MAYNILAD WATER SERVICES INC.
PHILIPPINES

UPDATED ABBREVIATED
RESETTLEMENT ACTION PLAN

TUNASAN SEWAGE TREATMENT PLANT

November 20, 2014

A Project Under

METRO MANILA WASTEWATER MANAGEMENT PROJECT
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ACRONYMS

BIR - Bureau of Internal Revenues
BOD - Biological Oxygen Demand
CAC - Contracts and Awards Committee
CTS - Contract to Sell
DAO - Department Administrative Order
DENR - Department of Environment and Natural Resources
DOAS - Deed of Absolute Sale
DP - Displaced Persons
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
RCR - Resettlement Completion Report
RPF - Resettlement Policy Framework
SPA - Special Power of Attorney
TCT - Transfer Certificate of Title
WMD - Wastewater Management Division
1. INTRODUCTION

Maynilad Water Services Inc. implements the Metro Manila Wastewater Management Project (MWMP) as mitigation to the water pollution problem of Metro Manila. The project aims to ultimately improve the water quality of Manila Bay - the final receiver of wastewaters of the metropolis.

Several sewage treatment plants (STP) within identified catchment areas of Metro Manila will be constructed to clean wastewaters that drains to rivers. These STPs will be designed to meet the DENR DAO 34-Class C effluent standards, as well as, minimize environmental and social impacts. Projects being financed 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 and Conveyance System
3. Rehabilitation of Ayala-Alabang STP
4. Construction of Muntinlupa STPs (Tunasan & Cupang) and Conveyance System
5. Construction of Valenzuela STP and Conveyance System
6. Construction of South Septage TP in Las Piñas City

Specifically for Tunasan Sewage Treatment Plant, it will be constructed in a 8,333 sq.m. piece of land located at Buendia St., Tunasan, Muntinlupa.

During the course of land acquisition, there were identified fourteen (14) informal settler households living on site that needed to be relocated. An Abbreviated Resettlement Action Plan (ARAP) was prepared by the proponent to document the measures in ensuring that displaced households are well-compensated for any lost of assets and their living conditions restored to pre-displacement status or better, in accordance to the Environmental and Social Safeguard Framework (ESSF) of the project. The ARAP Report was submitted to the Bank on July 22, 2014, following the payment of just compensations and assistance, abandonment and demolition, and the completion of the transfer of displaced households to a new site.

However, there were still post-relocation issues identified during the Due Diligence conducted on June 20, 2014 with World Bank. These issues were as follows: (a) restoration of water connections (b) provision of electricity within the area (c) provision of sufficient and safe access in lieu of the narrow easement (d) Titles of Land Ownership copies to relocated households. Thus, this updated ARAP.

2. THE MUNTINLUPA STPs

There are two (2) proposed STP’s for Muntinlupa. These STPs have the characteristics shown in Table 1.
Table 1. Coverage of STPs

<table>
<thead>
<tr>
<th>Site</th>
<th>Capacity</th>
<th>Population</th>
<th>Service Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cupang STP</td>
<td>46 MLD</td>
<td>307,000</td>
<td>2,550 ha.</td>
</tr>
<tr>
<td>2. Tunasan STP</td>
<td>20 MLD</td>
<td>265,000</td>
<td>2,200 ha.</td>
</tr>
</tbody>
</table>

The 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. It was originally planned to have only one STP site for Muntinlupa. The capacity of the proposed plant would require a large tract of land. But because of the limited lots available that will match the proposed designs for the STP, it was decided to split it into two STPs. The sites were selected on the account of several considerations (e.g. cost, topography, geology and issues on encumbrances). Figure 1 shows the catchments to be served and the proposed sites of the treatment plant. It also shows the conveyance system. The figure shown indicates the presence of fault lines in the area.

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

3. THE TUNASAN STP SITE

The chosen site for the STP is located in Buendia Street, Barangay Tunasan, Muntinlupa, Metro Manila. It is 65 meters north from the road going to the Muntinlupa Sports Complex,
215 meters north from the Buendia and Arandia Street junction and 700 meters north of the corner of Arandia Street and Rodriguez Jr. Street. Buendia Street serves as the main access to the STP site and is 5 - 8 meters wide and concrete. Figure 2 shows the vicinity map of the area.

Figure 2. Vicinity map of the site.

The boundaries of the consolidated lots are as indicated below:

- **North** - Lot 26B-1, owned by Ligaya Aman (*acquired later by Maynilad for expansion plans*)
- **East** - Reclaimed land along Laguna de Bay
- **South** - Lot 26C-1-A, occupied by the Environment Sanitation Center of Muntinlupa City
- **West** - Buendia Street

The property is surrounded with low-income and middle-income households. It is situated in an area classified as residential. The terrain of the land is flat with portions of lower elevation from the road. It has a setback distance of 20 meters from the Laguna de Bay shoreline.
Magdaong River, which is on the north of the property, is 6 meters wide and drains into the bay. During heavy rainfall, it overflows and floods Buendia Street. Figure 3 shows the view of Buendia Street. Figure 4 shows the occurrence of flooding along the said street.

