



OFFICE OF THE PROVINCIAL GOVERNOR
CARLOS JERICHO L. PETILLA

March 10, 2025

Hon. LEONARDO M. JAVIER, Jr.
Vice-Governor
Province of Leyte

Item No.: **38**
Date: **18 2025 MAR**
Republic of the Philippines
PROVINCE OF LEYTE

Province of Leyte
Legal Office

Released: *[Signature]*
Time: *[Signature]*
Date: **3-11-25**

SANGGUNIANG PANLALAWIGAN
RECEIVED
MAR 11 2025
[Signature]
PROVINCE OF LEYTE

Thru: The Honorable Sangguniang Panlalawigan Members

Dear Vice-Governor Javier, Jr.:

Respectfully forwarding the herein attached Letter dated January 23, 2025, signed by Mr. Bienvenido S. Santos, Chairman, Normal Holdings Development Corporation, requesting to **buy back** two (2) parcels of land covered by Transfer Certificate of Title No. 32691 and Transfer Certificate of Title No. 32693 both registered in the name of MRC Allied Industries, Inc.

Below is a Briefer of the subject properties, to wit:

1. Due to tax delinquency from 2003 to 2008 with an aggregate amount of **Php 48,268,724.62**, a **Notice of Levy on Execution** dated May 11, 2019, involving twenty-five (25) parcels of land registered in the name of MRC Allied Industries, Inc., all situated in Brgy. Daja Daku, San Isidro, Leyte, containing an aggregate area of 4,606,073 square meters, were issued and consequently annotated in the respective titles on April 13, 2021.¹
2. Among the twenty-five parcels of land are **Lot -1-B-15-A (TCT No. 32691)**, and **Lot -1-B-15-C (TCT No. 32693)**, containing an area of 145,156 square meters, and 355,228 square meters, respectively.

Copies of the **Transfer Certificates of Title** and **Tax Declarations** are hereto attached as "**Annex A, B, C and D**" for ready reference.

3. On **August 18, 2009**, as no tax settlement was made, and after compliance with the provisions of the Local Government Code of

¹ Please see annotation at the title.



1991, and other related rules and regulations, a public auction was conducted.

4. For want of bidder, the subject twenty-five (25) delinquent properties were forfeited in favor of the Provincial Government of Leyte. Consequently, a **Declaration of Forfeiture dated April 5, 2021**, was respectively annotated on September 1, 2021, among others, on TCT No. 32691, and TCT No. 32693.²

Copies of the **Amended Final Deed of Forfeiture, Certification and Joint Affidavit**, are hereto attached as “**Annex E, F, and G**” for ready reference.

5. Despite the Declaration of Forfeiture, the Original and Owners’ Duplicate Copy of Transfer Certificate of Titles No. 32691 and 32693, remain in the name of the registered owner.
 - 5.1 However, the aforesaid Original Copy of Transfer Certificate of Title in possession of the Register of Deeds, Province of Leyte, was **CANCELLED** by virtue of the foregoing Declaration of Forfeiture.
6. Notably, the Owners’ Duplicate Copy of Transfer Certificate of Title remains in the possession of the registered owner - MRC Allied Industries, Inc.
7. On **November 28, 2020**, the parcels of land covered by Transfer Certificate of Title No. 32691, and Transfer Certificate of Title No. 32693 were **SOLD** to Normal Holdings Development Corporation.
 - 7.1 At the time of the sale, the original copy of the Transfer Certificate of Title No. 32691 and 32693, respectively, had no Memorandum of Encumbrances.
 - 7.2 In addition, the Owners’ Duplicate Copy of Transfer Certificate of Title No. 32691 and 32693, respectively, were with the vendor - Normal Holdings Development Corporation.
 - 7.3 Hence, said vendee can be presumed to be a buyer in good faith and for value.

Copies of the **Deed of Sale** are hereto attached as “**Annex H and H-1**” for your ready reference.

²Please see annotation at the title.

8. As a backgrounder, “one is considered a purchaser in good faith if they buy a property without notice that some other person has a right to or interest in such property and pays its fair price before he has notice of the adverse claims and interest of another person in the same property.”³
9. Further, in *Bautista v. Silva*⁴ and *Gabutan v. Nacalaban*⁵ the Supreme Court ruled that for one to be considered a purchaser for value and in good faith, the following requisites must concur:

“A buyer for value in good faith is one who buys property of another, without notice that some other person has a right to, or interest in, such property and pays full and fair price for the same, at the time of such purchase, or before he has notice of the claim or interest of some other persons in the property. He buys the property with the well-founded belief that the person from whom he receives the thing had title to the property and capacity to convey it.

To prove good faith, a buyer of registered and titled land need only show that he relied on the face of the title to the property. He need not prove that he made further inquiry for he is not obliged to explore beyond the four corners of the title. Such degree of proof of good faith, however, is sufficient only when the following conditions concur: first, the seller is the registered owner of the land; second, the latter is in possession thereof; and third, at the time of the sale, the buyer was not aware of any claim or interest of some other person in the property, or of any defect or restriction in the title of the seller or in his capacity to convey title to the property.

Absent one or two of the foregoing conditions, then the law itself puts the buyer on notice and obliges the latter to exercise a higher degree of diligence by scrutinizing the certificate of title and examining all factual circumstances in order to determine the seller's title and capacity to transfer any interest in the property. Under such circumstance, it is no longer sufficient for said buyer to merely show that he relied on the face of the title; he must now also show that he exercised reasonable precaution by inquiring beyond the title. Failure to exercise such degree of precaution makes him a buyer in bad faith.

³ Leong v. See, 749 Phil. 314, 323 (2014).

⁴ 533 Phil. 627, 639-640 (2006).


⁵ 788 Phil. 546 (2016).

10. Should the above request merit the Honorable Sangguniang Panlalawigan's consideration and approval, we respectfully request the issuance of Resolution **"GRANTING AUTHORITY TO THE GOVERNOR TO NEGOTIATE, ENTER INTO AN AGREEMENT OR CONTRACT WITH NORMAL HOLDINGS DEVELOPMENT CORPORATION, AND SIGN ANY AND ALL DOCUMENTS APPURTENANT THERETO, INCLUDING BUT NOT LIMITED TO, A DEED OF SALE, FOR AND ON BEHALF OF THE PROVINCIAL GOVERNMENT OF LEYTE, RELATIVE TO THE SUBJECT FOREFEITED PROPERTIES COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 32691, AND TRANSFER CERTIFICATE OF TITLE NO. 32693, RESPECTIVELY, AND FOR OTHER PURPOSES.**

For the Honorable August Body's consideration.

Thank you very much. Mabuhay!

By the Governor:


CORAZON M. ALVERO
Provincial Administrator

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

No. 6551517

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

REGISTRY OF DEEDS FOR THE PROVINCE OF NORTHERN LEYTE

Transfer Certificate of Title

No T - 32691

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of San Isidro, Province of Leyte, Philippines bounded and described as follows:

Lot 1-B-15-A Pad-08-017207-D

A parcel of land designated as lot 1-B-15-A of the subdivision of Pad-08-017207-D, being a portion of lot 1-B-15, Pad-08-009893-D, situated in Brgy. Daja Surusibahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SW., along lines 1 to 6 by Visayan Sea (with a 20.00m. wide, legal easement); on the NW., along lines 5-7-B by lot 1-B-15-B of this subdivision; on the NE., along lines 8 to 77 by lot 1-B-25, Pad-08-009893-D (Head lot); on the SE., along lines 77-1 by lot 1-B-22, Pad-08-009893-D. Beginning at a point marked "1" on plan being S.49 deg. 17', 9370.49m. from (Registered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

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

IT IS FURTHER CERTIFIED that said land was originally registered on the 26th day of May in the year nineteen hundred and nine in the Registration Book of the Office of the Register of Deeds of Leyte, Volume 1, page 99, as Original Certificate of Title No. 99 pursuant to Decree No. 1766 issued in L. R. C. Cadastrol Record No. 1766 in the name of Transfer. Certificate of Title No. T-29895 which This certificate is a transfer from Transfer. Certificate of Title No. T-29895 which is cancelled by virtue hereof in so far as the above-described land is concerned

Entered at Gov't. Center, Palo, Leyte, Philippines, on the 10th day of December in the year two thousand and two at 9:23 a.m.

ATTENT

Palati, City

(Owner's postal address)

PERCUT C. DINGGONG

(Register of Deeds)

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

Cancelled 12/20/02

This is a Certified True Copy of TCT T-32691 on file at Registry of Deeds of Leyte Province. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: ATTY. JOSE RAYMUND ACOL/ JENELYN TROYO.

