputy Register of Deeds



ANNEX "C-9"

201300065937

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 BACOR, 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 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

12:32



2013008065939

TCT No.: 057-2014045658

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

2013008065939



2016016956672

TCT No.: 167-2016022507

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

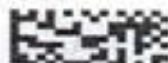
B) /SUBJECT TO THE RIGHTS OF ANY OTHER LEGAL HEIR OR CLAIMS OF ANY CREDITOR OF THE DECEASED TOMASA VINIENTE, SHLD. THERE BE ANY W/IN THE PERIOD OF TWO (2) YEARS AS PROVIDED BY LAW.

(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 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.

DOMINIO B. ROBOSA
Deputy Register of Deeds



HOWARD B. STINE JR., RPNV, CA
City Mayor
Bangor City, Cayote

Mr. Ray Arnette W. Duong
Managing Director
RICHFIELD PROPERTIES, INC.

Reviewed by:

Edg. - Another good dog

DATE: JAN. 24, 2025

STANDARD AND GORDON, INC. 10000 N. 10TH AVE. SUITE 1000
DENVER, CO 80231

HONORABLE STRIKE E. PERROW
City Mayor
Boulder City, Nevada

RE: DEED OF DONATION BY EXCLUDED AREAS IN LOT 126 LAKESIDE SUBDIVISION LOCATED AT MOJAVE & BACOR, CAUTE TO THE CITY GOVERNMENT OF BACOR FOR COMPLIANCE TO WATER IMPROVEMENT AREA.

DEAR MR. PERROW:

Dear Sir:

The following information is the donation of EXCLUDED AREAS OF LOT 126 LAKESIDE SUBDIVISION LOCATED AT MOJAVE & BACOR, CAUTE TO THE CITY GOVERNMENT OF BACOR FOR COMPLIANCE TO WATER IMPROVEMENT AREA. With this, we are donating to BACOR City, all the Excluded Areas, stated below, including the legal property for the 2000.

The EXCLUDED AREAS are as follows:

Lot Classification	Block and Lot	Tract or Certificate No.	Area
Excluded Area	Block 1 Lot 1	10-10-10-10-10	1.00
Excluded Area	Block 1 Lot 2	10-10-10-10-20	1.00
Excluded Area	Block 1 Lot 3	10-10-10-10-30	1.00
Excluded Area	Block 1 Lot 4	10-10-10-10-40	1.00
Excluded Area	Block 1 Lot 5	10-10-10-10-50	1.00
Excluded Area	Block 1 Lot 6	10-10-10-10-60	1.00
Excluded Area	Block 1 Lot 7	10-10-10-10-70	1.00
Excluded Area	Block 1 Lot 8	10-10-10-10-80	1.00
Excluded Area	Block 1 Lot 9	10-10-10-10-90	1.00
Excluded Area	Block 1 Lot 10	10-10-10-10-100	1.00

Very truly yours,
STANDARD AND GORDON, INC.

4. The following is the donation of EXCLUDED AREAS OF LOT 126 LAKESIDE SUBDIVISION LOCATED AT MOJAVE & BACOR, CAUTE TO THE CITY GOVERNMENT OF BACOR FOR COMPLIANCE TO WATER IMPROVEMENT AREA. With this, we are donating to BACOR City, all the Excluded Areas, stated below, including the legal property for the 2000.

Sincerely yours,

Mr. Payton W. Quong
Managing Director
STANDARD AND GORDON, INC.

Received by:

Eden. Arutan (and dog)