

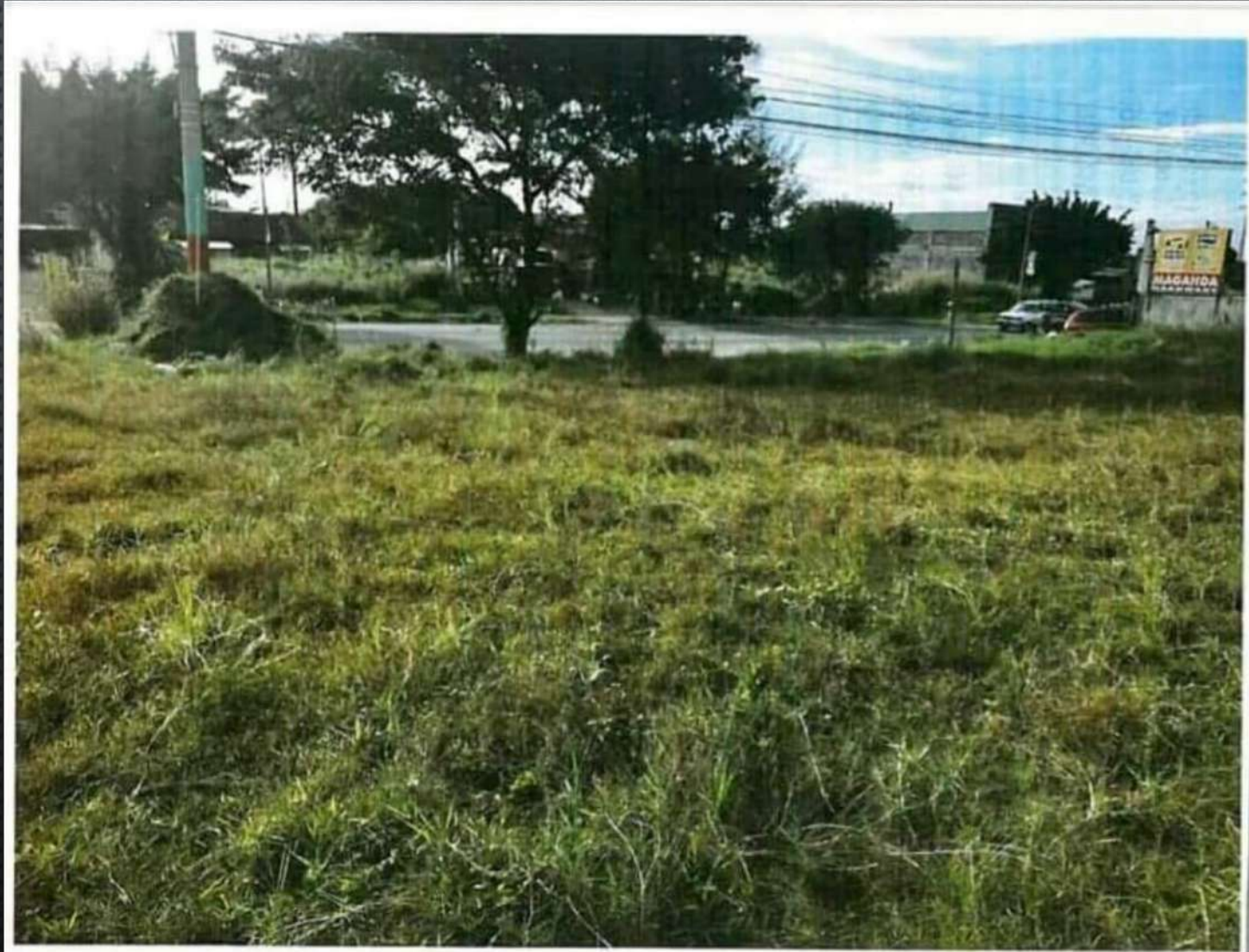
GEN TRIAS, 110 HECTARES

BRGY. SAN FRANCISCO, GENERAL
TRIAS, CAVITE

100 Hectares; Gen. Trias, Cavite

DESCRIPTION:

- 100 hectares
- General Trias, Cavite
- Complete Documents
- Clean Title
- Near Vista Mall and other malls
- Near hospitals and residential areas



