



MAYNILAD WATER SERVICES INC.
PHILIPPINES

RESETTLEMENT COMPLETION REPORT

CUPANG SEWAGE TREATMENT PLANT

May 28, 2014

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ACRONYMS

BIR	-	Bureau of Internal Revenues
CAC	-	Contracts and Awards Committee
CTS	-	Contract to Sell
DAO	-	Department Administrative Order
DENR	-	Department of Environment and Natural Resources
EMP	-	Environmental Management Plan
EMoP	-	Environmental Monitoring Plan
ESSF	-	Environmental and Social Safeguards Framework
FGD	-	Focus Group Discussion
HOA	-	Home Owner's Association
LGU	-	Local Government Unit
PAPs	-	Project Affected Persons
PMD	-	Program Management Division
PNR	-	Philippine National Railway
RPF	-	Resettlement Policy Framework
ROW	-	Right-of-Way
SPA	-	Special Power of Attorney
TCT	-	Transfer Certificate of Title
WMD	-	Wastewater Management Division

1. INTRODUCTION

In line with Maynilad corporate's commitment to support the government's effort to protect and conserve the environment, Maynilad will significantly extend the service coverage of its wastewater collection and treatment facilities in the west concession area. The program will also increase the current septage management capabilities of Maynilad. To immediately respond to the pressing water pollution problem within its catchment area, the approach adapted will utilize the combined wastewater system approach (storm water and sewage). The dry weather flow in the drain will consist mainly of effluent from septic tanks which are discharged to the said drains and are conveyed to a sewage treatment plant (STP). Existing septic tanks will still serve as primary treatment process for the wastewater. The tanks will be desludged on a regular cycle. The STP will have a physical, biological and chemical treatment processes and the effluent is designed to achieve the Class C-DENR DAO 34 effluent standards. It will also have disinfection and sludge management capabilities. As per business plan, this STP for combined system will be used until such time that separate sewage systems will be constructed.

For the Metro Manila Wastewater Management Project (MWMP), projects include construction of STPs for the northern portions of the concession area; Valenzuela and the southern portions; extending to towns of Cavite.

Maynilad has also initiated the construction of thirteen (13) STPs to cover the improvement of the water quality of the San Juan River System; nine (9) of these STP's are already completed. These STP's are wholly financed by Maynilad and is still part of MWMP.

Projects under consideration for bank financing under MWMP are as follows:

1. Construction of Talayan STP (this project is also part of the San Juan River System)
2. Construction of Pasay STP
3. Rehabilitation of Ayala-Alabang STP
4. Construction of Muntinlupa STP
5. Construction of Valenzuela STP
6. Construction of South Septage Treatment Plant

The initial plan will be the construction of a single Muntinlupa STP; however necessary plan footprint to accommodate the design flow for the said STP will require an area which is not available at the proposed treatment site. In view of this and also consistent with the options presented in the feasibility study for the Muntinlupa STP, Maynilad has decided to put up two (2) STP's in Muntinlupa for this project. These STP's are as follows:

1. Cupang STP

2. Tunasan STP

This Resettlement Completion Report focused on the land for the Cupang STP site that was acquired through willing seller-willing buyer arrangement. Eight (8) informal settlers were found residing in the Arevalo-Cruz property and were compensated by the landowner for the loss of housing structures; 9 paying renters of the Daco apartment were provided transition support equivalent to a month's apartment rental to help the renters in moving out of the property, also by the apartment owner.

A separate social safeguard report for the Muntinlupa Conveyance System will be prepared once lots for the proposed pump stations are identified.

2. PROJECT BACKGROUND

For the Muntinlupa STP, as mentioned, there will be two (2) proposed STP's. These STP's will serve a population of 307, 000 and 265, 000 for Cupang and Tunasan respectively. The service areas and the plant capacities for each of the STP's are given in Table 1.

Combined dry weather flows in the areas are currently being conveyed from storm drains to irrigation canals and rivers in the sub-catchments of the area. Figure 1 shows the catchments to be served and the proposed sites of the treatment plants. Tunasan STP will have a capacity of 20 MLD while Cupang STP will have 46 MLD. This combined treatment capacity of 66 MLD will effectively reduce the pollution loads coming from domestic wastes and improve the levels of BOD, suspended solids, microbiological qualities of the discharges in the rivers that drain to Laguna Lake.

Table 1. Coverage of STPs

Site	Capacity	Population	Service Area
1. Cupang STP	46 MLD	307,000	2,550 ha.
2. Tunasan STP	20 MLD	265,000	2,200 ha.

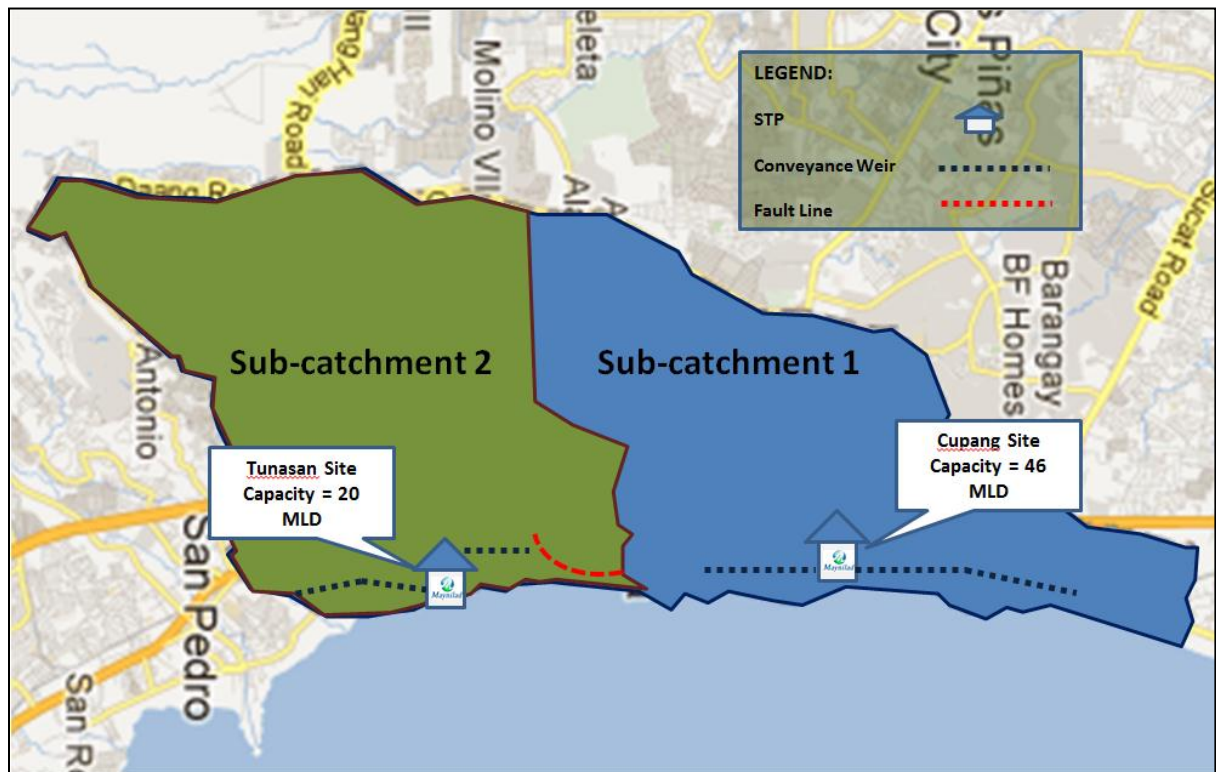
The sites were selected on the account of several considerations (e.g. cost, topography, geology and issues on encumbrances). Figure 1 also shows the conveyance lines and identified fault lines in Muntinlupa.

The proposed Cupang STP site is located within a mixed low-income residential area with some few industries such as Kawasaki Motors. Near the properties being acquired is the Cupang Elementary School and in-between the school and the property is a very narrow alley, around 1.5 meters where children coming from school or going to school from their residences use for walking. This alley

can be used to access the property from the back part along the PNR railroad track. Other boundaries of the properties being acquired are private lands.

The easement between the PNR railroad track and the residential lots are presently occupied by 34 illegal settler households, victims of the typhoon Ondoy, whose houses were swept away or destroyed. The Government of Muntinlupa had temporarily resettled these 34 households along the easement area of the railroad track while they (LGU) are still searching for an area to permanently resettle them. Some of these illegal settlers have built temporary shanties along the edge of the Arevalo-Cruz property. The 34 illegal settler-households are not considered project-affected-persons because they are not occupying/residing inside the properties being acquired for the Cupang STP.

Figure 1. Map showing the proposed locations of the STP's with their areas of coverage, conveyance lines and an identified fault line.



3. BACKGROUND ON ACQUIRED PRIVATE PROPERTIES

The total land area being acquired for Cupang STP is 12,733 m². Three adjacent privately-owned lots by different owners are being purchased for the STP (See *Figure 2 for a view of the properties acquired*). The three (3) private lots are located along Manuel L. Quezon Road, Barangay Cupang, Muntinlupa on the

eastern side and PNR railroad track on the western side. (See Table 2, Figure 3 and 4.)

Figure 2. Panoramic view of the area acquired



Table 2. Locations and Areas of the Three (3) Private Properties Acquired

Name of Landowner	Location	Area (m2)
Mrs. Elenita Simundac-Daco	Manuel L. Quezon Road	604
Mr. Emiliano delos Santos	Within the Arevalo-Cruz Estate	200
Arevalo-Cruz Estate with 7 owners (siblings)	At the back of the Daco property, in between Manuel L. Quezon Road and PNR railroad track	11,929

Figure 3. Vicinity Map of the Cupang STP

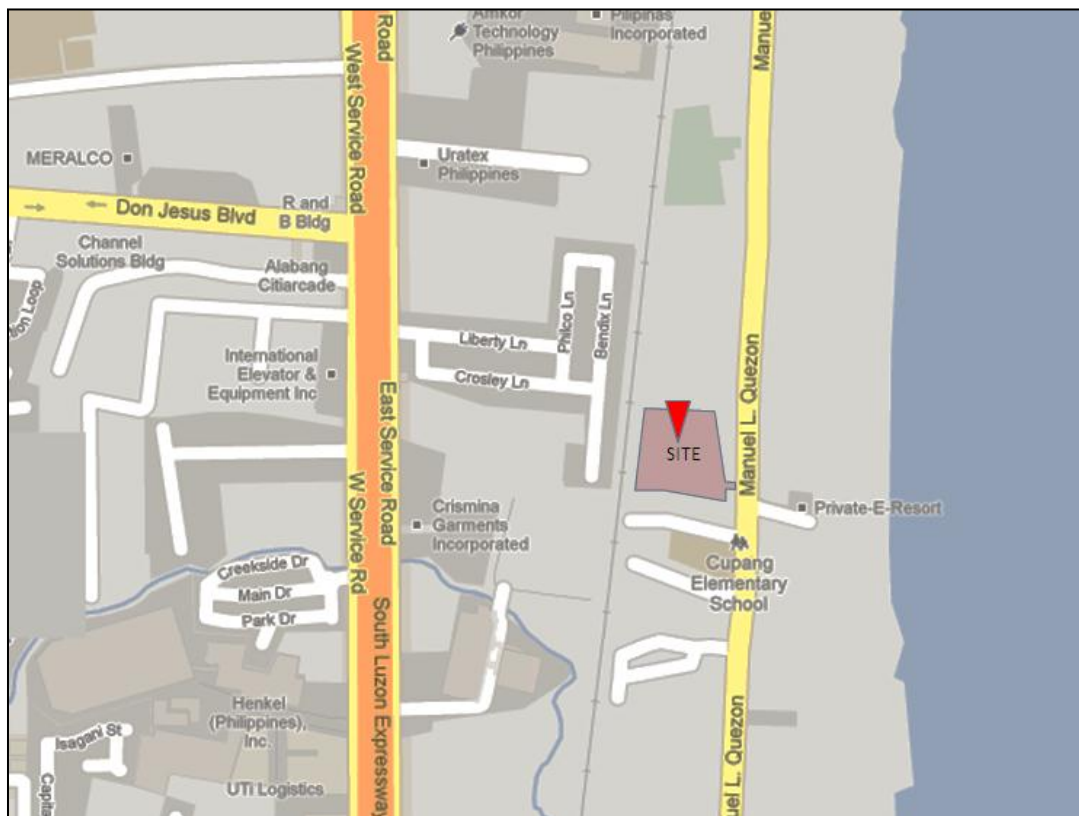
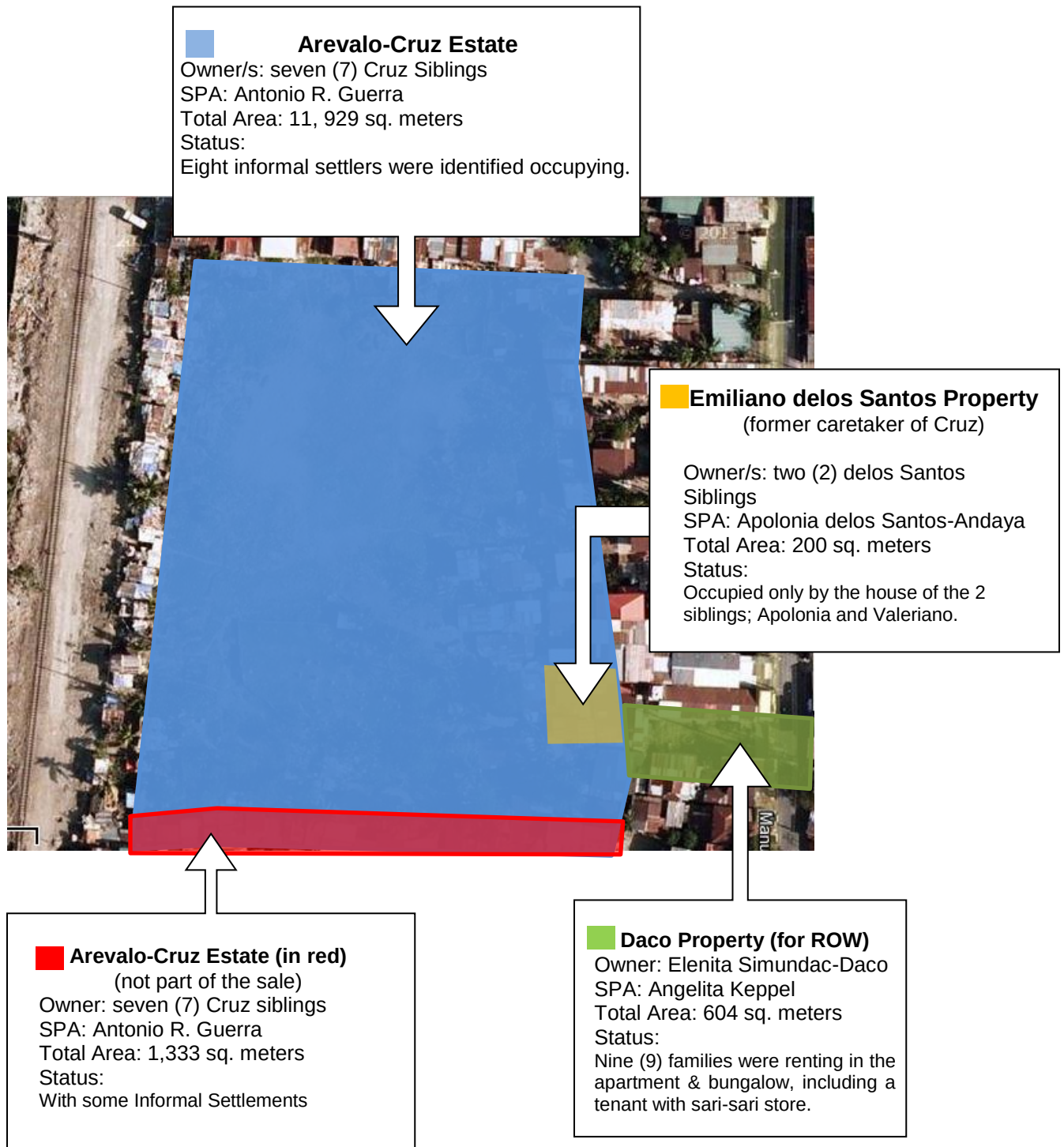


Figure 4. Map Showing the Three (3) Properties



3.1 Elenita Daco's Property

Mrs. Daco's property is located at the entrance to the Arevalo-Cruz Estate along Manuel L. Quezon Road. Around 604 m² will be acquired for the right-of-way access to the Arevalo-Cruz Estate where the Cupang wastewater treatment plant will be constructed.

Elenita Daco was legally represented by Mrs. Angelita Keppel during land transactions with Maynilad. Mrs. Keppel holds the Special Power of Attorney (SPA) to transact, negotiate, sign and execute the sale of the property on Mrs. Daco's behalf. (See Annex A. *Special Power of Attorney of Angelita Keppel.*)

On Mrs. Daco's property, were six (6) door- 2 storey apartment and a bungalow which were occupied by 9 renters/tenants. See Table 3 below for the names of renters. Renters were paying a monthly rental fee ranging from Php3,700 to 4,500. (See Annex B. *Sample Rental Receipts*) These structures were removed to have access to the wastewater treatment plant from the Manuel L. Quezon Road. The nine families who were renting the Mrs. Daco's apartments and bungalow moved out.

Table 3. Renters of Mrs. Daco's Apartments and Bungalow

Head of the Family	Household Members	Remarks/Actions Taken
1. Frederick V. Mendones	3	• all renters residing in the apartment of Elenita S. Daco • have already given Notice to Vacate since Sept. 2012 • signed an Affidavit stating their willingness to move out • they moved out last Jan. 2013 • entitled to financial assistance equivalent to their one month rent
2. Reynaldo M. Pulusan	4	
3. Alejandra M. Macatangay	6	
4. Maricel Latiza	7	
5. Rizaldo Gumapal	7	
6. Marichu R. de Chavez	8	
7. Remedios C. Rivera	2	
8. Rommel M. Trillanes	5	
9. Loida R. Garcia	5	

According to the caretaker, the renters were verbally informed that the whole property is for sale as early as 2009. Their Contracts to Rent expired in 2009 and have not been renewed. They continued to stay for a while but agreed to move out peacefully once the property is sold or about to be sold. Rental was paid on a monthly basis without a Contract.

By January 2013, all the renters moved out and the apartments and bungalow were demolished. More than 3 months notice was given to the renters before moving out. Also, the landowner did not collect the last rental fee as assistance to the renters' relocation.

One of the renters, a Mrs. Susan Mendones, wife of Frederick Mendones, had a small (sari-sari) store in front of the apartment she was renting. Some of Mendones' customers are students of the Cupang Elementary School which is near the proposed STP site. Mrs. Mendones found a new place last year when the notice to vacate was given to them. She has now set-up her sari-sa ri store in a new location just less than 50 meters away from its original location.