Ref. No.: 2025003212 OR No.: 1035174664
Date: 03/07/2025 OR Date: Mar 3 2025
Time: 01:49:46 PM Amt. Paid: 623.08

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

BIBM No.1, Villalón, San Isidro, Leyte. thence N.24 deg. 42'W., 195.10m. to point 2; thence N.13 deg. 18'W., 238.26m. to point 3; thence N.13 deg. 12'W., 123.51m. to point 4; thence N.2 deg. 13'W., 236.57m. to point 5; thence N. 8 deg. 50'W., 8.18m. to point 6; thence N.80 deg. 20'E., 14.00m. to point 7; thence N.80 deg. 24'E., 188.71m. to point 8; thence S.22 deg. 00'E., 5.24m. to point 9; thence S.13 deg. 03'E., 5.24m. to point 10; thence S. 4 deg. 06'E., 5.24m. to point 11; thence S.4 deg. 51'W., 5.24m. to point 12; thence S.13 deg. 48'W., 5.24m. to point 13; thence S. 22 deg. 45'W., 5.24m. to point 14; thence S. 27 deg. 14'W., 15.88m. to point 15; thence S.29 deg. 08'W., 6.2'm. to point 16; thence S.32 deg. 56'W., 6.27m. to point 17; thence S.35 deg. 44'W., 6.27m. to point 18; thence S.38 deg. 38'W., 49.70m. to point 19; thence S.32 deg. 15'W., 7.61m. to point 20; thence S.19 deg. 29'W., 7.61m. to point 21; thence S.6 deg. 43'W., 7.61m. to point 22; thence S.6 deg. 03'E., 7.61m. to point 23; thence S.18 deg. 49'E., 7.61m. to point 24; thence S.31 deg. 35'E., 7.61m. to point 25; thence S.37 deg. 58'E., 33.61m. to point 26; thence S.42 deg. 57'E., 5.89m. to point 27; thence S.52 deg. 55'E., 5.49m. to point 28; thence S.62 deg. 53'E., 5.49m. to point 29; thence S.72 deg. 51'E., 5.49m. to point 30; thence S.77 deg. 50'E., 12.49m. to point 31; thence S.71 deg. 41'E., 3.07m. to point 32; thence S.59 deg. 24'E., 3.07m. to point 33; thence S.47 deg. 07'E., 3.07m. to point 34; thence S.34 deg. 50'E., 3.07m. to point 35; thence S.22 deg. 33'E., 3.07m. to point 36; thence S.10 deg. 16'E., 3.07m. to point 37; thence S.8 deg. 07'E., 75.24m. to point 38; thence S.7 deg. 42'E., 7.19m. to point 39; thence S.14 deg. 49'E., 7.19m. to point 40; thence S.21 deg. 56'E., 7.19m. to point 41; thence S.29 deg. 03'E., 7.19m. to point 42; thence S.36 deg. 10'E., 7.19m. to point 43; thence S.43 deg. 17'E., 7.19m. to point 44; thence S.46 deg. 51'E., 23.84m. to point 45; thence S.43 deg. 28'E., 4.01m. to point 46; thence S.36 deg. 43'E., 4.01m. to point 47; thence S.29 deg. 58'E., 4.01m. to point 48; thence S.23 deg. 13'E., 4.01m. to point 49; thence S.16 deg. 30'E., 4.01m. to point 50; thence S.9 deg. 17'E., 6.77m. to point 51; thence S.1 deg. 39'E., 6.77m. to point 52; thence S.5 deg. 59'W., 6.77m. to point 53; thence S.13 deg. 37'W., 6.77m. to point 54; thence S.21 deg. 15'W., 6.77m. to point 55; thence S.28 deg. 53'W., 6.77m. to point 56; thence S.36 deg. 31'W., 6.77m. to point 57; thence S.40 deg. 20'W., 8.89m. to point 58; thence S.35 deg. 32'W., 6.95m. to point 59; thence S.25 deg. 55'W., 6.95m. to point 60; thence S.16 deg. 18'W., 6.95m. to point 61; thence S.6 deg. 41'W., 6.95m. to point 62; thence S.2 deg. 56'E., 6.95m. to point 63; thence S.12 deg. 33'E., 6.95m. to point 64; thence S.22 deg. 10'E., 6.95m. to point 65; thence S.26 deg. 57'E., 93.63m. to point 66; thence S.22 deg. 38'E., 3.03m. to point 67; thence S.14 deg. 01'E., 3.03m. to point 68; thence S.5 deg. 24'E., 3.03m. to point 69; thence S.3 deg. 13'W., 3.03m. to point 70; thence S.7 deg. 31'W., 103.86m. to point 71; thence S.5 deg. 24'W., 12.30m. to point 72; thence S.1 deg. 10'W., 12.38m. to point 73; thence S. 3 deg. 04'E., 12.38m. to point 74; thence S.7 deg. 18'E., 12.38m. to point 75; thence S.11 deg. 32'E., 12.38m. to point 76; thence S. 13 deg. 41'E., 74.37m. to point 77; thence S.72 deg. 38'W., 124.62m. to point 78; beginning containing an area of ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) square meters. Points 6,7,8 are P.S. cyl. con. mons. 15 x 40 cm. and the rest are old points. Bearings

(Memorandum of Encumbrances continued on Page ----- -B)
(Technical Description continued on Additional Sheet ----- Page ----- -)

Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Page -B

(Continuation of the Memorandum of Encumbrances from Page -A)

True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer
Rogelio E. Milvano. Date of approval by the ARED for Operations, DENR, Region
08, Tacloban City on December 9, 2002.

XXX

NOTHING FOLLOWS

XXX

All subsequent annotations shall be stored in electronic form in the PHILARIS.

Date 4 July 2014

(Continued on Page -C)

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(Continuation of the Memorandum of Encumbrances from Page 7 25441 8-A -B)

(Continued on Additional Sheet Page)
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LR A 1134433081

TCT No.: 115-T-32691

Page No.:5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001463

Date:April 13, 2021 03:10:19PM

NOTICE OF LEVY ON EXECUTION : ISSUED BY THE PROVINCIAL GOVERNMENT OF LEYTE PURSUANT TO SECTION 258 OF THE LOCAL GOVERNMENT CODE OF 1991 (R.A. 7160) FOR TAX DELIQUENCY COVERING THE PERIOD FROM 2003 TO 2008. FAILURE TO SETTLE THE AFOREMENTIONED REAL PROPERTY TAX DELIQUENCY WITHIN FIFTEEN (15) DAYS FROM RECEIPT THEREOF WILL CONSTRAIN THE LEYTE PROVINCIAL GOVERNMENT TO AVAIL THE NECESSARY CIVIL REMEDIES PROVIDED BY LAW. OTHER CONDITIONS SEE DOCUMENT ON FILE. DATE OF INSTRUMENT- MAY 11, 2009.

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

Entry No.: 2021003802

Date:September 01, 2021 10:35:29AM

DECLARATION OF FORFEITURE : EXECUTED BY RUTH Y. SURPIA, IN FAVOR OF PROVINCIAL GOVERNMENT OF LEYTE, FOR THE SUM OF PHP44,304.86, IN ACCORDANCE WITH DOC. NO. 468; PAGE NO. 95; BOOK NO. VII; SERIES OF 2021; OF NOTARY PUBLIC OF TACLOBAN CITY; ATTY. RHEA LINA M. UNTALAN-ENAGE; DATED APRIL 05, 2021. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 115-2022000023

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

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THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

LR A 1134433082

TAX DECLARATION OF REAL PROPERTY

TD NO. 08 33010 00426 Property Identification No. 044-33-010-01-025

OWNER: M.R.C. Allied Ind. Inc. TIN: _____

ADDRESS: Daga-Daku, San Isidro, Leyte TEL. NO. _____

Administrator/Beneficial User: _____ TIN: _____

ADDRESS: _____ TEL. NO. _____

Location of Property: _____
 (Number & Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. T-22691 Survey No. _____

CCT _____ Lot No. 254- (1-B-15-A)

Dated: _____ Blk. No. _____

Boundaries: _____

North: Lot 1-B-15-15-B South: Road Lot

East: Road Lot West: Road Lot

KIND OF PROPERTY ASSESSED:

☒ LAND ☐ MACHINERY Brief Description _____

☐ BUILDING ☐ OTHERS Specify _____

No. of Storey: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Urban Id. -1st-	5,785 sqm	Php 1,359,420.00	Res. Land	20 %	Php 271,880.00
				%	
				%	
				%	
				%	
TOTAL		Php 1,359,420.00			Php 271,880.00

Total Assessed Value: TWO HUNDRED SEVENTY ONE THOUSAND EIGHT HUNDRED EIGHTY PESOS ONLY
 (Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment _____
 Qrt. _____ Yr. _____

RECOMMENDED BY:

APPROVED BY: ATTY. RAFAEL M. IRIARTE ENGR. JULIUS L. VARTIC
 Provincial Assessor Municipal Assessor Date _____

This declaration cancels TD No. 05-33010-00427 Owner same Previous A/V: Php 247,176.00

Memoranda: _____

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____, 20____. It does not and cannot by itself alone confer any

SOL N. JALIXA, JD, REB, REA
 Assistant Provincial Assessor
 PRC Lic. No. 0011490

PASSO
 CERTIFIED PHOTOCOPY FROM
 ORIGINAL ON FILE

No. 6551519

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

REGISTRY OF DEEDS FOR THE PROVINCE OF NORTHERN LEYTE

Transfer Certificate of Title

No. T-32693

It is hereby certified that certain land situated in the Municipality of San Isidro, Province of Leyte, Philippines, bounded and described as follows:

Lot 1-B-15-C Pad-08-017207-D

A parcel of land designated as lot 1-B-15-C of the subdivision of Pad-08-017207-D, being a portion of lot 1-B-15, Pad-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SE., along lines 1 to 21 by lot 1-B-15-B of this subdivision; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00m. wide, legal easement); on the NW., along line 24 to 32 by lot 1, Pad-118505; on the NE., along lines 32 to 46-1 by Road lot 1-B-35, Pad-08-009893-D. Beginning at a point marked "1" on plan being S. 34 deg. 35' W., 7566.59m. from BLBM#1, Villalon. (Bata) entered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

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

It is further certified that said land was originally registered on the 26th day of May in the year nineteen hundred and nine in the Registration Book of the Office of the Registrar of Deeds of Leyte, Volume 1, page 99, as Original Certificate of Title No. 99, pursuant to Decree No. 1766, in the name of T-29995. This certificate is a transfer from Transfer Certificate of Title No. 1-29995 which is cancelled by virtue hereof as far as the above-described land is concerned.