Figure 3. Buendia Street

Figure 4. Flooding along Buendia St.

4. TECHNICAL DESCRIPTION OF THE STP

The focus of the STP is to provide effective treatment of combined wastewater conveyed to the treatment facility and produced an effluent which met the DAO 35 - Class C Standards before it is discharged to Laguna Lake.

The Plant will include the following components:

1. STP Lift/Pumping Station
2. Sewage and Sludge Treatment Processes
   a. Preliminary Treatment - Screening Devices (Coarse and Fine Screens); Grit Removal Facilities; Equalization Tank and Screenings and Grit Handling and Disposal Facilities
   b. Secondary Treatment System Options - Conventional Activated Sludge (CAS); Sequencing Batch Reactor (SBR); Moving Bed Biofilm Reactor (MBBR); or Membrane Bio-Reactor (MBR)
   c. Final Sedimentation for CAS and MBBR
   d. Sludge Treatment and Disposal - Sludge Stabilization; Sludge Thickening and Dewatering; Sludge Storage and Disposal
3. Tertiary Treatment - Nutrient Removal (space requirement and for future provision)
4. Finishing Treatment - Chlorination /Disinfection
5. Instrumentation and Control
6. Electrical System
7. Support Facilities

The STP will be designed to accept the ultimate flow during peak flow duration without overflowing. Table 2 shows the design parameters required for the STP.

<table>
<thead>
<tr>
<th>Table 2. Design Parameters of Tunasan STP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tunasan</td>
</tr>
<tr>
<td>Average Dry Weather Flow (ADWF), m³/day</td>
</tr>
<tr>
<td>Peak Factor (PF)</td>
</tr>
<tr>
<td>Peak Flow Duration (PFD)</td>
</tr>
<tr>
<td>Ultimate Flow (m³/day)</td>
</tr>
</tbody>
</table>

It will be operated with optimum chemical requirements, aeration and maintenance without compromising compliance to effluent limits. The plant will include automation system to maximize the utilization of personnel to operate the plant.

In summary, the sewage treatment plant process units after treatment/preliminary consists of the Aeration Tanks, Final Sedimentation Tank, Disinfection Tank, Sludge Thickening Tank, Sludge Storage Tank, Sludge Dewatering Facility, effluent wet well. The treatment process comprises complete physical, chemical and biological processes. The physical treatment facilities are composed of Pump station, bar screen. The biological treatment facilities consist of equalization tank, Aeration Tank, Final Sedimentation Tank, and Disinfection Tank; sludge treatment consisting of sludge thickening tank, sludge storage tank and dewatering facility.

5. PROJECT SOCIAL IMPACTS

The acquisition of large areas of land owned by private entities is needed for the physical component of the project. Environmental impacts, both positive and negative, are expected to occur because of the physical changes that will be done in the site. The project is also likely to include minimal social changes on the directly affected population and the community. Special attention is given to the identified displaced persons since they are directly involved and impacted during the course of the land acquisition.
5.1 Private Properties Acquired

The total land area for the proposed STP covers **8,333 sq. meters**. The properties acquired for the purpose are owned by four (4) persons related by kinship with each other. Table 3 below presents the owners together with the identification of their properties. *(See Annex A. Transfer Certificates of Title (TCT) of the Lots).*

<table>
<thead>
<tr>
<th>LOT OWNERS</th>
<th>TCT NO.</th>
<th>LOT/BLK.NO.</th>
<th>AREA (sq. m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Dominador Almendrala</td>
<td>207398</td>
<td>Lot 26-B-1-C-2</td>
<td>3,000</td>
</tr>
<tr>
<td>2. Pedro Aman</td>
<td>204430</td>
<td>Lot 26-B-1-D</td>
<td>2,000</td>
</tr>
<tr>
<td>3. Fe Almendrala</td>
<td>207401</td>
<td>Lot 26-B-1-A-2</td>
<td>3,000</td>
</tr>
<tr>
<td>4. Consuelo Casacop</td>
<td>207399</td>
<td>Lot 26-B-1-C-1</td>
<td>333</td>
</tr>
<tr>
<td><strong>TOTAL AREA</strong></td>
<td></td>
<td></td>
<td><strong>8,333</strong></td>
</tr>
</tbody>
</table>

Maynilad is processing the transfer of title of the four (4) acquired lots. The three (3) landowners except for Pedro Aman appointed an Attorney-in-Fact, Maria Felicidad “Marife” Espeleta, to sign, negotiate, execute and transact the sale of their lots. Marife is also related by blood – a niece of the property owners. *(See Annex B. Special Power of Attorney (SPA) of Marife Espeleta).* The legitimate children and legal heirs of Pedro Aman presented an extra-judicial settlement among themselves since their father died without any will. *(See Annex C. Extra-Judicial Settlement of the Aman Siblings).*
Figure 5. Survey map of the land. The boundary of the property for acquisition is shown in red.
5.2 Land Use Prior to Acquisition

Table 4 below shows the land uses of the properties prior to Maynilad’s acquisition.