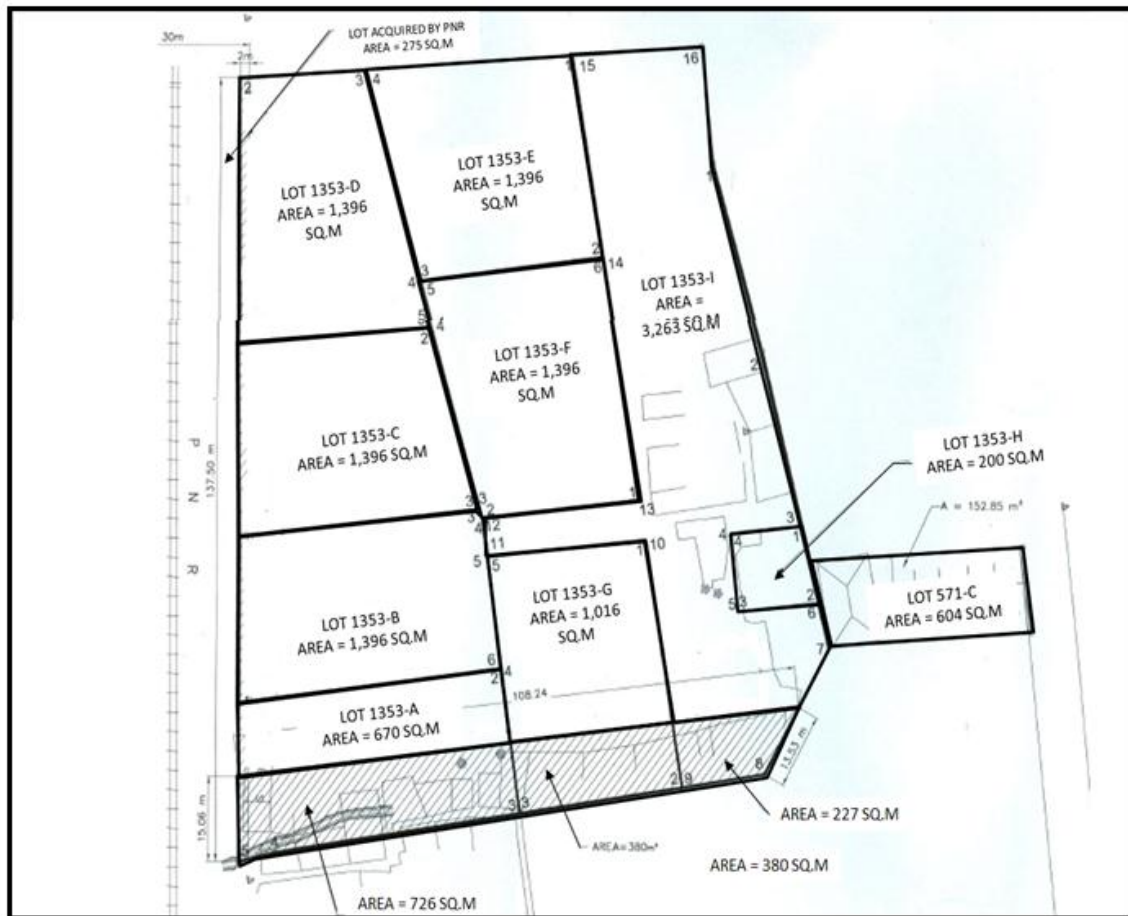
3.2 Arevalo-Cruz's Property

The Arevalo-Cruz Estate is located at the back of Mrs. Daco's property. The Estate has eight (8) separate titles owned by seven (7) Cruz siblings. The total area of the Estate is 13,262 m². Each Cruz sibling has a land title for their respective inherited portion. Two (2) lots were titled to Jesus Cruz. (See *Table 4. Owners of Arevalo-Cruz Estate*). The seven (7) siblings/owners agreed to sell only 11,929 m² to Maynilad. An area of 1,333 m² located at the southern part of the property was excluded from the sale. (See Figure 5. Survey Map of the Arevalo-Cruz Estate). They were legally represented by Antonio Guerra, brother of Marina Guerra-Cruz, one of the land owners. Mr. Guerra holds a Special Power of Attorney (SPA) to transact, negotiate, sign and execute the sale of the Arevalo-Cruz Estate on behalf of the seven (7) siblings. (See *Annex C. Special Power of Attorney of Antonio Guerra.*)

Table 4. Owners of the Arevalo-Cruz Estate

SITE	OWNER	TCT No.	LOT/BLK.NO.	AREA (sq. m)
Arevalo-Cruz Estate	Marina Guerra-Cruz	13852	1353-G, (LRC) Psd-280234	1,396
	Jesus A. Cruz et al	13853	1353-I, (LRC) Psd-20234	3,490
	Efigenia A. Cruz	13854	1353-F, (LRC) Psd-2880234	1,396
	Visitacion A. Cruz	13855	1353-E, (LRC) Psd-20234d	1,396
	Jesus A. Cruz	13856	1353-A, (LRC) Psd-280234	1,396
	Francisca A. Cruz	13857	1353-C, (LRC) Psd-280234	1,396
	Teresa A. Cruz	13858	1353-D, (LRC) Psd-280234	1,396
	Ursula A. Cruz	S-87451	1353-B, (LRC) Psd-280234	1,396
TOTAL				13,262

Figure 5. Survey Map of the Arevalo-Cruz Estate



Inside the Arevalo-Cruz Estate, a total of eight (8) informal settlers were found. Seven of those eight informal settlers were residing on the land of Jesus Cruz. They were temporarily allowed by the owner through the caretaker to stay in the property. Their agreement was that if the land was needed, they should willingly remove their shanties. There was no formal written agreement on this.

The seven informal settlers' households were informed that the land was being sold (See *Annex D. Notice to Vacate*). After consultations with them, compensations were paid depending on the agreed replacement value of their dwelling structures. In total Php 143,000 was paid to the 7 households who left thereafter bringing with them salvage materials from carefully dismantled structures. This is in compliance to MWMP ESSF that requires that displaced persons are provided with compensation for the lost assets at agreed replacement cost.

While part of the Arevalo-Cruz Estate shaded red in Figure 4 is not part of the sale, one shanty owned by Marjorie Solomon, was found to be in between the areas for sale and not for sale. For a better alignment of the property that the

Arevalo-Cruz has offered Maynilad for sale, the seller financially covered the cost to move minimally within the area excluded from sale.

3.3 Emiliano De Los Santos' Property

Emiliano de los Santos' land is located within the Arevalo-Cruz Estate. This was originally owned by the Cruz family but was given to Emiliano de los Santos as a reward for his services and loyalty to the family. The total area owned by de los Santos is 200 m². His heirs Mrs. Apolonia "Ponyang" de los Santos-Andaya and Valeriano de los Santos, now own this piece of land. This land has no informal settler. Valeriano agreed to give Ponyang Special Power of Attorney to transact, negotiate, sign and execute the sale of the parcel of land in behalf of their deceased father. (See Annex E. Special Power of Attorney of Apolonia de los Santos.)

4. OBJECTIVES OF THE RESETTLEMENT COMPLETION REPORT

This Resettlement Completion Report provides details on the project affected people including their losses and the measures put in place to compensate respective losses. It also includes a discussion on the other social impacts, valuation and payments made to the sellers of the land done through willing buyer-willing seller scheme. This is limited to the location of the STP. A separate instrument will be prepared for the sewer network.

5. MAYNILAD's LAND ACQUISITION PROCESS

Maynilad follows an 8-step process in acquiring land for its projects:

Step 1 - Long list of Sites Identified

Based on the environmental, technical, and financial options presented in the option study, available public and private lands within the catchment area are considered.

Step 2 - Prioritization of Candidate sites

Based on cost, land availability and extent of resettlement required. ROW Department/Broker checks all documents related to the land property being considered such as reality tax, ownership, land title, zonal value and market value. ROW Department will recommend the conduct of appraising the lot and an Independent Appraiser will appraise the lot and submit this to Maynilad's Head Engineering. ROW Department will verify and validate the lot title and

other pertinent documents. The Contracts and Awards Committee of Maynilad approve the negotiated cost of the lot.

Step 3 - Initial Community Consultation

To determine the “Not in My Backyard (NIMBY)” syndrome through minutes of meetings and video presentations is done.

Step 4- Owner’s Offer to Sell

Maynilad requires the owner to offer sale of the property before the company decides to proceed with the purchase of the land.

Step 5- Buyer’s Decision to proceed with Contract to Sell

Once agreement is reached between the Buyer and the Seller, a Contract to Sell is prepared. Partial payment of around 50% is made by Maynilad. The Contract to Sell can be revoked if the conditions are not met, depending on the gravity of the property problems such as land titles disputes, mortgages, payment of unpaid taxes.

Step 6 - Owner Actions¹ (prior to sale)

During the period of the Contract to Sell, the Owners clean-up the property title from claims, ownership disputes and encumbrances (if any). The Owners issued a 3 month notice to their paying tenants and also to the informal settlers occupying the property. The Owners offer transition and disturbances allowances to their paying tenants to help them in their transfer. Also, the owners paid the informal settlers for the loss of their houses and structures such as a, water pump.

Step 7 - Deed of Absolute Sale

Upon submission of the required documents and signing of the Deed of Absolute Sale, i.e original owner’s title of the lot; certificate of registration issued by the BIR, original copies of tax declaration, official receipts of realty tax payments and other documents required by the Seller, and the lot has been cleared of any debris and encumbrances, then the full payment is made by Maynilad.

Step 8 - Land Acquired (Transfer of Title of Ownership)

Once the Deed of Absolute Sale has been obtained from the Owner, the Asset Management Department of Maynilad will facilitate the transfer of the lot title to Maynilad, the City assessor’s office is notified; transfer sales taxes are paid; and the transfer of tax declaration ownership Maynilad.

¹ Site survey to determine number of people to be relocated; site clearances; clearances of taxes and other financial claims (mortgages); resolve outstanding land disputes

6. THE PROJECT-AFFECTED-PERSONS

6.1 Displacement of the eight (8) informal settlers' households

Forty-four (44) project-affected-persons belonging to the eight (8) informal settler-households of Arevalo-Cruz Estate have been displaced due to Maynilad buying the land for the Cupang STP. The list of informal settlers occupying the Arevalo-Cruz Estate is shown in Table 5 below (*See Annex F. Household Survey of Eight (8) Informal Settlers*).

Table 5. List of Informal Setters Occupying Arevalo-Cruz Estate

Name of Head of Household	Household Members	Brief Profile of Each Affected Household
1. Virginia Viñavelez	6	Virginia is 64 years old. Her children and their spouses are residing with her. She has resided in the Arevalo-Cruz land for 47 years without paying any rental. Her sons are working as laborers in the area. They live in a single storey shanty. Virginia works as a dressmaker earning Php 2,000 per month and 2 of her sons earn Php 280/day each as laborers. The others are unemployed.
2. Christina V. Diaz	5	Christina is 57 years old. Her mother, 88 years old lives with her. Her married daughter with husband and 2 year old baby also reside in her house. A daughter studying college is also residing in the 2 storey shanty. Her married daughter works in a call center earns Php 18,000 per month and the husband working as a waiter earns Php10,000/month. They are the only ones earning income for the family.
3. Ernesto F. Reyes	6	Ernesto is 57 years old and has been residing in the Arevalo-Cruz property for 40 years. His wife and 4 sons live with him. Ernesto and his sons are factory workers. His wife is not employed. Their monthly wages are within Php 6,000-13,000 each. Ernesto is the highest paid. They live in a 2 storey shanty.

4. Remedios Rivera	6	Remedios is 71 years old and her husband Santiago is 76 years old. They have 4 children, 2 have vocational trainings, 1 is a high school graduate is a carpenter and 1 is a college graduate who is now an OFW. They have been residing in the property for 30 years.
5. Aillen Achera	3	Aillen is 30 years old married to Jeffrey who is 31 years old. They have a 9 years old daughter. Aillen (Reyes) Achera has been residing in the property since she was a child. She is the daughter of Ernesto Reyes. Jeffrey earns Php 12,000 a month for the family. Aillen is not employed.
6. Roberto Arevalo	5	Robert is 55 years old. His wife and 3 daughters live with him. He and his wife are earning the family income. Robert earns Php 400/day and his wife earns Php 5,000/month. They live in a 1 storey shanty. The 2 daughters are elementary graduates and 1 is a high school graduate.
7. Fe Rayo	8	Fe is 78 years old. She has 1 daughter and 4 sons and 2 of the wives living with her. All of her children except of the 2 daughters-in law are employed but did not indicate monthly income. One of the sons is working as an overseas contract worker earning around Php 100,000. The Rayo household is the only one paying a monthly rental of P500.
8. Marjorie Solomon	5	Marjorie is 52 years old. On the average, the family earns an estimated monthly income of Php 16, 500. The wife is a laundry woman and the husband is an electronic technician. They have 3 kids; two of them are high school graduates while the other is a third year high school. They were moved to the area excluded from sale. It has insignificant economic loss in the family since the relocation site is just 10 meters away from their original dwelling.

6.2 The Nine (9) Paying Renters

No survey was conducted for the 9 paying renters of the Daco apartment. After they were notified by the owner around October 2012, most of them vacated their apartments before Maynilad could conduct the household survey. (*See Annex G. Notice to Vacate Given to the Nine (9) Tenants of the Daco Apartment and Bungalow*). One renter, Susan Mendones transferred 50 meters away from the Daco apartment (see 6.3).

6.3 Susan Mendones' Sari-sari Store

Susan Mendones, one of the tenants of the Daco apartment operates a sari-sari (convenience) store in her rented unit. Figure 10 shows the sari-sari store of Susan Mendones prior to relocation. Deducting the rental and cost of utilities, she approximated an income of Php 500 a day. It took her 2 weeks to relocate her store. But her income was not interrupted because she continued to sell in her original location while relocating because she never closed the store until she was able to fully transfer.

7. PROJECT AFFECTED STRUCTURES AND LIVELIHOOD

7.1 Loss of houses/shanties of informal settlers

Eight houses, five (5) single storey shanties made of temporary and scrap materials; three (3) two-storey houses made of a combination of concrete, scrap wood and other scrap materials.

Figure 6. House of Rivera Family



Figure 7. House of Achera Family



Figure 8. Side view of the Arevalo house



Figure 9. Front view of the Arevalo house



7.2 Affected Sari-sari Store of Susan Mendones

Income was not interrupted because the store owner continued to sell while transferring to a new location just 50 meters away on the same road.

Figure 10. Sari-sari Store of Susan Mendones



8. OTHER POTENTIAL SOCIAL IMPACTS

8.1 Safety risks of school children crossing along the road

Perceived risks for school children walking along the narrow alley during construction time will not occur because this alley will not be used by construction vehicles. (See Figure 11 for the narrow alley used by children to traverse the Cupang Elementary).

During the Focus Group Discussion (FGD) dated February 25, 2014, the Cupang Elementary School authority has stated that they have their own traffic management to help avoid vehicular accidents for children traversing the M.L. Quezon Road which will be used by construction vehicles of Maynilad. (See

Figure 11 for the narrow alley used by children to traverse the Cupang Elementary).

Figure 11. Narrow alley beside the Cupang Elementary School.



Figure 12. Frontage of Cupang Elementary School located along Manuel L. Quezon Street



8.2 Noise and Dust Generation during Construction

Noise and dust pollution, particularly for the residences and school near the proposed STP during construction time, will be addressed by the contractor as part of the EMP to be complied.

8.3 Odor Emission

Odor emitted from the wastewater treatment during Operations might affect nearby residences and elementary school. This will be addressed by Maynilad as indicated in the EMP.

9. RESETTLEMENT POLICY FRAMEWORK AND ENTITLEMENTS

The MWMP's Environmental and Social Safeguards Framework provided guidance in addressing impacts as well as provided mitigation measures to avoid potential risks to other people particularly a vulnerable group, school children, who are walking their way to and from school.

The ESSF Entitlement Matrix states:

For residential land and/or commercial land where the affected area needed by the project,

- "Affected squatters and other informal settlers will not be entitled to compensation for affected land but will be compensated for affected structures and other investments made on the land and relocation assistance."
- "For renters, give 3 months' notice on the schedule of demolition. If shifting is required, DP is given transitional allowance equivalent to one month rent of similar structure within the area
- For renters of affected shops, will be entitled to a transitional allowance to cover for their computed income loss during the period that their business is interrupted.

For traffic and pedestrian safety, "The Contractor will ensure that the construction site is properly secured and construction related traffic regulated. This will include:

- a) Signposting, warning signs, barriers, traffic diversions: site will be clearly visible and the public warned of all potential hazards

- b) Traffic management system and staff training, especially for site access and near-site heavy traffic. Provision of safe passages and crossings for pedestrians where construction traffic interferes
- c) Adjustment of working hours to local traffic patterns, e.g. avoid major transport activities during start and dismissal of school where children/students walk their way to and from the school along the road.
- d) Active traffic management by trained and visible staff at the site for safe and convenient passage for the public.
- e) Ensure safe and continuous access to the school, office facilities, shops and residences during construction activities.

10. COMPENSATION & ENTITLEMENTS TO AFFECTED HOUSEHOLDS

A census was conducted by Maynilad staff on the 28th of September 2012 to establish the number of the Project Affected Persons (PAP) and to determine those who are covered by the entitlements as defined in the Resettlement Policy Framework (RPF). (See *Annex H. PAP Census*)

- a. For the nine (9) families renting the apartment units and bungalow within the Daco Property,
 - i. Prior verbal notice was given by landowner more than a year ago, thus their contract of lease were not renewed. Furthermore, they were given Notice to Vacate by the caretaker through a letter dated Oct. 03, 2012, stating that the residences where they were renting are already due for sale (see *Annex G. Notice to Vacate of the Nine (9) Tenants*). By January 2013, all the apartments and bungalow have been vacated.
 - ii. The renters were given financial assistance as transitional allowance by the owner by not collecting the last month rental fee. This is required amount needed to get a replacement unit with similar characteristics in the vicinity.
 - iii. Susan Mendones, one of the nine renters of the Daco apartment who owns a sari-sari store, transferred her store less than 50 meters away from the original location of her store along Manuel L. Quezon Road. The transfer took two (2) weeks but the store continued to operate. Despite this, she was provided with disturbance assistance acceptable to her.

Figure 13. New location of Susan Mendones' store



- b. For the eight (8) informal settler-households residing in the Arevalo-Cruz property;
 - i. They received from the landowner, Notice to Vacate dated October 14, 2010. They were given ninety (90) days before the deadline of removing of their structures.
 - ii. All seven (7) households received a sum of Php 143,000 as compensation for their shanties that were removed. Specific amounts varied according to the agreed replacement value of their structure. They were also allowed to collect salvage materials from their shanties.
 - iii. The seven (7) tenants all agreed and are satisfied with the compensation each received. Affidavits from the 7 informal settler-households expressing their willingness to vacate have been submitted.
 - iv. For the Solomon household, Mr. Guerra paid the cost to rebuild the shanty of the Solomons to the unsold portion of the Arevalo-Cruz property because Marjorie Solomon's father, who is a transient occupant was sick and could not move. Additional Php 5,000 was

given for financial help for the transition. The new shanty is less than 10 meters away from its original location.

The fifteen (15) households (7 informal settlers and 8 renters) of the properties except for 2 (Susan Mendones and Marjorie Solomon) left the area after receiving payments from the landowner. The two left behinds have expressed satisfaction on the assistance they have received and in their post relocation condition.

11. PUBLIC CONSULTATION

Public Consultation was conducted on October 18, 2012 at Session Hall, People's Center, Muntinlupa City Hall Compound Putatan, Muntinlupa City. It was attended by public and private agencies listed below: *(See Annex I. Public Consultation Attendance)*

Table 6. Attendees of the Public Consultation

Agency	Attendance
Local Government of Muntinlupa headed by Councilor Rafael T. Sevilla	4
Barangay Council of Cupang headed by Chairman Celso Dioko	4
Maynilad Water Services Inc.	6
Hilapo Ville HOA	4
Samahan P-4 Aplaya	1
Purok 2, TabingIlogCupang	1
Carmina Comp. HOA	4
Purok 8 Alabang	3
Board Members- Bunyi, Cupang	2
Uratex representatives	1
Joaquin & Cipriano Comp.	6
AMKOR Tech. Phils. Inc	1
Other HOA Members & stakeholders	7
TOTAL	44

Maynilad Business Area representatives also presented the proposed wastewater treatment project in the community. After the presentation, the public/community and leaders were encouraged to raise questions and issues concerning the project.

The concerns and issues raised were:

- a. Industrial Wastewater
- b. Occurrence of Flooding
- c. Pipe laying Location
- d. Barangay Permit
- e. Existence of Fault lines
- f. Capacity
- g. Water Level
- h. Existing and New Pipes Installation
- i. Informal Settlers

Figure 14. Public Consultation Photos



11.1 Proceedings of the Public Consultation Meeting

One of the relevant questions raised during the meeting was regarding informal settlers in the area near Cabulusan road. Mr. Ariel Canonigo of Urban Land Reform Movement inquired if there has been any arrangement with the informal settlers in the site. How will they be relocated? Who is responsible for the entitlements of these people?

Ms. Ma. Theresa Menia, Head-Maynilad ROW and Affected Structures, responded that, "the informal settlers on the area near Cabulusan River will not be affected by the project since the portion of the land they are occupying will be excluded from the sale. The owner has the right and responsibility of the said lot. The company will purchase the adjacent lot facing M.L. Quezon to be its own ROW.

Another question asked was about the pipelaying locations. Councilor Sevilla asked if Maynilad can provide a layout map showing the locations of the interceptor lines. Maynilad had mentioned on the previous consultation meeting that pipelaying would be located somewhere along Manuel L. Quezon Road. Given that, the project may not accommodate households that are located beyond the road, especially those living in the shorelines. These areas comprise 30% of the city's total population.

Engr. Orillo of Maynilad-WMD answered, "There are many options in the Feasibility Study. Ideally, sewer lines should be located near Laguna Lake but Manuel L. Quezon Road appeared to be the best option due to some important considerations. Nevertheless, this is just the first phase of the project. Maynilad will cater those beyond the interceptor lines during the upgrading of the facility. For now, it is best to start the project the soonest time possible".

For detailed proceedings of the meeting, see *Annex J. Minutes of the Public Consultation*.

