

DEED OF CONVEYANCE

This Deed of Conveyance (this "**Deed**") by and among:

ABOITIZ LAND, INC., a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal place of business at the Aboitiz Corporate Center, Gov. Manuel A. Cuenco Avenue, Kasambagan, Cebu City, represented herein by its Vice-President for Residential Operations, Monica Cristina L. Trajano, and its Manager of Property Management Team, Jojo Jim I. Manuel (hereinafter referred to as "**AboitizLand**")

- and -

ALMIYA HOMEOWNERS' ASSOCIATION, a non-stock, non-profit association duly organized and existing under the laws of the Republic of the Philippines, with principal place of business at Riverside, Canduman, Mandaue City, represented herein by its Board of Directors, namely, John Christopher H. Espinosa (President), Ernie Louie B. Yu, (Vice-President), Louie Julius Bagoyado (Secretary), Zenon Chu Jr. (Auditor), Lynn Ann A. Alvarez (Treasurer), Anthony Kintanar (Member), and Arleen O. Vestal (Member) (hereinafter referred to as "**Homeowner's Association**")

Individually referred to as "Party" and collectively "Parties".

- SETS FORTH THAT -

WHEREAS, AboitizLand is the absolute owner of parcels of land with an area of approximately 52,279 square meters, more or less, located in Brgy. Canduman, Mandaue City, Cebu, registered under and specifically described in Subdivision Plans PSD-07-090865, PSD-07-090866, PSD-07090987, & PSD-07-090988 as listed in the application of Certificate of Completion, copies of which are attached hereto as **Annexes A1 to A5**

WHEREAS, AboitizLand developed Almiya Subdivision ("**Almiya**") on the Parcels pursuant to the provisions of Presidential Decree No. 957 (the "*Subdivision and Condominium Buyers' Protective Decree*");

WHEREAS, pursuant to the provisions of the Republic Act No. 9904, or the Magna Carta for Homeowners and Homeowners' Association, the Almiya Homeowners' Association ("**Homeowners' Association**") was registered with the Housing and Land Use Regulatory Board;

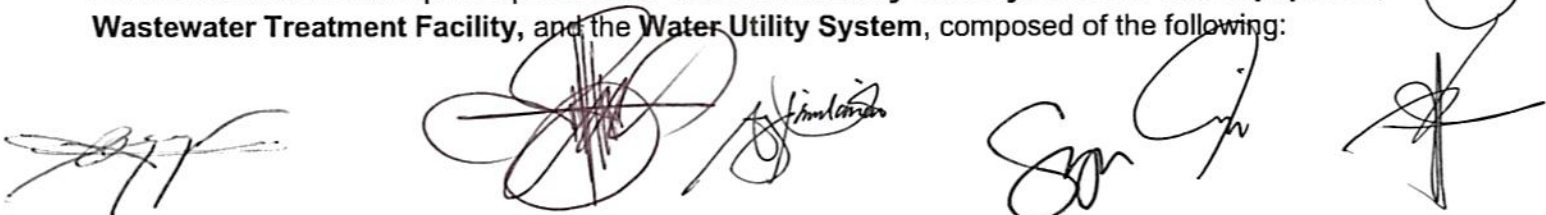
WHEREAS, under Section 1.4 of the Almiya Covenant, common areas shall be registered and titled in the name of the Homeowners' Association;

WHEREAS, on March 27, 2018, easements, road lots, open spaces, common areas, and equipment were turned over and delivered to the Homeowners' Association, the inventory of which is attached as **Annex B** hereto, and the list titles covering them are attached hereto **Annex C**, all to be referred herein as the "**Previously Conveyed Areas and Equipment**";

WHEREAS, the **Water Utility System** and the **Wastewater Treatment Facility** are already completed and ready for turnover to the Homeowner's Association;

NOW, THEREFORE, for and in consideration of the foregoing premises, the Parties agree as follows:

Section 1. AboitizLand hereby formally assigns, transfers, and conveys unto the Homeowners' Association the ownership and possession of the **Previously Conveyed Areas and Equipment**, **Wastewater Treatment Facility**, and the **Water Utility System**, composed of the following:



- a. All water supply system equipment, devices, and piping from the Metropolitan Cebu Water District (MCWD) mother meter to the individual meter;
- b. Underground water cistern;
- c. Elevated water tanks;
- d. Transfer pumps and controls;
- e. Machine rooms or pods housing the equipment;
- f. All piping, water valves, gauges, accessories, before the individual meter and all individual submeters;
- g. MCWD Mother Meter; and
- h. Billing system

Photos of the **Water Utility System** and **Wastewater Treatment Facility** and its component parts are attached and made integral parts of this Deed as **Annexes D-1 to D-2**.

Section 2. From the time of execution of this Deed, the Homeowners' Association shall be liable for the operation and management of the **Water Utility System**, including the billing and collection of monthly water dues from the homeowners.

AboitizLand shall retain its right to collect any and all water dues outstanding at the time of the execution of this Deed, as well as the right to avail of any and all remedies to enforce payment in accordance with industry standards, including but not limited to the disconnection of water lines. In this regard, the Homeowners' Association acknowledges and interposes no objection to such rights, and it shall endeavor to provide the necessary assistance to AboitizLand in the exercise of the same.

Section 3. Upon execution of this Deed, the Homeowners' Association shall also be responsible for the maintenance and administration of the **Wastewater Treatment Facility**. Copies of the DENR-approved Discharge Permit ("DP") No. DP-R07-20-04534 dated October 9, 2020, valid until October 9, 2025, and Certificate of Treatment issued by MWCD allowing Almiya to haul wastewater are attached hereto as **Annex E-1 to E-2** and made integral parts of this Deed.

Notwithstanding the transfer of the **Wastewater Treatment Facility** to the Homeowners' Association, AboitizLand undertakes to reprocess the Discharge Permit (DP) amendment and/or approval on behalf of the Homeowners' Association provided that the reason for the DP revocation is due to circumstances other than expiration and/or non-compliance to the set conditions of the approved DP and Environmental Compliance Certificate ("ECC").

The Homeowners' Association reserves the right to compel AboitizLand to install the required Wastewater Treatment Facility retrofit at its own expense as mandated by DENR under Administrative Order (DAO) 2016-08, in the event that DENR revokes DP No. DP-R07-20-04534 prior to its expiration. AboitizLand undertakes to shoulder all penalties which may be imposed by the DENR arising from the revocation of DP No. DP-R07-20-04534 due to circumstances other than expiration and/or non-compliance to the set conditions of the approved DP and ECC.

Section 4. In addition, AboitizLand formally assigns, transfers, and conveys unto the Homeowners' Association the ownership and possession of the Road Network, comprised of three (3) Inner Roads, covered by the following Transfer Certificate Title Nos., attached and made integral parts hereof as Annexes F-1 to F-3:

- Inner Road No. 1 TCT-111-2015003990 (Pebble St)
- Inner Road No. 2 TCT-111-2015003992 (Petal St.)
- Inner Road No. 3 TCT-111-2015004317 (portion of Ember St.)

Section 5. AboitizLand hereby warrants that it has delivered ownership and possession of the **Previously Conveyed Areas, Wastewater Treatment Facility, and the Water Utility System** to the Homeowner's Association free from and clear of all liens, charges, or encumbrances.

Section 6. Subject to the rectification of i) the items identified in the final list agreed upon during the May 8, 2021 walkthrough, which AboitizLand has committed to complete within sixty (60) working days from the execution of this Deed, and ii) the items identified in **Annex G**, the Homeowners' Association acknowledges and confirms acceptance of the **Previously Conveyed Areas and Equipment, Wastewater Treatment Facility, and the Water Utility System** in its entirety, and confirms that it is operational and working in an optimum condition.

AboitizLand warrants that the items identified in the final list agreed upon during the May 8, 2021 walkthrough and those identified and **Annex G** shall remain in good working order, after rectification, for a period of one (1) year from the execution of this Deed. This warranty does not include any and all damages and defects caused by ordinary wear and tear, force majeure/acts of God, or those caused by the Homeowners' Association's fault or negligence, or the fault or negligence of its officers, employees, personnel, representatives, and/or agents.

Section 7. For a period of ninety (90) days from the date of execution of this Deed, AboitizLand and the Homeowners' Association shall jointly monitor the meter readings of the **Water Utility System** by sending their respective technicians to take readings every MCWD cut-off. The Homeowners' Association shall also submit monthly reports on the water meter readings to AboitizLand within three (3) calendar days from the MCWD mother meter reading covering the cut-off for the said ninety (90)-day period.

Likewise, AboitizLand shall repair any cause of physical losses should the average monthly water leakage rate be found to have exceeded the twenty percent (20%) tolerance rate within the said ninety (90)-day period.

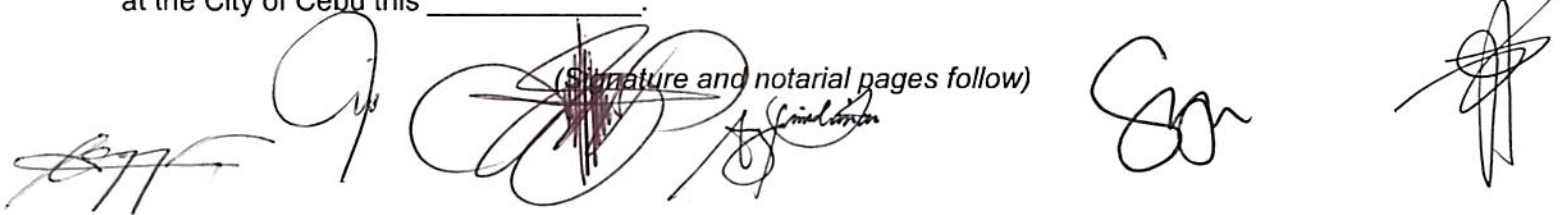
Section 8. From the date of execution of this Deed, the Homeowners' Association shall be responsible for the administration, operation, and management of the **Previously Conveyed Areas and Equipment, Wastewater Treatment Facility, and the Water Utility System** and hereby relieves AboitizLand, its officers, directors, and employees, of any liability, responsibility, or obligation over the same, subject only to conditions also stated in this Deed.

Section 9. The Homeowners' Association is likewise responsible for the payment of all taxes and expenses, such as but not limited to, real property taxes and costs to be incurred with respect to or in connection with the ownership and possession, repair, maintenance, and operation of the **Wastewater Treatment Facility and the Water Utility System**, from the time of signing of this Deed. The Homeowners' Association shall continue being responsible for paying all such taxes and expenses in relation to the ownership and possession, repair, maintenance, and operation of the **Previously Conveyed Areas and Equipment**.

Section 10. The documentary stamp tax (if any) on this Deed shall be shared equally between AboitizLand and the Homeowner's Association, as follows: AboitizLand shall advance the Homeowner's Association's share in the documentary stamp tax (if any), and the Homeowners' Association undertakes to reimburse AboitizLand for any and all amounts advanced within thirty (30) days from payment thereof. The Homeowners' Association shall be liable for the payment of any and all other taxes, fees, and duties in relation to the transactions contemplated in this Deed.

Section 11. This Deed may be executed in counterparts. One fully signed set of counterparts shall for all intents and purposes be considered a single document. This Deed shall be deemed to be executed on the date when all parties, acting through their respective authorized representatives, shall have affixed their respective signatures hereto, and acknowledged the same to be their free and voluntary act and deed. Unless otherwise stated herein or the context otherwise requires, capitalized terms used herein shall have the meanings ascribed to them in the Almiya Covenant.

IN WITNESS WHEREOF, the Parties have caused their respective representatives to sign this Deed at the City of Cebu this _____.

 (Signature and notarial pages follow)

ABOITIZLAND, INC.

By:



Monica Cristina L. Trajano
Vice-President
Residential Operations

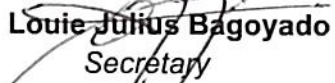

Jojo Jim I. Manuel
Manager
Property Management

ALMIYA HOMEOWNER'S ASSOCIATION


By:


John Christopher H. Espinosa
President


Ernie Louie B. Yu
Vice-President


Louie Julius Bagoyado
Secretary

Zenon Chu Jr.
Auditor


Lynn Ann A. Alvarez
Treasurer


Anthony Kintanar
Member


Arleen O. Vestal
Member

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
 LAPU-LAPU CITY, CEBU) S.S.

I certify that on this date before me, a notary public duly authorized in the city named above to take acknowledgements, personally appeared:

<u>NAME</u>	<u>GOVERNMENT ID NO.</u>	<u>DATE/PLACE ISSUED</u>
ABOITIZ LAND, INC.		
Represented by:		
Monica Cristina L. Trajano	N01-95-187273	2018/02/05 / N15
Jojo Jim I. Manuel	C11-03-170485	2017/10/01

ALMIYA HOMEOWNER'S ASSOCIATION
 Represented by:

John Christopher H. Espinosa	Driver's License # 601-95-192848	9/23/21
Ernie Louie B. Yu	Driver's License # 601-08-000749	2/21/19
Louie Julius Bagoyado	DL 611-99-006171	7/4/18
Zenon Chu Jr.		
Lynn Ann A. Alvarez	601-09-602474	09/29/18
Anthony Kintanar	Phil Sys Card No. (PCN) 2657-6405-8796-3021	11/30/2021
Arleen O. Vestal	PRC W20439	11/26/78

who were identified by me through competent evidence of identity to be the same persons described in the foregoing instrument, who acknowledged before me that their respective signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed and that they have the authority to sign on behalf of the corporations represented herein.