Entered at Gov't. Center, Palo, Leyte
Philippines, on the 10th day of December
in the year two thousand and two
at 9:25 a.m.

ATTEST

Makati City

(Owner's postal address)

PEREGRIN G. BINGCONG

(Registrar of Deeds)

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

Coded 12/10/02

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

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MEMORANDUM OF ENCUMBRANCES

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

Entry No.

San Isidro, Leyte, thence N.19 deg. 28'W., 4.89m. to point 2; thence N.41deg. 36'W., 4.89m. to point 3; thence N.63 deg. 39'W., 4.89m. to point 4; thence N. 85 deg. 47'W., 4.89m. to point 5; thence S.83 deg. 11'W., 60.40m. to point 6; thence S.83 deg. 11'W., 61.12m. to point 7; thence S.83 deg. 11'W., 41.35m. to point 8; thence S.83 deg. 11'W., 69.36m. to point 9; thence S.83 deg. 11'W., 70.42m. to point 10; thence S.83 deg. 11'W., 71.62m. to point 11; thence S. 83 deg. 11'W., 93.75m. to point 12; thence S.83 deg. 11'W., 115.58m. to point 13; thence S.83 deg. 11'W., 52.26m. to point 14; thence S.83 deg. 11'W., 85.37m. to point 15; thence S.83 deg. 11'W., 89.31m. to point 16; thence S.83 deg. 11'W., 136.84m. to point 17; thence S.83 deg. 11'W., 98.87m. to point 18; thence S.83 deg. 11'W., 87.51m. to point 19; thence S.83 deg. 41'W., 101.56m. to point 20; thence S.83 deg. 16'W., 14.23m. to point 21; thence N.16 deg. 52'W., 57.88m. to point 22; thence N.39 deg. 13'W., 115.30m. to point 23; thence N.17 deg. 11'W., 126.75m. to point 24; thence N.80 deg. 44'E., 62.79m. to point 25; thence N.83 deg. 32'E., 234.92m. to point 26; thence N.84 deg. 33'E., 241.91m. to point 27; thence N.84 deg. 45'E., 131.40m. to point 28; thence N. 82 deg. 07'E., 180.80m. to point 29; thence N.82 deg. 27'E., 112.32m. to point 30; thence N.83 deg. 42'E., 174.24m. to point 31; thence N.82 deg. 34'E., 45.70m. to point 32; thence S.5 deg. 19'E., 5.71m. to point 33; thence S.0 deg. 45'W., 63.47m. to point 34; thence S. 2 deg. 47'E., 8.48m. to point 35; thence S.9 deg. 54'E., 8.48m. to point 36; thence S.17 deg. 01'E., 8.48m. to point 37; thence S.24 deg. 08'E., 8.45m. to point 38; thence S.31 deg. 15'E., 8.48m. to point 39; thence S.34 deg. 48'E., 88.62m. to point 40; thence S.36 deg. 42'E., 44.13m. to point 41; thence S.33 deg. 52'E., 7.24m. to point 42; thence S.28 deg. 13'E., 7.24m. to point 43; thence S.22 deg. 34'E., 7.24m. to point 44; thence S.16 deg. 55'E., 7.24m. to point 45; thence S.11 deg. 16'E., 7.24m. to point 46; thence S.8 deg. 26'E., 30.61m. to point of beginning, containing an area of THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT (355,228) square meters. All points referred to are indicated on plan and marked on the ground as follows: Points 1 to 21 are P.S. Cyl. CONG. MONS. 15 x 40 cm. and the rest are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo M. Hilvano. Date of approval by the ASRD for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

NOTHING FOLLOWS

XXX

All subsequent transactions shall be subject to registration in the PHILARIS.
24 JUN 2014

(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

Register of Deeds

This is a Certified True Copy of TCT T-32693 on file at Registry of Deeds of Leyte Province. This consists of 5 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Leyte Province. Requested By: ATTY. JOSE RAYMUND ACOL/JENELYN TROYO.

Ref. No. : 2025003212 OR No. : 1035174664

Date : 03/07/2025 OR Date : Mar 3 2025

Time : 01:49:56 PM Amt. Paid: 623.08

Page -B

(Continuation of the Memorandum of Encumbrances from Page -A)

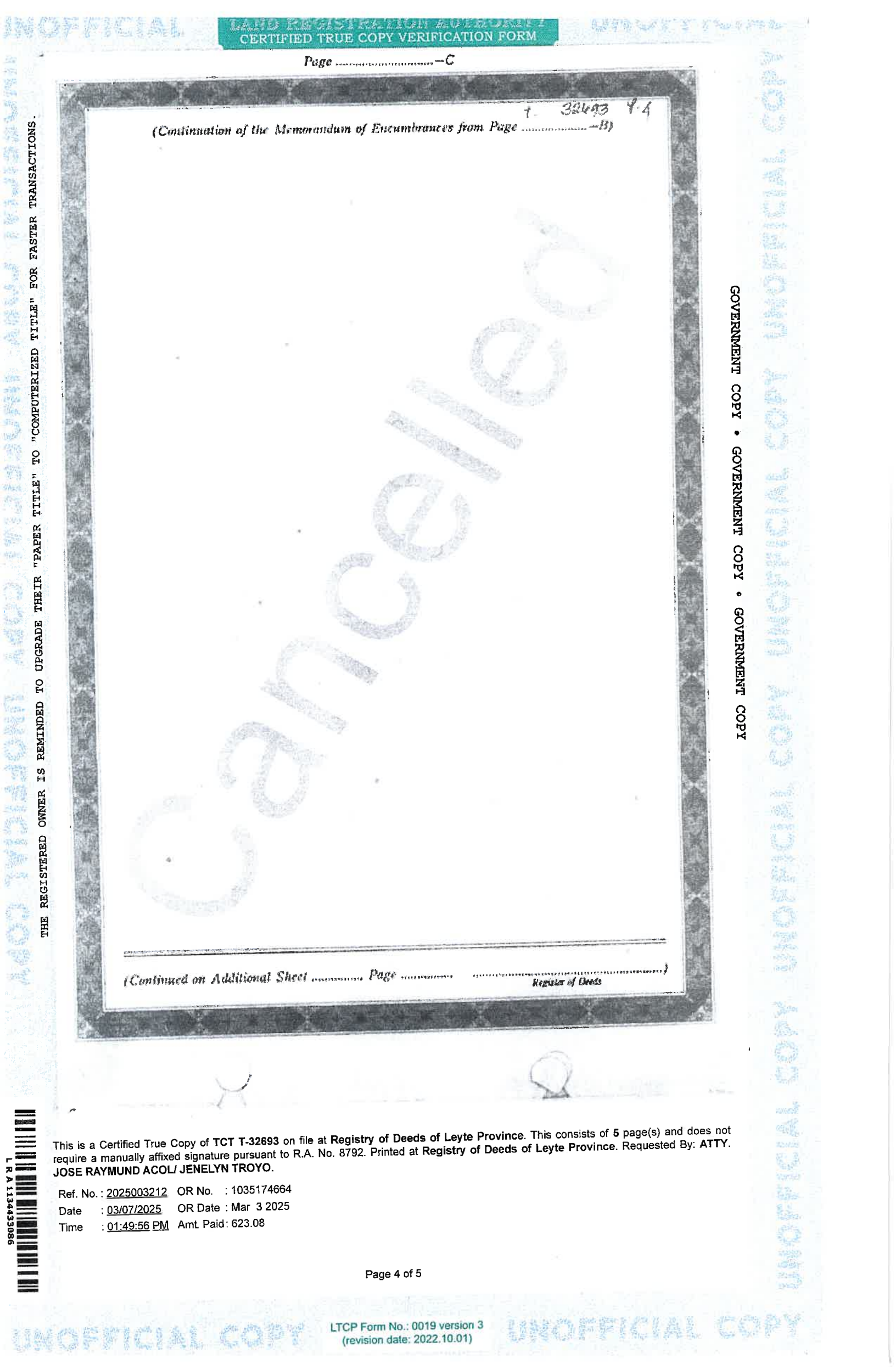
GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

(Continued on Page -C)

Register of Deeds

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Date : 03/07/2025 OR Date : Mar 3 2025
Time : 01:49:56 PM Amt Paid: 623.08



T. 32493 4.4

(Continuation of the Memorandum of Encumbrances from Page-B)

(Continued on Additional Sheet Page)
Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Ref. No. : 2025003212 OR No. : 1035174664
Date : 03/07/2025 OR Date : Mar 3 2025
Time : 01:49:56 PM Amt Paid: 623.08



Judicial Form No. 109

TCT No.: 115-T-32693

Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001463

Date: April 13, 2021 03:10:19PM

NOTICE OF LEVY ON EXECUTION : ISSUED BY THE PROVINCIAL GOVERNMENT OF LEYTE PURSUANT TO SECTION 258 OF THE LOCAL GOVERNMENT CODE OF 1991 (R.A. 7160) FOR TAX DELIQUENCY COVERING THE PERIOD FROM 2003 TO 2008. FAILURE TO SETTLE THE AFOREMENTIONED REAL PROPERTY TAX DELIQUENCY WITHIN FIFTEEN (15) DAYS FROM RECEIPT THEREOF WILL CONSTRAIN THE LEYTE PROVINCIAL GOVERNMENT TO AVAIL THE NECESSARY CIVIL REMEDIES PROVIDED BY LAW. OTHER CONDITIONS SEE DOCUMENT ON FILE. DATE OF INSTRUMENT- MAY 11, 2009.