Likewise, Councilor Sevilla concluded the forum by requesting Maynilad to provide the timeframe of the project. Engr. Angeles responded that Maynilad cannot move if the land will not be acquired. Maynilad also needs the approval of the barangay who will furnish a No Objection Letter.

Capt. Dioko expressed his willingness to cooperate with Maynilad for the completion of the said project. The attendees likewise are positive with the project

11.2 Face to Face Discussions with Project Affected Persons (PAPs)

Maynilad also conducted face to face discussions with the project affected persons to inform them the intention of Maynilad in acquiring the properties. Maynilad also facilitated mutual agreement between owners and informal settlers so that requests of both parties are heard and properly addressed.

PAPs were not opposing the decision of the owner to sell the lot and to the project of Maynilad.

11.2 Focus Discussion with School Stakeholders

Maynilad conducted a Focus Group Discussion with Cupang Elementary School stakeholder last February 25, 2014 at the Principal's Office. Mrs. Norma F. Polon, the school principal, attended the said activity together with the ten (10) GPTA representatives and two (2) faculty members. (See *Annex K. FGD Attendance*)

Some of the salient issues and concerns raised by the attendees in the FGD are as follows;

- Flooding incidence due to swelling of the Laguna Lake and how the project can help in the problem.
- Carrying capacity of the plant and if there is a chance to cause flooding in nearby houses.
- Extension of the Maynilad water pipes to cater houses in the very interior locations
- Noise and odor emissions during operation

(See Annex L. Minutes of the FGD)

The school principal also shared to Maynilad that they have their own traffic management unit to help ensure the safety of the crossing children of Cupang Elementary School. They have two (2) traffic aides and two (2) guards on duty to assist children in crossing the streets. Signals and signage are also in place to guide motorists and drivers when traversing the school zone. *(See Figure 15-16 for photos during the FGD)*

Figure 15. Engr. Stephen Larcia, a Project Engineer of Maynilad, presenting the project to the FGD participants



Figure 16. FGD participants and Maynilad Project Team, with Principal Polon (3rd person from the left).



12. GRIEVANCE REDRESS MECHANISM

Maynilad created a Grievance Redress Mechanism to address complaints and issues raised by the project-affected-persons and also by the communities within the area where the wastewater plant will be constructed. John Emmanuel Martinez of Environment Management Unit has been appointed as Grievance Officer for the project. He can be contacted at 981-3481 or e-mail address emman.martinez@mayniladwater.com.ph. He shall coordinate with the responsible units/departments about any possible complaints lodged on the project.

The Grievance Redress Mechanism is divided into complaints lodged during the construction and operation of the project. During the construction phase, an affected person or complainant can approach or call Maynilad or contractor to raise his/her complaints or concerns. Complaints will be immediately relayed to the responsible party for prompt action. If the complaint is not acted on promptly, or if the affected person is not satisfied with the resolution undertaken, he/she can then avail of the formal mechanism, as follows:

Step 1: Affected person lodges the complaint.

Step 2: The General Contractor (during construction) and the Sewerage Operations Department (during operation) will document and register received complaints.

Step 3: Two days upon the receipt of the complaint, a meeting will be called between the affected person and the General Contractor (during construction) and the Sewerage Operations Department (during operation). The affected person will be immediately informed if the grievance is within, or outside, the purview of the mechanism. If the scope is outside, the affected person will be referred to the proper institution and/or proper mechanism for the complaint.

If the complaint is within the scope of the project, the resolution of the complaint shall be discussed during the meeting. Investigation will be immediately scheduled for proper resolution of the complaint. The contractor/Sewerage Operations Department will immediately provide the most suitable interim measure to reduce the magnitude of the impact and to start work on the final measure not later than 5 days from the day of the discussion meeting.

Step 4: If the affected person is satisfied with the resolution of the complaint, Maynilad shall obtain a written confirmation of satisfaction from the affected person.

Step 5: For at least a week after closure of grievance, Maynilad through the Grievance Officer shall monitor the effectiveness of the resolution.

Step 6: In the event that the issue/impact persists, the affected person can lodge an appeal to the Barangay. The Barangay Chairman shall immediately record the appeal, contact the grievance to discuss the immediate resolution of the issue. If the issue still persists despite the second action, the affected person can seek assistance from the City Government.

A total of two weeks are given to process, address and monitor a grievance that will arise due to the project implementation.

13. IMPLEMENTATION SCHEDULE

Tabulated below are the chronological steps Maynilad have undertaken during the land acquisition as well as target dates of incoming endeavors for the project.

Table 7. Timetable of the Cupang STP Sub-project.

STEPS	SCHEDULE
A. Site Identification & Acquisition	
1. Long list of sites identified	Jan. 2012

2. Opening of sealed offers	Feb. 2012
3. Shortlisting of Properties	Mar. 2012
4. Site Due Diligence	From Mar. to June 2012
5. First presentation to CAC	May 2012
6. Second presentation to CAC	May 2012
7. Negotiation with the Owner	From June to Sept. 2012
8. Preparation of Safeguard instruments	From Sept. 2012 to Jan. 2013
9. Deed of Conditional Sale (Release of 50 % downpayment)	Arevalo-Cruz Estate : Oct. 30, 2012
	Apolonia delos Santos: Nov. 16, 2012
	Elenita Daco: March 12, 2013
10. Pre-implementation Phase (clearing operation etc.)	From Dec. 2012 to Jan 2013
11. Deed of Absolute Sale (Release of full payment)	Arevalo- Cruz: June 5, 2013
	Apolonia de los Santos: May 22, 2013
	Elenita Daco: June 19, 2013
B. Design and Development	From Dec 2013 to Mar 2014
C. Construction and mechanical/electrical installation	From Mar 2014 to Sept 2015
D. Commissioning	From Sept 2015 to Dec 2015
E. Plant process proving/ Performance Test	From Dec 2015 to Dec 2016

The Offer to Sell was submitted to Maynilad on June 04, 2012. (See *Annex M. Offer to Sell*). Annex N shows the ten (10) TCTs - eight (8) TCTs for properties belonging to Arevalo-Cruz Estate and each for Elenita Daco and Apolonia delos Santos Properties. The Deed of Absolute Sale was signed between Maynilad and land owners (3 owners of adjacent lots) on March and April 2013. The sellers have also signed Acknowledgment Receipts for the partial and full payment of their sold properties.

14. IMPLEMENTATION AND MONITORING

The implementation and monitoring of the subproject are anchored into the two vital considerations. One is the environmental safeguards which will address the impacts on the natural surrounding due to the project. And, the other is the social

safeguard which will revolve on the prevention, if not, mitigation of societal impacts cause by the project to the immediate community or stakeholders. Maynilad's Environment Unit will be implementing the safeguard measures while Land bank of the Philippines will be the one to oversee the implementation of the land acquisition and resettlement plan.

The following will be closely monitored for this project:

- Complaints that may arise from project implementation
- Possible encroachment of the properties acquired while construction is being waited.

Furthermore, mitigating measures to address adverse environmental impacts relative to the activities and components of the project are addressed in the Environmental Management Plan (EMP) and Environmental Monitoring Plan (EMoP). These mechanism are developed for the design, tendering, construction and operational phases of the project. The bidding documents for the project shall include the implementation of the EMP.

14.1 Fencing and Clearing Operations

Upon the release of full payment, Maynilad cleared the sold properties from abandoned structures and fence the area to protect the Maynilad property from any encroachments. (See *Figures 17-21 for photos of the fencing and clearing operations*)

Figure 17. Photos of the clearing and fencing of the 3 properties acquired



Figure 18. Shanties have been cleared



Figure 19. House of Apolonia Delos Santos has been cleared.



Figure 20. Property fenced to protect informal settlers located outside of the fence



Figure 21. Fencing activities during site visit on June 7



15. VALUATION AND COMPENSATION

The policy of Maynilad is to acquire the land through an open market purchase. Several lots were considered but did not pass the screening process due to the minimum lot requirement for the project, technical considerations, issues of encumbrances, formal/informal settlements and questions of ownership. The acquired land, as reviewed by Maynilad-Technical Team, is the only land available in Cupang, Muntinlupa that suits the minimum requirement for the STP size and hydraulics.

The owners of the lots had at first no intention to sell the land because most of them are absentee owners residing abroad. They are also counting on increased land prices in the area due to the on-going massive development in the City. The original asking price of the sellers, as represented by their Attorney-in-Fact on September 25, 2011 was Php 6,500 per sq. meter.

Maynilad contracted an independent appraiser, the Cuervo Valuers Inc to assess the market value of the lots. The appraised value provided by Cuervo for the subject properties is **Php 1,685.54 per sq. meter**. The appraisal was done with **no consideration** on the physical improvements and structures.

Maynilad also sought information from the assessors of BIR on the Fair Market Value (FMV) of the three properties.

Elenita Daco's property has a fair market value of **Php 3,800 per sq. meter** since it is located along Manuel L. Quezon Road, a major thoroughfare. The Arevalo-Cruz Estate and delos Santos Property have an FMV of **Php 2,850 per sq. meter** since they are situated at the back of Daco Property and are likewise interior lots.

For comparison, (based from the previous experience of Maynilad in acquiring land for another facility in the vicinity of the present STP site) the vacant land for the Putatan Water Treatment Plant located along NIA Road, Putatan, Muntinlupa was acquired at a selling price of Php 3,500 per sq. meters.

Daco got a higher selling price for her property to compensate for the cost of her 2-storey, 6-unit apartment and a bungalow house located within the sold lot. The said improvements had significant commercial value to Daco since she was generating income through apartment rentals.

For the Arevalo-Cruz Estate, the owners demanded a purchase price higher than the appraised value and fair market value to give consideration to the lot owner's expenses on the assistance & entitlements for the PAPs. A considerable portion of their property was not acquired by Maynilad not only because it is not needed for the STP but also because it will result into displacement of more informal occupants.

The proposed site is now fenced to prevent any accidents to nearby occupants during construction and operations

Apolonia de los Santos' lot was occupied by her family's house. She agreed to sell her lot together with its improvements at the price stated above. The purchase will enable the family to put up a new house to a location of their choice.

The appraised values and fair market values of the three (3) subject properties are shown in Table 8.

Table 8. Valuations of the three (3) Properties

Property Name	Area for Acquisition (per sq. m.)	Appraised Value (per sq. m.)	Appraised Value	Fair Market Value
Arevalo-Cruz Estate	11,929	1,685.54	20,106,807	33,997,650
Elenita Daco (ROW)	604	1,685.54	1,018,066	2,295,200
Apolonia delos Santos	200	1,685.54	337,108	570,000

In total, **Php51,222,452.00** was paid by Maynilad for the proposed site of the STP.

- END -

ANNEXES

ANNEX A

Special Power of Attorney of Angelita Keppel

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELENITA SIMUNDAC DACO, OF LEGAL AGE, MARRIED, FILIPINO, AND WITH POSTAL ADDRESS AT 51 VINALON ST. CUPANG MUNTINLUPA CITY, HAVE NAMED, APPOINTED, & CONSTITUTED MY SISTER, ANGELITA S. KEPPEL, OF LEGAL AGE, FILIPINO, WITH POSTAL ADDRESS AT 51 VINALON ST., CUPANG MUNTINLUPA CITY TO BE MY LAWFUL ATTORNEY IN FACT, FOR ME AND IN MY NAME, PLACE AND STEAD TO DO AND PERFORM THE FOLLOWING ACTS AND THINGS NAMELY:

TO NEGOTIATE, TRANSACT, EXECUTE, SIGN, TO MAYNILAD FOR TCT 6148
TO CLAIM, RECEIVE PAYMENTS, ENCASH, TO PAY THE BROKER.

GIVING AND GRANTING UNTO SAID ATTORNEY IN FACT FULL POWER AND AUTHORITY TO PERFORM EVERY ACT AND THING WHATSOEVER REQUISITE AND NECESSARY TO BE DONE IN AND ABOUT PREMISES AS FULLY TO ALL INTENTS AND PURPOSES AS I MIGHT DO OR COULD IF PERSONALLY PRESENT.

Note: This is valid within 60 days upon signing. Elenita Simundac

IN WITNESS WHEREOF, WE HEREBY AFFIX OUR SIGNATURES THIS 8th DAY OF June 2012 IN Muntinlupa City

Elenita Simundac
ELENITA S. DACO
GRANTOR

PRC 006620

Angelita S. Keppel
ANGELITA S. KEPPEL
ATTORNEY IN FACT

SIGNED IN THE PRESENCE OF:

Virginia G. Parit
VIRGINIA G. PARIT

Perlita Punzalan
PERLITA PUNZALAN

SUBSCRIBED AND SWORN to before me this
day of June 2012 in Muntinlupa City
Grant exhibited his/her ID # _____

Patricio L. Boncayao, Jr.
PATRICIO L. BONCAYAO, JR.
Notary Public
Until December 31, 2013
PTR #0976535-01-02-2010
City of Muntinlupa

Doc. No. 127
Page No. 27
Book No. 109
Series of 2012

ANNEX B

Sample Rental Receipts

Fortunata Apartments

51 Cupang, Muntinlupa City

I-#

Date: 4/4/12

NAME: Loida Garcia

Month of: April

Rental: 3,700

Water Bill:

Others:

TOTAL: 3,700

Received by: [Signature]

No. 12753

[Signature]

BUNGALOW

Fortunata Apartments

51 Cupang, Muntinlupa City

I-B

Date: 09/09/12

NAME: Marichu de Chavez

Month of: June

Rental: 3,700

Water Bill: penalty 400

Others:

TOTAL: 4,100

Received by: [Signature]

No. 13254

APARTMENT

Fortunata Apartments

51 Cupang, Muntinlupa City

I-I

Date: 10/1/12

NAME: Susan - mindones

Month of: Sept.

Rental: 4,150

Water Bill:

Others:

TOTAL: 4,150

Received by: [Signature]

No. 13426

[Signature]

APARTMENT / SARI-SARI STORE

ANNEX C

Special Power of Attorney of Antonio Guerra

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, SPS. EFIGENIA C. CARLOS and RAYMUNDO R. CARLOS, of legal ages, American citizens and presently residing at 17034 Roosevelt Avenue, Lockport, Illinois, USA 60441; SPS. JESUS A. CRUZ and MYRNA M. CRUZ, of legal ages, American citizens and residing at 15655 Avalon Avenue, South Holland, Illinois, USA 60473; TERESA A. CRUZ, FRANCISCA A. CRUZ, both single and VISITACION A. CRUZ-PULLINS, widow, all of legal ages, all American citizens and all residing at 18030 Cardinal Drive, Tinley Park, Illinois, USA 60477, do hereby name, constitute and appoint ANTONIO R. GUERRA, JR., of legal age, Filipino, single and with residence and postal address at Lot 5, Block 3 Maryland Homes Purok 3, Landayan, San Pedro, Laguna 4023, Philippines, to be our true and lawful Attorney-in-fact/Representative/Agent, for us and in our names, place and stead, to do and perform the following acts and things, namely:

- (a) To act as our general representative and agent, with full authority to negotiate and contract for us concerning our plans to sell our real properties together with all the improvements thereon, some of which are registered in our name individually and some of which are registered in all our names as co-owner, which properties are enumerated and described below:
- (1) A parcel of land situated in Felina Street, Sta. Cruz, Manila, containing an area of One-Hundred Fifty (150) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 189744, registered in the name of all the undersigned parties herein, and issued by the Registry of Deeds of Manila;
 - (2) A parcel of land situated in Vision Street, Sta. Cruz, Manila, containing an area of One-Hundred Seventy-Seven square meters and Thirty-Five decimeters (177.35), more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 235247, registered in the name of SPS. Efigenia A. Cruz-Carlos and Raymundo R. Carlos, Visitacion A. Cruz-Pullins, widow, and Teresa A. Cruz, single, and issued by the Registry of Deeds of Manila;
 - (3) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of Three-Thousand Four-Hundred Ninety (3,490) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 13853, registered in the name of all the undersigned parties herein, and issued by the Registry of Deeds of Rizal, Metro Manila;
 - (4) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of One-Thousand Three-Hundred Ninety-Six (1,396) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 13852, registered in the name of all the undersigned parties herein, and issued by the Registry of Deeds of Rizal, Metro Manila;
 - (5) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of One-Thousand Three-Hundred Ninety-Six (1,396) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 13857, registered in the name of Francisca A. Cruz, and issued by the Registry of Deeds of Rizal, Metro Manila;
 - (6) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of One-Thousand Three-Hundred Ninety-Six (1,396) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 13858, registered in the name of Teresa A. Cruz, and issued by the Registry of Deeds of Rizal, Metro Manila;

(7) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila

(8) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of One-Thousand Three-Hundred Ninety-Six (1,396) square meters, more or less, covered by TRANSFER CERTIFICATE OF TITLE No. 13855, registered in the name of Visitacion A. Cruz-Pullins, and issued by the Registry of Deeds of Rizal, Metro Manila;

(9) A parcel of land situated in Cupang, Muntinlupa, Rizal, Metro Manila, containing an area of One-Thousand Three-Hundred Ninety-Six (1,396) square meters, more or less, covered by TCT No. 13856, registered in the name of Jesus A. Cruz and Myrna M. Cruz, and issued by the Registry of Deeds of Rizal, Metro Manila;

(10) A parcel of land situated in Municipality of Montalban, Province of Rizal, containing an area of Three-Hundred (300) square meters, more or less, covered by TCT No. 357026, registered in the name of SPS. Raymundo R. Carlos and Efigenia A. Cruz-Carlos, and issued by the Registry of Deeds of Rizal;

(11) A parcel of land situated in Municipality of Montalban, Province of Rizal, containing an area of Three-Hundred (300) square meters, more or less, covered by TCT No. 357027, registered in the name of SPS. Raymundo R. Carlos and Efigenia A. Cruz-Carlos, and issued by the Registry of Deeds of Rizal;

- (b) To make, sign, execute and deliver contracts, documents, agreements and other writings of whatever nature, kind and description with any interested person(s) or entity, upon such terms and conditions acceptable to our said attorney-in-fact/representative/agent;
- (c) To ask, demand, collect any and all sums of money, sue to recover, debts, accounts, interest and other things of value of whatever nature or kind as may now be or may hereafter become due owing, payable or belonging to us, and to have, sue, and to take any lawful ways and means for the recovery thereof by suit, attachment, compromise or otherwise;
- (d) If necessary, to hire the services of a competent and professional Geodetic Engineer who shall undertake (1) the preparation of a proposed signed and sealed segregation plan and technical descriptions; (2) cause the approval thereof by either the Land Registration Authority (LRA) or Bureau of Land Management; (3) issuance of individual titles by the appropriate Registry of Deeds on the subject property/properties.
- (e) In the event that the issuance of another title/titles in lieu of the existing ones become necessary as a result of a survey done on the property/properties or for any other reason whatsoever, necessitating the issuance of another title in lieu of the old, we are also authorizing our Attorney-in-fact/Representative/Agent to do/perform all the authorities and duties enumerated herein as far as the new title/titles issued are concern;
- (f) To delegate in whole or in part any or all of the powers herein granted or conferred, by means of an instrument in writing, in favor of any third person whom our said-attorney-in-fact/Representative/Agent may select;
- (g) To further clarify and explain. WE, SPS. EFIGENIA CRUZ-CARLOS and RAYMUNDO R. CARLOS, TERESA A. CRUZ, VISITACION A. CRUZ-PULLINS, FRANCISCA A. CRUZ, SPS. JESUS A. CRUZ and MYRNA M. CRUZ, have named, constituted and appointed and by these presents, do hereby name, constitute and appoint, ANTONIO R. GUERRA, JR., as our own, true and lawful Attorney-in Fact/Representative/Agent, for us and in our names, place and stand to SELL, TRANSFER, and CONVEY, under such terms and conditions and for such price as he may deem fit and which he believes is beneficial and advantageous to us.

described and execute the requisite documents and/or instruments conveying such property as maybe required, for and in our names:

HEREBY GIVING AND GRANTING unto our said Attorney-in-Fact/ Representative/ Agent full power and authority to do and perform all and every act or whatsoever required and necessary to be done in and about the premises, as fully to all intents and purposes as we might or could lawfully do if personally present with full power of substitution and revocation and hereby RATIFYING and CONFIRMING all what our said Attorney-in-Fact/Representative/Agent shall lawfully do or cause to be done under and by virtue of these presents.

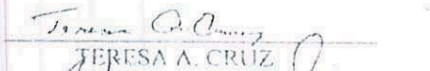
IN WITNESS WHEREOF, we have hereunto set our hands at the State of Illinois, County of Cook, United States of America, this 25th day of August, 2010.