This foregoing instrument refers to a Deed of Conveyance consisting of five (5) pages including this page where the acknowledgement is written. Each page of this instrument has been signed by the parties and their instrumental witnesses and every page of which is sealed with my notarial seal.

Witness my hand and seal this 21 FEB 2022.

Doc No. 217 ;
 Page No. 45 ;
 Book No. VII ;
 Series of 2021.

ATTY. MERACHELLE RALA BORRACHO
 NOTARY PUBLIC
 Notarial Commission No. 551-L, Lapu-Lapu City
 Valid Until December 31, 2022
 Unit 1, Solis Bldg., Bahag, Lapu-Lapu City 6015
 Roll of Attorneys No. 62707
 IBP Lifetime No. 0382165, Cebu Province
 PTR No. 8901975, Jan. 04, 2021 / LLC
 MCL Compliance No. VII-0002687



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

CERTIFICATE OF COMPLETION FOR LAND DEVELOPMENT

Name of Project : **Almiya Subdivision**
Location : **Brgy. Canduman, Mandaue City, Cebu**
Owner/Developer : **Aboitizland, Inc.**
Project Classification : **PD 957 (Open-Market)**
DP No./ Date issued : **DP No. 236 / April 17, 2013**
CR No./ Date issued : **23950 / June 18, 2013**
LS No./ Date issued : **26307 / June 18, 2013**
Area/ No. of Lots/Units : **52,279 sq.m / 302 Lots/Units**

BE IT KNOWN that the above-described project, upon inspection appears complete based on the Approved Subdivision Plan.

Notwithstanding this completion, the owner/developer shall continue to maintain the project's common facilities unless its donation is effected pursuant to Presidential Decree No. 1216 and its implementing rules. Furthermore, this certification shall be without prejudice to any case filed against said owner/developer pending before this Board/Office or where the cause of action accrued prior to the issuance of this certification or is not related thereto.

This Certification shall be valid for the purpose of donation/ turn-over to the concerned local government unit or the homeowners association in appropriate cases if the same is made within six (6) months from the date of issuance.

IN WITNESS WHEREOF, I have set my hand and caused the seal of this Office to be affixed at Cebu City, this October 6, 2017.

for. [Signature]
FRANCIS D. ORDENIZA
Regional Officer 10/6/17

Tin No.:
O.R No.: 9882422
Date of O.R.: 08-02-2017
Amount Paid: P9,216.00
CoC -

Inspected, Prepared and Evaluated by:

[Signature]
BILLY JOSEPH REQUINA

Reviewed by:

[Signature]
EVELYN A. BOBIER
Head, PRLD

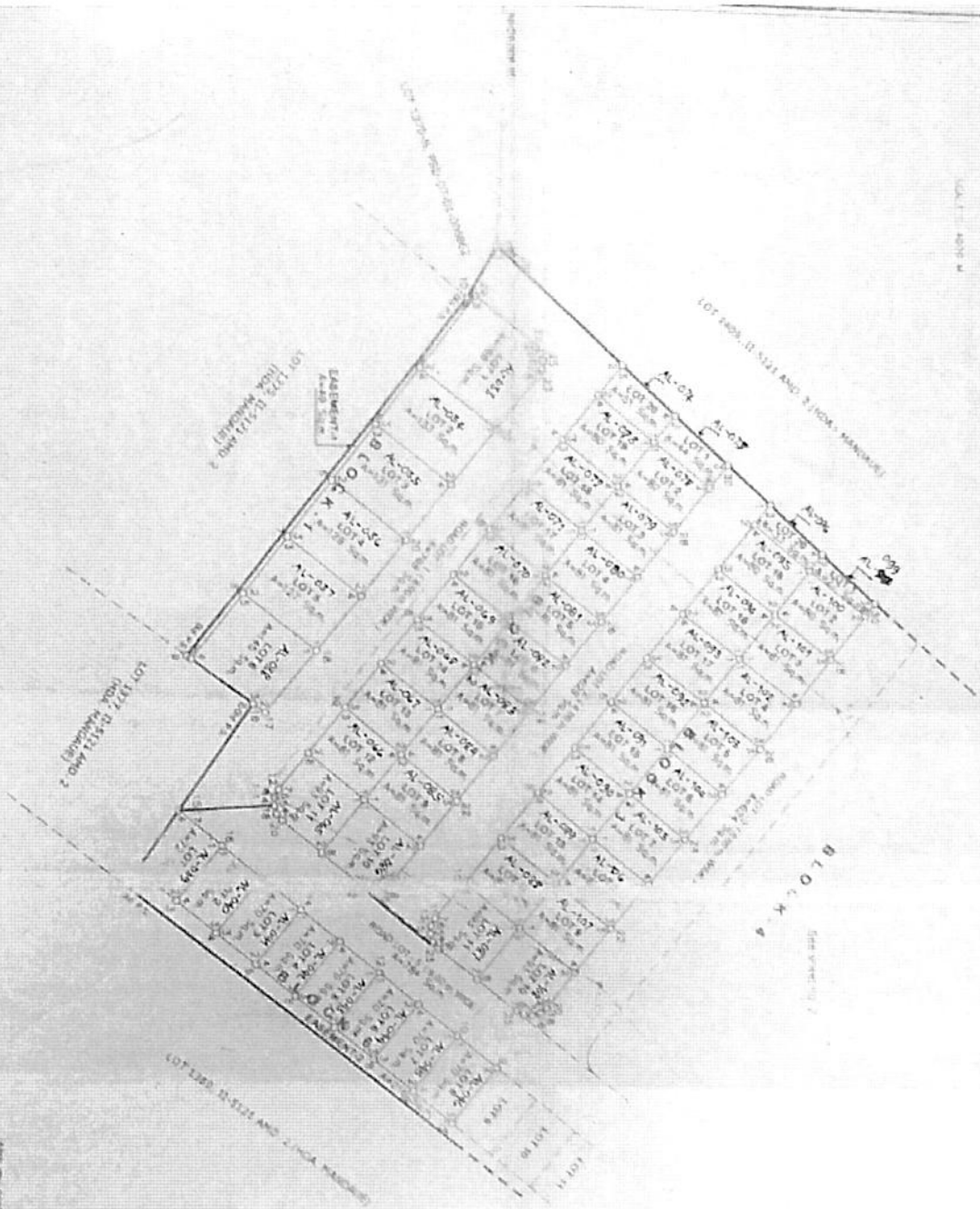
[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



NOTE:
 All corners marked with 'X' are of 100% accuracy.
 All other corners are of 99.99% accuracy.
 Calculated by the City of Madison
 DATED APRIL 11, 2013

VERIFICATION FEE
 Page Number: 23,000.00
 Date: Nov 24, 2013
 104.007.090865

LOT 1370-A, P80-07-01-000862
 AS SURVEYED FOR
 ABOUTZLAND, INC.
 SUBDIVISION
 PLAN OF LAND
 SITUATED IN THE
 CITY OF MADISON
 COUNTY OF WAUKESHA
 STATE OF WISCONSIN
 DISTRICT OF CLERK
 COUNTY OF WAUKESHA
 SCALE: 1" = 500'

WILHELM G. WITKOWSKI
 REGISTERED SURVEYOR
 No. 10000
 State of Wisconsin
 Department of Transportation and Natural Resources
 Land Management Bureau
 Madison, Wisconsin

APPROVED BY:
 City of Madison
 Planning and Zoning Commission
 Date: 11/24/13

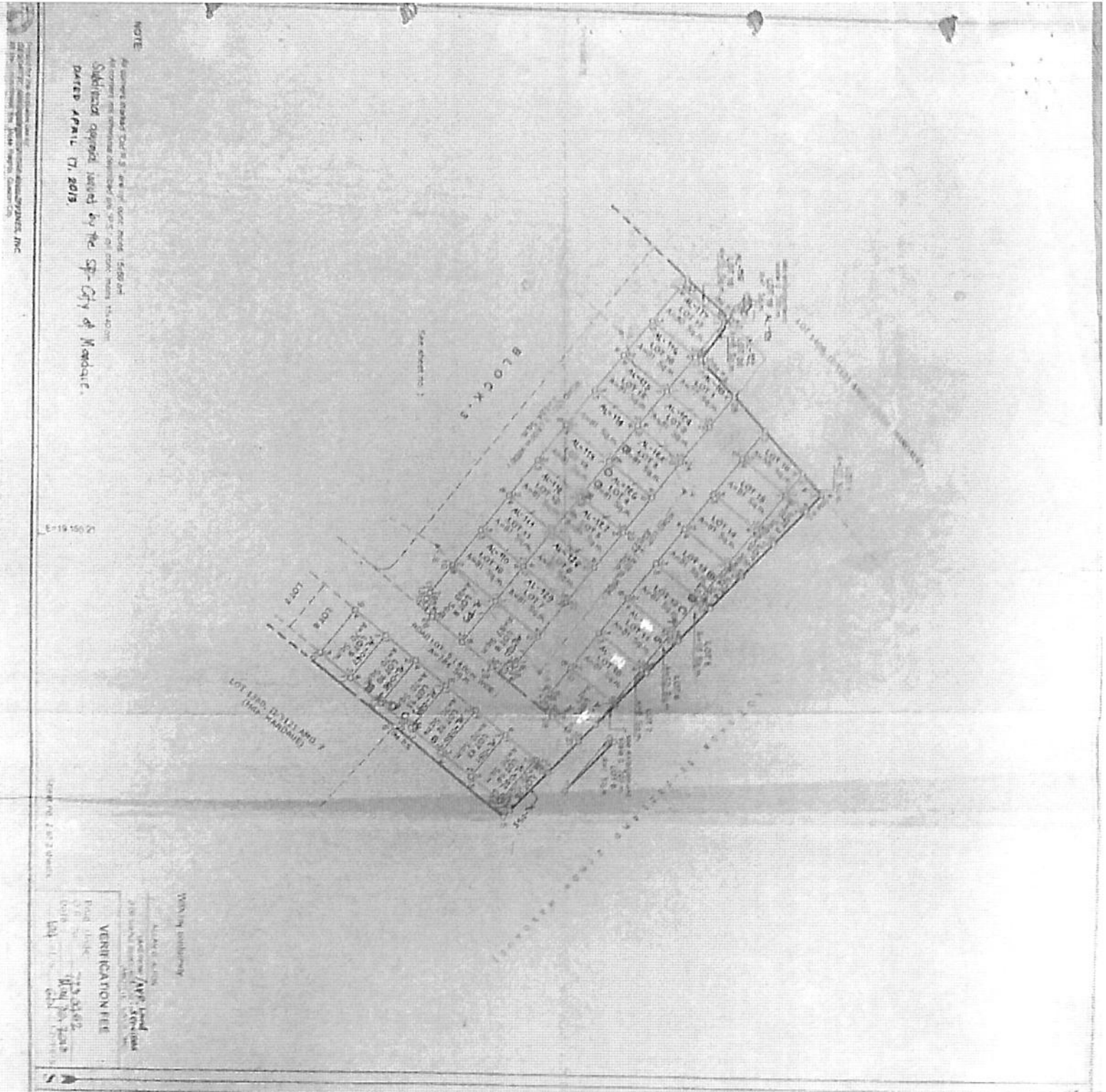
APPROVED BY:
 City of Madison
 Planning and Zoning Commission
 Date: 11/24/13

APPROVED BY:
 City of Madison
 Planning and Zoning Commission
 Date: 11/24/13

[Handwritten signatures and initials]

[Handwritten signature]

Psd. 07.090865



PLAN OF LAND
 AS SURVEYED FOR
 ABOITZLAND, INC.