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

Entry No.: 2021003803

Date: September 01, 2021 10:52:27AM

DECLARATION OF FORFEITURE : EXECUTED BY RUTH Y. SURPIA, IN FAVOR OF PROVINCIAL GOVERNMENT OF LEYTE, FOR THE SUM OF PHP76,584.87, IN ACCORDANCE WITH DOC. NO. 468; PAGE NO. 95; BOOK NO. VII; SERIES OF 2021; OF NOTARY PUBLIC OF TACLOBAN CITY; ATTY. RHEA LINA M. UNTALAN-ENAGE; DATED APRIL 05, 2021. THIS TITLE IS TOTALLY CANCELLED, AND ISSUING IN LIEU THEREOF TCT NUMBER(S) 115-2022000024

EMETERIO DEVARAS VILLANOZA JR.
Register of Deeds

GOVERNMENT COPY • GOVERNMENT COPY • GOVERNMENT COPY

THE REGISTERED OWNER IS REMINDED TO UPGRADE THEIR "PAPER TITLE" TO "COMPUTERIZED TITLE" FOR FASTER TRANSACTIONS.

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Ref. No.: 2025003212 OR No.: 1035174664

Date: 03/07/2025 OR Date: Mar 3 2025

Time: 01:49:56 PM Amt. Paid: 623.08

TAX DECLARATION OF REAL PROPERTY

TD NO. **08 33010 00428** Property Identification No. **044-33-010-01-027**

OWNER: **M.R.C. Allied Ind. Inc.** TIN: _____

ADDRESS: **Dava-Daku, San Isidro, Leyte** TEL. NO. _____

Administrator/Beneficial User: _____ TIN: _____

ADDRESS: _____ TEL. NO. _____

Location of Property: _____
(Number & Street) **Dava-Daku** **San Isidro, Leyte**
(Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. **7-32692** Survey No. _____

CCT _____ Lot No. **254 (1-B-15-C)**

Dated: _____ Blk. No. _____

Boundaries: _____

North: **Lot 1-B-15-D** South: **Lot 1-B-15-B**

East: **Road Lot** West: **Road Lot**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description _____

☐ OTHERS

Specify _____

No. of Storey: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Urban Id. -1st-	10,000 sqm	Php 2,349,900.00	Res. Land	20 %	Php 469,980.00
				%	
				%	
				%	
TOTAL		Php 2,349,900.00			Php 469,980.00

Total Assessed Value: **FOUR HUNDRED SIXTY NINE THOUSAND NINE HUNDRED EIGHTY PESOS ONLY**
(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment _____
Qrt. _____ 2009
Yr. _____

RECOMMENDED BY: _____

APPROVED BY: **ATTY. RAFAEL M. IRIARTE**
Provincial Assessor

ENGR. JULIUS L. LABTIC
Municipal Assessor Date _____

This declaration cancels TD No. **05-33010-00429** Owner **same** Previous A.V. Php **427,260.00**

Memoranda: _____

Notes: * This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____, 20____. It does not and cannot by itself alone confer any ownership or legal title to the property.

SOL N. JAMORA, JD, REB, REA
Assistant Provincial Assessor
PRC Lic. No. 0011490

PASSO
CERTIFIED PHOTOCOPY FROM
ORIGINAL ON FILE



Republic of the Philippines
PROVINCE OF LEYTE
City of Tacloban
OFFICE OF THE PROVINCIAL TREASURER

RECEIVED

DATE: 11/20/2024

TIME: 04:22:13 PM

AMENDED FINAL DEED OF FORFEITURE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the real property declared in the name of **MRC Allied Industries Inc.** of Brgy. Daja, Daku, Surusimbahan, San Isidro, Leyte and covered by Tax Declarations and corresponding Certificate of Title, herein below described, has been served with a Final Notice of Delinquency on September 15, 2008 on its unpaid Real Property Tax for the years 2003 up to 2008, to wit:

Item No.	Lot No.	Title No.	TD No.	Area (sq.m.) As per OCT/TCT No.	Total Tax Liabilities
1	Lot 1-B-15-A	T-32691	05-33010-00427	145.155	Php 44,324.58
2	Lot 1-B-15-C	T-32692	05-33010-00429	555.328	Php 76,584.87
3	Lot 1-B-16	T-28996	05-33010-00440	2,776.810	Php 18,405,515.17
4	Lot 1-B-18	T-28998	05-33010-00442	37.634	Php 249,448.77
5	Lot 1-B-19	T-28999	05-33010-00443	17.680	Php 135,482.18
6	Lot 1-B-20	T-30070	05-33010-00444	24.483	Php 140,626.56
7	Lot 1-B-21	T-30071	05-33010-00445	1,009.158	Php 6,088,080.23
8	Lot 1-B-22	T-30072	05-33010-00446	55.731	Php 305,422.07
9	Lot 1-B-23	T-30073	05-33010-00447	7.030	Php 40,371.03
10	Lot 1-B-24	T-30074	05-33010-00448	19.007	Php 109,175.44
11	Lot 1-B-25	T-30075	05-33010-00449	11.056	Php 73,259.37
12	Lot 1-B-26	T-30076	05-33010-00450	15.438	Php 102,321.33
13	Lot 1-B-27	T-30077	05-33010-00451	5.960	Php 39,502.17
14	Lot 1-B-28	T-30078	05-33010-00452	6.883	Php 44,207.13
15	Lot 1-B-29	T-30079	05-33010-00453	10.880	Php 72,776.15
16	Lot 1-B-30	T-30080	05-33010-00454	5.700	Php 28,114.90
17	Lot 1-B-31	T-30081	05-33010-00455	9.726	Php 71,418.40
18	Lot 1-B-32	T-30082	05-33010-00456	10.435	Php 102,900.88
19	Lot 1-B-33	T-30083	05-33010-00457	9.673	Php 64,115.37
20	Lot 1-B-34	T-30084	05-33010-00458	10.320	Php 68,402.97
21	Lot 1-B-35	T-30085	05-33010-00459	14.874	Php 98,689.60
22	Lot 1-B-36	T-30086	05-33010-00460	8.397	Php 55,687.52
23	Lot 1-B-37	T-30087	05-33010-00461	9.243	Php 61,289.14
24	Lot 1-B-38	T-30088	05-33010-00462	10.810	Php 71,651.82
25	Lot 1-B-39	T-30089	05-33010-00463	21.739	Php 144,251.45

WHEREAS, said real property tax liability have remained unpaid despite effort to exact payment from the owner, thus, a Warrant of Levy and Notice of Levy were issued and served on July 17, 2009 on said delinquent real property

WHEREAS, on account of said delinquency, the above-mentioned real property was advertised for sale at public auction in a newspaper of general circulation (Philippine Daily Inquirer dated August 2, 2009) by the Provincial Treasurer of Leyte to satisfy all taxes and penalties due and the costs of sale in the total amount of Php 48,268,724.62 at the entrance of Municipal Hall of San Isidro, Leyte, at the Brgy. Hall of Barangay Daja-Daku, San Isidro, Leyte and at the Bulletin Board of the Provincial Treasurer's Office, Capitol Bldg., Tacloban City, Leyte.

IT IS HEREBY CERTIFIED THAT THIS INSTRUMENT HAS BEEN
REGISTERED IN THE LEYTE REGISTRY OF
DEEDS ELECTRONIC REGISTERS LAND BOOK AND IN
CORRESPONDING MEMORANDUM BOOK MADE ON
OCT/TCT/ECY No. _____
ON _____
BY **JOY. EMERSON D. VILLANUEZA, JR.**
REGISTER OF DEEDS
LEYTE REGISTRY OF DEEDS

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Leyte Province, 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 Leyte Province. Requested By: GERALDINE MAGLASANG

Ref No **2024017603** OR No. **1035278176**
Date **11/20/2024** OR Date : Nov 20 2024
Time **04:22:13 PM** Amt Paid: 1410 96

WHEREAS, at the public auction held on August 18, 2009 at the Municipal Gymnasium of San Isidro, Leyte pursuant to said **Notice of Sale**, the above-mentioned property was forfeited in favor of the Provincial Government of Leyte for want of bidder

WHEREAS, on account of said public auction, a Notice of Forfeiture was prepared and was personally served by the employees of the Provincial Treasurer and the Provincial Legal Office of Leyte on February 23, 2010 to delinquent the real property taxpayer at MRC Allied Industries Inc. (Main Office), Brgy. Cantao-an, Naga City, Cebu particularly described as follows.

