



**TOURISM
INFRASTRUCTURE AND
ENTERPRISE
ZONE
AUTHORITY**

6th & 7th Floors, Tower 1
Double Dragon Plaza
Double Dragon Meridian Park
Macapagal Avenue corner
Edsa Extension Bay Area
Pasay City 1302

(02) 249-5900 loc. 701
ocoo@tieza.gov.ph
www.tieza.gov.ph

Memorandum

FOR : THE DEPARTMENT MANAGER
Legal Department

FROM : MICHELLE MAE V. VIVO
Head Technical Assistant

DATE : 26 November 2020

This is to officially endorse to the Legal Department the original copy of TCT title 034-2013000290 pertaining to the parcel of land (lot no. 219 of the cadastral survey of Claveria, Cadastral Case No. N-8, Cadastral Record No. 351) situated in the Poblacion, Municipality of Claveria Province of Cagayan.

As earlier cited in Memorandum dated 30 October 2019, the following directives were provided:

1. Legal Department to facilitate the transfer of title pertaining to the 5,166 square meters parcel of land to the name of TIEZA; and
2. Assets Management Sector and the Architectural and Engineering Services Sector to submit the pending business plan and construction plan on the Claveria Bagong Lipunan Lodge. This is pursuant to Mr. Nebab's, the owner, previous request for concrete development plans to ensure that the use of the land will benefit the government.

In line with this, may we respectfully request for updates on the said directives regarding transfer of title as well as business plan and construction plans.

Thank you.

MV
MICHELLE MAE V. VIVO
Head Technical Assistant

cc: Assets Management Sector

TOURISM INFRASTRUCTURE & ENTERPRISE ZONE AUTHORITY
ASSETS MANAGEMENT SECTOR

RECEIVED BY : *[Signature]*
DATE : 12/14/2020
TIME : 2:11pm

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

Registry of Deeds for Cagayan, Sanchez Mira Branch

Transfer Certificate of Title

No. 034-2013000290

IT IS HEREBY CERTIFIED that certain land situated in POBLACION, MUNICIPALITY OF CLAVERIA, PROVINCE OF CAGAYAN, bounded and described as follows:

A PARCEL OF LAND (LOT NO. 219 OF THE CADASTRAL SURVEY OF CLAVERIA, CADASTRAL CASE NO. N-8, L. R. C. CADASTRAL RECORD NO. N-351), WITH THE IMPROVEMENTS THEREON, SITUATED IN THE POBLACION, MUNICIPALITY OF CLAVERIA, PROVINCE OF CAGAYAN. BOUNDED ON THE NE., POINTS 4-1, BY MARCH (Continued on next page)

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

Owner: CO-OWNERS: MANUEL C. NEBAB, JR., ILUMINADO C. NEBAB,
NORMAN C. NEBAB, NESTOR C. NEBAB, EVELIO C. NEBAB

Address: CENTRO UNO, POBLACION, CLAVERIA, CAGAYAN

(Continued on next page)

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: N-8

Record No.: N-351

Orig. Reg. Date: APRIL 25, 1968

Decree No.: N-119776

Original RD: CAGAYAN, SANCHEZ MIRA
BRANCH

OCT No.: OCT-O-1255(S)

Volume No.: O-6(S)

Page No.: 5

Original Owner: MANUEL NEBAB

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE O-1255(S) (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Cagayan, Sanchez Mira Branch, Philippines on the 6th day of JUNE 2013 at 08:55am.

ATTY. BENIFROI PACRIS PASCUAL
DEPUTY REGISTER OF DEEDS IV

It is hereby certified that this is a true electronic copy of TCT 2013000290 on file in Registry of Deeds of Cagayan, Sanchez Mira Branch, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Cagayan, Sanchez Mira Branch. Requested By: NESTOR NEBAB

Ref. No. : 2019003449 OR No. : 1018056150
Date : 10/07/2019 OR Date : Oct 7 2019
Time : 02:14:47 PM Amt. Paid : 235.16

TCT No.: 034-2013000290

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: AND ADRELINA N. PULIDO, MARRIED TO PONCE PULIDO, ALL OF
LEGAL AGE, FILIPINO CITIZENS

Owner: PHILIPPINE TOURISM AUTHORITY, A PORTION OF 5,166 SQ.M.,
MORE OR LESS.

Address:

TECHNICAL DESCRIPTION (Continued from page 1)

17TH STREET; ON THE SE., POINTS 1-2, BY ANTONIO LUNA STREET; ON
THE SW., POINTS 2-3, BY MANILA STREET; AND ON THE NW., POINTS 3-4,
BY CLAVERIA BAY. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N.
13 DEG. 39' W., 340.92 M. FROM B. L. L. M. NO. 1; THENCE S. 74 DEG.
46' W., 163.90 M. TO POINT 2; N. 13 DEG. 15' W., 84.52 M. TO POINT
3; N. 73 DEG. 40' E., 165.90 M. TO POINT 4; S. 12 DEG. 03' E.,
87.76 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF FOURTEEN
THOUSAND ONE HUNDRED AND EIGHTY TWO (14,182) SQUARE METERS, MORE OR
LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE
MARKED ON THE GROUND; BEARINGS TRUE; DATE OF THE CADASTRAL SURVEY,
NOVEMBER 26 - DECEMBER 29, 1956.

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2013000598

Date: June 06, 2013 08:55:19AM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED SPOUSES MANUEL NEBAB, SR., AND AURORA NEBAB AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: NOVEMBER 29, 2012.

ATTY. BENIFROI PACRIS PASCUAL
DEPUTY REGISTER OF DEEDS IV

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