LOT 1370-A, PARCELS 01-01-0008-02
 SITUATED IN THE
 DISTRICT OF
 MONTREAL
 PREPARED BY
 MARCH 2018
 SCALE 1:500

WITNESSES
 Name of Witness
 Signature
 Date

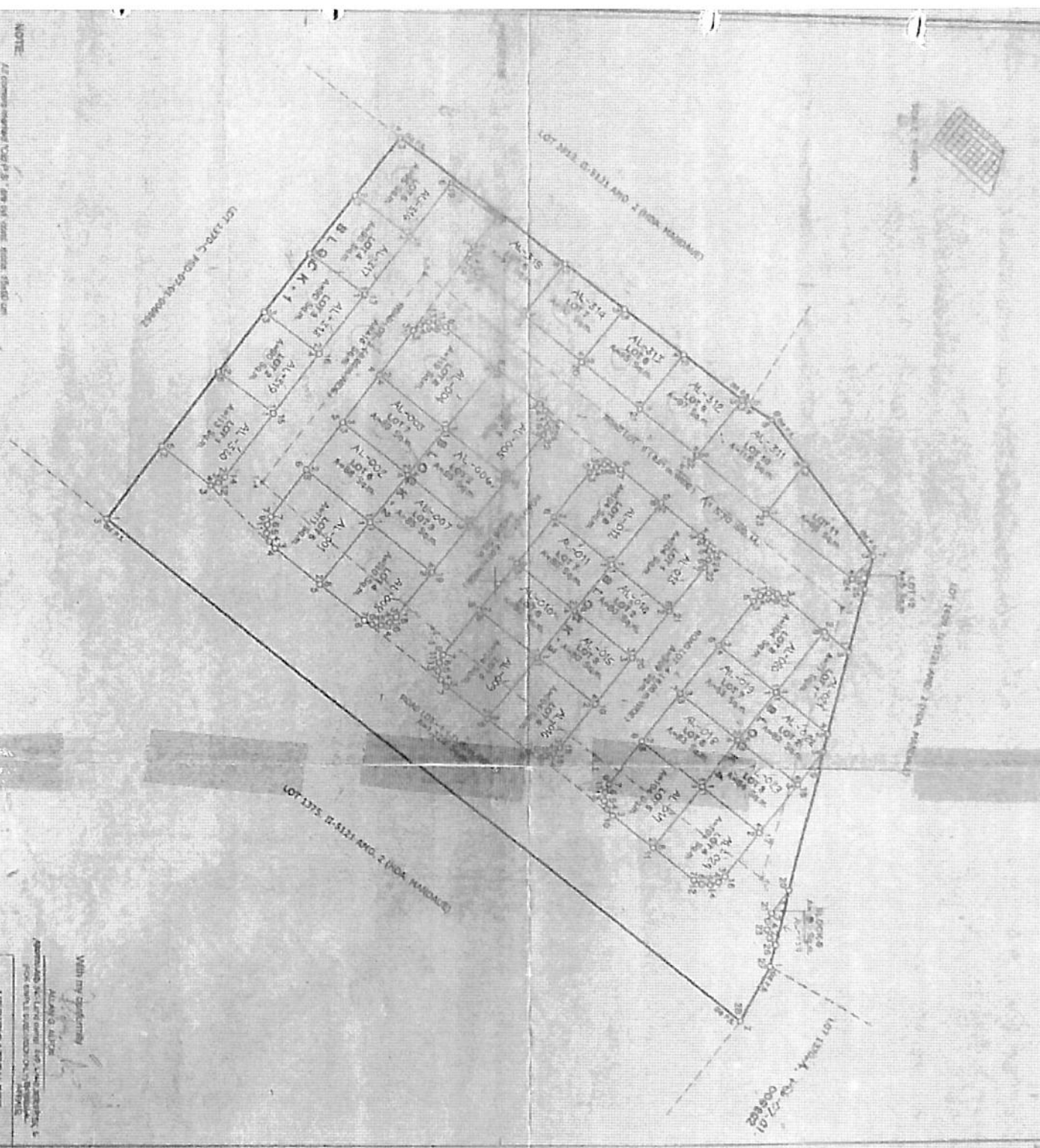
PREPARED BY
 Name of Surveyor
 Signature
 Date

VERIFICATION FEE
 Paid to the City of Montreal
 Date

Psd-07-090865

Handwritten signatures and initials are present at the bottom of the page, including a large signature on the left and several smaller ones on the right.

NOTE:
 All corners marked with 'S' are old stone, some small and
 all corners marked with 'R' are old concrete, some large. The
 subdivision is approved and recorded by the St. City of Missouri
 dated April 17, 2013.



VERIFICATION FEE
 Paid Under
 D.R. No. 7236.652
 Del. 04/29/2013
 42.00/5.00/300.00
 CORNERS

With my conformity
 ALAN G. ALICE

PLAN OF LAND
 AS SURVEYED FOR
ABOITZLAND, INC.
 SITUATED IN THE
 SUBDIVISION
 LOT 1370-B, PSC-07-01-003862

MURKIN CODE
 PARAGRAPHS OF : CANDIDIAN
 CITY OF : MADISON
 PROVINCE OF : ILLINOIS
 BEARING: TRUE
 SCALE: 1" = 400'

Containing an area of 9.284
 ACCORDING TO THE ZONE MAP IV
 BEARINGS: TRUE
 SCALE: 1" = 400'

DATE OF SURVEY: May 2, 2013

WALTER C. VERDORF
 SURVEYOR
 2013 No. 0202-01-00000000
 2710 N. 11TH ST. ST. LOUIS, MO 63104

Department of Environment and Natural Resources
 Land Management Services
 Region 02A-01
 District Office 02A

The above plan shows the result of the survey of the land shown on the attached plan and is approved for recording.

Approved: **WALTER C. VERDORF**, Surveyor
 Date: **July 1, 2013**

The survey was done on the date shown above and the plan is approved for recording.

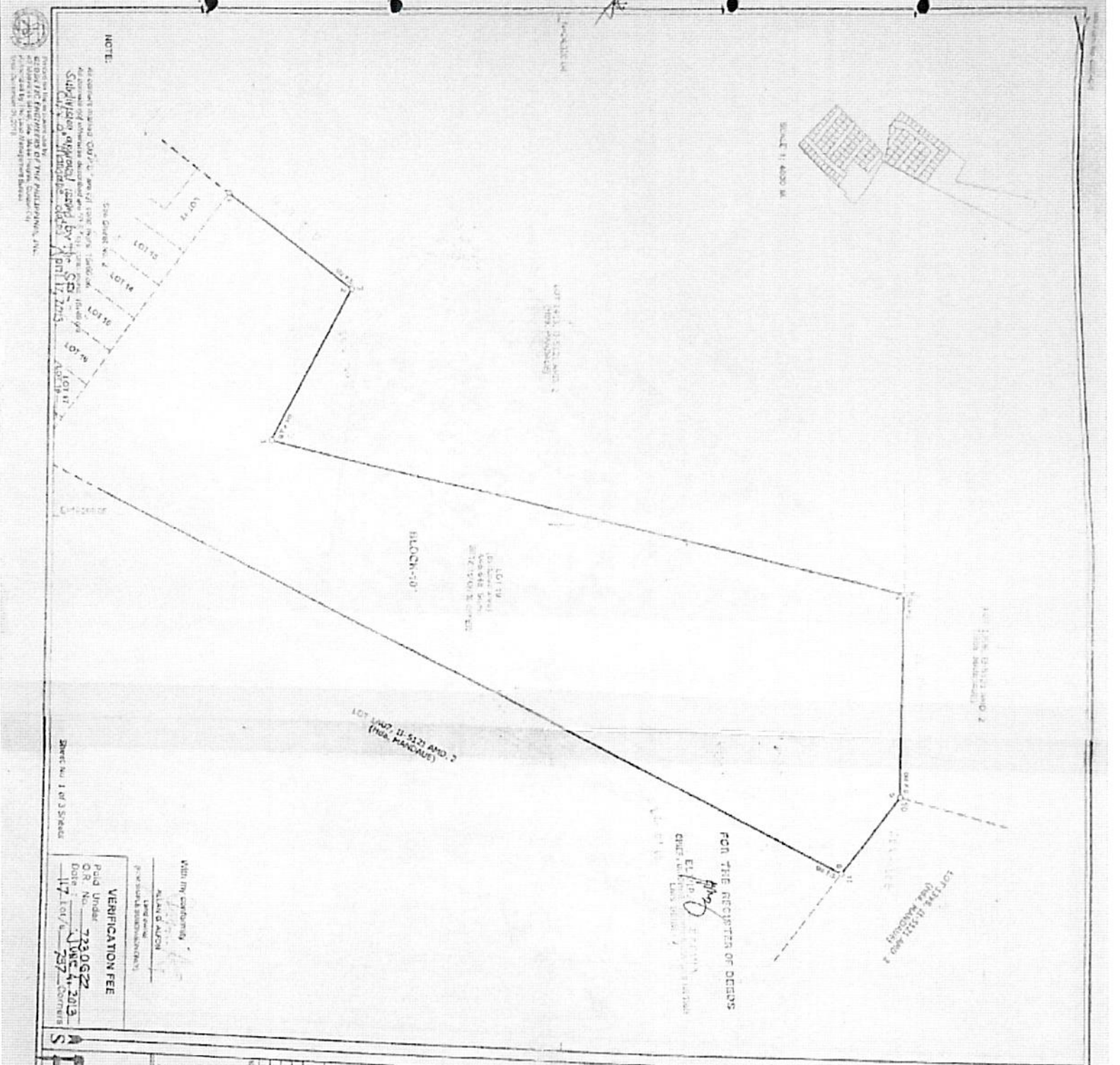
Approved: **WALTER C. VERDORF**, Surveyor
 Date: **July 1, 2013**

APPROVED FOR RECORDING DATE OF APPROVAL:

Date Submitted	Date Returned	Remarks	Checked By

Paid. 07.090866

(Handwritten signatures and scribbles)



NOTE:

All corners marked with 'C' are of concrete. All corners of adjacent lots are of concrete. All corners of adjacent lots are of concrete. All corners of adjacent lots are of concrete.

SCALE 1:4000 M

FOR THE REGISTER OF DEEDS
 EL D. D. ...
 ...

VERIFICATION FEE
 Paid Under QR No. 730627
 Date 17 JUL 2013

CRITICAL SURVEY
 LOT 1408-C, PSD-07-01-0041307
 AS SURVEYED FOR
 ABOTIZLAND, INC., ET AL.
 SITUATED IN THE
 RURALAN CODE
 BARANGAY OF CANDUAN
 CITY OF MALABALAG
 PROVINCE OF CEBU
 ISLAND OF PHILIPPINES
 Containing an area of 21.822 Hectares
 BEARINGS: TRUE
 SCALE: 1:500

I hereby certify that this is a true and correct copy of the survey made for the purpose of the registration of the title of the above-mentioned land, and that the same is in accordance with the provisions of the Act, and that the same is in accordance with the provisions of the Act, and that the same is in accordance with the provisions of the Act.

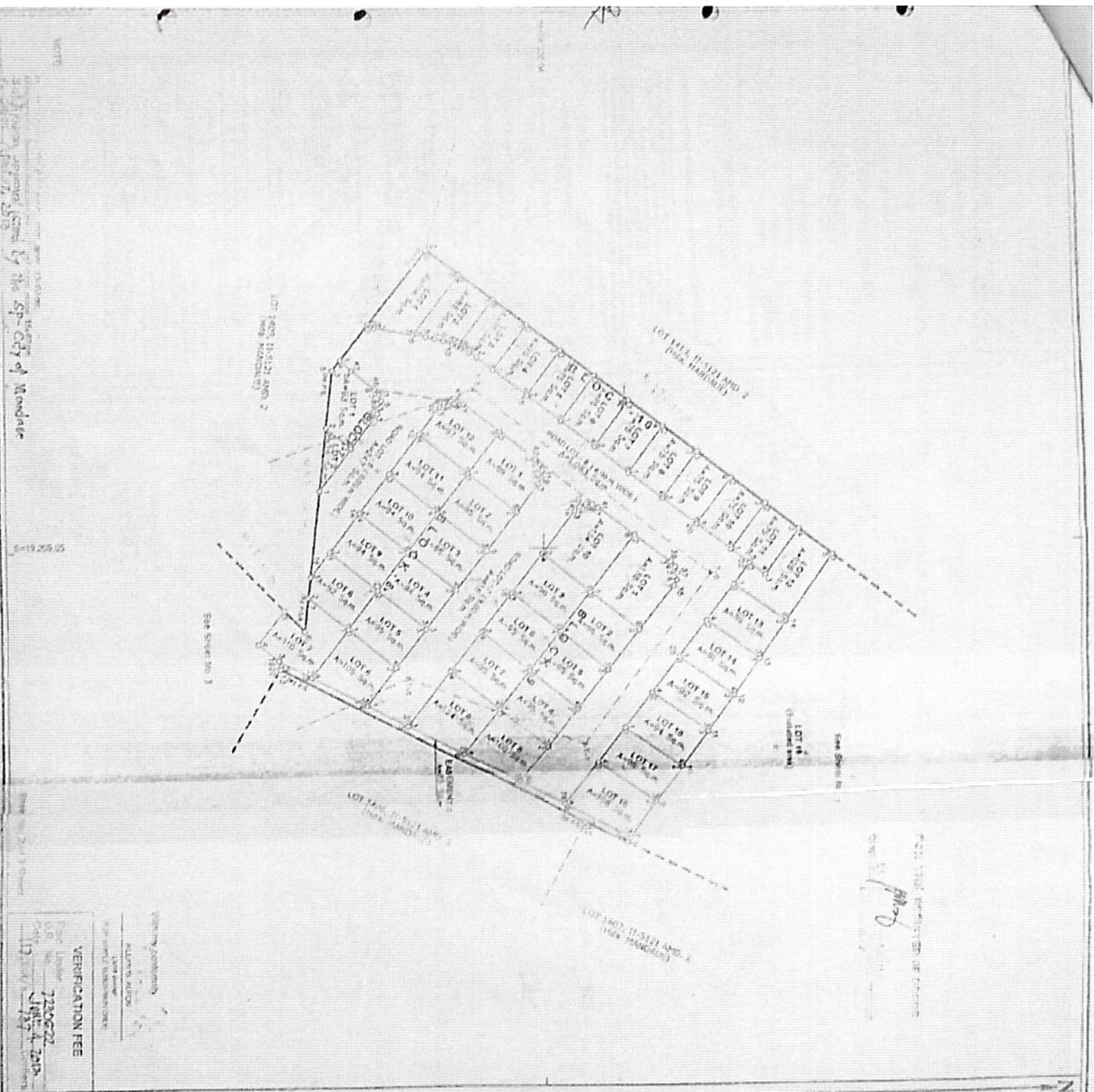
WILFREDO S. LEE
 REGISTERED SURVEYOR
 Date of Survey: March 25, 2013