DESCRIPTION OF THE PROPERTY FORFEITED

A portion on a parcel of land (Lot 1-B of the subdivision plan (BL) Psd-08-001195, being a portion of Lot 1, Psu-94578, L.R.C. Record No.) situated in the Barrio Daga, Surasimbahan, Municipality of San Isidro, Province of Leyte, Island of Leyte. Bounded on the E. points 112 to 113 to 1 by Lot 4, 66 to 89 by Cebu Sea, and on the N., points 89 to 103 by property (Heirs of Paulina Abotiz and points 103 to 112 by property of (Claimed) by Heirs of Paulina Abotiz. Containing an area of SIX MILLION FIVE HUNDRED FORTY SIX THOUSAND FIFTY NINE (6,546,059) SQUARE METERS

WHEREAS, the delinquent taxpayer or any person in his behalf has not, within the period of one year from the date of sale, redeemed the property forfeited by paying to the Office of the Municipal Treasurer or this Office the amount of taxes and penalties, cost of sale due up to the redemption period and the interest at two (2%) per cent per month on the purchase price from the date of sale.

NOW THEREFORE, pursuant to the provisions of Section 262 of Republic Act 7160, otherwise known as the Local Government Code of 1991, the real property above described, is hereby conveyed to the Provincial Government of Leyte based upon the Final Deed of Forfeiture issued on September 21, 2010, forfeiting said property

Executed in the Province of Leyte, City of Tacloban this 19th day of March 2021

Witnesses:

XXXXX

XXXXX

RUTH Y. SURPIA
ICO-Provincial Treasurer
Affiant

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Leyte Province, 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 Leyte Province Requested By: GERALDINE MAGLASANG

Ref. No. 2024017603 OR No. : 1035278176
Date 11/20/2024 OR Date : Nov 20 2024
Time 04:22:13 PM Amt. Paid: 1410.96

Republic of the Philippines)
Tacloban City) S s

SUBSCRIBE AND SWORN TO BEFORE ME this March 19, 2021, affiant exhibiting to me his office identification Mr. Juan D. issued at Tacloban City, Leyte, Philippines

Doc No: 100
Page No: 1
Book No: 100
Series of 2021

~~Notary Public~~



It is hereby certified that this is a true electronic copy of on file in **Registry of Deeds of Leyte Province**, 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 Leyte Province. Requested By: **GERALDINE MAGLASANG**

Ref. No. : 2024017603 OR No. : 1035278176
Date : 11/20/2024 OR Date : Nov 20 2024
Time : 04:22:13 PM Amt. Paid: 1410.96



Republic of the Philippines
PROVINCE OF LEYTE
CITY OF TACLOBAN
Office of the Provincial Treasurer

TO WHOM THIS MAY CONCERN:

CERTIFICATION

THIS IS TO CERTIFY that the following properties herein below described registered/declared in the name of **MRC Allied Industries, Inc.** were **FORFEITED** in favor of the Provincial Government of Leyte pursuant to the provisions of the Local Government Code of 1991 during the Public Auction held on August 18, 2009 at San Isidro, Leyte to wit:

	LOT NO.	TITLE NO.	TD NO.
1	LOT 1-B-15-A	T-32691	05-33010-00427
2	LOT 1-B-15-C	T-32693	05-33010-00429
3	LOT 1-B-16	T-29996	05-33010-00440
4	LOT 1-B-18	T-29998	05-33010-00442
5	LOT 1-B-19	T-29999	05-33010-00443
6	LOT 1-B-20	T-30000	05-33010-00444
7	LOT 1-B-21	T-30001	05-33010-00445
8	LOT 1-B-22	T-30002	05-33010-00446
9	LOT 1-B-23	T-30003	05-33010-00447
10	LOT 1-B-24	T-30004	05-33010-00448
11	LOT 1-B-25	T-30005	05-33010-00449
12	LOT 1-B-26	T-30006	05-33010-00450
13	LOT 1-B-27	T-30007	05-33010-00451
14	LOT 1-B-28	T-30008	05-33010-00452
15	LOT 1-B-29	T-30009	05-33010-00453
16	LOT 1-B-30	T-30010	05-33010-00454
17	LOT 1-B-31	T-30011	05-33010-00455
18	LOT 1-B-32	T-30012	05-33010-00456
19	LOT 1-B-33	T-30013	05-33010-00457
20	LOT 1-B-34	T-30014	05-33010-00458
21	LOT 1-B-35	T-30015	05-33010-00459
22	LOT 1-B-36	T-30016	05-33010-00460
23	LOT 1-B-37	T-30017	05-33010-00461
24	LOT 1-B-38	T-30018	05-33010-00462
25	LOT 1-B-39	T-30019	05-33010-00463

This CERTIFIES further that the said properties being now owned by the Provincial Government of Leyte, pursuant to existing laws, rules and regulations said properties are now **EXEMPTED FROM PAYMENT OF THE TRANSFER TAX.**

Issued this 23rd day of February 2021 at Tacloban City.

RUTH Y. SURPIA
Acting Provincial Treasurer

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Leyte Province, 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 Leyte Province. Requested By: GERALDINE MAGLASANG

Ref. No 2024017603 OR No. : 1035278176
Date 11/20/2024 OR Date : Nov 20 2024
Time 04:22:13 PM Amt. Paid: 1410.96

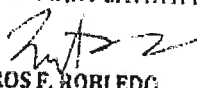
Republic of the Philippines }
Province of Leyte } S.s.
Tacloban City }

JOINT AFFIDAVIT
(RE: Discrepancy in Lot Area)

We, **MILAGROS F. ROBLEDO**, Provincial Assessor, and **RUTH Y. SURPIA**, Acting Provincial Treasurer, both of legal ages, Filipino citizens, married and with office address at Provincial Government of Leyte, Provincial Capitol, Tacloban City, Leyte, after having been duly sworn to in accordance with law depose and state:

1. That the Office of the Provincial Treasurer issued on December 2, 2008 a Warrant of Levy of MRC Allied Industries, Inc. situated at Barangay Dajo, Baku, San Isidro Leyte;
2. That included in the said Warrant of Levy is the real property covered by Tax Declaration No. 08-33010-00440 with innocuously written area of 2, 716, 810 sq.m. (line item 15 of the warrant of levy);
3. That based on the existing tax declaration and title the true and correct area is 2, 776, 810 sq.m. instead of 2, 716, 810 sq.m.;
4. That the discrepancy is caused by typographical error during the preparation of the said Warrant of Levy;
5. That we are executing this affidavit to correct the discrepancy and to confirm that the true and correct area is 2, 776, 810 sq.m. under Tax Dec. No. 08-33010-00440 and its corresponding Title No. T-29996;
6. Further, we are executing this affidavit to attest to the truth of the foregoing facts for whatever legal intent and purposes this may legally serve.

FURTHER AFFIANT SAYETH NAUGHT.

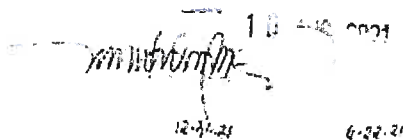

MILAGROS F. ROBLEDO
Affiant


RUTH Y. SURPIA
Affiant

SUBSCRIBED AND SWORN TO before me on this APR 6 5 2021 in _____ Philippines, affiants exhibiting to me their competent proof of identification written below their names

Doc. No. 421
Page No. 98
Book No. 00
Series of 2021




10 APR 2021
12-34-21 6-22-21

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Ref. No.: 2024017603 OR No.: 1035278176
Date: 11/20/2024 OR Date: Nov 20 2024
Time: 04:20:46 PM Amt. Paid: 1410.96



LR A 130727187

LR A 1130727193

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE is entered into by and between:

MRC ALLIED, INC., a Domestic Corporation duly created and existing under the laws of the Republic of the Philippines, with principal business address at 5th Floor Eurovilla 4 Bldg., 853 A Arnaiz Avenue, Makati City, herein represented by its Treasurer, **BERNARD B. RABANZO**, hereinafter referred to as the **SELLER**.

-AND-

NORMAL HOLDINGS AND DEVELOPMENT CORPORATION, a Domestic Corporation duly created and existing under laws of the Republic of the Philippines, with postal address at Daja-Daku, San Isidro, Leyte herein represented by its *Authorized Representative*, **BIENVENIDO S. SANTOS**, hereinafter referred to as the **BUYER**.