100 Hectares; Gen. Trias, Cavite

RPTA FORM NO. 4-2004

TAX DECLARATION OF REAL PROPERTY

TD No. 08-0027-23979 PIN _____

Owner: LST Devt. Corp. TIN: _____
Address: Delbros Ave., P' que City Telephone No. _____
Administrator/Beneficial User: _____ TIN: _____
Address: _____ Telephone No. _____
Location of Property: _____ San Francisco, General Trias, Cavite

(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/CT/CCT/CLOA No. T-1258373 Survey No. Pcs-04-024639
Dated: 3/10/2009 Lot No. 1
Cadastral Lot: Part of Lot 2852-B-1 to B3, Pcs-04-128632 Blk. No. _____

Boundaries:
North: N/E Lot No. 2 South: SW Lot No. 2672, 2682, Center of the Creek
East: S/E Lot No. 2680 West: NW Center of the Creek, Lot 2617

KIND OF PROPERTY ASSESSED:
☒ LAND ☐ MACHINERY
☐ BUILDING ☐ Others:
Brief Description: _____
Specify: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	50.00000	Php 6,825,000.00	Agricultural	40 %	Php 2,730,000.00
Total	Php 6,825,000.00				Php 2,730,000.00

Total Assessed Value TWO MILLION SEVEN HUNDRED THIRTY THOUSAND PESOS ONLY
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: _____
Approved by: _____ Qtr _____ Yr _____
RAYMUNDO D. SALAZAR (SGD) NELDA S. MORAL
Provincial Assessor Municipal Assessor Date
This declaration cancels TD No. 08-027-42965 Owner: SAME NAME
Previous A.V. Php 1,820,000.00 Improvement Php _____
Memoranda: General Revision 2010

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 09-024 dated March 16, 2009. It does not and cannot by itself alone confer any ownership or legal title to the property.

October 02, 2017

CERTIFIED TRUE COPY ON FILE
Issued upon the Request of the interested party for reference purposes.

NELDA S. MORAL, REA
City Assessor

Paid Under OR 80046613 B
w/ doc stamp fee
CTDP 130.00 / October 02, 2017

FORM NO. 4-2004

TAX DECLARATION OF REAL PROPERTY

TD No. 08-0027-23978 PIN _____

Owner: LST Devt. Corp. TIN: _____
Address: Delbros Ave., P' que City Telephone No. _____
Administrator/Beneficial User: _____ TIN: _____
Address: _____ Telephone No. _____
Location of Property: _____ San Francisco, General Trias, Cavite

(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/CT/CCT/CLOA No. T-1258374 Survey No. Pcs-04-024639
Dated: 3/10/2009 Lot No. 2
Cadastral Lot: Part of Lot 2852-B-1 to B3, Pcs-04-128632 Blk. No. _____

Boundaries:
North: N/E Alang-Yang River South: SW Lot No. 1
East: SE Lot Nos. 2680-A, 2680 West: NW Lot No. 2617

KIND OF PROPERTY ASSESSED:
☒ LAND ☐ MACHINERY
☐ BUILDING ☐ Others:
Brief Description: _____
Specify: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Agricultural	50.00000	Php 6,825,000.00	Agricultural	40 %	Php 2,730,000.00
Total	Php 6,825,000.00				Php 2,730,000.00

Total Assessed Value TWO MILLION SEVEN HUNDRED THIRTY THOUSAND PESOS ONLY
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: _____
Approved by: _____ Qtr _____ Yr _____
RAYMUNDO D. SALAZAR (SGD) NELDA S. MORAL
Provincial Assessor Municipal Assessor Date
This declaration cancels TD No. 08-027-42964 Owner: SAME NAME
Previous A.V. Php 1,820,000.00 Improvement Php _____
Memoranda: General Revision 2010

Notes: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlungsod under Ordinance No. 09-024 dated March 16, 2009. It does not and cannot by itself alone confer any ownership or legal title to the property.

October 02, 2017

CERTIFIED TRUE COPY ON FILE
Issued upon the Request of the interested party for reference purposes.

