

2021032863863

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

Registry of Deeds for San Pablo City

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 075-2023002160

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF SAN IGNACIO, CITY OF SAN PABLO, PROVINCE OF LAGUNA, ISLAND OF LUZON., more particularly bounded and described as follows:

LOT NO: 15, BLOCK NO: 3, PLAN NO: PCS-04-032395

PORTION OF: CONS-SUBD OF LOT 11151 & LOT 11114 CAD 438-D SAN PABLO CADASTRE

LOCATION: BARANGAY OF SAN IGNACIO, CITY OF SAN PABLO, (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: PHIRST PARK HOMES INC., A CORPORATION ORGANIZED AND EXISTING UNDER PHILIPPINE LAWS

Address: 3RD FLOOR PACIFIC STAR LOW RISE BUILDING, SEN. GIL PUYAT AVE. CORNER MAKATI AVE., MAKATI CITY

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Patent Date: 03/01/1996

Under Act No.: 141

Volume No.: P-24

Original Owner: PETRONA REYES

Original RD: SAN PABLO CITY

OCT Date: 3 7 1996

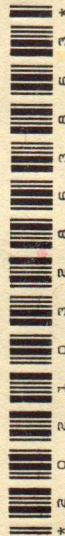
OCT No.: OCT-P-4730

Page No.: 130

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2019003327; 2019003328 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at San Pablo City, Philippines on the 10th day of MARCH 2023 at 09:49am.

ATTY. ANTONIETA C. LAMAR
REGISTER OF DEEDS



TCT No.: 075-2023002160

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TECHNICAL DESCRIPTION (Continued from page 1)

PROVINCE OF LAGUNA, ISLAND OF LUZON.

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 16, BLOCK 3, PCS-04-032395
2-3	NW	LOT 11126, CAD-438-D, SAN PABLO CADASTRE
3-4	NE	LOT 14, BLOCK 3, PCS-04-032395
4-1	SE	ROAD LOT 6, PCS-04-032395

TIE POINT: BLLM NO. 1, CAD 438-D, SAN PABLO CITY, PROVINCE OF LAGUNA

LINE	BEARING	DISTANCE
TO CORNER 1	S. 29 ° 26` E	2649.17 M.
1-2	N. 20 ° 20` W	12.09 M.
2-3	N. 69 ° 42` E	5.50 M.
3-4	S. 20 ° 20` E	12.09 M.
4-1	S. 69 ° 40` W	5.50 M.

AREA: SIXTY SIX (66) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE REFERRED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS

BEARINGS: GRID

DECLINATION:

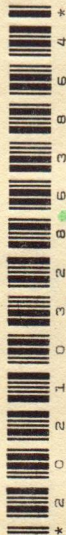
DATE OF ORIGINAL SURVEY: AUGUST - OCTOBER 1972

DATE OF SUBD/CONS SURVEY: AUGUST 16-20, 2019

DATE APPROVED: MARCH 13, 2020

GEODETIC ENGINEER: JAYSON M. LONTOK

NOTES:



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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021003447

Date: April 28, 2021 09:24:04AM

SECRETARY'S CERTIFICATE/ BOARD RESOLUTION : EXECUTED BY PATRICIA ESTER R. VERZOSA, CORPORATE SECRETARY OF PHIRST PARK HOMES INC. CERTIFYING AMONG OTHERS THAT PONCIANO S. CARREON JR. AND KIYOTO ASARI ARE HEREBY AUTHORIZED TO MORTGAGE FOR, AND IN BEHALF OF THE CORPORATION IN ACCORDANCE WITH DOC. NO. 420, PAGE NO. 85, BOOK NO. I, SERIES OF 2020 UNDER JOY Z. MANAOG, NOT. PUB. OF MAKATI CITY, DATED SEPTEMBER 24, 2020.

(SGD.) ATTY. ANTONIETA C. LAMAR
REGISTER OF DEEDS

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Entry No.: 2021003448

Date: April 28, 2021 09:35:29AM

REAL ESTATE MORTGAGE : EXECUTED BY PHIRST PARK HOMES INC., IN FAVOR OF SECURITY BANK CORPORATION FOR THE SUM OF PHP450,000,000.00, IN ACCORDANCE WITH DOC. NO. 70; PAGE NO. 15; BOOK NO. 119; SERIES OF 2021; OF NOTARY PUBLIC OF MAKATI CITY; FELIPE I. ILEDAN JR.; DATED APRIL 16, 2021.

(SGD.) ATTY. ANTONIETA C. LAMAR
REGISTER OF DEEDS

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ATTY. ANTONIETA C. LAMAR
REGISTER OF DEEDS