WITNESSETH;

WHEREAS, the SELER is the registered owner of a parcel of land located at **Barangay Daja Surusimbahan San Isidro Leyte**, covered by the Transfer Certificate of Title No. **32691**, and containing a total area of **ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) SQUARE METERS**, more or less, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 32691

"A parcel of land designated as lot 1-B-15-A of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd 08-009893-D, situated in Brgy. of Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SW., along lines 1 to 6 by Visayan Sea (with a 20.00m. wide, legal easement); on the NW., ALONG LINES 6-7-8 by lot 1-B-15-B of this subdivision; on the NE., along liner 8 to 77 by lot 1-B-26, Psd-08-009893-D (Road lot); on the SE., along lines 77-1 by lot 1-B-22, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 49 deg. 17' W., 9370.49m. from BLBM No. 1, Villalon, San Isidro, Leyte. thence N. 24 deg. 42' W., 195.10m. to point 2; thence N. 13 deg. 18' W., 238.26 m. to point 3; thence N. 13 deg. 12' W., 123.51 m. to point 4; thence N. 2 deg. 13' W., 236.57 m. to point 5; thence N. 8 deg. 50' W., 8.18 m. to point 6; thence N. 80 deg. 20' E., 14.00 m. to point 7; thence N. 80 deg. 24' E., 188.71 m. to point 8; thence S. 22 deg. 00' E., 5.24 m. to point 9; thence S. 13 deg. 03' E., 5.24 m. to point 10; thence S. 4 deg. 06' E., 5.24 m. to point 11; thence S. 4 deg. 51' W., 5.24 m. to point 12; thence S. 13 deg. 48' W., 5.24 m. to point 13; thence S. 22 deg. 45' W., 5.24 m. to point 14; thence S. 27 deg. 14' W., 15.88 m. to point 15; thence S. 29 deg. 08' W., 6.27 m. to point 16; thence S. 32 deg. 56' W., 6.27 m. to point 17; thence S. 36 deg. 44' W., 6.27 m. to point 18; thence S. 38 deg. 38' W., 49.70 m. to point 19; thence S. 32 deg. 15' W., 7.61 m. to point 20; thence S. 19 deg. 29' W., 7.61 m. to point 21; thence S. 6 deg. 43' W., 7.61 m. to point 22; thence S. 6 deg. 03' E., 7.61 m. to point 23; thence S. 18 deg. 49' E., 7.61 m. to point 24; thence S. 31 deg. 35' E., 7.61 m. to point 25; thence S. 37 deg. 58' E., 33.61 m. to point 26; thence S. 42 deg. 57' E., 5.49 m. to point 27; thence S. 52 deg. 55' E., 5.49 m. to point 28; thence S. 62 deg. 53' E., 5.49 m. to point 29; thence S. 72 deg. 51' E., 5.49 m. to point 30; thence S. 77 deg. 50' E., 12.49 m. to point 31; thence S. 71 deg. 41' E., 3.07 m. to point 32; thence S. 59 deg. 24' E., 3.07 m. to point 33; thence S. 47 deg. 07' E., 3.07 m. to point 34; thence S. 34 deg. 50' E., 3.07 m. to point 35; thence S. 22 deg. 33' E., 3.07 m. to point 36; thence S. 10 deg. 16' E., 3.07 m. to point 37; thence S. 4 deg. 08' E., 75.24 m. to point 38; thence S. 7 deg. 42' E., 7.19 m. to point 39; thence S. 14 deg. 49' E., 7.19 m. to point 40; thence S. 21 deg. 56' E., 7.19 m. to point 41; thence S. 29 deg. 03' E., 7.19 m. to point 42; thence S. 36 deg. 10' E., 7.19 m. to point 43; thence S. 43 deg. 17' E., 7.19 m. to point 44; thence S. 46 deg. 51' E., 23.84 m. to point 45; thence S. 43 deg. 28' E., 4.01 m. to point 46; thence S. 36 deg. 43' E., 4.01 m. to point 47; thence S. 29 deg. 58' E., 4.01 m. to point 48; thence S. 23 deg. 13' E., 4.01 m. to point 49; thence S. 16 deg. 30' E., 4.01 m. to point 50; thence S.

9 deg. 17' E., 6.77 m. to point 51; thence S. 1 deg. 39' E., 6.77 m. to point 52; thence S. 5 deg. 59' W., 6.77 m. to point 53; thence S. 13 deg. 37' W., 6.77 m. to point 54; thence S. 21 deg. 15' W., 6.77 m. to point 55; thence S. 28 deg. 53' W., 6.77 m. to point 56; thence S. 16 deg. 18' W., 6.95 m. to point 61; thence S. 6 deg. 41' W., 6.95 m. to point 62; thence S. 2 deg. 56' E., 6.95 m. to point 63; thence S. 12 deg. 33' E., 6.95 m. to point 64; thence S. 22 deg. 10' E., 6.95 m. to point 65; thence S. 26 deg. 57' E., 93.63 m. to point 66; thence S. 22 deg. 38' E., 3.03 m. to point 67; thence S. 14 deg. 01' E., 3.03 m. to point 68; thence S. 5 deg. 24' E., 3.03 m. to point 69; thence S. 3 deg. 13' W., 3.03 m. to point 70; thence S. 7 deg. 31' W., 103.86 m. to point 71; thence S. 5 deg. 24' W., 12.30 m. to point 72; thence S. 1 deg. 10' W., 12.38 m. to point 73; thence S. 3 deg. 04' E., 12.38 m. to point 74; thence S. 7 deg. 18' E., 12.38 m. to point 75; thence S. 11 deg. 32' E., 12.38 m. to point 76; thence S. 13 deg. 41' E., 74.37 m. to point 77; thence S. 72 deg. 38' W., 124.62 m. to point of beginning, containing an area of ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) square meters. Points 6,7,8 are P.S. cyl. conc. mons. 15x40 cm. and the rest are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo M. Hilvano. Date of approval by the ARED for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

WHEREAS, the BUYER offered to purchase the Property and the SELLER agrees to sell the Property to the BUYER;

NOW THEREFORE, for and in consideration of the total sum of FORTY THREE MILLION FIVE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED PESOS (P43,546,800.00), receipt of which is hereby acknowledged and confirmed, the SELLER hereby SELLS, TRANSFERS and CONVEYS the above -described Property in favor of the BUYER, his successor-in-interest and/or assigns;

Payment of capital gains tax, the cost of the titling of the property as well as portion of the real estate tax due on the property, documentary stamp tax, transfer fee, registration fee and all other expenses and taxes incidental to the transfer of title and ownership of the Property shall be for the account of the BUYER.

The SELLER warrants and represents that it is the registered under TCT No. 32691 and absolute owner of the Property; that it has the full power, authority, and capacity to dispose and sell the same free of any liens and encumbrances; and it shall defend its registered rights and absolute title over the same against any persons.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this 10th day of NOV 2002 in MAKATI CITY.

MRC ALLIED, INC.
(Seller)

NORMAL HOLDINGS CORPORATION
(Buyer)

Represented by:

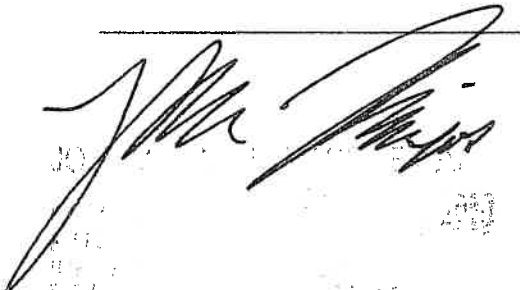
Represented by:


BERNARD B. RABANZO
Authorized Representative


BIENVENIDO S. SANTOS
Authorized Representative

SIGNED IN THE PRESENCE OF:

128
63
29
2020


NOTARY PUBLIC
MAKATI CITY

SN No. 6551517

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

PROVINCE OF NORTHERN LEYTE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T - 32691

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of San Isidro, Province of Leyte, Philippines

bounded and described as follows:

Lot 1-B-15-A Psd-08-017207-D

A parcel of land designated as lot 1-B-15-A of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SW., along lines 1 to 6 by Visayan Sea (with a 20.00m. wide, legal easement); on the NW., along lines 6-7-8 by lot 1-B-15-B of this subdivision; on the NE., along lines 8 to 77 by lot 1-B-26, Psd-08-009893-D (Road lot); on the SE., along lines 77-1 by lot 1-B-22, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 49 deg. 17' W., 9370.49m. from (back)

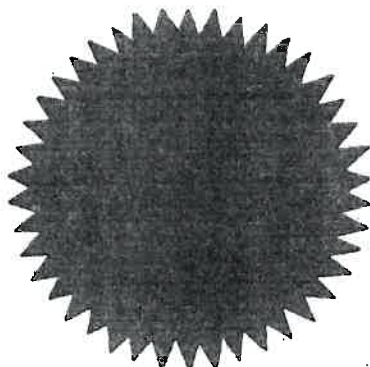
is registered in accordance with the provisions of the Property Registration Decree in the name of*

MRC ALLIED INDUSTRIES, INC.

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

IT IS FURTHER CERTIFIED that said land was originally registered on the 26th day of May, in the year nineteen hundred and nine, in the Registration Book of the Office of the Register of Deeds of Leyte, Volume 1, page 99, as Original Certificate of Title No. 1766, pursuant to Decree No. 1766, issued in L. R. C. Cadastrol Record No. 1766, in the name of T-29995

This certificate is a transfer from Transfer Certificate of Title No. T-29995, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Gov't. Center, Palo, Leyte
Philippines, on the 10th day of December
in the year two thousand and two
at 9:25 a. m.