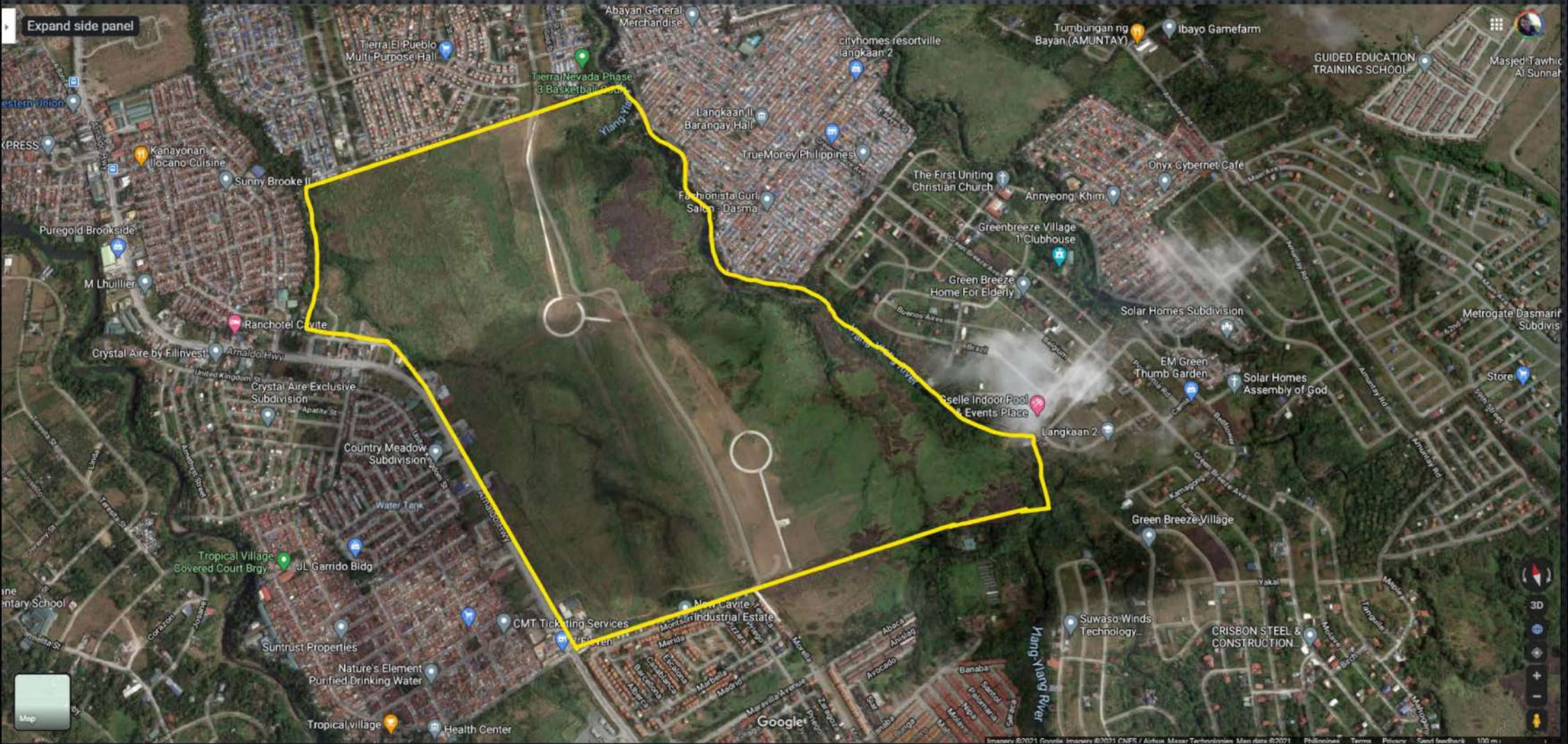
NELDA S. MORAL, REA
City Assessor

Paid Under OR 80046613 B
w/ doc stamp fee
CTDP 130.00 / October 02, 2017

100 Hectares; Gen. Trias, Cavite



100 Hectares; Gen. Trias, Cavite



100 Hectares; Gen. Trias, Cavite

JUDICIAL FORM NO. 189
(Revised January 2000)

Book 6342
Page 74

No. 9421269

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

PROVINCE OF CAVITE
REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-1258374