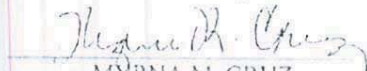

EUGENIA C. CARLOS

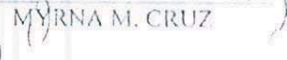

RAYMUNDO R. CARLOS


FRANCISCA A. CRUZ

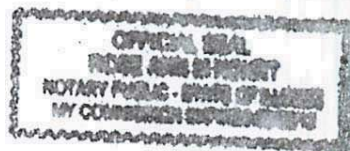

JESUS A. CRUZ

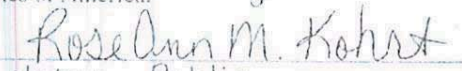

TERESA A. CRUZ

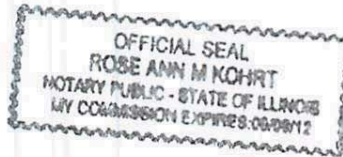

VISITACION A. CRUZ-PILLINS


MYRNA M. CRUZ

Subscribed and sworn to before me this 25th day of August, 2010 at the State of Illinois, County of Cook, United States of America.




Notary Public



IRREVOCABLE SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARINA A. CRUZ, of legal age, Filipino, widow, and with residence and postal address at Manila, do hereby name/s, constitute/s and appoint/s ANTONIO R. GUERRA, JR., likewise of legal age, Filipino and with residence and postal address at B2 L5 Maryland Homes, Landayan, San Pedro, Laguna, to be my true and lawful Attorney-in-fact, in my name, place and stead, to do and perform any and all acts, deeds, and things, to wit:

1. TO administer, manage, supervise, partition, sell, transfer, dispose of and convey my real estate property consisting of my share covering the following parcels of land, with old improvements existing thereon and duly covered by:

TCT No.	LOT NO.	BLOCK NO.	AREA	LOCATION
189744	18	32	150	Felina St., Manila
13852	1353-G	Psd-289234	1,396	Cupang, Muntinlupa City
13853	1353-I	Psd-280234	3,490	Cupang, Muntinlupa City

to any person/buyer/s or corporation or entity for such amount and under such terms and conditions acceptable to our Attorney-in-fact, for and in my own behalf; Attached hereto copies of said titles as Annex "A"; "B" and "C" and made an integral part hereof, for information and guidance.

2. TO accept payments, get and receive the proceeds of the total purchase price either in check or in cash and to encash the same if it is in check with any authorized bank/s for and in my own behalf; To act as my authorized representative to any government or private entity/office or person or persons where my signature & presence is required related thereto.

3. TO claim, demand, make, issue, execute and sign any other documents or Deed of Absolute Sale or agreements, receipts and other pertinent documents necessary and in connection thereto for the purpose of the sale of the same;

4. That this Special Power of Attorney is irrevocable in nature and coupled with interests.

5. TO do, perform, execute any act that maybe required to carry into effect the foregoing authority or any and all acts necessary for the faithful execution of the foregoing acts and deeds.

HEREBY GIVING AND GRANTING unto my said Attorney-in-fact, full power and authority whatsoever requisite or necessary or proper to be done in or about the premises as fully to all intents and purposes as I might or could lawfully do if personally present and hereby ratifying and confirming all that my said Attorney-in-fact shall do or cause to be done under and by virtue of these presents.

IN WITNESS HEREOF, I hereby affixed my signature this 05th day of MARCH, 2012, at Quezon City, Philippines.

Marina A. Cruz
MARINA A. CRUZ
Principal

Antonio R. Guerra Jr.
ANTONIO R. GUERRA, JR.
Atty.-in-fact

[Signature]
witness

[Signature]
witness

SIGNED IN THE PRESENCE OF:

[Signature]
witness

[Signature]
witness

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

Marina A. Cruz
BEFORE ME, a Notary Public for and in Quezon City, Philippines, this 18th day of MARCH, 2012 personally appeared Marina A. Cruz, with Passport No. XX2525902/Philippine Embassy, Washington on 18 Nov. 2008-2013, who has satisfactorily proven her identity to me through her Identification Card, containing her signature. Attached hereto. That she is the same person who personally signed the foregoing Irrevocable Special Power of Attorney before me and acknowledged that she executed the same.

This instrument consists of two (2) pages, including this page, wherein the acknowledgement is written and has been signed by the parties and their instrumental witnesses on each and every page, refer to an Irrevocable Special Power of Attorney.

WITNESS MY HAND AND OFFICIAL SEAL on the date and place above-written.

DOC NO. 77;
PAGE NO. 17;
BOOK NO. XIII;
SERIES OF 2012.

[Signature]
ARTEMIO I. VENDIVIL
NOTARY PUBLIC
UNTIL DECEMBER 31, 2013
PTR NO. 4681049-B/L.C./01-02-12
ROLL NO. 109897 JAN. 1956
TIN. 104-920-426-000
MCLE NO. 111-0014059

ANNEX D

Notices to Vacate of the Seven (7) Informal Settlers' Household
in Arevalo-Cruz Estate

NOTICE TO VACATE

October 14, 2010

MS. VIRGINIA VIÑAVELES
Cupang, Muntinlupa City

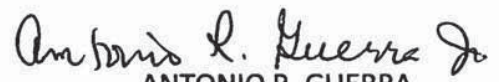
Dear Ms.Viñaveles:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate

Receivido
Received by: Virginia R. Viñavila

NOTICE TO VACATE

October 14, 2010

MS. REMEDIOS RIVERA
Cupang, Muntinlupa City

Dear Ms. Rivera:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,

Antonio R. Guerra Jr.
ANTONIO R. GUERRA

SPA- Arevalo-Cruz Estate

Remedios Rivera
Received by: *Remedios Rivera*

NOTICE TO VACATE

October 14, 2010

MS. AILLEN R. ACHERA
Cupang, Muntinlupa City

Dear Ms.Achera:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

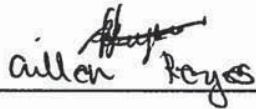
As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate

Received by:



NOTICE TO VACATE

October 14, 2010

MR. ROBERTO AREVALO
Cupang, Muntinlupa City

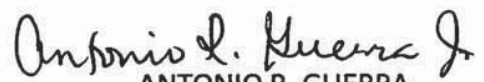
Dear Mr.Arevalo:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate


Received by: 

NOTICE TO VACATE

October 14, 2010

MS. PURIFICACION VIÑAVELES
Cupang, Muntinlupa City

Dear Ms. Viñaveles:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate

Received by:


Christina V. Diaz

NOTICE TO VACATE

October 14, 2010

MS. FE RAYO
Cupang, Muntinlupa City

Dear Ms.Rayo:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

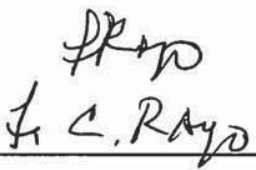
As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate

Received by:



NOTICE TO VACATE

October 14, 2010

MR. ERNESTO REYES
Cupang, Muntinlupa City

Dear Mr. Reyes:

I, **MR. ANTONIO R. GUERRA JR.**, and herein representing as Attorney-in-fact of **Francisca Cruz, et al.**, the owners of **Arevalo-Cruz Estate** located at Cupang, Muntinlupa City which you are currently occupying, hereby state this notice on the matter of you occupancy.

As demanded by the owners, I hereby made this final petition upon you to vacate the premises in question and to surrender possession thereof to the owners within ninety (90) days from the receipt of this demand letter; otherwise, we have no other recourse than to file an action for unlawful detainer against you and to demand from you payment of damages in order to protect the interest of the landowners.

Please be guided accordingly.

Very truly yours,


ANTONIO R. GUERRA
SPA- Arevalo-Cruz Estate

Received by:


ERNESTO F. REYES

ANNEX E

Special Power of Attorney of Apolonia delos Santos-Andaya

SPECIAL POWER OF ATTORNEY

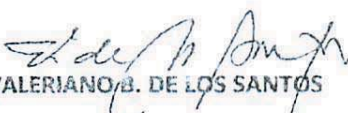
KNOW ALL MEN BY THESE PRESENTS:

I, **VALERIANO B. DE LOS SANTOS**, of legal age married, filipino, and with postal address at 375 Cupang, Muntinlupa city, have named, appointed & constituted my sister, **APOLONIA DE LOS SANTOS-ANDAYA**, of legal age, filipino, with postal address at 375 Cupang Muntinlupa to be my lawful ATTORNEY IN FACT, FOR ME AND IN MY NAME, PLACE AND STEAD TO DO PERFORM THE FOLLOWING ACTS AND THINGS NAMELY;

To negotiate, transact, execute, sign, to maynilad for tct no. S87457 named to Emiliano de los Santos, married to Margarita Bonito, to claim, receive payments, encash, to pay the broker their commission.

GIVING AND GRANTING UNTO SAID ATTORNEY IN FACT FULL POWER AND AUTHORITY TO PERFORM EVERY ACT AND THING WHATSOEVER REQUISITE AND NECESSARY TO BE DONE IN AND ABOUT PREMISES AS FULLY TO ALL INTENTS AND PURPOSES AS I MIGHT DO OR COULD IF PERSONALLY PRESENT.

IN WITNESS WHEREOF, WE HEREBY AFFIX OUR SIGNATURES THIS 14th DAY OF July 2012 IN MUNTINLUPA CITY


VALERIANO B. DE LOS SANTOS
GRANTOR

SSS NO. 03-3245813-9


APOLONIA D. ANDAYA
ATTORNEY IN FACT

SSS # 03-3312412-9

SIGNED IN THE PRESENCE OF:


PERLITA PUNZALAN


VIRGINIA G. BARUT

ANNEX F

Household Surveys of the Eight (8) Informal Settlers' Families
in Arevalo-Cruz Estate

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: ROBERTO AREVALO

Address: Interior, TM Road, Cuyang Muntinlupa City

Position of Interviewee in the Household:

Age of Interviewee: 55 yrs old

Occupation: Construction worker

How many years residing at 55 yrs

Monthly Rental: P _____

A. Household Profile

	Name	Age	Position in the Household	Educational Attainment	Occupation	Income
1)	ROBERTO AREVALO	55	HEAD OF THE FAMILY	ELEM GRAD	CONST. WORKER	400 per DAY
2)	VALENTINA			ELEM GRAD	FACTORY WORKER	5,000 /MONTH
3)	JANICE	28		ELEM GRAD		
4)	JENNIFER	25		ELEM GRAD		
5)	JEAN	24		HIGH SCHOOL GRAD		

B. Income/Livelihood

1. Source of Main Income CONSTRUCTION WORKER & WIFE'S WORK
2. Monthly Income P NO FIX MONTHLY INCOME
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- i. ☒ one storey, shanty made of light/scrap materials
- ii. ☐ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- iii. ☐ one storey permanent made of wood and/or concrete
- iv. ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

 x toilet

 ✓ water supply (pipe connection) or water pump or water well

 ✓ electric connection

 x telephone line

3. Other structures and assets

____ Fence; ____ length ____; material _____

____ garden (plants, flowers, vegetables)

____ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. YES Willing to be removed from present location of residence
____ NOT willing to be removed from present location of residence
2. ____ Know about the possible relocation site offered by landowners
____ DO NOT know about the possible relocation site offered by landowners
3. YES Know how much compensation will be paid by landowner; How much
P ____
____ DO NOT KNOW how much compensation will be paid by landowner
4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ____ Yes; ____ No
5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

R. Arvalo

Signature of Interviewee: Roberto Arvalo Date: 09-28-2012

Signature of Interviewer: 
MANUEL P. ARVALO Date: 09-28-12

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: AILLEN R. ANCHERA

Address: Intero, PPA Road, Cuyang, Marikina City

Position of Interviewee in the Household:

Age of Interviewee: 30 yrs old

Occupation: Housewife

How many years residing at 30 yrs

Monthly Rental: P _____

A. Household Profile

Name	Age	Position in the Household	Educational Attainment	Occupation	Income
1) AILLEN REYES	30	HEAD OF THE FAMILY	HIGH SCHOOL GRAD	HOUSEWIFE	
2) JEFFREY	31		COLLEGE	FACTORY WORKER	12,000
3) ALYZA	9		ELEM.		

B. Income/Livelihood

1. Source of Main Income HUSBAND'S WORK
2. Monthly Income P 12,000
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- i. ☒ one storey, shanty made of light/scrap materials
- ii. ☐ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- iii. ☐ one storey permanent made of wood and/or concrete
- iv. ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

☒ telephone line

3. Other structures and assets

☒ Fence; ☒ length ☒ ; material _____

☒ garden (plants, flowers, vegetables)

☒ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ☒ YES Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ☒ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ☒ YES Know how much compensation will be paid by landowner; How much

P 17,000

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: ~~Allen~~ Allen Reyes - Achera

Date: 09-28-2012

Signature of Interviewer: CHERRY B. SCHMIDT

Date: 09-28-2012

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Fe C. Rayo

Address: Interior T.M. Road

Position of Interviewee in the Household: Head of Family

Age of Interviewee: 73

Occupation: Housewife

How many years residing at 40 years

Monthly Rental: P 500.00

A. Household Profile

Name	Age	Position in the Household	Educational Attainment	Occupation	Income
Fe Rayo	73	HEAD	D.S. Commerce	Housewife	
Michael	48	Son	B.S. Civil Eng'r.	Overseas Contract Worker	P100,000.00
Marikita	46	Daughter	3rd Year College	Housewife	
James	45	Son	3rd Year College	Factory Worker	
Anthony	44	Son	High School Grad	Employee	
Myla	42	Daughter	High School Grad	Contract Worker	
Marcial	41	Son	High School Grad	Contract Worker	
Merlinda	40	Daughter	High School Grad	Housewife	

B. Income/Livelihood

1. Source of Main Income Son / Daughter
2. Monthly Income P _____
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- i. ☒ one storey, shanty made of light/scrap materials
- ii. ☐ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- iii. ☐ one storey permanent made of wood and/or concrete
- iv. ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

____ telephone line

3. Other structures and assets

____ Fence; ____ length ____; material _____

____ garden (plants, flowers, vegetables)

____ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ____ Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ____ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ☒ Know how much compensation will be paid by landowner; How much

P 17,000.00

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: Fe Rayo Date: 09-28-2012

Signature of Interviewer: MANUEL PRYUMO Date: 09-28-12

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: CHRISTINA DIAZ

Address: Exterior Road, TM Road, Cuyayan, Muntinlupa City

Position of Interviewee in the Household:

Age of Interviewee: 57

Occupation: House wife

How many years residing at 53 yrs.

Monthly Rental: P

A. Household Profile

	Name	Age	Position in the Household	Educational Attainment	Occupation	Income
1)	Purification Vitaviles	88		EDM LEVEL		
2)	Christina Diaz	57	HEAD of the family	HIGH SCHOOL GRAD	HOUSE WIFE	
3)	Jean Diaz ESCOL	32		College level	Call Center	18, 000
4)	Lester ESCOL	29		College level	waiter	10, 000
5)	Jose Escal	2				
6)	Christian Diaz	23		college	student	

B. Income/Livelihood

1. Source of Main Income _____
2. Monthly Income P _____
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:
- i. one storey, shanty made of light/scrap materials
 - ii. 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
 - iii. one storey permanent made of wood and/or concrete
 - iv. ✓(2) or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

☒ telephone line

3. Other structures and assets

☒ Fence; ____ length ____; material _____

☒ garden (plants, flowers, vegetables)

☒ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ☒ YES Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ____ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ☒ YES Know how much compensation will be paid by landowner; How much
P 25,000

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: Christina V. Diaz

Date: 09, 28, 2012

Signature of Interviewer: CHERRY R. SEMANO

Date: 09-28-2012

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: REMEDIOS RIVERA

Address: Interior, TM Road, Lipang, Muntinlupa City

Position of Interviewee in the Household:

Age of Interviewee: 71

Occupation: House wife

How many years residing at ' 30 yrs

Monthly Rental: P _____

A. Household Profile

	Name	Age	Position in the Household	Educational Attainment	Occupation	Income
1)	REMEDIOS RIVERA	71	HOUSE WIFE	ELEM. GRAD.	HOUSE WIFE	
2)	SANTIAGO RIVERA	76		ELEM. GRAD		
3)	NEVITA RIVERA	52		VOCATIONAL		
4)	SANTIAGO RIVERA JR	50		HIGH SCHOOL GRAD	CARPENTER	300 PER DAY
5)	MATHEW RIVERA	46		VOCATIONAL		
6)	LOIDA RIVERA	42		COLLEGE GRAD	OFW	

B. Income/Livelihood

1. Source of Main Income SON & DAUGHTERS WORKS
2. Monthly Income P _____
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- i. ☐ one storey, shanty made of light/scrap materials
- ii. ☒ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- iii. ☐ one storey permanent made of wood and/or concrete
- iv. ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

☒ telephone line

3. Other structures and assets

☒ Fence; ____ length ____; material _____

☒ garden (plants, flowers, vegetables)

☒ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ☒ YES Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ☒ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ☒ YES Know how much compensation will be paid by landowner; How much

P. 17,000

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: Remedios Rivera

Date: 09-28-2012

Signature of Interviewer: CHERRY B. GERRANO

Date: 09-28-2012

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: ERNESTO REYES

Address: Interior, TM Road, Cupang, Marikina City

Position of Interviewee in the Household:

Age of Interviewee: 57

Occupation: Factory Worker

How many years residing at 40 yrs

Monthly Rental: P _____

A. Household Profile

	Name	Age	Position in the Household	Educational Attainment	Occupation	Income
1)	ERNESTO REYES	57	HEAD OF THE FAMILY	HIGH SCHOOL	FACTORY WORKER	13,000
2)	FELICIDAD REYES	57			HOUSE WIFE	
3)	ERLY REYES	35		HIGH SCHOOL GRAD		
4)	ERLVIN REYES	34		HIGH SCHOOL GRAD	FACTORY WORKER	6,000
5)	ERLSON REYES	27		HIGH SCHOOL GRAD	FACTORY WORKER	9,000
6)	ERNIE REYES	25		HIGH SCHOOL GRAD	FACTORY WORKER	9,000

B. Income/Livelihood

1. Source of Main Income _____
2. Monthly Income P _____
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- i. ☐ one storey, shanty made of light/scrap materials
- ii. ☒ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- iii. ☐ one storey permanent made of wood and/or concrete
- iv. ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

☒ telephone line

3. Other structures and assets

☒ Fence; ____ length ____; material _____

☒ garden (plants, flowers, vegetables)

☒ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ☒ Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ____ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ☒ Know how much compensation will be paid by landowner; How much
P 25,000

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

6.. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: *of* ERNESTO REYES Date: 09-28-2012

Signature of Interviewer: CHERRY *Shill* B. SEMANO Date: 09-28-2012

STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Virginia R. Vinaranda

Address:

Position of Interviewee in the Household: Mother

Age of Interviewee: 64

Occupation: dress maker

How many years residing at 47 yrs

Monthly Rental: P none

A. Household Profile

Name	Age	Position in the Household	Educational Attainment	Occupation	Income (monthly)
Virginia	64	Mother	High Sch. Grad.	dress maker	2,000
Miladora	45	daughter	High Sch. Grad.	none	-
Vincent	30	son	High Sch. Grad.	laborer	280/day - irregular
Lara Vaneza	23	daughter	High Sch. Grad.	none	-
Vineranda	40	son	Elem. level	laborer	280/day - irregular
Larry	57	Father	High Sch. Grad.	none	-

B. Income/Livelihood

- Source of Main Income Work
- Monthly Income P _____
- Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- ☒ one storey, shanty made of light/scrap materials
- ☐ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- ☐ one storey permanent made of wood and/or concrete
- ☐ 2 or 3 storey permanent made of wood and/or concrete

v. _____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

☒ telephone line

3. Other structures and assets

☒ Fence; _____ length _____; material _____

☒ garden (plants, flowers, vegetables)

☒ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. ☒ Willing to be removed from present location of residence

_____ NOT willing to be removed from present location of residence

2. ☒ Know about the possible relocation site offered by landowners

_____ DO NOT know about the possible relocation site offered by landowners

3. ☒ Know how much compensation will be paid by landowner; How much

P 25,000

_____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; _____ No

5. If YES, why?

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: Virginia R. Varnick Date: 09-28-12

Signature of Interviewer: Michael R. Sablos Date: 09/28/12

CUPANG STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: MARJORIE SOCOMON

Address: INT. T.M. ROAD

Position of Interviewee in the Household: HEAD of FAMILY

Age of Interviewee: 52

Occupation: laundry woman (lavandera)

How many years residing at the lot: 4

Monthly Rental: P _____

A. Household Profile

Name	Age	Position in the Household	Educational Attainment	Occupation	Income
Marjorie	52		HIGH SCHOOL GRAD	LAUNDERIA	P 350./day
Fernando	49		HIGH SCHOOL GRAD	ELECTRONIC TECHNICIAN	P 400 /day
John Brattana	23		HIGH SCHOOL GRAD		
John Benz	22		3rd YEAR H.S		
Rachel	20		HIGH SCHOOL GRAD		

B. Income/Livelihood

1. Source of Main Income _____
2. Monthly Income P _____
3. Other sources of income (total per month) _____

C. Inventory of House and Structures Affected by the Project

1. Description of House:

- ☒ one storey, shanty made of light/scrap materials
- ☐ 2 or 3 storey shanty made of combination of wood or concrete with light or scrap materials
- ☐ one storey permanent made of wood and/or concrete
- ☐ 2 or 3 storey permanent made of wood and/or concrete

v. ____ others, specify what materials _____

2. Facilities: (check)

☒ toilet

☒ water supply (pipe connection) or water pump or water well

☒ electric connection

____ telephone line

3. Other structures and assets

____ Fence; ____ length ____; material _____

____ garden (plants, flowers, vegetables)

____ Trees, specify number and what kind of tree _____

D. Opinion on Relocation

1. YES Willing to be removed from present location of residence

____ NOT willing to be removed from present location of residence

2. ____ Know about the possible relocation site offered by landowners

____ DO NOT know about the possible relocation site offered by landowners

3. ____ Know how much compensation will be paid by landowner; How much

p 5,000.00

____ DO NOT KNOW how much compensation will be paid by landowner

4. (answer if HH KNOW amount of compensation #3) Is the amount for compensation of losses acceptable? ☒ Yes; ____ No

5. If YES, why?

the owner will help them relocate their house at a nearby lot. The owner will shoulder the expenses

6. If NO, why?

7. What are your comments or suggestions?

Signature of Interviewee: Marjorie Solomon

Date: 03-21-13

Signature of Interviewer: MARJORIE SOLOMON

Date: 03-21-13

ANNEX G

Notice to Vacate given to the Nine (9) Renters of Mrs. Daco

NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.