ATTEST:

PERCIVAL C. YINGCONG

(Register of Deeds)

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

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

BLBM No. 1, Villalon, San Isidro, Leyte. thence N. 24 deg. 42' W., 195.10m. to point 2; thence N. 13 deg. 18' W., 238.26m. to point 3; thence N. 13 deg. 12' W. 123.51m. to point 4; thence N. 2 deg. 13' W., 236.57m. to point 5; thence N. 8 deg. 50' W., 8.18m. to point 6; thence N. 80 deg. 20' E., 14.00m. to point 7; thence N. 80 deg. 24' E., 188.71m. to point 8; thence S. 22 deg. 00' E., 5.24m. to point 9; thence S. 13 deg. 03' E., 5.24m. to point 10; thence S. 4 deg. 06' E., 5.24m. to point 11; thence S. 4 deg. 51' W., 5.24m. to point 12; thence S. 13 deg. 48' W., 5.24m. to point 13; thence S. 22 deg. 45' W., 5.24m. to point 14; thence S. 27 deg. 14' W., 15.88m. to point 15; thence S. 29 deg. 08' W., 6.2m. to point 16; thence S. 32 deg. 56' W., 6.27m. to point 17; thence S. 36 deg. 44' W., 6.27m. to point 18; thence S. 38 deg. 38' W., 49.70m. to point 19; thence S. 32 deg. 15' W., 7.61m. to point 20; thence S. 19 deg. 29' W., 7.61m. to point 21; thence S. 6 deg. 43' W., 7.61m. to point 22; thence S. 6 deg. 03' E., 7.61m. to point 23; thence S. 18 deg. 49' E., 7.61m. to point 24; thence S. 31 deg. 35' E., 7.61m. to point 25; thence S. 37 deg. 58' E., 33.61m. to point 26; thence S. 42 deg. 57' E., 5.49m. to point 27; thence S. 52 deg. 55' E., 5.49m. to point 28; thence S. 62 deg. 53' E., 5.49m. to point 29; thence S. 72 deg. 51' E., 5.49m. to point 30; thence S. 77 deg. 50' E., 12.49m. to point 31; thence S. 71 deg. 41' E., 3.07m. to point 32; thence S. 59 deg. 24' E., 3.07m. to point 33; thence S. 47 deg. 07' E., 3.07m. to point 34; thence S. 34 deg. 50' E., 3.07m. to point 35; thence S. 22 deg. 33' E., 3.07m. to point 36; thence S. 10 deg. 16' E., 3.07m. to point 37; thence S. 8 deg. 07' E., 75.24m. to point 38; thence S. 7 deg. 42' E., 7.19m. to point 39; thence S. 14 deg. 49' E., 7.19m. to point 40; thence S. 21 deg. 56' E., 7.19m. to point 41; thence S. 29 deg. 03' E., 7.19m. to point 42; thence S. 36 deg. 10' E., 7.19m. to point 43; thence S. 43 deg. 17' E., 7.19m. to point 44; thence S. 46 deg. 51' E., 23.84m. to point 45; thence S. 43 deg. 28' E., 4.01m. to point 46; thence S. 36 deg. 43' E., 4.01m. to point 47; thence S. 29 deg. 58' E., 4.01m. to point 48; thence S. 23 deg. 13' E., 4.01m. to point 49; thence S. 16 deg. 30' E., 4.01m. to point 50; thence S. 9 deg. 17' E., 6.77m. to point 51; thence S. 1 deg. 39' E., 6.77m. to point 52; thence S. 5 deg. 59' W., 6.77m. to point 53; thence S. 13 deg. 37' W., 6.77m. to point 54; thence S. 21 deg. 15' W., 6.77m. to point 55; thence S. 28 deg. 53' W., 6.77m. to point 56; thence S. 36 deg. 31' W., 6.77m. to point 57; thence S. 40 deg. 20' W., 8.88m. to point 58; thence S. 35 deg. 32' W., 6.95m. to point 59; thence S. 25 deg. 55' W., 6.95m. to point 60; thence S. 16 deg. 18' W., 6.95m. to point 61; thence S. 6 deg. 41' W., 6.95m. to point 62; thence S. 2 deg. 56' E., 6.95m. to point 63; thence S. 12 deg. 33' E., 6.95m. to point 64; thence S. 22 deg. 10' E., 6.95m. to point 65; thence S. 26 deg. 57' E., 93.63m. to point 66; thence S. 22 deg. 38' E., 3.03m. to point 67; thence S. 14 deg. 01' E., 3.03m. to point 68; thence S. 5 deg. 24' E., 3.03m. to point 69; thence S. 3 deg. 13' W., 3.03m. to point 70; thence S. 7 deg. 31' W., 103.86m. to point 71; thence S. 5 deg. 24' W., 12.30m. to point 72; thence S. 1 deg. 10' W., 12.38m. to point 73; thence S. 3 deg. 04' E., 12.38m. to point 74; thence S. 7 deg. 18' E., 12.38m. to point 75; thence S. 11 deg. 32' E., 12.38m. to point 76; thence S. 13 deg. 41' E., 74.37m. to point 77; thence S. 72 deg. 38' W., 124.62m. to point 78; beginning, containing an area of ONE HUNDRED FORTY FIVE THOUSAND AND ONE HUNDRED FIFTY SIX (145,156) square meters. Points 6, 7, are F.S. cyl. con. mens. 15 x 40 cm. and the rest are old points. Bearings

Memorandum of Encumbrances continued on Page -B-

(Technical Description continued on Additional Sheet Page -)


 Register of Deeds

(Continuation of the Memorandum of Encumbrances from Page _____ -A)

True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer
Romulo M. Hilvano. Date of approval by the AREO for Operations, DENR, Region
08, Tacloban City on December 9, 2002.



(Continued on Page -C

.....)
Register of Deeds

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF ABSOLUTE SALE** is entered into by and between:

MRC ALLIED, INC., a Domestic Corporation duly created and existing under the laws of the Republic of the Philippines, with principal business address at 5th Floor Eurovilla 4 Bldg., 853 A Arnaiz Avenue, Makati City, herein represented by its Treasurer, **BERNARD B. RABANZO**, hereinafter referred to as the **SELLER**.

-AND-

NORMAL HOLDINGS AND DEVELOPMENT CORPORATION, a Domestic Corporation duly created and existing under laws of the Republic of the Philippines, with postal address at Daja-Daku, San Isidro, Leyte herein represented by its *Authorized Representative*, **BIENVENIDO S. SANTOS**, hereinafter referred to as the **BUYER**.

WITNESSETH;

WHEREAS, the **SELER** is the registered owner of a parcel of land located at **Barangay Daja Surusimbahan San Isidro Leyte**, covered by the Transfer Certificate of Title No. **32693**, and containing a total area of **THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT (355,228) SQUARE METERS**, more or less, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 32693

"A parcel of land designated as lot 1-B-15-C of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd 08-009893-D, situated in Brgy. of Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SE., along lines 1 to 21 by Lot 1-B-15-B of this subdivision; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00 m. wide, legal easement); on the NW., along line 24 to 32 by lot 1., Psu-118505; on the NE., along lines 32 to 46-1 by Road lot 1-B-35, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 34 deg. 35' W., 7566.59 m. from BLBM No. 1, Villalon, San Isidro, Leyte. thence N. 19 deg. 28' W., 4.89 m. to point 2; thence N. 41 deg. 36' W., 4.89 m. to point 3; thence N. 63 deg. 39' W., 4.89 m. to point 4; thence N. 85 deg. 47' W., 4.89 m. to point 5; thence S. 83 deg. 11' W., 60.40 m. to point 6; thence S. 83 deg. 11' W., 61.12 m. to point 7; thence S. 83 deg. 11' W., 41.35 m. to point 8; thence S. 83 deg. 11' E., 69.36 m. to point 9; thence S. 83 deg. 11' W., 70.42 m. to point 10; thence S. 83 deg. 11' W., 71.62 m. to point 11; thence S. 83 deg. 11' W., 93.75 m. to point 12; thence S. 12 deg. 11' W., 115.58 m. to point 13; thence S. 83 deg. 11' W., 52.26 m. to point 14; thence S. 83 deg. 11' W., 85.37 m. to point 15; thence S. 83 deg. 11' W., 89.31 m. to point 16; thence S. 83 deg. 11' W., 136.84 m. to point 17; thence S. 83 deg. 11' W., 98.87 m. to point 18; thence S. 83 deg. 11' W., 87.51 m. to point 19; thence S. 83 deg. 41' W., 101.56 m. to point 20; thence S. 83 deg. 16' W., 14.23 m. to point 21; thence N. 16 deg. 52' W., 57.88 m. to point 22; thence N. 39 deg. 13' W., 115.30 m. to point 23; thence N. 17 deg. 11' W., 126.75 m. to point 24; thence N. 80 deg. 44' E., 62.79 m. to point 25; thence N. 83 deg. 32' E., 234.92 m. to point 26; thence N. 84 deg. 33' E., 241.91 m. to point 27; thence N. 84 deg. 45' E., 131.40 m. to point 28; thence N. 82 deg. 07' E., 180.80 m. to point 29; thence N. 82 deg. 27' E., 112.38 m. to point 30; thence N. 83 deg. 42' E., 174.24 m. to point 31; thence N. 82 deg. 34' E., 45.70 m. to point 32; thence S. 5 deg. 19' E., 5.71 m. to point 33; thence S. 0 deg. 45' W., 63.47 m. to point 34; thence S. 2 deg. 47' E., 8.48 m. to point 35; thence S. 9 deg. 54' E., 8.48 m. to point 36; thence S. 17 deg. 01' E., 8.48 m. to point 37; thence S. 24 deg. 08' E., 8.48 m. to point 38; thence S. 31 deg. 15' E., 8.48 m. to point 39; thence S. 34 deg. 48' E., 88.62 m. to point 40; thence S. 36 deg. 42' E., 44.13 m. to point 41; thence S. 33 deg. 52' E., 7.24 m. to point 42; thence S. 28 deg. 13' E., 7.24 m. to point 43; thence S. 22 deg. 34' E., 7.24 m. to point 44; thence S. 16 deg. 55' E., 7.24 m. to point 45; thence S. 11 deg. 16'

on the ground as follows: ...
are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by
Geodetic Engineer Romulo M. Hilvano. Date of approval by the ARED for Operations,
DENR, Region 08, Tacloban City on December 9, 2002.