It is hereby certified that certain land situated in the Mun. of Gen. Trias, Province of Cavite, bounded and described as follows:
A parcel of land (Lot 2 of the consolidation-subd. plan, Pco-04-024639, being a portion of Lot 2653-B-53, Pco-04-185832, LNC Rec. No. 5964), situated in the Brgy. of San Francisco, Mun. of Gen. Trias, Prov. of Cavite, is, of Luzon. Bounded on the NW., along line 1-2 by Lot 2617, San Francisco de Malabon Estate; on the NE., along lines 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28 by Alang Yang River (with legal easement 20.00 m. wide); on the SE., along line 28-29 by Lot 2680-Sub, Pco-04-036702; along line 29-30 by Lot 2680, San Francisco de Malabon Estate; and on the SW., along line 30-1 by Lot 1 of the consolidation-subd. plan, beginning in accordance with the provisions of the Property Registration Decree in the name of

1ST DEVELOPMENT CORPORATION --

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 41 of said Decree as may be subsisting, and to

It is further certified that said land was originally registered on the 9th day of May A.D. 1964, in the year nineteen hundred and sixty-four, in the Registration Book of the Office of the Register of Deeds of Cavite, Volume A-2, page 22, as Original Certificate of Title No. 116, pursuant to Decree No. 4270, issued in L.R.C. No. 5964, in the name of T-1222476-1222500/6163. This certificate is a transfer from Transfer Certificate of Title No. T-1222501-1222528/6164, is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at 10th day of March 2015 A.D. at 11:15 A.M. in the year two thousand and nino

ATTST:

EDGAR M. SANTOS
NOTARY PUBLIC
(Registered Deeds)

Delbrook Ave., Puranque City
(Deeds/Postals/Address)

*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.

THE LAND OWNER IS REMINDING TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CATTLE (PREVIOUSLY CALLED CATTLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

THE LAND OWNER IS REMINDING TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CATTLE (PREVIOUSLY CALLED CATTLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

MEMORANDUM OF ENCUMBRANCES

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

Entry No.

at a pt. marked "1" on plan, being N. 17 deg. 12'W., 2072.88 m. from 1N No. 155, San Francisco de Malabon Estate, thence N. 85 deg. 51'E., 425.84 m. to pt. 2; thence S. 45 deg. 25'E., 28.67 m. to pt. 3; thence S. 32 deg. 29'W., 85.42 m. to pt. 4; thence S. 74 deg. 59'W., 40.01 m. to pt. 5; thence S. 14 deg. 14'W., 46.65 m. to pt. 6; thence S. 48 deg. 25'E., 28.89 m. to pt. 7; thence S. 69 deg. 44'E., 101.24 m. to pt. 8; thence S. 16 deg. 39'E., 97.59 m. to pt. 9; thence S. 34 deg. 23'E., 84.92 m. to pt. 10; thence S. 14 deg. 25'W., 110.24 m. to pt. 11; thence S. 11 deg. 03'E., 76.02 m. to pt. 12; thence S. 42 deg. 39'W., 37.15 m. to pt. 13; thence S. 68 deg. 27'E., 150.65 m. to pt. 14; thence S. 18 deg. 10'E., 46.14 m. to pt. 15; thence S. 82 deg. 55'E., 51.96 m. to pt. 16; thence S. 42 deg. 02'E., 35.45 m. to pt. 17; thence S. 17 deg. 18'E., 34.37 m. to pt. 18; thence S. 44 deg. 29'E., 58.30 m. to pt. 19; thence S. 46 deg. 52'E., 34.12 m. to pt. 20; thence S. 28 deg. 33'E., 145.32 m. to pt. 21; thence S. 33 deg. 30'E., 84.88 m. to pt. 22; thence S. 67 deg. 06'E., 108.97 m. to pt. 23; thence S. 21 deg. 12'W., 44.34 m. to pt. 24; thence S. 25 deg. 13'E., 59.16 m. to pt. 25; thence S. 24 deg. 50'W., 28.32 m. to pt. 26; thence S. 12 deg. 38'E., 32.52 m. to pt. 27; thence S. 33 deg. 11'W., 34.84 m. to pt. 28; thence N. 80 deg. 06'W., 248.20 m. to pt. 29; thence S. 87 deg. 13'W., 257.20 m. to pt. 30; thence N. 25 deg. 00'W., 292.52 m. to the pt. of beginning, containing an area of FIVE HUNDRED THOUSAND (500,000) SQUARE METERS. All pts. referred to are indicated on plan and marked on the ground by P.S. are cyl. conc. mon. 15 x 60 cm.; bearings true; date of original survey, June 1905-June 1907 and that of the subd. survey on June 4, 2008 and was approved on Sept. 4, 2008.