Department of Environment and Natural Resources
 Land Management Service
 Regional Office VI
 Cebu City

Date Submitted: June 20, 2013
 Date Released: June 20, 2013

Additional Information of the State of Approval

PSD-07-090987



DATE: 07-09-2018

PLAN OF LAND
 AS SURVEYED FOR
ABOTTIZLAND, INC., ET AL

SITUATED IN THE
 RURAL ZONE
 BARANGAY OF : CANGUNAN
 CITY OF : MANDALUE
 PROVINCE OF : CEBU
 ISLAND OF : CEBU

Containing an area of 21.822 Hectares
 BEARINGS: TRUE
 SCALE: 1:500

PROJ. T.M.P.R.-22 ZONE NO. IV
 DATE OF PLAN: March 2018

WILFREDO D. VEREDA
 REGISTERED ENGINEER
 No. 14879
 Date of Exp. 2021

EMILIANO S. YEMANOHEAR
 REGISTERED SURVEYOR
 No. 14879
 Date of Exp. 2021

WILFREDO C. LEE
 REGISTERED SURVEYOR
 No. 14879
 Date of Exp. 2021

DATE: 2018

VERIFICATION FEE

220622
 DATE: 4-20-18

PSD.07-0909857

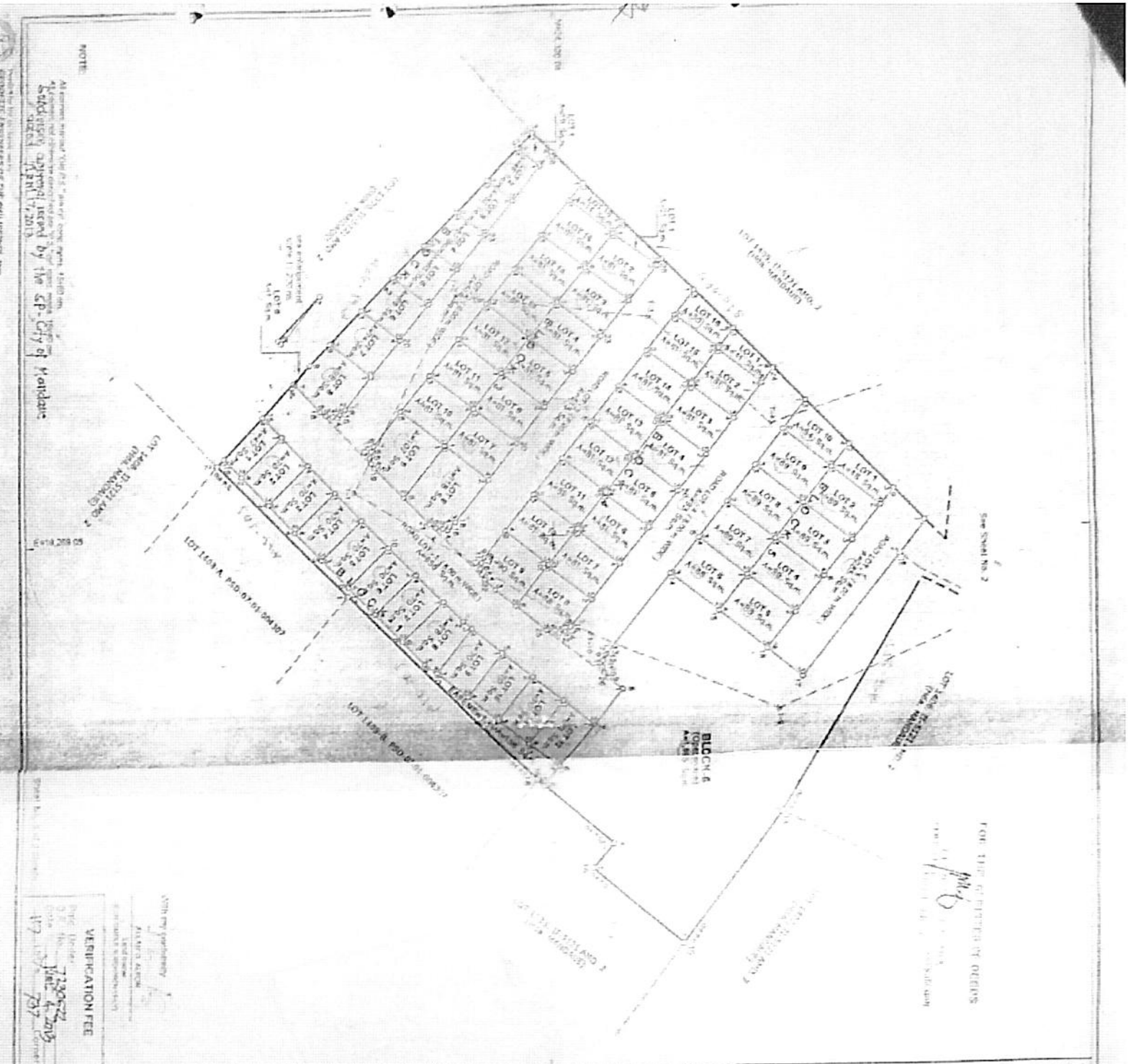
APPROVAL: [Signature]

APPROVAL: [Signature]

APPROVAL: [Signature]

APPROVAL: [Signature]

APPROVAL: [Signature]



NOTE:
 All dimensions shown on this plan are approximate and subject to change. The City of Waukegan reserves the right to amend this plan at any time without notice.

FOR THE CITY OF WAUKEGAN

VERIFICATION FEE
 \$100.00
 PAID BY: [Signature]
 DATE: 6/20/23

PLAN OF LAND
 AS SURVEYED FOR
ABDITZLAND, INC., ET AL.

SUBDIVISION
 LOT 1408-C, PSD-07-01-004307

SITUATED IN THE
 RABBIT CREEK
 PARISH OF
 WASHINGTON
 COUNTY OF
 ILLINOIS
 CONTAINING AN AREA OF
 21.832 ACRES
 MORE OR LESS
 BEARING TRUST

SCALE 1:500

DATE: 06/20/23

WILLIAM S. SHEDDEN
 SURVEYOR

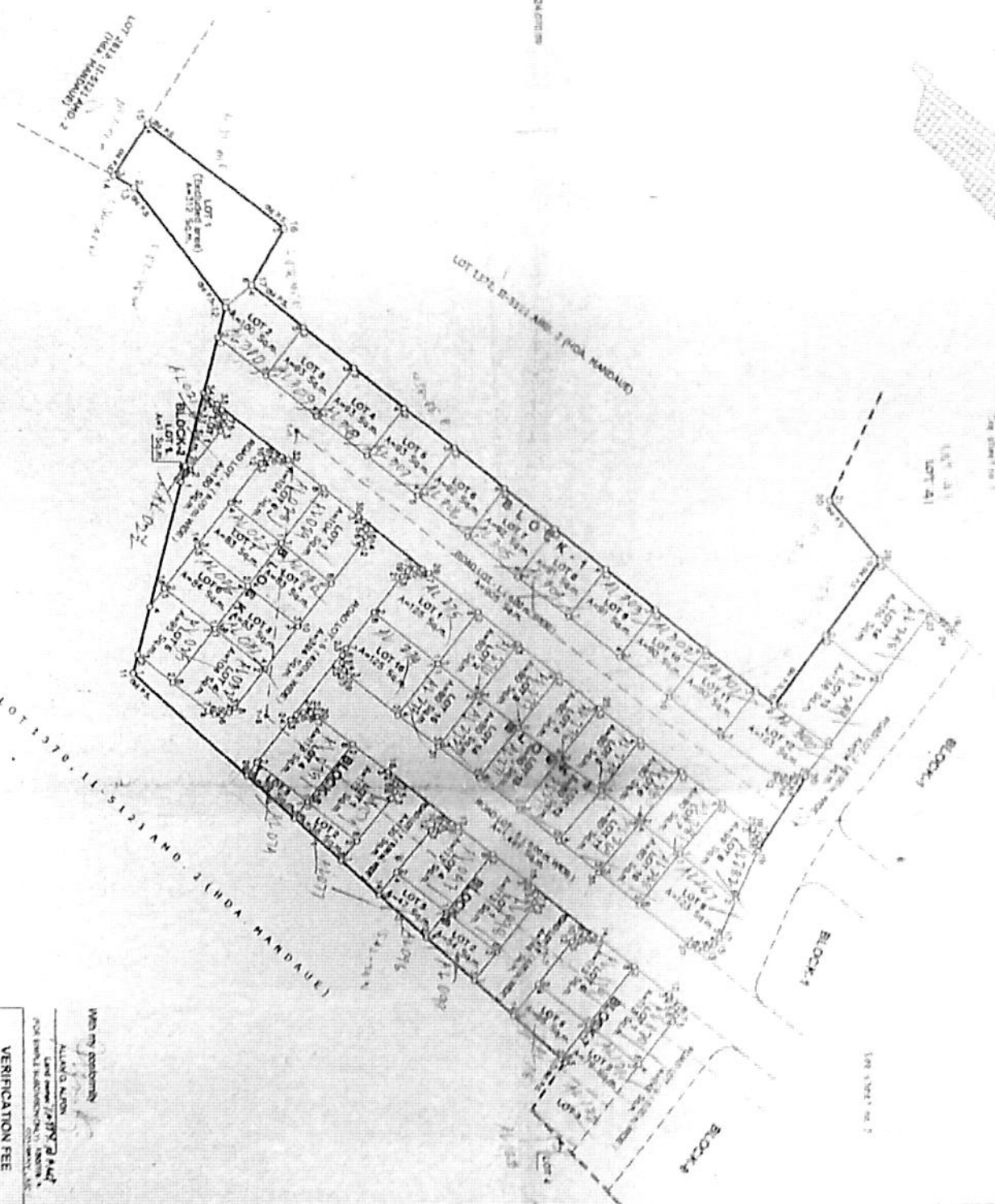
WILLIAMS SURVEYING
 1000 N. WASHINGTON ST.
 WAUKEGAN, IL 60087

APPROVED BY THE CITY OF WAUKEGAN
 DATE: 06/20/23

VERIFICATION FEE: \$100.00

Pd. 07.090987

[Multiple handwritten signatures and stamps are present at the bottom of the page, including a large circular stamp and several individual signatures.]



NOTE:

All corners marked 'CH 2 5' are of concrete more than 100 years old.
 All corners not otherwise described are 'T 5 8' of concrete more than 100 years old.
 Subdivision approved by the C.P. City of Windsor
 dated Oct. 10, 1912.

E-18 040 47
 SHEET NO 3 OF 3 SHEETS

When my conditions
 ALLIANCE LTD.
 LINDA M. M. M. M. M.
 FOR EVIDENCE ONLY

VERIFICATION FEE

Paid Under
 O.R. No. 710571
 Date 1921/10/28
 1921/10/28

CONTRACT NO. 12345
 LOTS 1-150
 BLOCKS 1-4
 RUE DE LA VALLEE
 RUE DE LA RIVIERE

PLAN OF LAND

LOT 1408 DISTRICT AND 2. S.W.C. 21. 2. ANNS 4
 AS SURVEYED FOR
 SITUATED IN THE

REMARKS: 1. The area of the above described lots is as shown on the attached plan. 2. The area of the above described lots is as shown on the attached plan. 3. The area of the above described lots is as shown on the attached plan.

REMARKS: 1. The area of the above described lots is as shown on the attached plan. 2. The area of the above described lots is as shown on the attached plan. 3. The area of the above described lots is as shown on the attached plan.

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REMARKS: 1. The area of the above described lots is as shown on the attached plan. 2. The area of the above described lots is as shown on the attached plan. 3. The area of the above described lots is as shown on the attached plan.