ANGELITA S. KEPPEL

SPA OF DRA DACO



MARICEL LATIZA

RENTER/388 D 51 VINALON ST., CUPANG MUNTINLUPA

WILMA ANSTIN
WILMA ANSTIN
CARETAKER

NOTICE TO VACATE

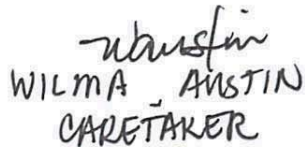
I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.
THANK YOU.



ANGELITA S, KEPPEL
SPA OF DRA DACO



ROMMEL TRILLANES
RENTER/ 388 G # 51 VINALON ST., CUPANG MUNTINLUPA



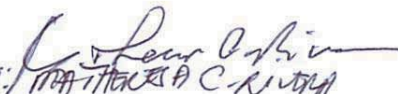
WILMA - AUSTIN
CARETAKER

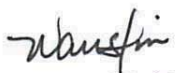
NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.


ANGELITA S, KEPPEL
SPA OF DRA DACO


LOIDA R. GARCIA
RENTER/ 388 H #51 VINALON ST., CUPANG MUNTINLUPA

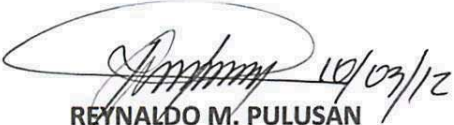

WILMA AUSTIN
CARETAKER

NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.


ANGELITA S. KEPPEL
SPA OF DRA DACO

 10/03/12
REYNALDO M. PULUSAN
RENTER/388 - 1#51 VINALON ST., CUPANG MUNTINLUPA CITY


WILMA AUSTIN
CARE TAKER

NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.



ANGELITA S. KEPPEL

SPA OF DRA DACO



ALEJANDRO M. MACATANGAY

RENTER/388-E VINALON ST., CUPANG MUNTINLUPA



WILMA AUSTIN
OARETAKER

NOTICE TO VACATE

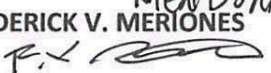
I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.


ANGELITA S. KEPPEL

SPA OF DRA DACO

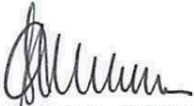

FREDERICK V. MERIONES


RENTER \338 VINALON ST., CUPANG MUNTINLUPA

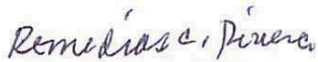

WILMA AUSTIN
CARE TAKER

NOTICE TO VACATE

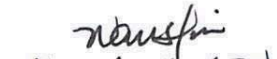
I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.
THANK YOU.



ANGELITA S. KEPPEL
SPA OF DRA DACO



REMEDIOS C. RIVERA
RENTER/ 388-C # 51 VILLALON ST., CUPANG MUNTINLUPA



WILMA AUSTIN
CARPETAKER

NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.



ANGELITA S. KEPPEL
SPA OF DRA DACO

per 10-3-12
MARICHU DE CHAVEZ
388 B #51 VINALON ST., CUPANG MUNTINLUPA CITY

Substituted
Wilma Austin
CARETAKER

NOTICE TO VACATE

I ANGELITA SIMUNDAC KEPPEL, REPRESENTATIVE OF DRA. ELENITA SIMUNDAC DACO, OWNER OF LOT AND ITS IMPROVEMENTS (9 DOORS APARTMENT) LOCATED AT 338 VINALON ST., CUPANG MUNTINLUPA, WISHES TO NOTIFY THE TERMINATION OF LEASE CONTRACT UPON RECEIVING THIS NOTICE & YOU ARE GIVEN 90 DAYS OR 3 MONTHS TO VACATE THE SAID APARTMENT.

THANK YOU.


ANGELITA S. KEPPEL

SPA OF DRA DACO

 10/3/12
RIZALDO GUMAPAL

RENTER/ 388-A #51 VINALON ST., CUPANG MUNTINLUPA


WILMA AUSTIN
CARETAKER

ANNEX H

PAP Census

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (if yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
FREDERICK MENDOZA	333 VINALONET CUBANG MUNITA	4 yrs 3 mos	RENTED	36	M	M		COLLEGE GRAD	SALE - CARP	P15,000	
Dependents:											
1 SUSAN C. MENDOZA	"	"		33	F	M		COLLEGE GRAD			
2 FRANK C. MENDOZA	"			5	M	S					
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12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

FREDERICK V. MENDOZA
 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct:
ANGELITA S. BUAYAN
 PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family REYNALDO M. PULUSAN	358 F Purok-3 Cupang, Munt. City	8	RENTED	43	MALE	MARRIED	3	SECONDARY	EMPLOYED	P10,000	[Signature]
Dependents:											
1. Pamela Rae Pulusan	do		do	21	FF	S		COLLEGE	HOME	—	[Signature]
2. Bianca Rae Pulusan	do		do	10	FF	S		ELEM	HOME	—	[Signature]
3. Ray Angelo Pulusan	do		do	6	MA	S		ELEM	HOME	—	[Signature]
4. Mirafra Poma	do		do	27	F	W		SECONDARY	HOME	—	[Signature]
5. Mary Rose Poma	do		do	22	F	S		COLLEGE	HOME	—	[Signature]
6											
7											
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

[Signature]
REYNALDO M. PULUSAN
 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct:
 [Signature]
ANGELITA SIKUNDAC
 PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Alexandra M. Macatangay	338 Elang-Ilang E. Vitalon St. Cupang Munt. City	6 yrs.	Rented	24	Female	Single	5	Bachelor Degree	Employed		<i>[Signature]</i>
Dependents:											
1 Benando Macatangay					Male				Employed		<i>[Signature]</i>
2 Rodolfo Magnaye		6 yrs.		32	Male	Married			Employed		<i>[Signature]</i>
3 Stephanie Abancio					Female						<i>[Signature]</i>
4 Ariston Macatangay	338 Elang-Ilang E. Vitalon St. Cupang Munt. City	9 yrs.	Rented		Male	Single		Bachelor Degree	Employed		<i>[Signature]</i>
5 Jonalyn Bautista		2 yrs.			Female						<i>[Signature]</i>
6											
7											
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12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct: *[Signature]*
 ANGELITA SIMIONE KEEPER
 PROPERTY CUSTODIAN
 (Signature over printed name)

[Signature]
 ALEXANDRA M. MACATANGAY
 HEAD OF THE FAMILY
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Maricel Latiza	388-D Cupang	6 yrs.	Rented	33	F	Married			Employed		<i>[Signature]</i>
Dependents:											
1. Koldon Latiza	388-D Cupang	4 yrs.	Rented		M	Married			Employed		
2. Raquel Annamont	388-D Cupang	3 yrs.	Rented	31	F	Married			Employed		
3. Erika Annamont	388-D Cupang				M	Married			Employed		
4. Alecia Latiza	388-D Cupang	4 yrs.	Rented	39	F	Married			Driver		
5. Marilyn Latiza	388-D Cupang	4 yrs.		47	M	Married		2nd college	Unemployed		<i>[Signature]</i>
6. Hazel Latiza	388-D Cupang	4 yrs.			F	Single			Unemployed		
7											
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I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.


 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct: 
 ANGELITA SIMUNONE ICEPEL
 PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
RIZALDO GUMAPAL	388 A VINALON ST. CUPANG, MUNICIPALITY OF	6 YRS	RENTED	56	M	MARRIED		COLLEGE	UNEMPLOYED		
Dependents:											
1 MG. PACHUA GUMAPAL - WIFE				53							
2 REGIE GUMAPAL - SON				28	M	SINGLE		COLLEGE	EMPLOYED		
3 RIZA GUMAPAL - DAUGHTER				27	F	SINGLE		COLLEGE	EMPLOYED		
4 ROSE JEAN GUMAPAL - DAUGHTER				26	F	SINGLE		COLLEGE	EMPLOYED		
5 MARVER GUMAPAL - SON				25	M	SINGLE					
6 PLANGE GUMAPAL - DAUGHTER				16	F	SINGLE			STUDENT		
7											
8											
9											
10											
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12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.


 RIZALDO GUMAPAL
 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct: 
 ANGELITA SUMADOME 14 SEP 2022
 PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lod/House Ownership (Owned/ Rented/ Staying with relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Marichu R. de Chavez	388-B Vinzons St	3 yrs	Rented	34	F	Married		College level	Cashier		
Dependents:											
1. Gregorio de Chavez - Spouse				37	M	Married		High Sch			
2. Sofia Maria de Chavez - Daughter				16	F			Elem. Sch			
3. Mon Belinda de Chavez - Son				9	M						
4. Orlando Regalario - Father				63	M	Widow		Elem. Sch			
5. Sena Mollan de Chavez - Son					M						
6. Denisse Regalario - Brother				25	M	Single		College grad	garment		
7. Marlene Joy Regalario - Sister				21	F	Single		High Sch			
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct: 
 ANGELITA SIMUNDAC
 PROPERTY CUSTODIAN
 (Signature over printed name)

Marichu R. de Chavez
 HEAD OF THE FAMILY
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family RENEFORD C. RUERA	368-C CUPANG, MUNT. CITY	11 MS	RENTED	70	F	MARRIED	1	POSTGRAD. GRAD.	UNEMPLOYED		R. RUERA
Dependents:											
1 REX F. CARMONA	388-C CUPANG	11 MS	RENTED/ SQUAT	22	M	SINGLE		VOCATIONAL COURSE	YES	8,000.00	REX F. CARMONA
2			4 RELATIVES						NO. DONATOS CARMONA		
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6											
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I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Reneferdo C. Ruera

RENEFORD C. RUERA

HEAD OF THE FAMILY
(Signature over printed name)

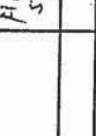
Certified Correct:

Angelita Siluan Day

ANGELITA SILUAN DAY

PROPERTY CUSTODIAN
(Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lod/House Ownership (Owned/ Rented/ Staying with relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
ROSWINEL TRILLANES	(452) 389 PUECK-3 CUPANG BUNGALOW UNION MANILA	10 MONTHS	RENTED	33	MALE	MARRIED		HIGH SCHOOL	MESSAGEER EMPLOYED	8000	
Dependents:											
1 MICHELLE V. TRILLANES	"		"		MALE						
2 MELVIA X. TRILLANES	"		"		F						
3 JESSA V. TRILLANES	"		"		F	MARRIED					
4 MARETH M. TRILLANES	"		"		F						
5											
6											
7											
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I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.


ROSWINEL M. TRILLANES
 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct: 
ASBELITA SIMUNDAC KESPER
 PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site - ROW/Apartments)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
LOIDA R. GARCIA	#388-H CUPANG NUNZI CITY	5 YRS.	RENTED	42	F	MARRIED	4	COLLEGE LEVEL	EMPLOYED (OFFICE STAFF)	P35.00	Mrs. Loida R. Garcia
Dependents:											
1 LLOYD DOMINIC R. GARCIA	#388-H CUPANG M.	5 YRS.		20	M	SINGLE					
2 LOUISE DOMINIQUE R. GARCIA	#388-H CUPANG	5 YRS.		18	F	SINGLE					
3 LUCEDRAN R. GARCIA	#388-H CUPANG	5 YRS.		14	M	SINGLE					
4 LOUIS DEXTER R. GARCIA	#388-H CUPANG	5 YRS.		11	M	SINGLE					
5											
6											
7											
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

by: Mrs. Loida R. Garcia
Mrs. Loida R. Garcia

HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct:

ANGELITA S. HONDA
ANGELITA S. HONDA

PROPERTY CUSTODIAN
 (Signature over printed name)

CENSUS FORM (Cupang Site)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Aileen Acheron	Lot 1, Pn. Mnd. 1 Cupang Mnd. 1	30		30		M		High School graduate	Housewife		
Dependents:											
1 Jeffrey				31		M		College Level	Factory worker	12,000	
2 Alyssa				9		S		Elem.			
3											
4											
5											
6											
7											
8											
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I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct:


 Aileen Acheron
 HEAD-OF THE FAMILY
 (Signature over printed name)

Certified Correct:
 Antonio R. Guerra Jr.
 ANTONIO R. GUERRA JR.
 (Signature over printed name)

CENSUS FORM (Cupang Site)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Fe. Rayo	ant. Timpach, Cupang, Puntari, Naga	40		73				College level	House wife		
Dependents:				49							
1. Michael				40		M	5	College level	OFW	100,000/mo	
2. Mariguita				45		M	1	College level	House wife		
3. James				44		M	3	College level	Factory worker		
4. Anthony				42		M	2	High school level	employee		
5. Myla				41		M	2	High school level	Contract worker		
6. Marshall				40		S		High school level	Contract worker		
7. Kerlinde						M	5	High school level	Housewife		
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Fe Rayo

Fe C. Rayo

HEAD OF THE FAMILY
(Signature over printed name)

Certified Correct:

Antonio L. Guerra Jr.

ANTONIO L. GUERRA JR.
(Signature over printed name)

CENSUS FORM (Cupang Site)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
REMEDIOS RIVERA	INTERVILL TIN RORO, CUYANG, MUNTIN			71				Elementary	Housewife		
Dependents:											
1. Nenita				32		M	6	High School	Co		
2. Santiago				50		M	7	High School	Carpenter	P300/day	
3. Ma. Theresa				46		M		High School			
4. Rinda				42		M	5	College Grad	OPN		
5.											
6.											
7.											
8.											
9.											
10.											
11.											
12.											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct:

Remedios Rivera

HEAD OF THE FAMILY

(Signature over printed name)

Antonio R. Buena Jr.
ANTONIO R. BUENA JR.
(Signature over printed name)

CENSUS FORM (Cupang Site)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
Roberto Arevalo	Ext. 700 Road, Cupang Municipality	15		35				Elem Grad	Const. Worker	P 400/day	
Dependents:											
1 Valentina				10				Elem Grad	Factory Worker	5000/mo.	
2 Daniel				28		S		Elem Grad			
3 Jean				24		M	1	High School Grad			
4 Jennifer				25		M	2	Elem Grad			
5											
6											
7											
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

R. Arevalo
Roberto Arevalo
 HEAD OF THE FAMILY
 (Signature over printed name)

Certified Correct:

Antonio R. Guerra Jr.
ANTONIO R. GUERRA JR.
 (Signature over printed name)

PERSONAL DATA

to certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct: Antonio R. Guerra Jr.
ANTONIO R. GUERRA JR
 Property Custodian
 (Signature over printed name)

STP Compound
CENSUS FORM (Cupang Site - ~~ROW/APARTMENT~~)

PERSONAL DATA										
Complete Name	Home/Residential Address	Length of Stay	Low/House Ownership (Owned/ Rented/ Staying with family or relatives/ Squat)	Sex (Male/ Female)	Civil Status (Single/ Married/ Widower/ Widow/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (If yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family										
Christina V. Diaz	378 Cupang, Munt. City	52 yrs		50% Female	Separated	(3) 4	High sch - grad.			<i>Christina</i>
Dependents:										
1. Jean Anne V. Diaz										
2. Jan Carlo V. Diaz										
3. Jim Christian V. Diaz										
4. Puripacion Vinaviles										
5										
6										
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12										

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Christina V. Diaz
HEAD OF THE FAMILY
(Signature over printed name)

Certified Correct:

Antonio L. Guerra JR.
Antonio Guerra JR.
(Signature over printed name)

STP Compound

PERSONAL DATA

[illegible]

by certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct.

Antonio R. Guerra Jr.
Antonio Guerra Jr.
(Signature over printed name)

CENSUS FORM (Cupang Site - PNR)

PERSONAL DATA											
Complete Name	Home/Residential Address	Length of Stay	Lot/House Ownership (Owned/ Rented/ Staying with family or relatives/Squat)	Age	Sex (Male/ Female)	Civil Status (Single/ Married/ Widowed/ Not Married)	No. of Dependents (please enumerate below)	Highest Educational Attainment	Employed/ Unemployed (if yes, nature of job/business)	Average Monthly Income	Signature
Head of the Family											
MARGORIE SOLOMON	INT. T.M. NERO	4		52	Female	Married	3	HIGH SCHOOL GRAD	Laundry	P350.00/day	
Dependents:											
1 PENNA NDO				49		Married		HIGH SCHOOL GRAD	ESPERANCA TECHNICIAN	P400/day	
2 JOHN BENHAM				23		Single		HIGH SCHOOL GRAD			
3 JOHN RENZ				22		Single		SILVER PLATE HIGH SCHOOL GRAD			
4 Rachel				20		Single		HIGH SCHOOL GRAD			
5											
6											
7											
8											
9											
10											
11											
12											

I hereby certify that the foregoing "Return" is true and correct to best of my knowledge and belief.