EDGAR M. SANTOS
NOTARY PUBLIC
Register of Deeds

Entry No. 6064 - BOOK OF THE PHILIPPINE - The property described in this title is subject to Civil Case No. 2444-040-07, entitled Heirs of Francisco Santos vs. Heirs of Francisco B. Santos Jr., et al., Plaintiff-Appellants vs. Agrarian Reform Beneficiaries Association (ARBA) of Province Gen. Trias, Cavite, et al., Defendants, Pending Before Regional Trial Court, Fourth Judicial Region, Trece Martires City, R.C. 23, as per Notice of Issuance, filed by Vidal R. de la Viga, Counsel for Plaintiff, case is on file in this Registry.

Date of instrument - Aug. 9, 2007.
Date of inscription - Aug. 1, 2007 at 2:00 p.m.

(Sd) NAPOLEON P. GUINAYAN JR.,
Register of Deeds

Memorandum of Encumbrances continued on Page (B)
(Technical description of encumbrances has been copied from TCT No. T-1222476-1222500, Lot, Tr. 6163 & 6164.

EDGAR M. SANTOS
NOTARY PUBLIC
Actg. Register of Deeds

Scanned with

This is a Certified True Copy of TCT T-1258374 on file at Registry of Deeds of Province of Cavite. This consists of 8 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite. Requested By

Continuation of the Memorandum of Encumbrances
ALL TECHNICAL DESCRIPTIONS SHALL BE COPIED FROM THE ORIGINAL
DATE: 04-10-11

mark mercado

THE LAND OWNER IS REMINDING TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CATTLE (PREVIOUSLY CALLED CATTLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

(Continued on Page C

Register of Deeds

This is a Certified True Copy of TCT T-1258374 on file at Registry of Deeds of Province of Cavite. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite. Requested By MARC

No. 102327542
No. 102327542

This title is subject of an on-going transaction with

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

This is a Certified True Copy of TCT T-1258374 on file at Registry of Deeds of Province of Cavite. This consists of 6 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite. Requested By

100 Hectares; Gen. Trias, Cavite

Page 4 - C T - 1258374

(Continuation of the Memorandum of Encumbrances from Page 1)

TCT No.: 057-T-1258374
Page No.: 5

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2012007816 Date: February 24, 2012 01:19:44PM
NOTICE OF LIS PENDENS : COVERING THE PARCEL OF LAND DESCRIBED IN THIS TITLE UNDER DARAB CASE NO. C-402-0094-2012 - ENTITLED - HEIRS OF FRANCISCO TANTOCO, SR., NAMELY: MSGR. FRANCISCO JR.; ALFREDO VICTOR; JOSE MA.; ANTONIO; TEODORO JUAN, ALL SURNAMED TANTOCO AND GRACIA MARIA TRINIDAD, PETITIONERS -VERSUS- LST DEVT. CORP. AND THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE, RESPONDENTS AS PER NOTICE OF LIS PENDENS FILED BY VIDAL DELA VEGA, COUNSEL FOR THE PETITIONERS, FILED AT DAR-ADJUDICATION BOARD, TERCE MARTIRES CITY. COPY ON FILE IN THIS REGISTRY.
DATE OF INSTRUMENT - FEB. 21, 2012