1921/10/28
 P.S.D. 07.090988

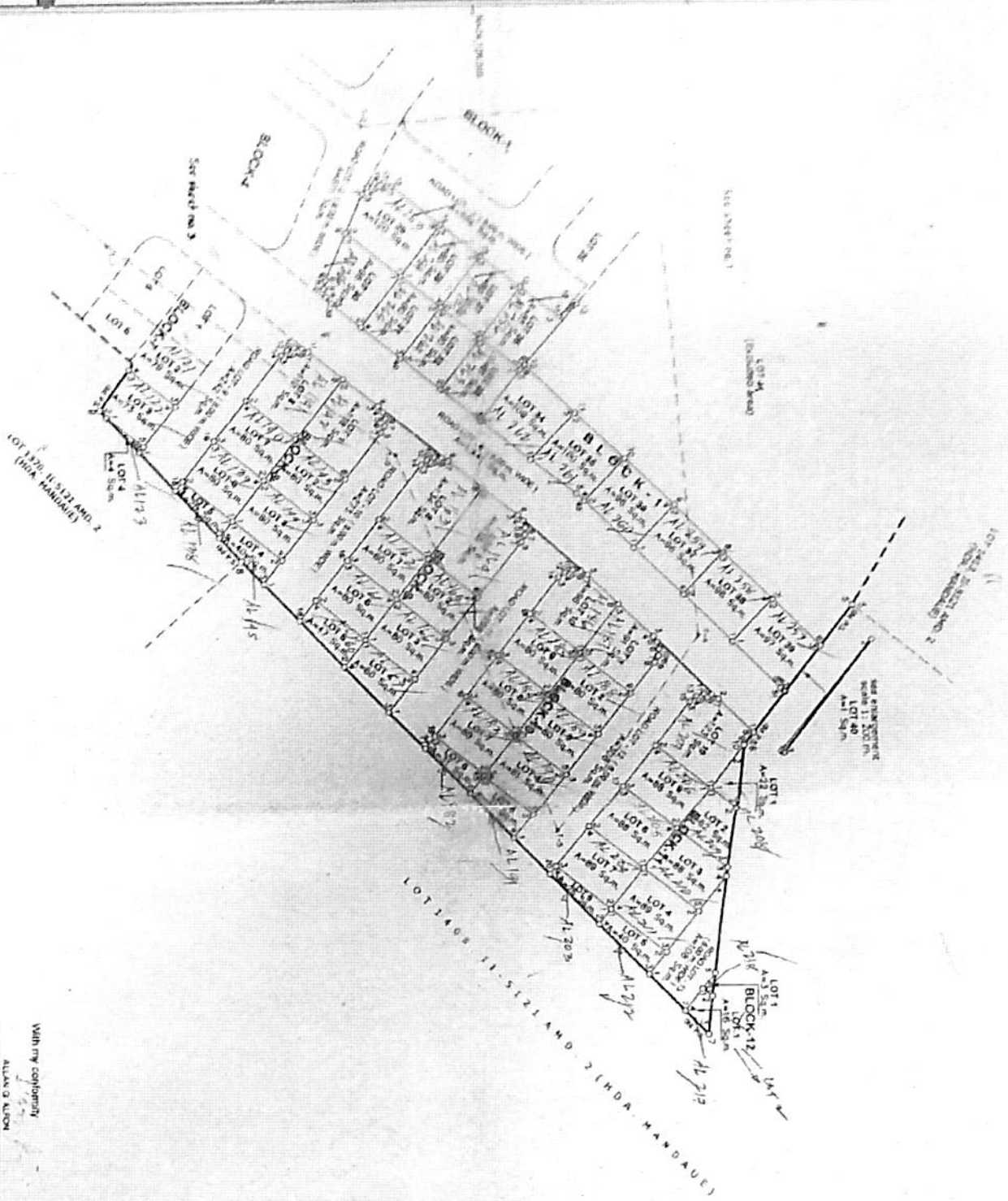
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[Handwritten signature]

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[Handwritten initials]

NOTE:
 All dimensions are in meters. This plan is a subdivision of land.
 All dimensions are given in meters and centimeters.
 The area of each lot is given in square meters.
 The area of each block is given in square meters.
 The area of the subdivision is given in square meters.
 The area of the subdivision is 1,112.21 square meters.
 The area of the subdivision is 1,112.21 square meters.
 The area of the subdivision is 1,112.21 square meters.



With my conformity:
 ALAN O. KUCON
 LAND SURVEYOR
 (FOR FURTHER SUBDIVISION AND ADJUSTMENT)
VERIFICATION FEE
 Paid Under 729821
 OR No. 107-2019
 Date 10/18/2019
 Lot 107-8-299 Corners

ORIGINAL SURVEY	Surveyed and Approved	Lot No. 107-8-299	Page No.	Date
PLAN OF LAND		107-8-299	1	10/18/2019
PLAN OF LAND				
LOT 1409, II-5121 AMD, 2, SWO-07-01-000294				
AS SURVEYED FOR				
CANDIDO MAYOR WITO CESARINA SENO, ET AL.				
SITUATED IN THE				
RURBAN CODE	CANDUMAN (PN) S-14 (A-14)			
BARANGAY OF	MANDAUE			
CITY OF	MANDAUE			
PROVINCE OF	CEBU			
ISLAND OF	CEBU			
Containing an area of	24,390	Sq. M.		
P.P.C.S. T.M.P.R.S. 22 ZONE NO. IV				
BEARINGS: TRUE				
SCALE 1:500				

I hereby certify that this is a correct plan of the survey made by me personally or under my direct supervision in conformity with the provisions of the laws and decrees relating to the Land Surveying Act of 1902 and the rules and regulations of the Department of Environment and Natural Resources. I am not aware of any fraud or illegality in the execution of the survey or in the preparation of this plan. I am not aware of any fraud or illegality in the execution of the survey or in the preparation of this plan. I am not aware of any fraud or illegality in the execution of the survey or in the preparation of this plan.

Date of Survey: March 27-28 2013

WILFREDO O. VERDEA
 GEODETIC ENGINEER
 PRC O. No. 517 Date: 08-26-1988
 T. No. 10000
 Date of: 04-07-2013

Head of the Division:
 Department of Environment and Natural Resources
 Land Management Services
 Region - Cebu, VI
 Division Office

The Survey (plan) is bound to be in force as per authority granted by the Department of Environment and Natural Resources. The Survey (plan) is bound to be in force as per authority granted by the Department of Environment and Natural Resources. The Survey (plan) is bound to be in force as per authority granted by the Department of Environment and Natural Resources.

Date Approved: August 11, 2019
 Approved by: **EMILIANO B. MANANAL**
 Director, Land Management Services Division

This approved plan, however, shall not be considered as final until it is approved by the Department of Environment and Natural Resources.

Date Submitted: 10/18/2019
 Date Returned: 10/18/2019
 Remarks: **WILFREDO O. VERDEA**
 FOR LANDS

Signature: *[Handwritten Signature]*
 Date: 10/18/2019

Signature: *[Handwritten Signature]*
 Date: 10/18/2019

Signature: *[Handwritten Signature]*
 Date: 10/18/2019

Paid. 07.0909888

GENERAL STATEMENT: Subdivided into 20 lots.

4472 ABC 2

Lot No. 100

Division No. 2000

Date: 02/15/2009

Subdivided into 20 lots.

Subdivided into 20 lots.

PLAN OF LAND

LOT 1409, 116121 AMD 2, SWO-07-01-0001-2004

AS SURVEYED FOR

SITUATED IN THE

QUINCY COOK

BARBARA 29

CITY OF

PROVINCE OF

ISLAND OF

CELESTINE

SCALE: 1" = 50'

Department of Environment and Natural Resources

Land Management Services

Division of Land Management

Division of Land Management

Division of Land Management

June 23, 2009

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

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Division of Land Management

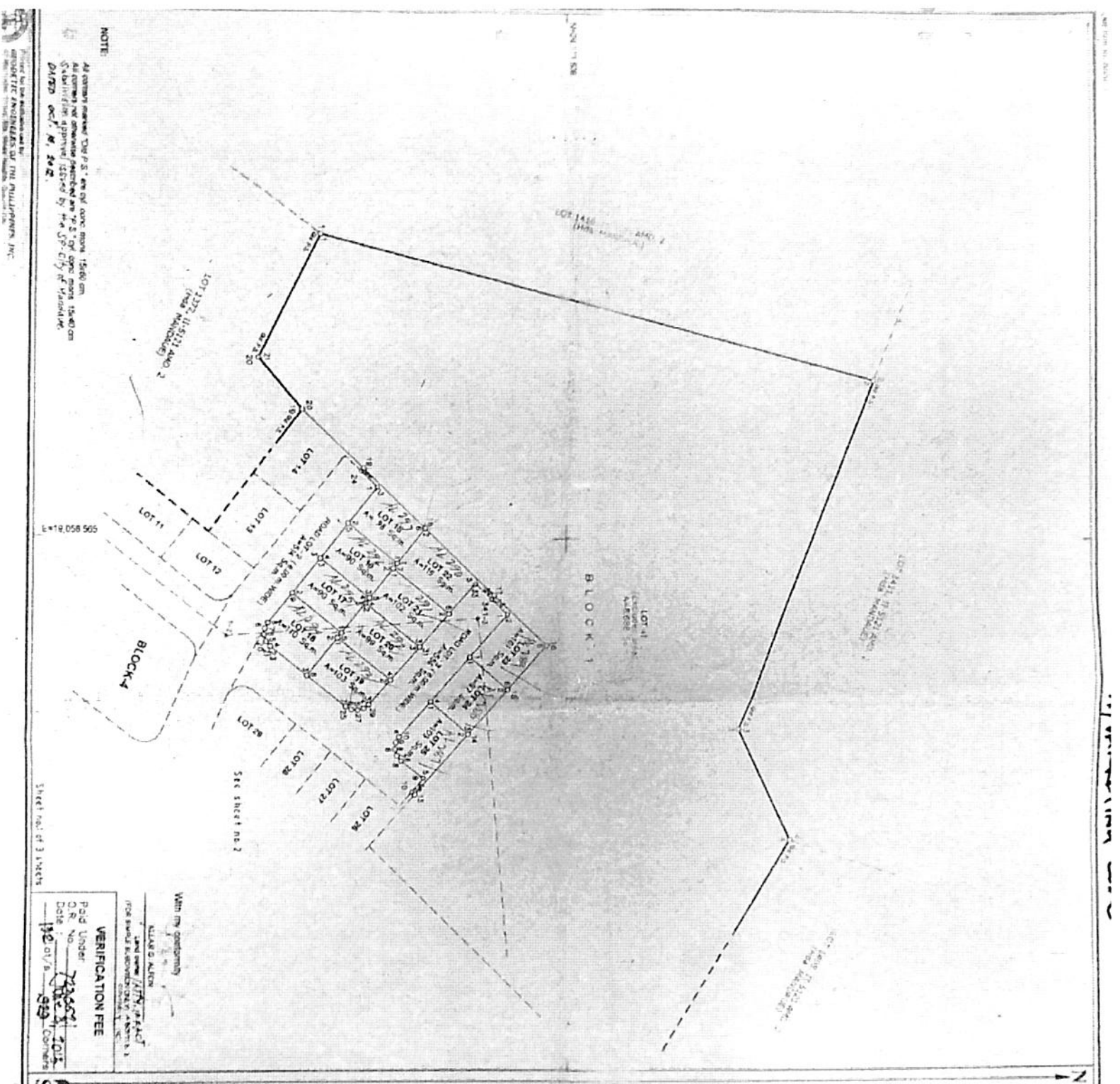
Division of Land Management

Division of Land Management

Division of Land Management

Division of Land Management

Handwritten signatures and initials at the bottom of the page.



NOTE:

All corners marked with P.S. are of course more 15.60 cm.

All corners not otherwise marked are 7.5 cm. All corners marked on this plan are approved by the City of Manila, dated Oct. 11, 2009.