Certified Correct:

Margorie Solomon
 HEAD OF THE FAMILY
 (Signature over printed name)

Antonio R. Luene Jr.
 ANTONIO GERROS JR.
 (Signature over printed name)

ANNEX I

Public Consultation Attendance

Attendance Sheet

CORPORATE QESH



SUBJECT: Public Consultation for Muntinlupa - Cupang STP

DATE: 10/18/12

TIME: 9:00 AM

VENUE: Session Hall - Muntinlupa City Hall

NAME	OFFICE	SIGNATURE
1 Marilag Tiaga	Hilapo Ville	Atiga
2 ARTURO N. MARQUEZ	SAMAHAN P-4 APIAYA	Arturo
3 JOSEPH A. OSA	Hilapo Ville	Jose
4 Bernadette C. Rosano	park 2 Tabing dlog cupang	Bernadette
5 Rosita M. Nibbe	Amichang ng Lakas sa Suhat	Rosita
6 Nestor M. Catig	BAND Bantay & Cupang	Nestor
7 Sherylene A. Pimentel	Board member (Bantay Cupang)	Sherylene
8 Lydia O. Rete	V. President (Bantay Cupang)	Lydia
9 Leonarda Uinra	Pres marentigue maharlika	Leonarda
10 Mike Juarez	IC	Mike
11 Nestor Villanueva	Mariategon HOAI	Nestor
12 CES GAVARRA	Barangay Cupang	CES
13 WILFREDO F. CARINO	CARINIA COMPD.	Wilfredo
14 TIMONERA, JOVITO	OKATEX	Timonera
15 EDWIN SANTOS	SITIO SAN POSENTE	Edwin
16 JAVEN ARDACA	MWSS, Q.C.	Javen
17 RYAN ORILLO	MWSS, QC	Ryan
18 MICHAEL JAY FAJARDO	MWSS, QC	Michael
19 RYAN VILLANUEVA	MWSS Compd. Q.C.	Ryan
20 ANN MARGARETT MARIENDON	MWSS, QC	Ann
21 CHARMAN CELSO PLOPO	CUPANG MUNT. CITY	Charman
22 ARIEL B. CANONICO	HILAPO VILLE HOAI	Ariel
23 RAMIL B. PASCO	HILAPO VILLE HOAI	Ramil
24 Marw Purificacion	M JOAQUIN Compd Lakang	Marw
25 Zacarias Gutierrez	Purok 8 Alabang	Zacarias

Attendance Sheet

CORPORATE QESH



SUBJECT: Public Consultation for Muntinlupa-Cupang STP

DATE: 10/18/12

TIME: 9:00 AM

VENUE: Session Hall - Muntinlupa City Hall

NAME	OFFICE	SIGNATURE
1 PABLO L. BELTRAN	AMKOR TECH. PHILS. INC.	
2 Lourdes C. Baylon	Carmena compd cupang	
3 Isabelita N. Laurente	" " "	
4 Terdelyn N. Laurente	" " "	
5 Aida J. Juanico	PRD "	
6 Natividad S. Bayon	Board member	
7 Evangelina S. Bayon	officer	
8 Ofelia adon	sender Jan Isidro	
9 PAOLINO R. PUGAN	PRG. PULI	
10 Fe K. Barbado	" Alabang	
11 PATRIA A. Gorn	M. SORBIN Compd Alab	
12 Lefty A. Quins	SORBIN Compd Alab	
13 Florinda R. Ralugo	SORBIN Compd Alab	
14 MANCERO MAIWA	"	
15 Amelita m Caballero	Josquin & Cipriano Cpt.	
16 Emily Reyes	office of coun. senilla	
17 Jean Lopez	office of coun. senilla	
18		
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ANNEX J

Minutes of the Public Consultation

Minutes of Public Consultation Meeting

Muntinlupa-Cupang Sewage Treatment Plant (STP)

October 18, 2012 / 9:00-12:00NN

Session Hall, People's Center, Muntinlupa City Hall Compound
Putatan, Muntinlupa City

Attendees:

- Local Government of Muntinlupa headed by Councilor Rafael T. Sevilla
- Barangay Council of Cupang headed by Chairman Celso Dioko
- Maynilad Water Services Inc.
- Hilapo Ville Residents
- Samahan P-4 Aplaya
- Board Members- Bunyi, Cupang
- Samahan ng Sucat-III
- Uratex representatives
- AMKOR Tech. Phils. Inc
- Urban Poor Movement
- Other housing associations

The Public Consultation commenced at 9:00AM with the acknowledgement of representatives of the different Government agencies, local associations and other project stakeholders. It was followed by an invocation and the singing of the National Anthem. Councilor Rafael T. Sevilla chaired the session and served as moderator of the Open Forum.

Project Presentation and Its Projected Benefits

Engr. Reynaldo Angeles of Maynilad presented the project by emphasizing its rationale and the sewerage targets of Maynilad. He also introduced the company and the nature of its business, especially the services (e.g. potable water and wastewater) it provides. He further presented the concession area of Maynilad which includes Muntinlupa.

Engr. Angeles also gave background of the project by citing the past and present status of Manila Bay and how the untreated wastewater affected the quality of the bodies of water. He also mentioned that provision of the Concession Agreement states that Maynilad should not only provide potable water but as well as wastewater management services. He further anchored the company's role to the mandates of R.A. 9275 (Clean Water Act) and the Supreme Court Mandamus for the rehabilitation of Manila Bay.

Furthermore, Engr. Angeles introduced the wastewater management strategy of Maynilad- the Combined Sewer System. He discussed the flow of wastewater in the drainage system and how it will be collected for treatment. He also highlighted the importance of the

involvement of LGU, NGO's and the local community to attain the project's aim to improve the water quality of Laguna de Bay.

Open Forum

1. Industrial Wastewater

Councilor Sevilla said that the Government's mandate as stated in the provision of RA 9275 covers wastewater coming from subdivisions and industries. He asked if Maynilad would also cater the wastewater generated from these entities. He also requested that Maynilad would show a proposed catchment system map.

Engr. Angeles responded that Maynilad would only cater wastewaters coming from households as per Concession Agreement. Industries should have their own wastewater treatment facility. Maybe some industries would throw their waste in the bodies of water but Maynilad is not mandated to watch over them. Nonetheless, Maynilad can trace these activities by monitoring on a daily basis if the pollution loading of the waterways gets higher.

2. Occurrence of Flooding

Councilor Sevilla asked if the proposed project can help in minimizing the problem of flood in the area.

Engr. Angeles emphasized that the project is meant to treat wastewater not a flood control project. However, it has an indirect positive effect to the problem of flooding in the area. The project would help prevent the clogging of the waterways since solid waste (e.g. plastics, bottles, grits, sediments etc.) will be screened in the process. This would somehow decrease the tendency of the river to overflow.

3. Pipelaying Location

Furthermore, Councilor Sevilla asked if Maynilad can provide a layout map showing the locations of the interceptor lines. Maynilad had mentioned on the previous consultation meeting that pipelaying would be located somewhere along Manuel L. Quezon Road. Given that, the project may not accommodate households that are located beyond the road, especially those living in the shorelines. These areas comprise 30% of the city's total population.

Engr. Orillo answered that there are many options in the Feasibility Study. Ideally, sewer lines should be located near Laguna Lake but Manuel L. Quezon Road appeared to be the best option due to some important considerations. Nevertheless, this is just the first phase of the project. Maynilad will cater those beyond the interceptor lines during the upgrading of the facility. For now, it is best to start the project the soonest time possible.

4. Barangay Permit

Brgy. Captain Celso Dioko remarked that the Barangay will release a Permit or Letter of No Objection only if Maynilad will show a detailed design of the project. The constituents of Cupang must be informed of the project plans since they are the major stakeholders of the proposed sewage treatment plant.

Engr. Angeles responded that it is indeed a requirement of every environmental project to have a dialogue with the concerned community. Maynilad is still on the process of land acquisition. This is just part of the project's implementation steps. Maynilad has lined several plans which include dialogues or public hearing with the barangay. The company is available anytime whenever the Local Council of Cupang would call for it.

Engr. Orillo added that Maynilad is willing to accept the involvement of the community with regards to the preparation of the detailed design.

5. Fault Lines

Capt. Dioko asked if Maynilad considered the presence of seven (7) fault lines in Muntinlupa to its feasibility study. The facility would pose a risk of out-bursting if it will be constructed within the fault lines given the huge volume of wastewater it will carry.

Engr. Angeles said yes since it is part of the Environmental Compliance Certificate (ECC) requirements to ascertain that the project will not be situated on a geo-hazard area.

6. 46 MLD Capacity

Councilor Elmer Espeleta asked if the capacity of the plant can accommodate all the waters flowing from creeks and canals. Will Maynilad's service include the rehabilitation of the waterways?

Engr. Orillo responded that it is the goal of Maynilad to treat 100% of the wastewater flowing from the waterways. The rehabilitation of canals and creeks is not part of Maynilad's service but it is possible to have coordination with the LGU to do this task. As per the first consultation meeting, Maynilad will be the one to identify clogged waterways and the Government shall provide the necessary manpower to do the declogging.

7. Water Level

Councilor Sevilla pointed out that the water level in the canals is almost at the same level with the Laguna Lake. There is a chance that the water from canals will just stagnate.

Engr. Orillo replied that Maynilad will excavate much deeper so as not to easily fill the canals. The farther it gets from the source the deeper will be the trenching. He further showed the Combined Sewer Overflow (CSO) design.

8. Existing and New Pipes

Capt. Dioko questioned if Maynilad would lay new pipes since Maynilad has existing pipes already. Will it be above or below the existing pipes?

Engr. Orillo replied that the existing pipes are for potable waters. Maynilad would place new pipes below the existing ones.

9. Informal Settlers

Mr. Ariel Canonigo of Urban Land Reform Movement inquired if there has been any arrangement with the informal settlers in the site. How will they be relocated? Who is responsible for the entitlements of these people?

Ms. Ma. Theresa Menia, Head-Maynilad ROW responded that the informal settlers on the area near Cabulusan River will not be affected by the project since the portion of the land they are occupying will be excluded from the sale. The owner has the right and responsibility of the said lot. The company will purchase the adjacent lot facing M.L. Quezon to be its own Right of Way. Thus, informal settlers will preserve their usual right of way-the one near Cupang Elementary School.

Councilor Sevilla concluded the forum by requesting Maynilad to provide the timeframe of the project. Engr. Angeles responded that Maynilad cannot move if the land will not be acquired. Maynilad also needs the approval of the barangay who will furnish a No Objection Letter. Capt. Dioko expressed his willingness to cooperate with Maynilad for the completion of the said project.

The public consultation meeting formally ended at around 12:00 noon.

ANNEX K

Attendance of the Focus Group Discussion (FGD)
with the Cupang Elementary School

Attendance Sheet

PMD | ENGINEERING | PROJECT MANAGEMENT SUPPORT | PROJECT STAKEHOLDER MANAGEMENT



Maynilad

Subject: Focus Group Discussion w/Cupang Elem. School
 Date: 02/25/14
 Time: 10:00 AM
 Venue: Cupang Elem. School

NAME	COMPANY/GROUP OR ADDRESS	CONTACT NUMBER	SIGNATURE
BONITA B. RIVERA	Cupang Elem. School (Main)	09213636084	
Amor N. Viesca	GPTA / Cupang Elem. School (Main)	09205055890	
Connie Francisco	GPTA	09983606472	
Emeline M. Jansay	GPTA Cupang Elem. School Main	09289620237	
Maricor D. Delos Santos	GPTA Cupang Elem. School Main	09212381010	
NORMA F. POLOW	Cupang EIS Main	09175808637	
Cristina M. Valera	GPTA / Cupang Elem. School (Main)	09476069472	
Ma. Theresa R. Medina	GPTA / Cupang Elem. School Main	09108104260	
Rusty Bansa	GPTA / Cupang ELEM. SCHOOL MAIN	09998843489	
May Ann Papillon	GPTA / CESM	09083239525	
Barbara matie	GPTA / CESM	09395272694	
Ellen Lopez	GPTA / CESM	09282201704	
Oliver C. Dioko	Barangay Cupang	0918-2018531	
JOCHEA A. VERA	TEACHER / CESM	0920-8712043	

*

Attendance Sheet

PMD | ENGINEERING | PROJECT MANAGEMENT SUPPORT | PROJECT STAKEHOLDER MANAGEMENT

Subject: Focus group discussion w/ Cuyahoga Elementary school

Date: 2-25-14

Time: 10:00 AM

Time: 12-00pm
Venue: CUPARC Elementary School

[illegible]

ANNEX L

Minutes of the Focus Group Discussion (FGD)

Minutes of the Focus Group Discussion

Cupang Elementary School

February 25, 2014 / 10:00-12:20 noon.

Principal's Office, Cupang Elem. School, Manuel L. Quezon Street, Brgy. Cupang

Attendees:

- Cupang Elem. School Principal - Norma F. Polon
- Maynilad Water Services Inc.
- General Parents and Teachers Association (GPTA) Representatives
- Faculty represented by Jocelyn Loraya
- Residents

The Public Consultation started at 10:00 AM with the acknowledgement of Maynilad representatives and the participants.

Project Presentation and Its Projected Benefits

Engr. Stephen Larcia of Maynilad-PMD presented the project rationale and the sewerage targets of Maynilad. He also introduced the company and the nature of its business, especially the services (e.g. potable water and wastewater) it provides.

Furthermore, Engr. Larcia presented the proposed Muntinlupa Sewerage System Project which includes the construction of Cupang STP. He discussed the catchment area of Muntinlupa and how wastewater will be collected for treatment. He also highlighted the importance of the involvement of LGU, NGO's and the local community to attain the project's aim to improve the water quality of the lake.

Environmental Management Plan (EMP) for the Project

Engr. Michael Sablas of Maynilad-Environment Management Department presented the EMP to address the impacts of the project. Important topics in the EMP that were discussed are traffic management, dust/noise generation, odour emission, open excavation, occupational hazards and generation of construction waste among others. He also highlighted the positive benefits that will be derived from the project such as local employment, booming of small enterprises and reduction of water pollution.

Open Forum

1. Swelling of Laguna Lake during heavy rains

Mrs. Ellen Lopeña of GPTA shared her experience of flood when Laguna Lake swelled during the Habagat (southwest monsoon). She asked if whether this Maynilad Project can help improve the situation during such times.

Engr. Michael Jay Fajardo of Maynilad-WMD emphasized that the proposed project is not for flood control and mitigation but for wastewater treatment. He added that many areas in Cupang commonly experience flooding because the Barangay is in downstream and water from the lake tends to backflow when its level equals the rivers.

He also shared that MMDA has a project proposal to construct ring dikes around the lake. The said project is conceived to address the said problem.

2. Capacity of the treatment plant and the tendency to cause flooding in nearby houses

Mrs. Amor Viesca inquired if the STP is capable of carrying very large volume of water. She worries that the wastewater collected may exceed the carrying capacity of the treatment plant and may overflow to nearby houses.

Engr. Larcia replied that the proposed Cupang STP would only catch the dry weather flow of the river. The STP is designed to have an overflow mechanism. During heavy rains, the excess water will not pass to the STP but just spill over and drains to the river. He emphasized that Maynilad will not impound all the waters flowing down during heavy rains.

Engr. Larcia added that the STP will also have its own drainage system. Water will not go to nearby residents but flow through the STP's own drainage system and drains to the receiving bodies of water.

3. Extension of the Maynilad water-pipes to cater houses in interior locations

Mrs. Olive Dioko shared that they do not have water connection because Maynilad water pipes did not reach their house. They are located in the interior and some of the houses in front do not allow their water pipes to pass. She asked if whether Maynilad can extend their water pipes to cater houses located in the interior.

Engr. Larcia replied that they can coordinate their concern to the Barangay Council to assist them in asking permissions to their neighbours and give them authority to pass their water pipes. He told Mrs. Dioko that their concerns will be coordinated to Maynilad-Muntinlupa Business Area for the installation of their water connection. Engr. Larcia gave contact details of Maynilad representatives who can help her with her concern.

4. Noise emission and disturbance to nearby houses during the operation

Mrs. Cristina Valera asked if the STP would not cause nuisance especially during night time. She said her house is located next to the proposed STP and she worries that the operation of the STP may cause disturbance to the houses nearby.

Engr. Sablas replied that sound proofing of equipment such as motors is integrated to the configuration of the facilities. He also added that motors will be installed underground to minimize their generated sounds. Tuning and maintenance will also be done on a regular basis. Maynilad is also doing ambient noise monitoring in its facilities as compliance to the Environmental Compliance Certificate (ECC).

Engr. Fajardo also shared similar notions of people located near some of Maynilad's operational STPs in Quezon City when they were still about to be constructed. However, Maynilad did not receive any complaint related to noise from the neighbourhood to date.

5. Grievance Redress Mechanism

Maynilad also shared the Grievance Mechanism. The participants were informed of the process of addressing specific concerns and to whom their concerns will be addressed for proper action.

6. Traffic management

Mrs. Norma F. Pollon-Principal told Maynilad that they have their own traffic management unit to help ensure the safety of the children of Cupang Elementary School. They have two (2) traffic aides and two (2) guards on duty to assist children in crossing the streets. Signals and signage are also in place to guide motorists and drivers when traversing the school zone.

Mrs. Pollon concluded the FGD and said they will cooperate with Maynilad because they appreciate the benefits of the project to the community. Maynilad asked the participants to disseminate the information discussed in the forum to their family members and neighbours.

The FGD formally ended at around 12:20 noon.

ANNEX M

Offer to Sell

June 04, 2012

MAYNILAD WATER SERVICES, INC.
MWSS Compound, Katipunan Road, Balara 1105
Quezon City

Attention: MR. JULIUS C. S. IGLESIA
SAVP, Engineering
Water Supply Operations & Program Mngt.

Subject : OFFER TO SELL

In behalf of our client, Heirs of Mariano Cruz & Brigida Arevalo represented by MR. ANTONIO GUERRA, JR., duly authorized Attorney-In-Fact, Elenita Simundac Daco and Sps. Andaya, we would like to offer for your consideration for the sale of Ten (10) parcels of land located at Barrio Cupang, Muntinlupa City, with the following descriptions, terms and conditions:

Location	:	Barrio Cupang, Muntinlupa City
Total Lot Area	:	14,066 Square meters, more or less (1,396; 3,490; 1,396; 1,396; 1,396; 1,396; 1,396; 1,396; 1,396; 200 & 604)
Transfer Cert. of Title	:	13852; 13853; 13854; 13855; 13856; 13857; 13858 S-87451, S-87457 & 6148
Improvements	:	Lots only <i>and 3 units Bungalow houses and five floors up/down commercial apartment</i>
Selling Price	:	Php. 67,886,600.00 or Php. 4,827.00/ square meter
Terms	:	Right of way is included. C A S H
Expenses of Sale	:	Payment of Capital Gain Tax, Brokers Commission of 5% shall be for the account of the Seller.

Payment of Documentary Stamps Tax, transfer tax, registration fees and other expenses for the transfer of title shall be for the account of Buyer.

Attached herewith are photocopies of TCT No. 13852; 13853; 13854; 13855; 13856; 13857; 13858, S-87451, S-87457 and 6148 tax declaration, and Lot plan for your reference.

Respectfully submitted by:

LEGAL HEIRS OF MARIANO CRUZ AND BRIGIDA AREVALO

Jesus A. Cruz, Ursula A. Cruz, Francisca A. Cruz, Teresa A. Cruz, Visitacion A. Cruz, Efigenia A. Cruz, Marina R. Guerra-Cruz

Lot Owners

Represented by:

Antonio R. Guerra Jr.
ANTONIO R. GUERRA, JR.

Attorney-In-Fact

TIN NO. 143-450-762

Saturnino S. Orden
SATURNINO S. ORDEN
Broker

0927-701-3000/3777-873

Apollonia Delos Santos Andaya
APOLONIA DELOS SANTOS ANDAYA
Virgie Barit
VIRGINIA G. BARIT
Broker
Perlie Punzalan
PERLIE PUNZALAN
Broker

rec

6/8/12
lyk

September 23, 2011

MAYNILAD WATER SERVICES, INC.
MWSS Compound, Katipunan Road, Balara,
Quezon City

Attention: MS. LIBERTY M. MACASAET
PM OFFICER, ROW/PERMIT
PROGRAM MANAGEMENT GROUP

Subject : OFFER TO SELL

In behalf of our client, Heirs of Mariano Cruz & Brigida Arevalo represented by MR. ANTONIO GUERRA, JR., duly authorized Attorney-In-Fact, we would like to offer for your consideration for the sale of Ten (10) parcels of land located at Barrio Cupang, Muntinlupa City, with the following descriptions, terms and conditions:

Location	:	Barrio Cupang, Muntinlupa City
Total Lot Area	:	14,066 Square meters, more or less (1,396; 3,490; 1,396; 1,396; 1,396; 1,396; 1,396; 1,396)
Transfer Cert. of Title	:	13852; 13853; 13854; 13855; 13856; 13857; 13858 S-87451, & 6148
Improvements	:	Lots only
Selling Price	:	Php. 91,429,000.00 or Php. 6,500.00 per square meter Price for Right of way is included.
Terms	:	C A S H
Expenses of Sale	:	Payment of Capital Gain Tax, Brokers Commission of 5% shall be for the account of the Seller.

Payment of Documentary Stamps Tax, transfer tax, registration fees and other expenses for the transfer of title shall be for the account of Buyer.

Attached herewith are photocopies of TCT No. 13852; 13853; 13854; 13855; 13856; 13857; 13858, S-87451, and 6148 tax declaration, Lot plan and Tax Receipts for your reference.

Respectfully submitted by:

LEGAL HEIRS OF MARIANO CRUZ AND BRIGIDA AREVALO

Jesus A. Cruz, Ursula A. Cruz, Francisca A. Cruz, Teresa A. Cruz, Visitacion A. Cruz, Efigenia A. Cruz, Marina R. Guerra-Cruz

Lot Owners

Represented by:

Antonio R. Guerra Jr.
ANTONIO R. GUERRA, JR.