Marites Correa Tamayo
Deputy Register of Deeds

Entry No.: 2014031042 Date: June 24, 2014 01:04:31PM
NOTICE OF LIS PENDENS : COVERING THE PARCEL OF LAND DESCRIBED IN THIS CERTIFICATE OF TITLE UNDER DARAB CASE NO. 0402-028-2014: ENTITLED: HRS. OF FRANCISCO TANTOCO, SR. NAMELY: ALFREDO VICTOR, JOSE MA., ANTONIO, TEODORO JUAN, ALL SURNAMED TANTOCO AND GRACIA MARIA T. TRINIDAD, PETITIONERS, -VERSUS- LST DEV'T. CORPORATION, ET AL., AS PER NOTICE OF LIS PENDENS FILED BY ATTY. VIDAL M. DELA VEGA, COUNSEL FOR PLAINTIFFS. COPY ON FILE IN THIS REGISTRY.
DATE OF INSTRUMENT - JUNE 24, 2014

Marites Correa Tamayo
Deputy Register of Deeds

Entry No.: 2015025068 Date: June 03, 2015 04:18:50PM
COURT ORDER : CANCELLATION OF ANNOTATION OF LIS PENDENS UNDER ENTRY NO. 6866 BY VIRTUE OF A COURT RESOLUTION ISSUED BY THE SUPREME COURT OF MANILA, SECOND DIVISION IN CASE NO. G. R. 185753 ENTITLED HEIRS OF FRANCISCO TANTOCO, SR., NAMELY, MSGR. FRANCISCO G. TANTOCO JR., ET. AL. (PETITIONERS) VERSUS HON. JUDGE AURELIO G. ICASIANO JR., AGRARIAN REFORM BENEFICIARIES ASSOCIATION (ARBA), ET. AL., (RESPONDENTS), DATED NOVEMBER 16, 2009. ENTRY OF JUDGEMENT : THIS IS TO CERTIFY THAT ON NOVEMBER 16, 2009 A RESOLUTION RENDERED IN THE ABOVE ENTITLED CASE WAS FILED IN THIS OFFICE, THE DISPOSITIVE PART OF WHICH READS AS FOLLOWS: "G.R. NO. 185753 (HEIRS OF FRANCISCO TANTOCO, SR., NAMELY, MSGR. FRANCISCO G. TANTOCO JR., ET. AL. VERSUS HON. JUDGE AURELIO G. ICASIANO JR., AGRARIAN REFORM BENEFICIARIES ASSOCIATION (ARBA), ET. AL.,) CONSIDERING THE ALLEGATIONS, ISSUES AND ARGUMENTS ADDUCED IN THE PETITION FOR CERTIORARI, THE COMMENTS OF RESPONDENTS AND THE REPLY OF PETITIONERS THERETO, THE COURT FURTHER RESOLVES TO DISMISS THE PETITION FOR FAILURE TO SUFFICIENTLY SHOW THAT THE QUESTIONED JUDGEMENT IS TAINTED WITH GRAVE ABUSE OF DISCRETION AND THAT THE SAME HAS, ON JANUARY 25, 2012 BECOME FINAL AND EXECUTORY AND IS HEREBY RECORDED IN THE BOOK OF ENTRIES OF JUDGEMENTS, MA. LOURDES C. PERFECTO, DEPUTY CLERK OF COURT & CHIEF, JUDICIAL RECORDS OFFICE.
DATE OF INSTRUMENT: 01/25/2012

This is a Certified True Copy of TCT T-1258374 on file at Registry of Deeds of Province of Cavite. This consists of 6 page(s) and does not require a manually attested signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite. Requested By: MARK CamScanner