**Table 4. The four (4) properties with their previous land uses**

<table>
<thead>
<tr>
<th>Property Owners</th>
<th>Previous Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominador Almendrala</td>
<td>It used to be leased for recycling and reclaiming broken glass bottles but the facility was closed in 2010. Broken glasses from previous business occupant are still littered on-site. The plot is however free of informal settlements.</td>
</tr>
<tr>
<td>Pedro Aman</td>
<td>A portion is presently occupied by the Aman’s house and the same was excluded from the sale. A larger portion, the one sold to Maynilad, is vacant and teemed with unwanted vegetation.</td>
</tr>
<tr>
<td>Fe Almendrala</td>
<td>The property was previously occupied by 14 informal settler households. Based on the household survey conducted, there are sixty-seven (67) displaced individuals in these households. They were displaced as a result of the land acquisition.</td>
</tr>
<tr>
<td>Consuelo Casacop</td>
<td>Previously occupied by the owner's house. But only remnants and abandoned structures were left during the acquisition process.</td>
</tr>
</tbody>
</table>

5.3 Household Survey On The Fourteen (14) Displaced Families

A household survey was conducted on March 06, 2013 to determine the impacts of the displacement to the fourteen (14) households. The date of the conduct of household survey is also the cut-off date. A representative of each household (preferably the head of the family) was interviewed to obtain relevant information on their socio-economic status. The survey indicates the profile of the household members, educational attainment, occupation and income among others. It also contains inventory of project affected structures. The interviewed household members were also asked on their opinion regarding their relocation.

Based from the survey, all households did not pay any rental or any form of compensation to the landowner for dwelling in the land. The following are the gathered findings of the survey:

a. Profile of Family Members:

   Male:

   - 13 to 17 years old: 5
   - 18 and above years old: 20
Female:

13 to 17 years old: 1
18 and above years old: 21

Children ages 12 years and below:

Male: 6
Female: 14

b. The average household income is Php 8,000, with a range of Php 1,500 – Php 19,000.

Table 5 shows the income profile of each household. A brief description is also provided in the right column to describe their economic status. All incomes were based on the declared amount of the correspondents on a monthly basis.

Table 5. Income Profile per Household

<table>
<thead>
<tr>
<th>Household</th>
<th>No. of HH Members</th>
<th>Average Monthly Income in Php</th>
<th>Brief Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Patrick Arciaga &amp; Rhodora Lopez</td>
<td>7</td>
<td>12,000</td>
<td>Two (2) members are working. Patrick earns Php 2,000 as a driver while, Rhodora (wife) earns Php 10,000 as a sales promotorizer. Five (5) are totally dependents including 3 small children.</td>
</tr>
<tr>
<td>2. Richard &amp; Letty Isturis</td>
<td>6</td>
<td>5,000</td>
<td>Only one (1) works in the family; Richard earns Php 5,000 as a driver. Five (5) are dependents in the family; Letty (wife),1 high school graduate daughter, 1 elementary student and 2 small children/granddaughter.</td>
</tr>
<tr>
<td>3. Eluminada Villarin</td>
<td>5</td>
<td>5,500</td>
<td>Two (2) members have income. Eluminada used to sell vegetables in the market. She said she has no income since 2 years ago. Roldan (Eluminada’s son) earns Php 2,500 as a construction worker while, Elizabeth (Roldan’s wife) earns Php 3,000 as a dressmaker. Two (2) members are dependents and are all elementary students.</td>
</tr>
<tr>
<td>4. Erlinda Claudel</td>
<td>2</td>
<td>13,000</td>
<td>Two (2) members (the mother and daughter) have sources of income. Erlinda earns Php 10,000 as a Metro Aide while, Marissa (daughter) earns Php 3,000 as market vendor.</td>
</tr>
<tr>
<td>5. Rey &amp; Aurelia Gibal</td>
<td>2</td>
<td>12,000</td>
<td>Two (2) members have income. Rey earns Php 7,000 as a factory worker while, Aurelia (wife)earns Php 5,000</td>
</tr>
<tr>
<td></td>
<td>Name and Family</td>
<td>Dependents</td>
<td>Monthly Income</td>
</tr>
<tr>
<td>---</td>
<td>----------------</td>
<td>------------</td>
<td>----------------</td>
</tr>
<tr>
<td>6.</td>
<td>Edmon Naeg</td>
<td>3</td>
<td>12,000</td>
</tr>
<tr>
<td>7.</td>
<td>Angelito Naeg &amp; Jenny Billones</td>
<td>2</td>
<td>6,000</td>
</tr>
<tr>
<td>8.</td>
<td>Ramon &amp; Gina Bontog</td>
<td>5</td>
<td>8,000</td>
</tr>
<tr>
<td>9.</td>
<td>Glen Magramo &amp; Jhoy Dublin</td>
<td>4</td>
<td>4,000</td>
</tr>
<tr>
<td>10.</td>
<td>Enrico &amp; Francisca Moldez</td>
<td>5</td>
<td>1,500 + two (2) sons with part-time jobs</td>
</tr>
<tr>
<td>11.</td>
<td>Jonalyn Viesca</td>
<td>3</td>
<td>19,000</td>
</tr>
<tr>
<td>12.</td>
<td>Hipolito Sr. &amp; Myrna Balingasa</td>
<td>10</td>
<td>11,000 + 3 other members with varying incomes</td>
</tr>
<tr>
<td>13.</td>
<td>Jose Mar &amp; Liza Nicolas</td>
<td>8</td>
<td>3,500 + two (2) sons with part-time jobs</td>
</tr>
</tbody>
</table>
works but no definite income. The rest are dependents.