VERIFICATION FEE

Paid Under

C.R. No. 733501

Date: 11/01/08

11/01/08

599

Psd-07-0909888

Annex B

Facilities		Status	Remarks
Entrance Gate/Guard House		Previously Conveyed	MOM - March 27, 2018
Clubhouse		Previously Conveyed	MOM - March 27, 2018
PMT Office		Previously Conveyed	MOM - March 27, 2018
Conference Room		Previously Conveyed	MOM - March 27, 2018
Basketball Court		Previously Conveyed	MOM - March 27, 2018
Swimming Pool		Previously Conveyed	MOM - March 27, 2018
Pool Filtration Rm.		Previously Conveyed	MOM - March 27, 2018
Storage Room		Previously Conveyed	MOM - March 27, 2018
Children Playground		Previously Conveyed	MOM - March 27, 2018
Main Park		Previously Conveyed	MOM - March 27, 2018
Pocket Park		Previously Conveyed	MOM - March 27, 2018
Perimeter Fence		Previously Conveyed	MOM - March 27, 2018
Fire Hydrant		Previously Conveyed	MOM - March 27, 2018
Water Out fall		Previously Conveyed	MOM - March 27, 2018
Electrical System		Previously Conveyed	MOM - March 27, 2018
Maintenance requirements		Previously Conveyed	MOM - March 27, 2018
Drainage		Previously Conveyed	MOM - March 27, 2018
Roads		Previously Conveyed	MOM - March 27, 2018
Landscape		Previously Conveyed	MOM - March 27, 2018
Material Recovery (MRF)		Previously Conveyed	TO - January 27, 2020
Street Lights		Previously Conveyed	MOM - March 27, 2018
terffic Signs		Previously Conveyed	MOM - March 27, 2018
Street Names		Previously Conveyed	MOM - March 27, 2018
Sewer Line		Previously Conveyed	MOM - March 27, 2018
Utilities			
Power-VECO/MECO		Previously Conveyed	MOM - March 27, 2018
Water-MCWD		Previously Conveyed	MOM - March 27, 2018
Telephone Provision		Previously Conveyed	MOM - March 27, 2018
Admin Office			
CST-Office & Conference Room		Previously Conveyed	MOM - March 27, 2018
Office Furniture & Fixture		Previously Conveyed	MOM - March 27, 2018
Telecommunication		Previously Conveyed	MOM - March 27, 2018
Computers & Printers		Previously Conveyed	MOM - March 27, 2018
Office Supplies/Forms		Previously Conveyed	MOM - March 27, 2018
Admin & Governance			
BIR PERMITS		Previously Conveyed	MOM - March 27, 2018
BOARD RESOLUTION		Previously Conveyed	MOM - March 27, 2018
BOOKS OF ACCOUNT		Previously Conveyed	MOM - March 27, 2018
CIRCULAR		Previously Conveyed	MOM - March 27, 2018
APPROVED CONSTRUCTION PLANS		Previously Conveyed	MOM - March 27, 2018
DAILY COLLECTION RECEIPTS		Previously Conveyed	MOM - March 27, 2018
EXTERNAL LETTERS		Previously Conveyed	MOM - March 27, 2018
FORMS		Previously Conveyed	MOM - March 27, 2018
HLURB DOCS		Previously Conveyed	MOM - March 27, 2018
INCIDENT REPORTS		Previously Conveyed	MOM - March 27, 2018
MINUTES OF MEETING		Previously Conveyed	MOM - March 27, 2018
POOL USAGE FORM & WAIVER		Previously Conveyed	MOM - March 27, 2018
TRANSMITTALS		Previously Conveyed	MOM - March 27, 2018
UTILITY BILLINGS (VECO, MCWD & PLDT)		Previously Conveyed	MOM - March 27, 2018
VECINO 201		Previously Conveyed	MOM - March 27, 2018
VEHICLE STICKER APPLICATION FORM		Previously Conveyed	MOM - March 27, 2018
VIOLATION NOTICE		Previously Conveyed	MOM - March 27, 2018
WATER TEST RESULTS		Previously Conveyed	MOM - March 27, 2018
Covenant		Previously Conveyed	MOM - March 27, 2018
Vecino Orientation		Previously Conveyed	MOM - March 27, 2018
Basic Village Policies		Previously Conveyed	MOM - March 27, 2018
Budget		Previously Conveyed	MOM - March 27, 2018
2018 CMR & SMR Submission		Previously Conveyed	MOM - March 27, 2018
Formation of Association			

Preparation of Documents		Previously Conveyed	MOM - March 27, 2018
By-Laws & Articles of Incorporation		Previously Conveyed	MOM - March 27, 2018
Other necessary documents from HLURB & BIR.		Previously Conveyed	MOM - March 27, 2018
Picking up of Interim Board of Directors Candidates for interview & acceptance		Previously Conveyed	MOM - March 27, 2018
Presentation of Duties & Responsibilities of being a BOD during interview.		Previously Conveyed	MOM - March 27, 2018

TURNED-OVER ROAD LOTS, COMMON AREAS AND EASEMENTS

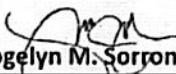
LOT CODE	AREA (sqm)	TYPE	TCT	OWNER
1	49	Easement	111-2016002501	ABOITIZLAND, INC.
2	216	Easement	111-2016002502	ABOITIZLAND, INC.
1	156	Easement	111-2015004312	ABOITIZLAND, INC.
2	85	Easement	111-2015004313	ABOITIZLAND, INC.
RL 1	798	Road Lot	111-2016002503	ABOITIZLAND, INC.
RL 2	629	Road Lot	111-2016002504	ABOITIZLAND, INC.
RL 3	624	Road Lot	111-2016002506	ABOITIZLAND, INC.
RL 4	527	Road Lot	111-2016002506	ABOITIZLAND, INC.
RL 5	784	Road Lot	111-2016002507	ABOITIZLAND, INC.
RL 1	1,320	Road Lot	111-2015003994	ABOITIZLAND, INC.
RL 3	306	Road Lot	111-2015003991	ABOITIZLAND, INC.
RL 5	570	Road Lot	111-2015003993	ABOITIZLAND, INC.
RL 1	656	Road Lot	111-2015004314	ABOITIZLAND, INC.
RL 2	514	Road Lot	111-2015004315	ABOITIZLAND, INC.
RL 3	513	Road Lot	111-2015004316	ABOITIZLAND, INC.
RL 5	285	Road Lot	111-2015004318	ABOITIZLAND, INC.
RL 6	247	Road Lot	111-2015004319	ABOITIZLAND, INC.
RL 7	416	Road Lot	111-2015004320	ABOITIZLAND, INC.
RL 8	1,083	Road Lot	111-2015004321	ABOITIZLAND, INC.
RL 1	905	Road Lot	111-2015004737	ABOITIZLAND, INC.
RL 2	514	Road Lot	111-2015004738	ABOITIZLAND, INC.
RL 3	556	Road Lot	111-2015004739	ABOITIZLAND, INC.
RL 4	180	Road Lot	111-2015004740	ABOITIZLAND, INC.
RL 5	394	Road Lot	111-2015004741	ABOITIZLAND, INC.
RL 6	1,441	Road Lot	111-2015004742	ABOITIZLAND, INC.
RL 7	130	Road Lot	111-2015004743	ABOITIZLAND, INC.
RL 8	146	Road Lot	111-2015004744	ABOITIZLAND, INC.
RL 9	242	Road Lot	111-2015004745	ABOITIZLAND, INC.
RL 10	273	Road Lot	111-2015004746	ABOITIZLAND, INC.
RL 11	298	Road Lot	111-2015004747	ABOITIZLAND, INC.
RL 12	308	Road Lot	111-2015004748	ABOITIZLAND, INC.
RL 13	108	Road Lot	111-2015004749	ABOITIZLAND, INC.
1	96	Common Areas	111-2015003963	ABOITIZLAND, INC.
	1,995	Open Space	111-2015004268	ABOITIZLAND, INC.
	17,364	Total Area		

The bottom of the page contains several handwritten signatures and scribbles. On the left, there is a signature that appears to be 'J. J.'. In the center, there is a large, circular scribble with a signature underneath it. On the right, there are several smaller signatures and scribbles, including one that looks like 'J. J.' and another that is more abstract.


ANNEX C

BLOCK	LOT CODE	AREA (sqm)	TYPE	TCT	OWNER
	1	49	Easement	111-2016002501	ABOITIZLAND, INC.
	2	216	Easement	111-2016002502	ABOITIZLAND, INC.
	1	156	Easement	111-2015004312	ABOITIZLAND, INC.
	2	85	Easement	111-2015004313	ABOITIZLAND, INC.
	RL 1	798	Road Lot	111-2016002503	ABOITIZLAND, INC.
	RL 2	629	Road Lot	111-2016002504	ABOITIZLAND, INC.
	RL 3	624	Road Lot	111-2016002506	ABOITIZLAND, INC.
	RL 4	527	Road Lot	111-2016002506	ABOITIZLAND, INC.
	RL 5	784	Road Lot	111-2016002507	ABOITIZLAND, INC.
	RL 1	1320	Road Lot	111-2015003994	ABOITIZLAND, INC.
	RL 3	306	Road Lot	111-2015003991	ABOITIZLAND, INC.
	RL 5	570	Road Lot	111-2015003993	ABOITIZLAND, INC.
	RL 1	656	Road Lot	111-2015004314	ABOITIZLAND, INC.
	RL 2	514	Road Lot	111-2015004315	ABOITIZLAND, INC.
	RL 3	513	Road Lot	111-2015004316	ABOITIZLAND, INC.
	RL 5	285	Road Lot	111-2015004318	ABOITIZLAND, INC.
	RL 6	247	Road Lot	111-2015004319	ABOITIZLAND, INC.
	RL 7	416	Road Lot	111-2015004320	ABOITIZLAND, INC.
	RL 8	1,083	Road Lot	111-2015004321	ABOITIZLAND, INC.
	RL 1	905	Road Lot	111-2015004737	ABOITIZLAND, INC.
	RL 2	514	Road Lot	111-2015004738	ABOITIZLAND, INC.
	RL 3	556	Road Lot	111-2015004737	ABOITIZLAND, INC.
	RL 4	180	Road Lot	111-2015004740	ABOITIZLAND, INC.
	RL 5	394	Road Lot	111-2015004741	ABOITIZLAND, INC.
	RL 6	1441	Road Lot	111-2015004742	ABOITIZLAND, INC.
	RL 7	130	Road Lot	111-2015004743	ABOITIZLAND, INC.
	RL 8	146	Road Lot	111-2015004744	ABOITIZLAND, INC.
	RL 9	242	Road Lot	111-2015004745	ABOITIZLAND, INC.
	RL 10	273	Road Lot	111-2015004746	ABOITIZLAND, INC.
	RL 11	298	Road Lot	111-2015004747	ABOITIZLAND, INC.
	RL 12	308	Road Lot	111-2015004748	ABOITIZLAND, INC.
	RL 13	108	Road Lot	111-2015004749	ABOITIZLAND, INC.
11	1	96	Common Areas	111-2015003963	ABOITIZLAND, INC.
6		1995	Open Space	111-2015004268	ABOITIZLAND, INC.
TOTAL AREA		17364			

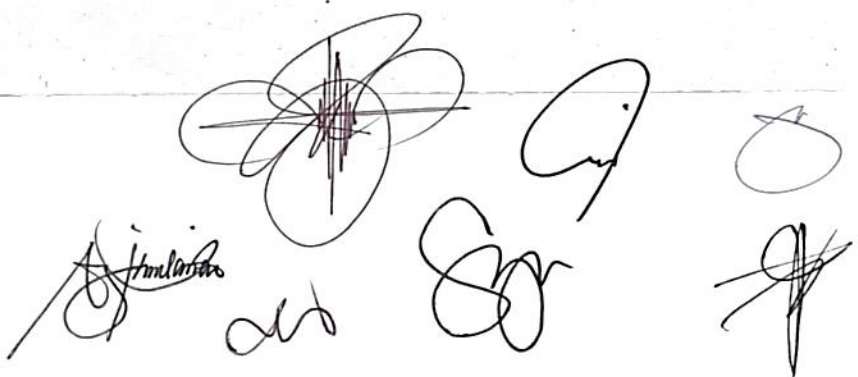
Prepared by:


Rogelyn M. Sorronda
 PMT - Assistant Manager
 AboitizLand, Inc.

Noted by:

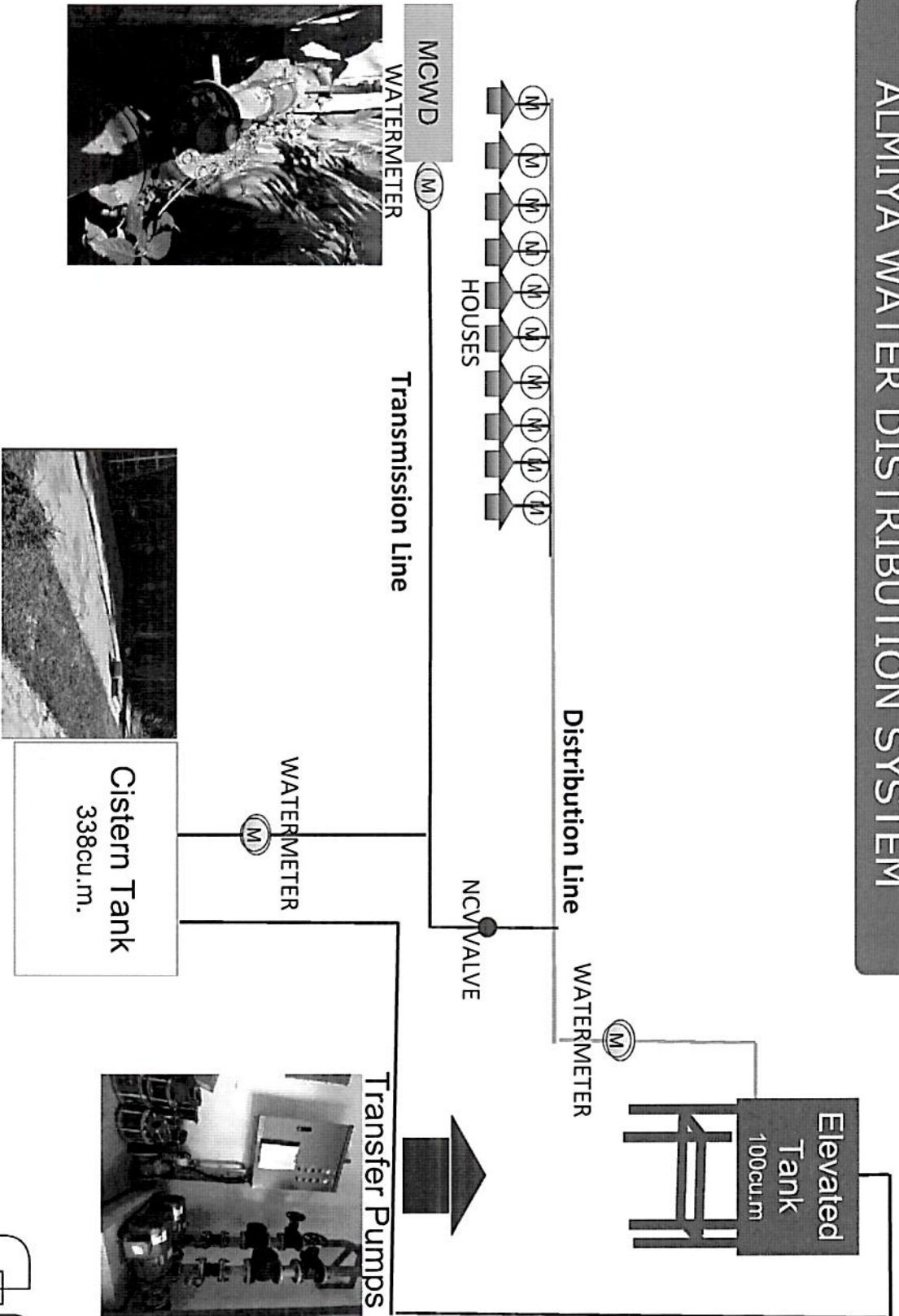

Mabel L. Beltran
 Property Manager for Almiya
 Jones Lang LaSalle (Philippines.), Inc.