Attorney-In-Fact

TIN NO. 143-450-762

Saturnino S. Orden
SATURNINO S. ORDEN

Broker

0927-701-3000/489-8194

Perlue Punzalan
PERLIE PUNZALAN

Broker

Apollonia Delos Santos Andaya
APOLONIA DELOS SANTOS ANDAYA

Virgie Barit
VIRGIE BARIT

Broker

APPROVED/ACCEPTED BY:

negotiated

4,000 / sqm
10% CGT (buyer)

ANNEX N

TCTs of the eight (8) properties belonging to Arevalo-Cruz and for
Elenita Daco and Apolonia delos Santos properties

Efigenia Cruz

No. 7490130

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

CITY OF MUNTINLUPA

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. -13854-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa

bounded and described as follows:
A parcel of land (Lot 1353-F, of the subdn. plan (LRC) Ped-280234, approved as a non-subdn. project being a portion of Lot 1353, Muntinlupa Estate, LRC Rec. No. 6137), situated in the Bo. of Cupang, Mun. of Muntinlupa, Prov. of Rizal, Island of Luzon. Bounded on the N., pts. 5 to 6 by Lot 1353-E; on the E., & S., pts. 6 to 1 and 1 to 2 by Lot 1353-I; on the SW., pts. 2 to 3 by Lot 1353-B; and pts. 3 to 4 by Lot 1353-G; and pts. 4 to 5 by Lot 1353-D, all of the subdn. plan. Beginning at a pt. marked "1" on plan, being N. 69 deg. 34 E., 941.86 m. from Mon. No. 11, Muntinlupa Estate; thence N. 89 deg. 36' W., 30.37 m. to pt. 2; thence N. 9 deg. 27' W., 1.58 m. to pt. 3; thence N. 9 (ever) is registered in accordance with the provisions of the Property Registration Decree in the name of

EFIGENIA A. CRUZ, of legal age, Filipino, married to Raymundo R. Carlos, -/

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 the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigida Arevalo. (Fr. TCT No. S-80238/T-404), and that one and one half (1½ m. from the common boundaries between Lots 1353-C and 1353-F shall be reserved (over)

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of Sept. in the year nineteen hundred and thirteen in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-7, page 684, as Original Certificate of Title No. 684, pursuant to Decree No. 6137 issued in L. R. C. Record No. 6137, in the name of S-87435/T-440. This certificate is a transfer from Certificate of Title No. which is cancelled by virtue hereof in so far as the above-described land is concerned.

A CERTIFIED TRUE COPY

Amount Paid
O. R. No.
Date Paid
No. of Pages
Vaultkeeper
Verified by

Entered at City of Muntinlupa
at 27th day of August
in the year two thousand and Four
at 10:40 a.m.

ATTEST:

Sta. Cruz, Manila

(Owner's postal address)

VIVIAN V. DACAN

SILVERIO R. GARING

(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.

DATE 7/17/90

11.08401

Francisca Cruz

13857-71-57

Book T-71
Page 57

No. 7490133

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

CITY OF MUNTINLUPA

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. -13857-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa, Philippines, bounded and described as follows:

---A parcel of land (Lot 1353-C, of the subdivision plan (LRC) Psd-280234, approved as a non-subdivision project being a portion of Lot 1353, Muntinlupa Estate, LRC Rec. No. 6137), situated in the Bo. of Cupang, Municipality of Muntinlupa, Province of Rizal, Island of Luzon. Bounded on the N., points 1 to 2 by Lot 1353-D; on the NE., points 2 to 3 by Lot 1353-F; on the S., points 3 to 4 by Lot 1353-B; all of the subdivision plan; and on the NW., points 4 to 1 by Manila Railroad Company. Beginning at a point marked "1" on plan, being N. 65 deg. 44' E., 887.76 m. from Mon. No. 11, Muntinlupa Estate; thence S. 88 deg. 00' E., 37.03 m. to point 2; thence S. 9 deg. 41' E., 33.41 m. to point 3; thence N. 89 deg. -

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

FRANCISCA A. CRUZ, Filipino, of legal age, single, -

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 the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigion Arevalo. (Fr. TCT No. S-80238/T-40), and that one and one-half (1 1/2) from the common boundaries between Lot 1253-C and 1353-F, shall be reserved as a right of way.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 7, page 84, as Original Certificate of Title No. 684, pursuant to Decree No. 6137 issued in L. R. C. Record No. 6137, in the name of

This certificate is a transfer from Transfer Certificate of Title No. S-87452/T-440, which is cancelled by virtue hereof in so far as the above-described land is concerned.

A CERTIFIED TRUE COPY

Amount Paid 336
O. R. No. 13857-71-57
Date Paid 7/17/92
No. of Pages 2
Vaultkeeper
Verified by

Entered at City of Muntinlupa, Philippines, on the 27th day of August, in the year two thousand and four, at 2:40 p.m.

ATTEST:

1442 Dos Castillos, Quezon City

(Owner's postal address)

SILVERIO A. GARCIA

(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.

12-06805
VERIFIED

MEMORANDUM OF ENCUMBRANCES

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

Entry No. 42111, 46.48 m. to point 4; thence N. 6 deg. 28' E., 34.20 m. to the point of beginning; containing an area of ONE THOUSAND THREE HUNDRED NINETY SIX (1,396) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cm. bearings true; date of the original survey, during 1907, and that of the subdivision survey, executed by Ernesto L. Velante, Geodetic Engineer, on July 14, 1978./

X-X-X-X-X-X-X-X

SILVERIO R. GARING
Register of Deeds

6-13-2012

ENTRY NO. 163881 TCT NO. 13847 POWER OF ATTORNEY in favor of Antonio

With Power among others to sell, act as General Agent, etc.
The Prop. ... for and behalf of Francisco A. Cruz
other ... Page No. 256
Book No. 14369 of Roberto T. Bernards, Cmtal, Illinois, USA

Date of Instrument 9-9-2010 10
Date of Inscription 6-13-2012 10

ATTY SILVERIO GARING
REGISTER OF DEEDS

Entry No. 163883 TCT No. 13847 CANCELLATION OF REC 4
RULE 74 OF THE RULES OF COURT. By virtue of an Affidavit
made, the ... relative to Sec. 4, Rules of Court appear
Effects of Title is hereby CANCELLED in accordance with Dec. No. 781 Page
Book No. 14369 of Roberto T. Bernards, Cmtal, Illinois, USA
Date of Instrument: 6-13-2012
Date of Inscription: 6-13-2012

A CERTIFIED TRUE COPY

Amount Paid 376
O. R. No. 116388119
Date Paid 6-13-2012
ATTY SILVERIO GARING
REGISTER OF DEEDS

No. of Pages (Memorandum of Encumbrances continued on Page -B)
No. (Technical Description continued on Additional Sheet Page -)

Register of Deeds

Jesus Cruz et. al.

SN No. 7490129

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

CITY OF MUNTINLUPA

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. -13853-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa, Phila. bounded and described as follows:

A parcel of land (Lot 1353-I, of the subdn. plan (LRC) Psd-280234, approved as a non-subdn. project, being a portion of Lot 1353, Muntinlupa Estate, LRC Rec. No. 6137), situated in the Bo. of Cupang, Mun. of Muntinlupa, Prov. of Rizal, Is. of Luzon. Bounded on the N., pts. 15 to 16 by Lot 1354; on the E., pts. 16 to 1 by Lot 566 on the NE., pts. 1 to 2 by Lot 569; pts. 2 to 3 by Lot 571, all of Muntinlupa Estate; subdn. on the S., E., & N., pts. 3 to 6 by Lot 1353-H of the subdn. plan; on the NE., pts. 6 to 7 by Lot 571; on the SE., pts. 7 to 8 by Lot 574, both of Muntinlupa Estate; Subd., on the S., pts. 8 to 9 by Cabulusan Rosa; on the W., & S., pts. 9 to 11 by Lot 1353-G; on the W., (over) is registered in accordance with the provisions of the Property Registration Decree in the name of JESUS A. CRUZ, married to Myrna P. Mendoza; URSULA A. CRUZ, married to Regenario Obedencio; FRANCISCA A. CRUZ, single; TERESA A. CRUZ, single; VISITACION A. CRUZ, single; EFIGENIA A. CRUZ, married to Raymundo R. Carlos; MARINA R. GUERRA, widow all of legal age, Filipinos, 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 the prov. of Sec. 4, Rule 74, of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigida Arevalo. (Fr. TCT No. S-87458/T-440), subject to the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz, - 24th.

It is FURTHER CERTIFIED that said land was originally registered on the thirteen day of September, in the year nineteen hundred and eight, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-7, page 6137, as Original Certificate of Title No. 684, pursuant to Decree No. 167962/T-838, issued in L. R. C. Record No. 5137, in the name of Jesus A. Cruz, which is cancelled by virtue hereof in so far as the above-described land is concerned.

City of Muntinlupa
Entered at 27th day of August, 1984, in the year two thousand and Four, at 5 m.

ATTEST:

- a) 15831 Dante Drive, South Holland, Illinois
b) 14721 Memorial Drive, Dolton, Illinois
60419 USA
c) 1439 Felina St., Sta. Cruz, Manila
(Owner's postal address)

SILVERIO N. GARING

(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.

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

pts. 11 to 12 by Lot 1353-B; on the N., & W., pts. 12 to 14 by Lot 1353-F; and on the W., pts. 14 to 15 by Lot 1353-E, all of the subdn. plan. Beginning at a pt. marked "1" on plan, being N. 66 deg. 53'E., 982.20 m. from Mon. 11, Muntinlupa Estate; thence S. 9 deg. 41'E., 33.90 m. to pt. 2; thence S. 7 deg. 42'E., 31.18 m. to pt. 3; thence N. 89 deg. 14'W., 13.39 m. to pt. 4; thence S. 0 deg. 57'W., 13.84 m. to pt. 5; thence S. 89 deg. 14'E., 15.50 m. to pt. 6; thence S. 7 deg. 42'E., 8.52 m. to pt. 7; thence S. 35 deg. 54'W., 25.90 m. to pt. 8; thence S. 88 deg. 04'W., 16.00 m. to pt. 9; thence N. 2 deg. 42'W., 44.29 m. to pt. 10; thence N. 89 deg. 14'W., 30.57 m. to pt. 11; thence N. 1 deg. 24'W., 6.92 m. to pt. 12; thence S. 89 deg. 36'E., 30.37 m. to pt. 13; thence N. 2 deg. 57'W., 42.75 m. to pt. 14; thence N. 2 deg. 57'W., 36.07 m. to pt. 15; thence S. 87 deg. 14'E., 25.03 m. to pt. 16; thence S. 0 deg. 33'W., 20.70 m. to the pt. of beginning; containing an area of THREE THOUSAND FOUR HUNDRED NINETY (3,490) SQUARE METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground as follows: points 1, 2, 8, 7 & 16, by Old original survey, during 1907 and that of the subdn. survey, executed by Ernesto L. Velante, Geod. Engr., on July 14, 1978.

X-X-X-X-X



ATTY SILVERIO GARING
REGISTER OF DEEDS

ENTRY NO. 63812 / T/ 3853 POWER OF ATTORNEY in favor of Antonio R. Guerra, Sr.
With Power among others to sell, execute documents, etc.
The Property described herein for and behalf of Mamra A. Cruz
other conveyances in Doc. No. 17 Page No. 17
Book No. XIII-5-7012 of Guam City, Confirmed S. Verdini

Date of Instrument 7-5-2012 19___
Date of Inscription 6-13-2012 19___



ATTY SILVERIO GARING
REGISTER OF DEEDS

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

Register of Deeds

Page -B

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

Entry No. 16 9883 TCT No. 13852 — CANCELLATION OF SEC. 4.
RULE 74 OF THE RULES OF COURT. By virtue of an Affidavit executed by the herein
owner, the interest in the property to Sec. 4, Rules of Court appearing on the face of this Cer-
tificate of Title is hereby CANCELLED in accordance with Doc. No. 787, Page
No. 158, Book No. XXI, Series of 2012, of Notary Public for
Donna Virginia P. Laguarda

Date of Instrument: 6-13-2012

Date of Inscription: 6-13-2012


ATTY SILVERIO CARING
REGISTER OF DEEDS

Jesus Cruz

SN No. 7490132

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

REGISTRY OF DEEDS FOR THE CITY OF MUNTINLUPA

Transfer Certificate of Title

No. -13856-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa
Philippines bounded and described as follows:

A parcel of land (Lot 1353-A of the subdivision plan (IRC) Psd-280234, approved as a non-subdivision project being a portion of Lot 1353, Muntinlupa Estate, L.R.C. Rec. No. 6137), situated in the Bo. of Cupang, Municipality of Muntinlupa, Province of Rizal, Island of Luzon. Bounded on the N., points 1 to 2 by Lot 1353-B; on the S., points 2 to 3 by Lot 1353-G, both of the subdivision plan; on the E., points 3 to 5 by Cabulusan Road; and on the W., points 5 to 1 by Manila Railroad Company. Beginning at a point marked "1" on plan, being N. 69 deg. 23'E. 857.10 m. from Mon. No. 11, Muntinlupa Estate; thence N. 89 deg. 30'E., 50.71 m. to point 2; thence S. 1 deg. 27'E., 25.87 m. to point 3; thence S. 88 deg. -over- is registered in accordance with the provisions of the Property Registration Decree in the name of*

JESUS A. CRUZ, Filipino, of legal age, married to Myrna P. Mendoza, (formerly single), -

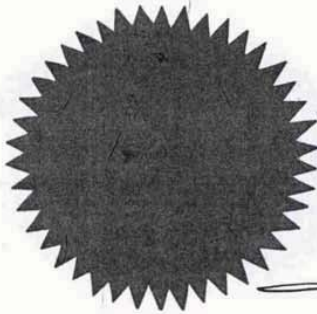
as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigida Arevalo (Fr. TCT No. S-80238/T-404) and that one and one half (1 1/2) m. from the common boundaries between 1353-A and 1353-G, shall be reserved as a right of way.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 1-7, page 84, as Original Certificate of Title No. 684, pursuant to Decree No. 6137, issued in L. R. C. Record No. 6137, in the name of S-87450/T-440.

This certificate is a transfer from Transfer Certificate of Title No. S-87450/T-440, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at City of Muntinlupa,
Philippines, on the 27th day of August,
in the year two thousand and Four,
at 10:40 a.m.

ATTEST:



1442 Dos Castillas, Sta. Cruz, Mla.
(Owner's postal address)

SILVERIO M. GARINO
(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.

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

[illegible]

~~SILVERIO R. GAMING~~
Registrar of Deeds

With Power among others to act as general representative, etc.
 The Property of James G. Carr for and behalf of James G. Carr
 other 6350 Page No. 296
 Serial No. 14369 of Roberto T. Barrando, Central, Illinois, USA

Date of Instrument 9-9-2010 19_____
Date of Inscription 6-13-2012 19_____

~~ATTY SILVERIO GARING~~
~~REGISTER OF DEEDS~~

Entry No. 163883 TCT No. 15556 CANCELLATION OF SEC. 4,
RULE 34 OF THE RULES OF COURT. By virtue of an Affidavit manifested by the herein
owner, the application relative to Sec. 4, Rules of Court appearing on the face of this Cer-
tificate of Title, is hereby CANCELLED in accordance with Doc. No. 781 Page
No. 158 Book No. xx1 Series of 2012 of Notary Public for
Manila, Vicetador P. Llanas

Date of Instrument: 6-13-2012
Date of Inscription: 6-13-2012

ATTY SILVERIO GARING
REGISTER OF DEEDS

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

Register of Deeds

Marina Guerra-Cruz

SN No. 7490128

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

REGISTRY OF DEEDS FOR THE CITY OF MUNTINLUPA

Transfer Certificate of Title

No. -13852-

IT IS HEREBY CERTIFIED that certain land situated in the city of Muntinlupa
Phil.

bounded and described as follows:
A parcel of land (Lot 1353-G, of the subdn. plan (LRC) Psd-280234, approved as a non-subdn. project, being a portion of Lot 1353, Muntinlupa Estate, LRC Rec. No. 6137), situated in the Bo. of Cupang, Mun. of Muntinlupa, Prov. of Rizal, Island of Luzon. Bounded on the N., & E., pts. 5 to 1 and 1 to 2 by Lot 1353-I of the subdn. plan; on the S., pts. 2 to 3 by Cabulusan Road; and on the W., pts. 3 to 4 by Lot 1353-A; and pts. 4 to 5 by Lot 1353-B, both of the subdn. plan. Beginning at a pt. marked "1" on plan, being N. 69 deg. 59'E., 939.75 m. from Mon. No. 11, Muntinlupa Estate; thence S. 2 deg. 42'E., 44.29 m. to pt. 2; thence S. 88 deg. 04'W., 31.50 m. to pt. 3; thence N. 1 deg. 27'W., 25.87 (over)

is registered in accordance with the provisions of the Property Registration Decree in the name of MARINA GUERRA-CRUZ, widow 1/2; FRANCISCA A. CRUZ, single; TERESA A. CRUZ, single 1/12, VISITACION A. CRUZ, single 1/12, EFIGENIA C. CARLOS married to Raymundo R. Carlos, 1/12, JESUS A. CRUZ, married to Myrna M. Cruz, 1/12; URSULA C. OBEDENCIO

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 the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz & Brigida Arevalo and that one and one half (1 1/2 m.) from the common boundaries between Lots 1353-B and 1353-B-G shall be reserved as right of way. (Fr. TCT S-87456/T-440).

It IS FURTHER CERTIFIED that said land was originally registered on the 24th day of Sept. in the year nineteen hundred and thirteen in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 6137, page 6137, as Original Certificate of Title No. 6137, pursuant to Decree No. 167064/T-838 issued in L. R. C. Record No. 167064/T-838.

This certificate is a transfer from Certificate of Title No. 167064/T-838, which is cancelled by virtue hereof in so far as the above-described land is concerned.

OWNER'S DUPLICATE CERTIFICATE



City of Muntinlupa
Entered at 27th day of August
Philippines, on the 10th day of 1940
in the year two thousand and 40 m.

ATTEST:

- a) 15831 Dante Drive, South Holland
Illinois, 60473, USA
- b) 14721 Memorial Drive, Dolton
Illinois, 60419, USA
- c) 1442 Dos Castillas, Sampaloc Manila
(Owner's postal address)

SILVERIO R. LARING
(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.

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

m. to pt. 4; thence N. 1 deg. 28' W., 19.86 m. to pt. 5; thence S. 89 deg. 14' E., 30.57 m. to the pt. of beginning; containing an area of ONE THOUSAND THREE HUNDRED NINETY SIX (1,396) SQ. M., more or less. All pts. referred to are indicated on the plan and are marked on the ground by H.S. cyl. conc. mons. 15x60 cm., bearings true, date of orig. survey, during 1907, and that of the subdn. survey, executed by Ernesto L. Velante, Geod. Engr., on July 14, 1978.

X-X-X-X

con't. of registered owners - - -
married to Regenario O. Obedencio, 1/12, all of legal age, Filipinos, except Teresa A. Cruz & Visitacion A. Cruz, both American citizens, -

X-X-X-X-X-X-X

Entry No. 91087/T-167961 - - LIABILITIES - -

Subject to the prov/ of Sec. 4, Rule 74 of the Rules of Court with respect to the estate of the deceased Mariano Cruz, Jr., for a period of two years, (Doc.No. 191, Page 22, Blk. II, S. of the Not. Pub. of Makati, Jose Balce, Date of instrument-Aug. 24, 1982 Date of inscription-Jan. 10, 1990

(SGD.) MILA G. FLORES
Register of Deeds,

Copied from TCT No. 167961/T-838.

SILVERIO GARING
Registrar of Deeds

ENTRY NO. 163881 / T 13852 POWER OF ATTORNEY Antoin
With Power among others to sell, act as agent representative, etc.
The Prop. of a certain parcel for and behalf of R. Guerrero, et al.
other of a certain parcel for and behalf of R. Guerrero, et al.
Record No. 14369 of Roberto T. Bernardo, Central, Illinois, USA

Date of Instrument 9-3-2010 19
Date of Inscription 6-13-2012 19

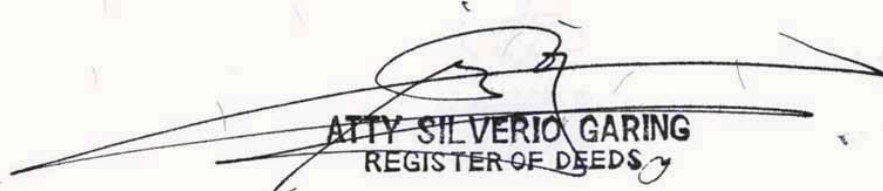
ATTY SILVERIO GARING
REGISTER OF DEEDS

(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)

Entry No. 163883 TCT No. 13852 — CANCELLATION OF SEC. 4.
 RULES OF COURT. By virtue of an Affidavit made by the herein
 owner, the entry relative to Sec. 4, Rules of Court appearing on the face of this Cer-
 tificate of Title is hereby CANCELLED in accordance with Dep. No. 787 Page
 No. 58 Book No. xxj, Series of 2012, of Notary Public for
Manila, Visitation P. Laguarda
 Date of Instrument: 6-13-2012
 Date of Inscription: 6-13-2012


 ATTY SILVERIO GARING
 REGISTER OF DEEDS

Entry No. 164396-97, TCT No. 13852- DECISION- Quoted hereunder is
 the dispositive portion of the Decision dated October 29, 2010, ren-
 dered by the Honorable Court in SP. PROC. No. 05-112623 entitled
 In Re: Settlement of the Intestate Estate of the Late Ursula Cruz-
 Obedencio, Francisca A. Cruz, Visitation A. Cruz, Teresa A. Cruz,
 Efigenia C. Carlos, Jesus A. Cruz, all represented by Antonio R. Guerra,
 Jr., Petitioners:

"WHEREFORE, the Court hereby renders judgment partially
 approving the project of partition, the the one-half (1/2) of
 the estate, equally, to the brothers and sisters of the
 decedent and one-half (1/2) to the surviving spouse, and
 without special pronouncement as to cost and subject to the
 payment of all taxes due under the premises, without prejudice
 to the right of the petitioners to proceed against the share
 of the surviving spouse Regenario Obedencio in the aforesaid
 case (Civil Case No. 02-102934).
 SO ORDERED."