<table>
<thead>
<tr>
<th>14. Francisco &amp; Marilyn Villareal</th>
<th>5</th>
<th>8,400</th>
</tr>
</thead>
</table>

Only one (1) declared to have income. Francisco earns Php 8,400 as a laborer. He has 4 dependents in the family.

The family who reported the highest income has a relative working in Japan who sends monthly remittances ranging Php 10,000 - 15,000. The head of the family is also earning Php 3,000 – 4,000 as a tricycle driver on top of the said remittance. The lowest income of Php 1,500 comes from a fisherman. His income depends on the seasonal catch of fish. He has two (2) sons who are high school graduates and have contractual works.

Some of the members of the displaced households are service providers like drivers, factory workers and laborers working within Muntinlupa and in nearby cities.

c. Range of number of years residing in Fe Almendrala’s Property is 2 – 20 years. They did not pay rentals or any form of compensations.

Table 6 shows the educational attainment of members of the DP households with gender disaggregation.

<table>
<thead>
<tr>
<th>Table 6. Educational Attainment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>Elementary Level</td>
</tr>
<tr>
<td>Elementary Graduate</td>
</tr>
<tr>
<td>High School Level</td>
</tr>
<tr>
<td>High School Graduate</td>
</tr>
<tr>
<td>College Level</td>
</tr>
<tr>
<td>College Graduate</td>
</tr>
<tr>
<td>No Education</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

Most of them are high school graduates and studied in schools within the vicinity for elementary and secondary education. Those with no education are children below school age.

d. Gender related data
Most of the female members of the households are not gainfully employed. Some however are also earning and assumed role as bread winners or household heads.

Three (3) households (Claudel, Naeg & Bontog household) are women-headed or with women assuming the role of a provider. Incomes generated by women-headed households are also comparable to those men-headed.

There are no gender bias issues. Both men and women have equal opportunity for education and engagements in productive services.

e. Description of houses:

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>One storey shanty; made of wood or light/scrap materials or both</td>
</tr>
<tr>
<td>5</td>
<td>One storey starter houses; made of concrete</td>
</tr>
<tr>
<td>2</td>
<td>2 storey starter houses; combination of concrete, woods and scrap materials</td>
</tr>
<tr>
<td>2</td>
<td>One storey completed houses; made of wood or concrete or both</td>
</tr>
<tr>
<td>1</td>
<td>2 storey completed houses; made of wood or concrete or both</td>
</tr>
<tr>
<td>14</td>
<td>TOTAL</td>
</tr>
</tbody>
</table>

Figures 6 to 19 show the DPs with their respective houses.
Figure 8. Eluminada Villarin

Figure 9. Erlinda Claudel

Figure 10. Rey Ciabal

Figure 11. Edmon Naeg

Figure 12. Angelito Naeg

Figure 13. Ramon Bontog
The photo in Figure 19 shows the actual plot of the house of Francisco Villareal. Mr. Villareal personally removed his house and moved out during the Habagat (heavy monsoon rain) in 2012 because of heavy flooding in the area. He and his household transferred
residence and built a house near his relative in Muntinlupa. Only remnants were left when the land was acquired by Maynilad.

Some displaced households can be considered capable of building legitimate and decent houses based on their cumulative incomes. It is possible that they have incomes higher than what is declared.

There are twenty-seven (27) income earners out of the 67 DPs. Majority of them are working with private employers. Others are self-sustaining; they are vendor, fisherman, driver and dressmaker. One household depends on remittance from a relative abroad. Table 7 shows the distribution of DPs according to their income and type of income source.