ANNEX D1

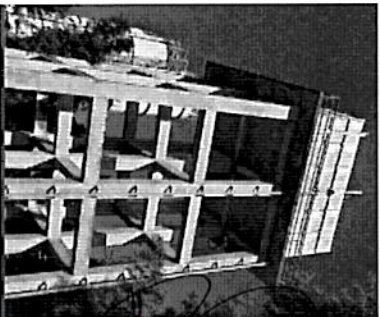
ALMIYA WATER DISTRIBUTION SYSTEM



Cistern Tank
338cu.m.

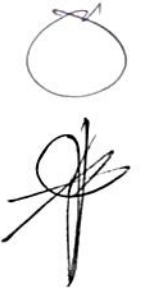


Transfer Pumps



Handwritten signature

ALMIYA
made for life



Handwritten signature

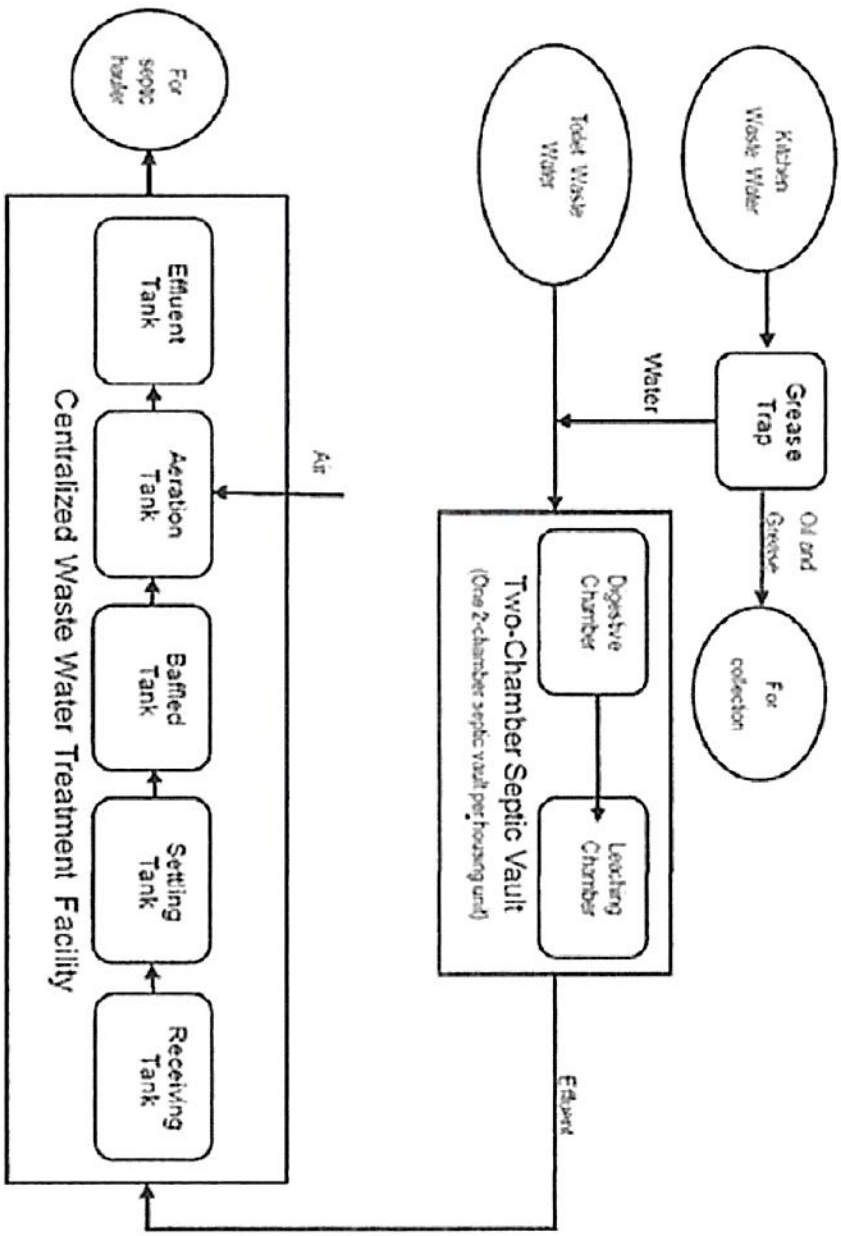
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WASTE WATER TREATMENT FACILITY



Waste Water Treatment Facility Schematic Diagram

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Annex E



Republic of the Philippines
 Department of Environmental and Natural Resources
ENVIRONMENTAL MANAGEMENT BUREAU
 Region VII
 Greenplains Subdivision, Banilad Mandaue City
 Tel No: (032) 346-94-26

Date: Oct 09, 2020

Permit No.: DP-R07-20-04534

New

WASTEWATER DISCHARGE PERMIT

Pursuant to Section 14, Article 2, of the RA 9275 otherwise known as the "Philippine Clean Water Act of 2004", this permit is hereby granted to **Aboitizland, Inc.** with office address at Gov. Manuel A. Cuenco, Kasambagan, Cebu City (Capital), Cebu for its establishment:

Almiya Subdivision	P. Sanchez Road, Riverside Canduman MANDAUE CITY
TIN No. 719-777-441-000	

A. GENERAL CONDITIONS

- The Permittee shall not discharge its wastewater but instead contain it in a **Three hundred six (306) units two 2-chambered septic tank installed in every housing unit; A centralized water treatment facility which consists of one (1) unit receiving tank, one (1) unit settling tank, one (1) unit baffled tank, one (1) unit aeration tank and one (1) unit effluent tank** watertight septic tank without outlet pipe. Same shall be maintained so that no wastewater will flow to the drainage system or any receiving body of water
- The Permittee shall have its wastewater hauled every **10 days** through the third party service hauler/treater.
- The Permittee shall submit a copy of a valid contract or a Memorandum of Agreement (MOA) with the wastewater treatment service provider covered with Discharge Permit (DP) from EMB, thirty (30) days from receipt of this permit. A proof of documentation for every hauling event shall be submitted that include photos of the hauling truck showing its suction hose from the septic tank/WTF and a Certificate of Treatment shall be submitted as an additional attachment in the SMR fifteen (15) days thereafter.
- The Permittee shall submit Self-monitoring Reports (SMR) within fifteen (15) calendar days after the end of each quarter.
- The Permittee shall adapt/implement a wastewater recycling system for their treated wastewater effluent and rain water from their cistern.
- The Permittee shall allow entry, inspection of subject establishment or facility and compliance monitoring by this Office.
- The permittee shall provide a treatment facility for each type of wastewater generated and must pass the effluent standards, such as septic vault for toilet and flushing wastewater, coagulation tank for bathing and washing wastewater, grease trap for kitchen waste, and/or any other appropriate treatment method depending on the type of wastewater. Submit separate DP application within ninety (90) days upon receipt of this permit for other wastewater outlets.
- The Permittee shall comply with the requirements of P.D. 1586 (Philippine Environmental Impact System Act; RA 8749 (Philippine Clean Air Act); RA 6969 (Toxic Substances and Hazardous and Nuclear Wastes Control Act); RA 9003 (Ecological Solid Waste Management Act).
- The Permittee shall implement a "Zero Waste" policy through provision of Material Recovery Facility (MRF) with composting for biodegradable wastes and for recyclable and reusable materials pursuant to Sec. 32 of R.A. 9003, the Ecological Solid Waste Management Act of 2000 and include the corresponding volumes of each type of wastes in the SMR.
- The Permittee shall renew this permit at least one month before the date of expiry.
- This Permit is valid unless it is revoked or suspended by this Office for failure to comply the above-mentioned conditions.



This is a computer generated certificate. To verify the authenticity of this file, kindly scan the generated QR Code using your QR Code scanner/reader or visit the OPMS website for details.

Protect the environment ... Protect life...

12. This permit, together with the corresponding Official Receipts of Payment, shall be adequately framed and posted in a conspicuous place at the plant/establishment.


This permit is valid up to Oct 09, 2025, unless revoked or suspended by this Office in writing.

Non-compliance with the above conditions and/or any pertinent provisions of RA 9275 otherwise known as "Philippine Clean Water Act of 2004", a corresponding penalty in the amount of P10,000-P200,000 per violation shall be imposed.

Recommended by:

Approved by:

A. Q. Dinyo
ENGR. ANECITA Q. DINOY
Chief, Clearance and Permitting Division


LORMELYN E. CLAUDIO, CESO IV
Regional Director

Permit Fee	: Php 10000.00	O.R. No. : 226-10052020-243051	Date : Oct. 5, 2020
Filing Fee	: Php 55.00	O.R. No. : 226-10052020-245101	Date : Oct. 5, 2020
PD1856	: Php 10.00	O.R. No. : 226-10052020-245101	Date : Oct. 5, 2020
Documentary Stamp Tax	: Php 30.00	O.R. No. : 226-10052020-245101	Date : Oct. 5, 2020

es

[Handwritten signatures]



This is a computer generated certificate. To verify the authenticity of this file, kindly scan the generated QR Code using your QR Code scanner/reader or visit the OPMS website for details.

Protect the environment ... Protect life...

[Handwritten signatures]



Republic of the Philippines
Metropolitan Cebu Water District

Lapu-Lapu - Magallanes Sts., Cebu City
Tel. Nos. (032) (254-8434) • 412-1836 • 256-0413 to 15 • 256-0424
Fax Nos. (032) 254-5391 • 253-0101  pad@mcwd.gov.ph | publicaffairs@mcwd.gov.ph

CERTIFICATION


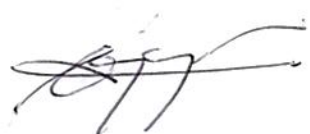
This is to certify that **BONIE AND JANE SEPTIC TANK SERVICE**, with office address at 23 Garfield Street, Pahina San Nicolas, Cebu City has been collecting domestic sludge from various commercial and residential septic tanks within the Province of Cebu for disposal at the MCWD–newly managed Septage Treatment Plant (SpTP) located at the North Reclamation Area (NRA), Cebu City.

This certification is issued upon the request of **BJSTS** for whatever legal purpose it may serve them.

Done this 9th day of January 2020 in Cebu City, Philippines.



ROEL A. PANEPIO
Acting Department Manager
Sewerage & Sanitation Department



Aboitizland

Judicial Form No. 109

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

Registry of Deeds for Mandaue City

Transfer Certificate of Title

No. 111-2015004317

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU, bounded and described as follows:

LOT NO: ROAD LOT 4 (8.00 M. WIDE) PLAN NO: PSD-07-090987
PORTION OF: LOT 1408-C, PSD-07-01-004307

LOCATION: BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU (Continued on next page)

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

Owner: ABOITIZLAND, INC., A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE PHILIPPINES

Address: ABOITIZ CORPORATE CENTER, GOV. MANUEL A. CUENCO AVENUE, BANILAD, CEBU 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.: 4030
Orig. Reg. Date: N.A. N.A. N.A.	Decree No.: 694577
Original RD:	OCT No.: OCT-RO-40 (O-NA)
Volume No.: I	Page No.: 40
Original Owner: JUAN JAYME	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-63429 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mandaue City, Philippines on the 10th day of MARCH 2015 at 04:06pm.

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

It is hereby certified that this is a true electronic copy of TCT 2015004317 on file in Registry of Deeds of Mandaue City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mandaue City. Requested By: ABOITIZLAND INC.



**LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR**

al Form No. 109

TCT No.: 111-2015004317

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 10, BLOCK 5, PSD-07-090987
2-3		LOT 9, BLOCK 5, PSD-07-090987
3-4		LOT 8, BLOCK 5, PSD-07-090987
4-5		LOT 7, BLOCK 5, PSD-07-090987
5-6		LOT 6, BLOCK 5, PSD-07-090987
6-7-8-9-10-11	NE, NW	(OPENSOURCE), BLOCK 6, PSD-07-090987
11-12	SE	ROAD LOT 1, (8.00 M. WIDE), PSD-07-090987
12-13-14-15-16-17	NW, SW	LOT 8, BLOCK 4, PSD-07-090987
17-18	SW	LOT 7, BLOCK 4, PSD-07-090987
18-19		LOT 6, BLOCK 4, PSD-07-090987
19-20		LOT 5, BLOCK 4, PSD-07-090987
20-21		LOT 4, BLOCK 4, PSD-07-090987
21-22		LOT 3, BLOCK 4, PSD-07-090987
22-23		LOT 2, BLOCK 4, PSD-07-090987
23-24		LOT 1, BLOCK 4, PSD-07-090987
24-1	NW	LOT 1409, (HDA. MANDAUE), II-5121 AMD. 2

TIE POINT: BLLM NO. 1, MANDAUE CITY

LINE	BEARING	DISTANCE

It is hereby certified that this is a true electronic copy of TCT 2015004317 on file in Registry of Deeds of Mandaue City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mandaue City. Requested By: ABOITIZLAND INC.

Ref. : 2021008364 OR No. : 1023796677
Date : 07/05/2021



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LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

TCT No.: 111-2015004317

Page No.: 3

TO CORNER 1	N. 11 ° 01' W	4217.72 M.
1-2	S. 51 ° 18' E	6.55 M.
2-3	S. 51 ° 18' E	8.09 M.
3-4	S. 51 ° 18' E	8.09 M.
4-5	S. 51 ° 18' E	8.10 M.
5-6	S. 51 ° 18' E	8.07 M.
6-7	S. 51 ° 19' E	18.03 M.
7-8	S. 62 ° 31' E	1.17 M.
8-9	S. 85 ° 04' E	1.17 M.
9-10	N. 72 ° 26' E	1.17 M.
10-11	N. 49 ° 56' E	1.17 M.
11-12	S. 38 ° 41' W	14.09 M.
12-13	N. 27 ° 26' E	1.17 M.
13-14	N. 04 ° 56' E	1.17 M.
14-15	N. 17 ° 34' W	1.17 M.
15-16	N. 40 ° 04' W	1.17 M.
16-17	N. 51 ° 18' W	6.05 M.
17-18	N. 51 ° 18' W	8.09 M.
18-19	N. 51 ° 18' W	8.09 M.
19-20	N. 51 ° 18' W	8.09 M.
20-21	N. 51 ° 18' W	8.09 M.
21-22	N. 51 ° 18' W	8.09 M.
22-23	N. 51 ° 18' W	8.09 M.
23-24	N. 51 ° 18' W	3.39 M.
24-1	N. 46 ° 03' E	8.15 M.

AREA: FOUR HUNDRED NINETY THREE SQUARE METERS (493), 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 CM.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: SEPT. TO OCT. 1911

DATE OF SUBD/CONS SURVEY: MARCH 25-26, 2013

DATE OF APPROVED SURVEY: OCTOBER 14, 2014

GEODETIC ENGINEER: WILFREDO O. VERDIDA

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2015004317 on file in Registry of Deeds of Mandaue City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mandaue City. Requested By: ABOITIZLAND INC.



Ref. : 2021008364 OR No. : 1023796677
 Date : 07/05/2021 OR Date : Jul 5 2021
 Time : 02:39:51 PM Amt. Paid : 820.05

[Handwritten signatures and marks]

LAND REGISTRATION AUTHORITY CCV FORM
UNOFFICIAL COPY IF NOT IN BLUE COLOR

Judicial Form No. 109

TCT No.: 111-2015004317

Page No.: 4

MEMORANDUM OF ENCUMBRANCES

Entry No.: N.A

Date: March 10, 2015 04:06:00PM

: THIS IS A ROAD LOT

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

It is hereby certified that this is a true electronic copy of TCT 2015004317 on file in Registry of Deeds of Mandaue City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mandaue City. Requested By: ABOITIZLAND INC.



Ref. : 2021008364 OR No. : 1023796677
Date : 07/05/2021 OR Date : Jul 5 2021
Time : 02:39:51 PM Amt. Paid : 820.05

[Handwritten signatures and initials]

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

Registry of Deeds for Mandaue City

Transfer Certificate of Title

No. 1112015003992

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU, bounded and described as follows:

LOT NO: ROAD LOT 4, (8.00 M. WIDE) PLAN NO: PSD-07-090866

PORTION OF: LOT 1370-B, PSD-07-01-006862 ;

LOCATION: BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU (Continued on next page)

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

Owner: ABOITIZ LAND, INC., A DOMESTIC CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS
Address: GOV. MANUEL CUENCO AVE., CEBU 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.: 4030
Orig. Reg. Date: NA NA NA	Decree No.: 727785
Original RD:	OCT No.: OCT-RO-103
Volume No.: I	Page No.: 103
Original Owner: ESTEBAN JAYME	

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 50149 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mandaue City, Philippines on the 10th day of MARCH 2015 at 03:35pm.

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

It is hereby certified that this is a true electronic copy of TCT 2015003992 on file in Registry of Deeds of Mandaue City, which consists of 4 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Mandaue City. Requested By: ABOITIZLAND INC.

LAND REGISTRATION AUTHORITY CCV FORM
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Form No. 109

TCT No.: 111-2015003992

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: OF THE PHILIPPINES

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2-3-4-5-6	SE, NE	LOT 8, BLOCK 4, PSD-07-090866
6-7	NE	LOT 7, BLOCK 4, PSD-07-090866
7-8		LOT 6, BLOCK 4, PSD-07-090866
8-9-10-11-12-13	NE, NW	LOT 5, BLOCK 4, PSD-07-090866
13-14	SE	ROAD LOT 1, (11.00 M. WIDE), PSD-07-090866
14-15-16-17-18-19	NW, SW	LOT 4, BLOCK 3, PSD-07-090866
19-20	SW	LOT 3, BLOCK 3, PSD-07-090866
20-21		LOT 2, BLOCK 3, PSD-07-090866
21-22-23-24-25-26	SW, SE	LOT 1, BLOCK 3, PSD-07-090866
26-1	NW	ROAD LOT 5, (8.01 M. WIDE), PSD-07-090866

TIE POINT: BLLM NO. 1, MANDAUE CITY

LINE	BEARING	DISTANCE
TO CORNER 1	N. 13° 58' W	4132.63 M.
1-2	S. 27° 26' W	1.17 M.
2-3	S. 04° 56' W	1.17 M.
3-4	S. 17° 34' E	1.17 M.
4-5	S. 40° 04' E	1.17 M.
5-6	S. 51° 19' E	7.61 M.
6-7	S. 51° 19' E	8.35 M.
7-8	S. 51° 19' E	8.34 M.
8-9	S. 51° 19' E	7.62 M.
9-10	S. 62° 34' E	1.17 M.
10-11	S. 85° 04' E	1.17 M.
11-12	N. 72° 26' E	1.17 M.
12-13	N. 49° 56' E	1.17 M.
13-14	S. 38° 41' W	14.00 M.
14-15	N. 27° 26' E	1.17 M.

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Ref: 2021000364 OR No: 1023796677
 Date: 07/05/2021 OR Date: Jul 5 2021
 Time: 02:39:29 PM Amt Paid: 820 05

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Site No. 109

TCT No.: 111-2015003992

Page No.: 3

15-16	N.	04 °	56'	E	1.17 M.
16-17	N.	17 °	31'	W	1.17 M.
17-18	N.	40 °	04'	W	1.17 M.
18-19	N.	51 °	19'	W	7.61 M.
19-20	N.	51 °	19'	W	8.00 M.
20-21	N.	51 °	19'	W	8.00 M.
21-22	N.	51 °	19'	W	7.61 M.
22-23	N.	62 °	34'	W	1.17 M.
23-24	N.	85 °	04'	W	1.17 M.
24-25	S.	72 °	26'	W	1.17 M.
25-26	S.	49 °	56'	W	1.17 M.
26-1	N.	35 °	50'	E	14.02 M.

AREA: THREE HUNDRED NINE SQUARE METERS (309), 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 CM.

BEARINGS: TRUE

DATE OF ORIGINAL SURVEY: SEPT. TO OCT. 1911

DATE OF SUBD/CONS SURVEY: MAY 2, 2013

DATE OF APPROVED SURVEY: JULY 1, 2014

GEODETIC ENGINEER: WILFREDO O. VERDIDA

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Date : 07/05/2021 OR Date : Jul 5 2021
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Form No. 109

NOT IN BLUE COLOR

TCT No.: 111-2015003992
Page No.: 4

MEMORANDUM OF ENCUMBRANCES

Entry No.: N.A

Date: March 10, 2015 03:35:00PM

. : THIS IS A ROAD LOT

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

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Date : 07/05/2021 OR Date : Jul 5 2021
Time : 02:39:29 PM Amt Paid : 820.05

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

Registry of Deeds for Mandaue City

Transfer Certificate of Title

No. 111-2015003990

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU, bounded and described as follows:

LOT NO: ROAD LOT 2, (8.00 M. WIDE) PLAN NO: PSD-07-090866
PORTION OF: LOT 1370-B, PSD-07-01-006862 ;
LOCATION: BARANGAY OF CANDUMAN, CITY OF MANDAUE, PROVINCE OF CEBU, ISLAND OF CEBU (Continued on next page)

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

Owner: ABOITIZ LAND, INC., A DOMESTIC CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS
Address: GOV. MANUEL CUENCO AVE., CEBU 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.: 4030
Orig. Reg. Date: NA NA NA Decree No.: 727785
Original RD: OCT No.: OCT-RO-103
Volume No.: I Page No.: 103
Original Owner: ESTEBAN JAYME

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 50149 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Mandaue City, Philippines on the 10th day of MARCH 2015 at 03:35pm.

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

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**LAND REGISTRATION AUTHORITY CCV FORM
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Form No. 109

TCT No.: 111-2015003990

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: OF THE PHILIPPINES

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 6, BLOCK 1, PSD-07-090866
2-3		ROAD LOT 5, (8.01 M. WIDE), PSD-07-090866
3-4		LOT 8, BLOCK 2, PSD-07-090866
4-5		LOT 7, BLOCK 2, PSD-07-090866
5-6		LOT 6, BLOCK 2, PSD-07-090866
6-7-8-9-10-11	NE, NW	LOT 5, BLOCK 2, PSD-07-090866
11-12	SE	ROAD LOT 1, (11.00 M. WIDE), PSD-07-090866
12-13-14-15	SW	LOT 1, BLOCK 1, PSD-07-090866
15-16		LOT 2, BLOCK 1, PSD-07-090866
16-17		LOT 3, BLOCK 1, PSD-07-090866
17-18		LOT 4, BLOCK 1, PSD-07-090866
18-19-1	SW, NW	LOT 5, BLOCK 1, PSD-07-090866

TIE POINT: BLLM NO. 1, MANDAUE CITY

LINE TO CORNER	BEARING	DISTANCE
1	N. 14 ° 47' W	4107.58 M.
1-2	S. 53 ° 04' E	5.21 M.
2-3	S. 55 ° 05' E	14.03 M.
3-4	S. 53 ° 03' E	7.52 M.
4-5	S. 53 ° 03' E	8.00 M.
5-6	S. 53 ° 03' E	8.00 M.
6-7	S. 53 ° 03' E	7.70 M.
7-8	S. 64 ° 05' E	1.15 M.
8-9	S. 86 ° 09' E	1.15 M.

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Date : 07/05/2021 OR Date : Jul 5 2021
Time : 02:38:39 PM Amt Paid : 820.05

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Form No. 109

TCT No.: 111-2015003990

Page No.: 3

9-10	N.	71 °	47`	E	1.15 M.
10-11	N.	49 °	43`	E	1.15 M.
11-12	S.	43 °	38`	W	11.75 M.
12-13	N.	20 °	18`	W	1.12 M.
13-14	N.	42 °	20`	W	1.12 M.
14-15	N.	53 °	06`	W	10.66 M.
15-16	N.	53 °	06`	W	10.00 M.
16-17	N.	53 °	06`	W	10.00 M.
17-18	N.	53 °	06`	W	10.00 M.
18-19	N.	53 °	06`	W	9.40 M.
19-1	N.	37 °	02`	E	7.50 M.

AREA: FOUR HUNDRED SIXTEEN SQUARE METERS (416), 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 CM.

BEARINGS: TRUE

DATE OF ORIGINAL SURVEY: SEPT. TO OCT. 1911

DATE OF SUBD/CONS SURVEY: MAY 2, 2013

DATE OF APPROVED SURVEY: JULY 1, 2014

GEODETIC ENGINEER: WILFREDO O. VERDIDA

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LAND REGISTRATION AUTHORITY CCV FORM
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Form No. 109

TCT No.: 111-2015003990

Page No.: 4

MEMORANDUM OF ENCUMBRANCES

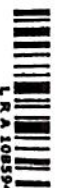
Entry No.: N.A

Date: March 10, 2015 03:35:00PM

. : THIS IS A ROAD LOT

REYNALDO PAREDES MAYOL
REGISTER OF DEEDS

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