Date of Instrument: Oct. 29, 2010
 Date of Inscription: June 22, 2012


 SILVERIO R. GARING
 Registrar of Deeds

(Continued on Page -C

Register of Deeds

Teresa Cruz

13858-71-58

No. 7490134

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE CITY OF MUNTINLUPA

Transfer Certificate of Title

No. -13858-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa, Philippines, bounded and described as follows:

A parcel of land (Lot 1353-D, of the subdivision plan (LRG) Psd-280234, approved as a non-subdivision project being a portion of Lot 1353, Muntinlupa Estate, LRG Rec. No. 6137), situated in the Bo. of Cupang, Municipality of Muntinlupa, Province of Rizal, Island of Luzon. Bounded on the N., points 2 to 3 by Lot 1354, Muntinlupa Estate Subdivision plan; on the NE., points 3 to 4 by Lot 1353-E; points 4 to 5 by Lot 1353-F; on the S., points 5 to 1 by Lot 1353-C, all of the subdivision plan; and on the NW., points 1 to 2 by Manila Railroad Company. Beginning at a point marked "1" on plan, being N. 65 deg. 44' E., 887.76 m. from Mon. No. 11, Muntinlupa Estate; thence N. 6 deg. 28' E., 46.10 m. to point 2; is registered in accordance with the provisions of the Property Registration Decree in the name of

TERESA A. CRUZ, of legal age, Filipino, single, -

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 the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigion Arvalo. (Fr. TCT No. 80238/T-404), and that one and one half (1 1/2) m. from the common boundaries between Lot 1353-D and 1353-L shall be reserved as a right of way.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-7, page 84, as Original Certificate of Title No. 6137, pursuant to Decree No. 6137 issued in L. R. C. Record No. 6137, in the name of

This certificate is a transfer from Transfer Certificate of Title No. S-87452/T-440, which is cancelled by virtue hereof in so far as the above-described land is concerned.

A CERTIFIED TRUE COPY

Amount Paid
O. R. No. 1201078-1
Date Paid 9-28-11
No. of Pages
Vaultkeeper
Verified by

Entered at City of Muntinlupa
Philippines, on the 27th day of August
in the year two thousand and four
at 10:40 a.m.

ATTEST:

1442 Dos Catillas, J. A. Cruz, III
(Owner's postal address)

REVEREND B. S. SING
(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 a partnership, state the citizenship of both spouses.

VERIFIED TO

DATE 9/28/11

MEMORANDUM OF ENCUMBRANCES

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

thence S. 87 deg. 14'E., 23.99 m. to point 3; thence S. 9 deg. 41'E. 38.75 m. to point 4; thence S. 9 deg. 45'E., 7.85 m. to point 5; thence N. 88 deg. 00'W., 37.03 m. to the point of beginning; containing an area of ONE THOUSAND THREE HUNDRED NINETY SIX (1,396) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows; point 2 by Old point & the rest by P.S. cyl. conc. m ns. 15 x 60 cm., bearings true; date of the original survey, during 1907, and that of the subdivision survey, executed by Ernesto L. Velante, Geodetic Engineer, on July 14, 1978.

x-x-x-x-x-x-x-x-x

SILVERIO R. CARLOS
Registrar of Deeds

6707626J

A CERTIFIED TRUE COPY

Amount Paid _____
O. R. No. 10448-6
Date Paid 9-8-71
No. of Pages 2
Vaultkeeper _____
Verified by _____

VIVIAN V. DACAN
Deeds Records Office

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

Register of Deeds

Ursula Cruz

SN N^o 3816388

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Commission

REGISTRY OF DEEDS FOR THE METRO MANILA DISTRICT IV

Transfer Certificate of Title

No. S-8742

OWNER'S DUPLICATE CERTIFICATE

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Muntinlupa,

Metro Manila, Philippines,

bounded and described as follows:
A parcel of 1st (Lot 1353-B, of the subdivision plan (DRC) No. S-280234, approved as a non-subdivision project, being a portion of Lot 1353, Muntinlupa Estate, DRC No. 6137), situated in the Bo. of Cupang, Municipality of Muntinlupa, Province of Rizal, Island of Luzon. Bounded on the N., points 2 to 3 by Lot 1353-C; on the NE., points 3 to 4 by Lot 1353-F; on the E., points 4 to 5 by Lot 1353-I; points 5 to 6 by Lot 1353-G; on the S., points 6 to 1 by Lot 1353-A, all of the subdivision plan; and on the NW., points 1 to 2 by Manila Railroad Company. Beginning at a point marked "1" on plan being N. 69 deg. 23' E., 857.10 m. from Mon. No. 11, Muntinlupa Estate; thence N. 6 deg. 28' E., 29.20 m. to point 2; thence S. 89 deg. 42' E., 46.48 m. to point 3; thence S. 9 deg. 27' E., 1.58 m. to point 4; thence S. 1 deg. 24' E., 6.92 m. to point 5; thence S. 1 deg. 28' E., 19.86 m. to point 6; thence S. 89 deg. 30' W., 50.71 m. to the point of beginning; containing an area of ONE THOUSAND THREE HUNDRED NINETY SIX (1,396) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.C. cyl. conc. mons. 15x60 cm., bearings true date of the original survey.

is registered in accordance with the provisions of the Land Registration Act in the name of ^(OVER)
URSULA A. CRUZ, Filipino, of legal age, married to Reganrio Obedencio, (formerly single).

as owner thereof in fee simple, subject to such of the incumbrances mentioned in Section 39 of said Act as may be subsisting, and to the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigidita Araya (or TCT No. S-80238/T-404), and that one and one half (1 1/2) m. from the common boundaries between Lot 1353-B and 1353-G shall be reserved as a right of way.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-7, page 84, as Original Certificate of Title No. 684, pursuant to Decree No. 6137, issued in L. R. C. Record No. 6137.

This certificate is a transfer from transfer Certificate of Title No. S-80238/T-404, which is cancelled by virtue hereof in so far as the above-described land is concerned.



1442 Dos Castillas, Sta. Cruz, M.L.A.

(Owner's postal address)

Entered at Makati, MM IV
Philippines, on the 14th day of June
in the year nineteen hundred and seventy-nine
at 11:19 a. m.

ATTEST: FOR THE REGISTER OF DEEDS:

ARTURO G. SOLITO

Dep. 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.

MEMORANDUM OF ENCUMBRANCES

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

Entry No. _____ (continuation of technical descriptions)
 During 1907, and that of the subdivision survey, executed by Ernesto L. Velante,
 Geodetic Engineer, on July 14, 1978.~

X-X-X-X-X-X-X

Entry No. 48182 TCT No. S-87451 TAX LIEN -

In favor of the City Government of Muntinlupa
 covering the character of property representing the
 unpaid real property taxes with the notice
 of 9-10-04 executed for
 the account of
 Muntinlupa pursuant
 to Section 191 of the Local Government Code of 191
 (RA 100)

Date of Instrument - 9-10-04
 Date of Inscription - 9-20-04

ORIGINAL SIGNED
 SILVERIO R. CARING
 REGISTER OF DEEDS

Entry No. 56170 S-87451 CANCELLATION:
 REQUEST OF TREASURER'S OFFICE
 Muntinlupa 9-8-05
48182

Date of Instrument - 9-08-05
 Date of Inscription - 9-08-05

ORIGINAL SIGNED
 SILVERIO R. CARING
 REGISTER OF DEEDS

Entry No. 62151 S-87451 MORTGAGE IN FAVOR ANTONIO M. SIOJO
 Mortgagee: To guarantee a principal obligation of
 the sum of P. 200,000.00 (P. 34,407)
 accordance with Decree No. 34 of the
 series of 1900 of the Secretary Public of Delfin Aguirre
 Date of Instrument - 5-18-06
 Date of Inscription - 5-18-06

SILVERIO R. CARING
 REGISTER OF DEEDS

(Memorandum of Encumbrances continued on Page _____)
 (Technical Description continued on Additional Sheet _____, Page _____)

Register of Deeds

Visitacion Cruz

13855-71-5

No. 7490131

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

CITY OF MUNTINLUPA

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. 13855-

City of Muntinlupa

IT IS HEREBY CERTIFIED that certain land situated in the Philippines bounded and described as follows: Lot 1353-E of the subdn. plan (LRC) Pgd-280234, approved as a non-subdn. project, being a portion of Lot 1353, Muntinlupa Estate, LRC Rec. No. 6137, situated in the Bo. of Cupang, Mun. of Muntinlupa, Prov. of Rizal, Island of Luzon. Bounded on the N., pts. 4 to 1 by Lot 1354, Muntinlupa Estate Subd., on the E., pts. 1 to 2 by Lot 1353-I; on the S., pts. 2 to 3 by Lot 1353-F; and on the SW., pts. 3 to 4 by Lot 1353-D; all of the subdn. plan. Beginning at a pt. marked "1" on plan, being N. 65 deg. 07'E., 968.46 m. from No. 11, Muntinlupa Estate; thence S. 2 deg. 57'E., 36.07 m. to pt. 2; thence S. 89 deg. 35'W., 35.38 m. to pt. 3; thence N. 9 deg. 41'W., 38.75 m. to (over) is registered in accordance with the provisions of the Property Registration Decree in the name of VISITACION A. CRUZ, of legal age, Filipino, single, -

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 the prov. of Sec. 4, Rule 74 of the Rules of Court with respect to the inheritance left by the deceased Mariano Cruz and Brigida Arevalo. (Fr. TCT No. S-80238/T-404), and that one and one half (1 1/2) m. from the common boundaries between Lots 1353-D and 1353-E, shall be reserved (o

IT IS FURTHER CERTIFIED that said land was originally registered on the thirteen day of Sept. in the year nineteen hundred and eighty, in the Rizal Volume A-7, Registration Book of the Office of the Register of Deeds of 84, pursuant to Decree No. 84, as Original Certificate of Title No. 6137, in the name of S-87454/T-440 issued in L. R. C. Record No. 6137. This certificate is a transfer from Transfer Certificate of Title No. 87454/T-440 which is cancelled by virtue hereof in so far as the above-described land is concerned.

A CERTIFIED TRUE COPY

Entered at 27th day of August City of Muntinlupa
Philippines, on the four day of four
in the year two thousand and four
at 10:40 a.m.

Amount Paid 288
O. R. No. 7490131
Date Paid 27
No. of Pages 1
Vaultkeeper 7
Verified by 7

ATTEST:

SILVERIO R. GARING
(Register of Deeds)

1442 Dos Castillas, Sta. Cruz, Manila
(Owner's postal address)

*State the 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.

VERIFIED TO

11 08402

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

pt. 4; thence S. 87 deg. 14'E., 40.08 m. to the pt. of beginning; containing an area of ONE THOUSAND THREE HUNDRED NINETY SIX (1,396) SQUARE METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm., bearings true; date of the original survey, during 1907 and that of the subdn. survey, executed by Ernesto L. Velante, Geod. Engr., on July 14, 1978.

X-X-X-X-X-X-X

ATY. SILVERIO R. GARING
REGISTER OF DEEDS
aroyvd@ejl

A CERTIFIED TRUE COPY

Amount Paid _____
O. R. No. 1218370
Date Paid 4-8-74
No. of Pages 2
Vaultkeeper _____
Verified by _____

IVIAN V. DACAN
Clerk Records Office

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

Register of Deeds

Elenita Simundac-Daco

6148-32-148

No. 6253881

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

CITY OF MUNTINLUPA

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. -6148-

IT IS HEREBY CERTIFIED that certain land situated in the City of Muntinlupa
Philippines, bounded and described as follows:

A parcel of land (Lot No. 571-C of the subdivision plan Fls-118-D, being a portion of Lot No. 571, Muntinlupa Estate, GLRO Rec. No.), situated in the Barrio of Cupang, Municipality of Muntinlupa, Province of Rizal. Bounded on S. by Lot No. 571-B of the subdivision plan; on the E., by Barrio of Road; on the S., by Lot No. 574; and on the W. by Lot No. 1353. Beginning at a point marked "1" on plan, being N. 71 deg. 53'E., 1004.66 m. more or less, from Mon. 1, Muntinlupa Estate, thence S. 0 deg. 11'E., 15.22 m. to point 2; thence N. 87 deg. 11'W., 38.70 m. to point 3; thence N. 7 deg. 42'W., 1.543 m. to pt. 4; thence S. 87 deg. 87 deg. 14'E., m. 40.77 m. to the point of beginning; con- is registered in accordance with the provisions of the Property Registration Decree in the name of ELENITA SIMUNDAC DACO, of legal age, Filipino, married to ALBERT DACO, -

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 24th day of Sept. in the year nineteen hundred and thirteen in the Registration Book of the Office of the Register of Deeds of Rizal Volume A-7 page 84, as Original Certificate of Title No. 684, pursuant to Decree No. issued in L. R. C. Record No. 6132, in the name of

This certificate is a transfer from Transfer Certificate of Title No. S-77454/T-390, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Muntinlupa City
Philippines, on the 5th day of June
in the year two thousand and One
at 3:15 p.m.

ATTEST:

52 Cupang Muntinlupa City

(Owner's postal address)

SILVERIO R. DARING

(Register of Deeds)

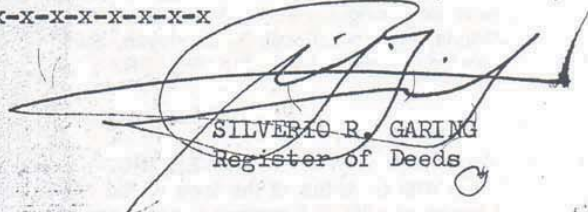
*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the

MEMORANDUM OF ENCUMBRANCES

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

Containing an area of SIX HUNDRED FOUR (604) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by PLS cyl. conc. mons. bearings true; declination 0 deg. 05'E., date of the original survey, During 1907 and that of the subdivision survey, Feb. 21, 1933.

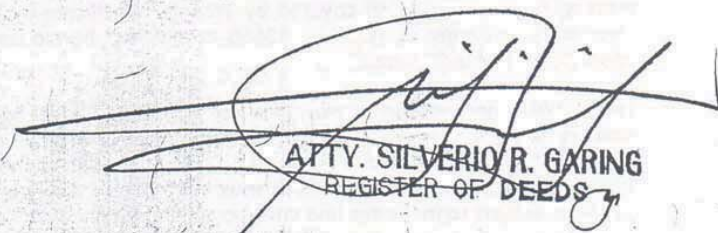
X-X-X-X-X-X-X-X



SILVERIO R. GARING
Register of Deeds

Entry No. - 20574 T. 6148 MORTGAGE - IN FAVOR PS Bank
Mortgagee: To guarantee a principal obligation in
the sum of P 1,400.00 (P. 1,400.00)
accordance with Doc. No. 456; Page No. 92 Book No. 611
Series of 19 2001, of the Notary Public of Makuh City
Juan Hernandez by

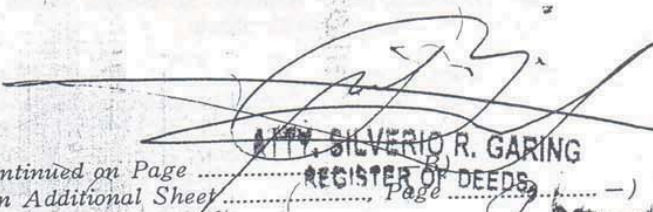
Date of Instrument - June 22 19 2001
Date of Inscription - June 26 19 2001



ATTY. SILVERIO R. GARING
REGISTER OF DEEDS

Entry No. - 98324 T. 6148 MORTGAGE - IN FAVOR Philippine
Savings Bank Mortgagee: To guarantee a principal obligation in
the sum of P 100.00 (P. 100.00)
accordance with Doc. No. 282; Page No. 57 Book No. 611
Series of 19 2001, of the Notary Public of Makuh City
Juan Hernandez by

Date of Instrument - August 24, 2001
Date of Inscription - Aug. 2 2001



ATTY. SILVERIO R. GARING
REGISTER OF DEEDS

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

Register of Deeds

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

Entry 176498 6148 NOTICE OF ADVERSE CLAIM
 Filed by Ruben Brundage et. al claiming
 ownership over the describe in this title which the registered
 owner have sold to the name vendee Doc. No. 119
 Page No. 105 No. 72411 S. of 19 2012
 of Notary Public Mundana City, Richard R. Brundage
 Date of Instrument 12-17-2012, 19____
 Date of Inscription 12-17-2012, 19____


 ATTY SILVERIO GARING
 REGISTER OF DEEDS

Entry No. 178550 T.No. 6148 CANCELLATION:
 he mortgage inscribed hereon under Entry No. 176498 (Doc
 No.) 255 Page No. 12 Book No. Mundana City
 Series of 19 2013 of Notary Public for Michael M. Raudus
 Date of Instrument: 1-30-2013, 19____
 Date of Inscription: 1-30-2013, 19____


 ATTY SILVERIO GARING
 REGISTER OF DEEDS

Apolonia Delos Santos

SN N^o 3816394

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS FOR THE METRO MANILA DISTRICT IV

Transfer Certificate of Title

No. S-87437

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Muntinlupa, Metro Manila, Philippines, bounded and described as follows:
A parcel of land (Lot 1353-I of the subdivision plan No. S-80238 T-404, approved as a non-subdivision project, being a portion of Lot 1353, Muntinlupa Estate, INC rec. No. 6137), situated in the Bo. of Upang, Municipality of Muntinlupa, Province of Rizal, island of Luzon. Bounded on the N., points 1 to 2 by Lot 571, Muntinlupa Estate Subd., and on the S., W., and N., points 2 to 4 and 4 to 1 by Lot 1353-I of the subdivision plan. Beginning at a point marked "1" on plan being N. 70 deg. 37' E., 968.09 m. from Mon. No. 11, Muntinlupa Estate; thence S. 7 deg. 42' E., 14.00 m. to point 2; thence N. 89 deg. 14' W., 15.50 m. to point 3; thence N. 0 deg. 57' E., 13.84 m. to point 4; thence S. 89 deg. 14' E., 13.39 m. to the point of beginning; containing an area of TWO HUNDRED (200) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cm., bearings true to date of original survey, during 1907 and that of the subdivision survey, executed by Ernesto L. Valanto, Geodetic Engineer, on July 14, 1978.--

is registered in accordance with the provisions of the Land Registration Act in the name of *
EMILIANO DELOS SANTOS, of legal age, Filipino, married to **Margarita Benito**.

as owner thereof in fee simple, subject to such of the incumbrances mentioned in Section 39 of said Act as may be subsisting, and to the prov. of Dec. 4, Ato 74 of the Ato of Court with respect to the inheritance left by the deceased **Marino Cruz and Brigida Aronale** (Fr. TCT No. S-80238 T-404) and that one and one half (1 1/2%) from the corner boundaries between Lots 1353-I

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume A-7, page 84, Original Certificate of Title No. 684, pursuant to Decree No. 6137, issued in L. R. C. Record No. 6137.

This certificate is a transfer from Transfer Certificate of Title No. S-80238 T-404, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Makati, RM IV,
Philippines, on the 14th day of June,
in the year nineteen hundred and seventyNine,
at 11:19 a.m.

ATTEST: **FOR THE REGISTER OF DEEDS:**

Sta. Cruz, Ma.

(Owner's postal address).

ARTURO C. SOLINO

Dep. 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.