<table>
<thead>
<tr>
<th>Table 7. Distribution of DPs by Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Employed</strong></td>
</tr>
<tr>
<td>Below 10K</td>
</tr>
<tr>
<td>14</td>
</tr>
</tbody>
</table>

Twenty-six (26) DPs are below the legal employable age in the Philippines, which is 18 years and above. Thus, fourteen (14) DPs are home-makers or about 1 is to 1 household ratio.

Table 8 below shows the distribution of the displaced households according to the length of their stay in Fe Almendrala’s lot.

<table>
<thead>
<tr>
<th>Table 8. Distribution of DPs by Length of Stay (Years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 3</td>
</tr>
<tr>
<td>5</td>
</tr>
</tbody>
</table>

Table 9 shows the distribution of displaced households according to the household facilities. For the toilet facility, only one family declared sharing a common toilet with a relative. For water supply, 3 families declared that they had no water connection but were connected to those had connections. But based on records from Maynilad’s Muntinlupa business area, only six (6) have water accounts and legally connected to Maynilad. Two households declared to have no electricity at home.

The table below also shows the distribution of displaced households according to the structures and assets they owned. Majority of the DPs had not built structures aside from their main house. Three (3) families fenced their house with light/scrap materials (e.g. woods, galvanized iron sheets, bamboo etc.). Two (2) families had backyard gardens planted with vegetables (e.g. ampalaya, malunggay tree, tomatoes etc.).

<table>
<thead>
<tr>
<th>Table 9. Distribution of DPs by Affected Facilities &amp; Other Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Toilet</strong></td>
</tr>
<tr>
<td>14</td>
</tr>
<tr>
<td>Service</td>
</tr>
<tr>
<td>--------------------</td>
</tr>
<tr>
<td>Water supply</td>
</tr>
<tr>
<td>Electricity</td>
</tr>
<tr>
<td>Fence</td>
</tr>
<tr>
<td>Vegetable Plots</td>
</tr>
</tbody>
</table>

When asked regarding their opinion or willingness to vacate their present location of residence, all of them answered YES. According to them, they agreed with the owner to peacefully vacate their plot once needed by the owner.

The household survey was conducted last March 06, 2013, prior to the agreement reached by the sellers and Maynilad through the signing of the Contract to Sell. Table 10 shows the summary of the said survey. The individual survey sheets of 14 displaced households are also attached. *(See Annex D. Household Survey of the 14 Displaced Families)*

### 6. THE RELOCATION SITE

Norma Espiritu, a relative of the sellers, offered her lot as a relocation site for the DPs. She sent a letter to the sellers indicating her intention to provide the DPs a nearby place to transfer. *(See Annex E. Norma Espiritu’s Letter of Intent)*. The lot is approximately 40 meters away from the STP site where DPs were originally located. Figure 20 shows the view of the site. Norma’s lot is offered for purchase (not as a dole out) to the DPs in a much discounted price and with very liberal terms. Terms of the Contract to Sell (CTS) include a.) payment will be made in an instalment basis b.) payment period given is ten (10) years c.) and two (2) years rental-free granted by the owner as grace period to consider and facilitate the rebuilding of their structures. *(See Annex F. DPs’ Contracts to Sell)*. The sale is facilitated by Marife (attorney-in-fact) in order to effect.