WHEREAS, the BUYER offered to purchase the Property and the SELLER agrees to sell the
Property to the BUYER;

NOW THEREFORE, for and in consideration of the total sum of **ONE HUNDRED SIX MILLION FIVE
HUNDRED SIXTY EIGHT THOUSAND FOUR HUNDRED PESOS (P106,568,400.00)**, receipt of which is
hereby acknowledged and confirmed, the SELLER hereby SELLS, TRANSFERS and CONVEYS the above -
described Property in favor of the BUYER, his successor-in-interest and/or assigns;


Payment of capital gains tax, the cost of the titling of the property as well as portion of the real
estate tax due on the property, documentary stamp tax, transfer fee, registration fee and all other
expenses and taxes incidental to the transfer of title and ownership of the Property shall be for the
account of the BUYER.

The SELLER warrants and represents that it is the registered under TCT No. 32693 and absolute
owner of the Property; that it has the full power, authority, and capacity to dispose and sell the same
free of any liens and encumbrances; and it shall defend its registered rights and absolute title over the
same against any persons.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this ____ day of
NOV 28 2020 in MAKATI CITY.


MRC ALLIED, INC.
(Seller)

Represented by:


BERNARD B. RABANZO
Authorized Representative

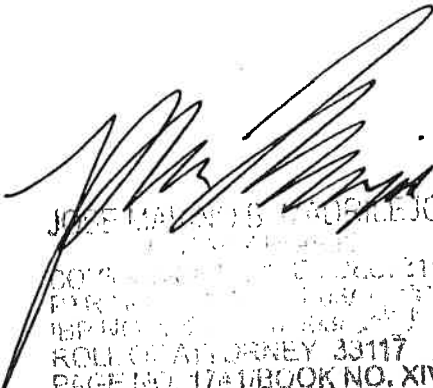
NORMAL HOLDINGS CORPORATION
(Buyer)

Represented by:


BIENVENIDO S. SANTOS
Authorized Representative

SIGNED IN THE PRESENCE OF:

128
43
29


JOSE LALANOS ROSALES
2013
ROLL OF ATTORNEY 33117
PAGE NO. 1781/BOOK NO. XIV
2020

SN No. 6551519

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

PROVINCE OF NORTHERN LEYTE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T - 32693

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of San Isidro,
Province of Leyte, Philippines bounded and described as follows:

Lot 1-B-15-C Psd-08-017207-D

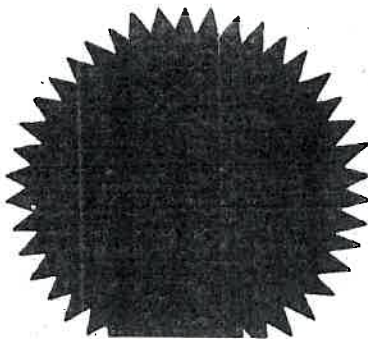
A parcel of land designated as lot 1-B-15-C of the subdivision of Psd-08-017207-D, being a portion of lot 1-B-15, Psd-08-009893-D, situated in Brgy. Daja Surusimbahan, Mun. of San Isidro, Province of Leyte, Island of Leyte. Bounded on the SE., along lines 1 to 21 by lot 1-B-15-B of this subdivision; on the SW., along lines 21 to 24 by Visayas Sea (with 20.00m. wide, legal easement); on the NW., along line 24 to 32 by lot 1, Psd-118505; on the NE., along lines 32 to 46-1 by Road lot 1-B-35, Psd-08-009893-D. Beginning at a point marked "1" on plan being S. 34 deg. 35' W., 7566.59m. from BLN 1, Villalobos (as registered in accordance with the provisions of the Property Registration Decree in the name of

MRC ALLIED INDUSTRIES, INC.

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

IT IS FURTHER CERTIFIED that said land was originally registered on the 26th day of May, in the year nineteen hundred and nine, in the Registration Book of the Office of the Register of Deeds of Leyte, Volume 1, page 99, as Original Certificate of Title No. 1766, pursuant to Decree No. 1-29995 issued in L. R. C. Cadastre Record No. 1766, in the name of Transfer Certificate of Title No. 1-29995, which

This certificate is a transfer from Transfer Certificate of Title No. 1-29995, which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Gov't. Center, Palo, Leyte
Philippines, on the 10th day of December
in the year two thousand and two
at 9:25 a.m.

ATTEST:

Entry No.

San Isidro, Leyte, thence N.19 deg. 28'W., 4.89m. to point 2; thence N.41deg. 36'W., 4.89m. to point 3; thence N.63 deg. 39'W., 4.89m. to point 4; thence N. 85 deg. 47'W., 4.89m. to point 5; thence S.83 deg. 11'W., 60.40m. to point 6; thence S.83 deg. 11'W., 61.12m. to point 7; thence S.83 deg. 11'W., 41.35m. to point 8; thence S.83 deg. 11'W., 69.36m. to point 9; thence S.83 deg. 11'W., 70.42m. to point 10; thence S.83 deg. 11'W., 71.62m. to point 11; thence S. 83 deg. 11'W., 93.75m. to point 12; thence S.83 deg. 11'W., 115.58m. to point 13; thence S.83 deg. 11'W., 52.26m. to point 14; thence S.83 deg. 11'W., 85.37m. to point 15; thence S.83 deg. 11'W., 89.31m. to point 16; thence S.83 deg. 11'W., 136.84m. to point 17; thence S.83 deg. 11'W., 98.87m. to point 18; thence S.83 deg. 11'W., 87.51m. to point 19; thence S.83 deg. 41'W., 101.56m. to point 20; thence S.83 deg. 16'W., 14.23m. to point 21; thence N.16 deg. 52'W., 57.88m. to point 22; thence N.39 deg. 13'W., 115.39m. to point 23; thence N.17 deg. 11'W., 126.75m. to point 24; thence N.80 deg. 44'E., 62.79m. to point 25; thence N.83 deg. 32'E., 234.92m. to point 26; thence N.84 deg. 33'E., 241.91m. to point 27; thence N.84 deg. 45'E., 131.40m. to point 28; thence N. 82 deg. 07'E., 180.80m. to point 29; thence N.82 deg. 27'E., 112.38m. to point 30; thence N.83 deg. 42'E., 174.24m. to point 31; thence N.82 deg. 34'E., 45.70m. to point 32; thence S.5 deg. 19'E., 5.71m. to point 33; thence S.0 deg. 45'W., 63.47m. to point 34; thence S. 2 deg. 47'E., 8.48m. to point 35; thence S.9 deg. 54'W., 8.48m. to point 36; thence S.17 deg. 01'E., 8.48m. to point 37; thence S.24 deg. 08'E., 8.48m. to point 38; thence S.31 deg. 15'E., 8.48m. to point 39; thence S.34 deg. 48'E., 85.62m. to point 40; thence S.36 deg. 42'E., 44.13m. to point 41; thence S.33 deg. 52'E., 7.24m. to point 42; thence S.28 deg. 13'E., 7.24m. to point 43; thence S.22 deg. 34'E., 7.24m. to point 44; thence S.16 deg. 55'E., 7.24m. to point 45; thence S.11 deg. 16'E., 7.24m. to point 46; thence S.8 deg. 26'E., 30.61m. to point of beginning, containing an area of THREE HUNDRED FIFTY FIVE THOUSAND TWO HUNDRED TWENTY EIGHT (355,228) square meters. All points referred to are indicated on plan and marked on the ground as follows: Points 1 to 21 are P.S. 671. CONC. MONS. 15 x 40 cm. and the rest are old points. Bearings True; Date of the subdivision survey on November 10, 2002 by Geodetic Engineer Romulo M. Hilvano. Date of approval by the ARMD for Operations, DENR, Region 08, Tacloban City on December 9, 2002.

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(Memorandum of Encumbrances continued on Page -B)

(Technical Description continued on Additional Sheet Page -)

(Continuation of the Memorandum of Encumbrances from Page ——— -A)