TCT No.: 057-T-1258374
Page No.: 6

Dominic B. Robosa
Deputy Register of Deeds

Entry No.: 2016030882 Date: June 10, 2016 02:53:59PM
CANCELLATION : ORDER: CANCELLATION OF ANNOTATION OF LIS PENDENS UNDER ENTRY NO. 2012007816 BY VIRTUE OF AN ORDER ISSUED BY THE OFFICE OF THE SECRETARY, VIRGILIO R. DE LOS REYES, DEPARTMENT OF AGRARIAN REFORM IN CASE NO. C-408-0102-2012 & C-408-0103-2012 ENTITLED HEIRS OF FRANCISCO TANTOCO SR., NAMELY: MSGR. FRANCISCO TANTOCO JR., ALFREDO JUAN G. TANTOCO AND GRACIA MARIA T. TRINIDAD (PETITIONERS) VS. LST OF CAVITE AND THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE. AN ORDER ON THE ABOVE-ENTITLED CASE WITH THE DISPOSITIVE PORTION: "WHEREFORE, PREMISES CONSIDERED, THE PETITION FILED BY THE HEIRS OF FRANCISCO TANTOCO SR. FOR THE CANCELLATION OF TRANSFER CERTIFICATE OF TITLE NOS. T-1258373 & T- 1258374 IS HEREBY DISMISSED FOR LACK OF MERIT." SO ORDERED. DATED APRIL 25, 2014 NOTICE OF ORDER: ISSUED BY JUSTIN VINCENT LACHICA, HEAD EXECUTIVE ASSISTANT, OFFICE OF THE SECRETARY, DEPARTMENT OF AGRARIAN REFORM, IN CASE NO. C-408-0102-2012 & C-408-0103-2012, ENTITLED HEIRS OF FRANCISCO TANTOCO SR., NAMELY: MSGR. FRANCISCO TANTOCO JR., ET AL (PETITIONERS) VS. LST DEVELOPMENT CORPORATION, THE PROVINCIAL AGRARIAN REFORM OFFICER (PARO) OF CAVITE AND THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE. THAT ON APRIL 25, 2014 AN ORDER ON THE ABOVE-ENTITLED CASE WITH THE FOLLOWING DISPOSITIVE PORTION: "WHEREFORE, PREMISES CONSIDERED, THE PETITION FILED BY THE HEIRS OF FRANCISCO TANTOCO SR. FOR THE CANCELLATION OF TRANSFER CERTIFICATE OF TITLE NOS. T-1258373 & T- 1258374 IS HEREBY DISMISSED FOR LACK OF MERIT." SO ORDERED. DATED APRIL 29, 2014. ORDER OF FINALITY: ISSUED BY MARIA CELESTINA M. TAM, DIRECTOR, DEPARTMENT OF AGRARIAN REFORM IN CASE NO. C-408-0102-2012 & C-408-0103-2012, ENTITLED HEIRS OF FRANCISCO TANTOCO SR., NAMELY: MSGR. FRANCISCO TANTOCO JR., ET AL (PETITIONERS) VS. LST DEVELOPMENT CORPORATION, THE PROVINCIAL AGRARIAN REFORM OFFICER (PARO) OF CAVITE, AND THE REGISTER OF DEEDS FOR THE PROVINCE OF CAVITE. THIS IS TO CERTIFY THAT ON APRIL 25, 2014, AN ORDER WAS ISSUED IN THE ABOVE ENTITLED CASE, THE DISPOSITIVE PORTION OF WHICH READS, AS FOLLOWS: " WHEREFORE PREMISES CONSIDERED, THE PETITION FILED BY THE HEIRS OF FRANCISCO TANTOCO SR. FOR THE CANCELLATION OF TRANSFER CERTIFICATE OF TITLE NOS. T-1258373 & 1258374 IS HEREBY DISMISSED FOR LACK OF MERIT." SO ORDERED. DATED APRIL 22, 2016 AT DILIMAN, QUEZON CITY

Dominic B. Robosa
Deputy Register of Deeds

CONSULTA RAISED BY REGISTRANT :
CONSULTA NUMBER: 057-2017-000027
CONSULTA RAISED BY REGISTRANT: RE: NOTICE OF ADVERSE CLAIM UNDER ENTRY NO. 2017071812 DATED Dec 5 2017 10:37AM, TO THE ADMINISTRATOR, LRA

Marites Correa Tamayo
Deputy Register of Deeds
DATE OF INSCRIPTION: Dec 27 2017 10:37AM

This is a Certified True Copy of TCT T-1258374 on file at Registry of Deeds of Province of Cavite. This consists of 6 page(s) and does not require a manually attested signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Province of Cavite. Requested By: MARK CamScanner

100 Hectares, Gen. Trias, Cavite

Asking Price \$650M USD

The \$650M USD includes the Acquisition of Land,
Five Star Development, Hotels, Malls, Condo,
Operations, Marketing and New Hiring with 20% equity.

Contact:

Ms. Grace Tolentino

Mobile number +63 926-074-6697

Email gracetolentino0308@gmail.com

Boracay Beach Inc.

Chairman and CEO