**Figure 20. Relocation site offered to the DPs**
### Table 10. Summary of the Household Survey

<table>
<thead>
<tr>
<th>Household</th>
<th>Number of Household Members</th>
<th>Length of Stay</th>
<th>Main Source of Income/Livelihood</th>
<th>Household Monthly Income</th>
<th>Description of House</th>
<th>Willing to be relocated?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Patrick Arciaga &amp; Rhodora Lopez</td>
<td>7</td>
<td>2</td>
<td>Driver</td>
<td>12,000</td>
<td>1 storey starter house; made of concrete (See Fig. 6)</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Richard &amp; Letty Isturis</td>
<td>6</td>
<td>10</td>
<td>Driver</td>
<td>5,000</td>
<td>1 storey shanty; made of wood and light materials. (See Fig. 7)</td>
<td>Yes</td>
</tr>
<tr>
<td>3. Eluminada Villarin</td>
<td>5</td>
<td>7</td>
<td>Vegetable Vendor</td>
<td>5,500</td>
<td>1 storey starter house; made of concrete. (See Fig. 8)</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Erlinda Claudel</td>
<td>2</td>
<td>4</td>
<td>Metro Aide</td>
<td>13,000</td>
<td>1 storey shanty; made of wood and light materials. (See Fig. 9)</td>
<td>Yes</td>
</tr>
<tr>
<td>5. Rey &amp; Aurelia Ciabal</td>
<td>2</td>
<td>4</td>
<td>Factory Worker</td>
<td>12,000</td>
<td>1 storey starter house; made of concrete. (See Fig. 10)</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Edmon Naeg</td>
<td>3</td>
<td>2</td>
<td>OFW wife’s remittance</td>
<td>12,000</td>
<td>2 storey completed house; made of concrete. (See Fig. 11)</td>
<td>Yes</td>
</tr>
<tr>
<td>7. Angelito Naeg &amp; Jenny Billones</td>
<td>2</td>
<td>8</td>
<td>Truck driver</td>
<td>6,000</td>
<td>2 storey starter houses; combination of concrete, woods and scrap materials. (See Fig. 12)</td>
<td>Yes</td>
</tr>
<tr>
<td>8. Ramon &amp; Gina Bontog</td>
<td>5</td>
<td>6</td>
<td>Factory Worker</td>
<td>8,000</td>
<td>2 storey starter house; combination of concrete and woods. (See Fig. 13)</td>
<td>Yes</td>
</tr>
<tr>
<td>9. Glen Magromo &amp; Jhoy Dublin</td>
<td>4</td>
<td>2</td>
<td>Tricycle Driver</td>
<td>4,000</td>
<td>1 storey starter house; made of concrete. (See Fig. 14)</td>
<td>Yes</td>
</tr>
<tr>
<td>10. Enrico &amp; Francisca Moldez</td>
<td>5</td>
<td>6</td>
<td>Fisherman</td>
<td>1,500</td>
<td>1 storey starter house; made of concrete. (See Fig. 15)</td>
<td>Yes</td>
</tr>
<tr>
<td>11. Jonalyn Viesca</td>
<td>3</td>
<td>3</td>
<td>Tricycle Driver + OFW Remittance</td>
<td>19,000</td>
<td>1 storey completed house; made of concrete. (See Fig. 16)</td>
<td>Yes</td>
</tr>
<tr>
<td>12. Hipolito Sr. &amp; Myrna Balingasa</td>
<td>10</td>
<td>20</td>
<td>Carpenter/Construction Worker</td>
<td>11,000</td>
<td>1 storey completed house; made of concrete. (See Fig. 17)</td>
<td>Yes</td>
</tr>
<tr>
<td>13. Jose Mar &amp; Liza Nicolas</td>
<td>8</td>
<td>2</td>
<td>Bus Driver</td>
<td>3,500</td>
<td>1 storey shanty; made of wood and light materials. (See Fig. 18)</td>
<td>Yes</td>
</tr>
<tr>
<td>14. Francisco &amp; Marilyn Villareal</td>
<td>5</td>
<td>1</td>
<td>Laborer</td>
<td>8,400</td>
<td>1 storey shanty; made of wood and light materials. Only remnants were left, when the land was acquired. (See Fig. 19)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

TOTAL 67
The lot for purchase has a total land area of **2,999.67 sq. m** lot, with **TCT No. 207823**. *(See Annex G. TCT of Norma Espiritu’s Lot).* It is parcelled into 32 sq. meter lots. Each DPs who purchased would eventually have a separate title after the full payment is made. The owner will assist in the cost associated with the land titling.

The relocation site is at higher elevation than the DPs previously occupied lot. It was once planted with vegetable, root crops and coconut trees prior to the resettlement. Also, no structures or any informal settlements was seen on-site.

Figure 21 is a schematic diagram showing the location of the two (2) sites; the relocation site and the DPs previously occupied lot.

### 7. RESETTLEMENT POLICY FRAMEWORKS AND ENTITLEMENTS

Although the purchase of the land was through a “willing-seller-willing-buyer” method, there are fourteen (14) households affected. DP structures were cleared after just compensations were agreed upon and paid to them. DPs were also assisted through transition allowances and man-powers during their transfer.

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.”

This is substantially complied through the social safeguard measures implemented and supervised by Maynilad, as part of MWMP’s loan covenant.

### 8. SAFEGUARD MEASURES AND ASSISTANCE

The Household Survey conducted by Maynilad established the number of the displaced persons (DPs) and determined those who are covered by the entitlements as defined in the Resettlement Policy Framework (RPF).

For the fourteen (14) displaced households identified to be affected by the land acquisition:

**a.** Marife Espeleta (attorney-in-fact of the sellers) facilitated the sale of the relocation site for DPs. The DP’s relocation site would cause no significant socio-economic disruptions or physical adjustments to their usual activities owing to its proximity
Figure 21. *Schematic diagram of the DP’s previous location and their relocation site*

*Property boundaries indicated in the above figure are for illustration only and does not represent the actual survey.*
to their previous location. The 14 displaced families are relocated together as a group and maintain the same neighbourhood.

b. The relocation site is a land of 2,999.67 square meters that is offered for purchase by the landowner. The land is parcelled into 32 sq. m each and sold to the DPs in a much discounted price. A portion of the land is dedicated for the DPs while the rest of the lots will be sold to other prospective buyers. Each displaced families is allocated with 32 sq. m. of lot at a cost of Php 2,000/ sq. m. (present zonal value) or for a total cost of Php 64,000. This will be paid in an instalment basis. The owner is also willing to sell more than one parcel to any displaced household interested to purchase more lots.

c. Based on their Contract to Sell (CTS), the displaced families will be allowed to use the lot for two (2) years rent-free before they start paying for the monthly amortization of the lot in the succeeding 10-year period. This is to direct the use of their resources in rebuilding their houses/structures. The corresponding savings the DPs will have for the given 2-year grace period/rent-free are considered as an additional entitlement for them.

The annual cost associated with land lease/rental is normally ten percent (10%) of the lot's selling price; thus, the 32 sq. m lot which costs Php 64,000 could have an annual rental of Php 6,400. This would translate in a 2-year rental cost of Php 12,800 or an equivalent monthly rental of Php 530. Each displaced families will save Php 12,800 amount as an additional entitlement for the 2-year grace period/rental-free given by the owner before the monthly amortization for the lot commence.

d. The displaced families have the option to outrightly purchase or fully pay the same in a period of twelve (12) years (2-year rent-free + 10-year instalment period) with no interest. Based on the CTS, Php 500 and Php 1,000 pesos will be the monthly amortizations for the 32 sq.m and 64 sq.m. lots, respectively.

The owner has offered the instalment-based purchase to be interest free as an additional assistance/entitlement for the DPs. The net present value of the lot is Php 64, 000. When fully paid after 10 years, the lot will have a future value of Php 114,614.25 if a compounded annual interest of 6% (prevailing market interest) is included in the purchase. The interest which amounts to Php 50,614.25 is offered as a discount to the cost of the land and is considered as part of the assistance to the displaced families.

e. On top of this, the owner will shouldered the associated cost of relocation and will assume the capital gains, documentary stamps tax, development cost and all other costs associated with the preparation of individual titles for the lot. Figures below are based on the prevailing costs and estimates of the land owner.

| Physical Transfer | Php 5,000 |
(demolition, hauling etc.)
Capital Gains (6% of the selling price) - Php 4,800
Documentary Stamps Tax - Php 1,200
Lot Segregation - Php 2,500
Transfer Certificate - Php 1,200
RDO Fees - Php 1,200

TOTAL - Php 15,900

In summary, each displaced family will get the following assistance in a form of discounts from the lot owner for the ownership of a 32 sq. m. lot;

Cost of the Transfer of Title - Php 15,900
Free use of land for two (2) years - Php 16,000
Ten (10) years of interest free - Php 50,614

TOTAL - Php 82,514

These are all on top of the financial transfer assistance per household given by the lot owner to displaced families.

f. The lot owner allowed them to salvage any materials from their houses. The transfer of their properties and salvage materials to the relocation site was easy because the site is just walking distance from their previous location. The owner also provided manpower assistance to dismantle their structures.

g. Every displaced household received financial assistance last May 17, 2013 from the owner to facilitate their transfer. Edmon Naeg and Ramon Bontog, owners of 2-storey combined concrete 7 wood houses were given twenty-thousand pesos (Php 20,000) each in consideration for their structures. The rest received ten thousand pesos (Php 10,000) each. Amounts were based on what they agreed with the owner. In total, Php 160,000 was given by the owner as compensations for their affected structures. (See Annex H. Agreements between Fe Almendrala and the DPs)

h. All DPs were properly informed as to the plan of the owner to sell the lot to Maynilad. They received notice to vacate as early as November 07, 2012. (See Annex I. Affidavits of the DPs). They were given at least 90 days upon receipt of the notice to vacate the land. However, after this 90-day period, the DPs still remained in the owner's land. They were requested by the owner to voluntarily remove their structures as soon as they received last May 17, 2013 the agreed financial assistance.

9. FENCING AND CLEARING OPERATION

Maynilad commenced the pre-implementation phase clearing operation after compensations were given and DPs completely moved out from the site. Figure 22 below
shows the cleared area previously occupied by the 14 displaced families. The photo was taken during the Site Due Diligence on January 07, 2014. It was not yet fenced at the time of the visit.

Maynilad urged its Contractors to hire locals, aside from their regular labourers, for the temporary fencing works of the area. Thus, three (3) locals were hired. They were Gerald Nepomuceno, Jeffrey Robinos and Alexis Ramos. The STP was completely fenced on February 2014 and protected from further encroachments. It is now manned by a security service preventing any unauthorized entry. Figure 23 shows the view of the STP site already fenced.

**Figure 22. The site after the demolition and clearing operation**

![Figure 22](image)

**Figure 23. View of the site with installed fences**

![Figure 23](image)
10. RESETTLEMENT STATUS

Nine (9) of the 14 displaced households are now living in the relocation site. Four (4) households however did not transfer but previously signified interest in purchasing lot in the relocation site. Edmon Naeg already signified not interested to purchase lot or transfer in the relocation site.

Interview with other DPs during the due diligence conducted last May 20, 2014 revealed the status of the five (5) displaced households who did not transfer.

- Edmon Naeg previously signified no intention of transferring to the relocation site. The family is now living in Canada where his wife works. However, he handed his allotted portion to his brother (Angelito Naeg) and will be the one to occupy it.
- Eluminada Villarin and her family returned to their hometown in Palawan.
- Rey Ciabal and his family opted renting a house near his workplace in Muntinlupa.
- Glen Magramo and his family are living with his parents.
- Francisco Villareal and his family built a house near their relatives in Muntinlupa and are now living there since the Habagat (heavy monsoon) in 2012.

Table 12 below shows the summary of the resettlement status.

Maynilad also interviewed some DPs about their opinion on the resettlement. Majority had signified contentment on their entitlement received.

<table>
<thead>
<tr>
<th>Household Name</th>
<th>Presently living now in the relocation site?</th>
<th>Lot area occupied (sq. m.)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patrick Arciaga</td>
<td>Yes</td>
<td>64</td>
<td>Completely transferred (See Fig. 30)</td>
</tr>
<tr>
<td>Richard Isturis</td>
<td>Yes</td>
<td>64</td>
<td>Completely transferred (See Fig. 33)</td>
</tr>
<tr>
<td>Eluminada Villarin</td>
<td>No</td>
<td>-</td>
<td>The family returned to their hometown in Palawan.</td>
</tr>
<tr>
<td>Erlinda Claudel</td>
<td>Yes</td>
<td>32</td>
<td>Completely transferred (See Fig. 32)</td>
</tr>
<tr>
<td>Rey Ciabal</td>
<td>No</td>
<td>-</td>
<td>The family opt not to transfer and now renting somewhere in Muntinlupa.</td>
</tr>
<tr>
<td>Edmon Naeg</td>
<td>No</td>
<td>-</td>
<td>He is living in Canada and handed over the portion allotted to him to his brother. (See Fig. 27)</td>
</tr>
<tr>
<td>Angelito Naeg</td>
<td>Yes</td>
<td>64</td>
<td>Completely transferred (See Fig. 26)</td>
</tr>
<tr>
<td>Name</td>
<td>Status</td>
<td>Age</td>
<td>Notes</td>
</tr>
<tr>
<td>--------------------</td>
<td>--------</td>
<td>-----</td>
<td>-----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Ramon Bontog</td>
<td>Yes</td>
<td>64</td>
<td>Completely transferred (See Fig. 28)</td>
</tr>
<tr>
<td>Glen Magramo</td>
<td>No</td>
<td>-</td>
<td>The family is living with Glen Magramo's parents.</td>
</tr>
<tr>
<td>Enrico Moldez</td>
<td>Yes</td>
<td>96</td>
<td>Completely transferred (See Fig. 25)</td>
</tr>
<tr>
<td>Jonalyn Viesca</td>
<td>Yes</td>
<td>64</td>
<td>Completely transferred (See Fig. 24)</td>
</tr>
<tr>
<td>Hipolito Balingasa</td>
<td>Yes</td>
<td>32</td>
<td>Completely transferred (See Fig. 29)</td>
</tr>
<tr>
<td>Jose Mar Nicolas</td>
<td>Yes</td>
<td>32</td>
<td>Completely transferred (See Fig. 31)</td>
</tr>
<tr>
<td>Francisco Villareal</td>
<td>No</td>
<td>-</td>
<td>The family signified interest in purchasing a lot. But they built a house near their relative's residence in Muntinlupa and are currently living there since Habagat in 2012.</td>
</tr>
</tbody>
</table>

There are six (6) DP households who purchased more than 1 parcel (32 sq.m.) of lot; one even afforded to have three (3) parcels because of the low price and liberal terms of payment granted to them.

Figures 24 – 32 show the new houses of DPs who transferred in the relocation site.

**Figure 24. Patrick Arciaga**

![Image](image1)

**Figure 25. Richard Isturis**

![Image](image2)
Figure 26. Erlinda Claudel

Figure 27. Angelito Naeg

Figure 28. Ramon Bontog

Figure 29. Enrico Moldez

Figure 30. Jonalyn Viesca

Figure 31. Hipolito Balingasa
Figure 33 shows the development of one of the DPs house. The photo on the left is a view of Hipolito Balingasa’s house a few days after the transfer. On the right-side is his backyard planted with vegetables after two months.

The most important improvement attained by the resettlement is the lot purchase which gave DPs the security of tenure. They now have the freedom to rebuild their houses, even create productive means like backyard gardens to augment their living conditions.

**Figure 33. View of Hipolito Balingasa’s house. (Left-side) His house as seen last Jan 2014. (Right-side) His house with a backyard garden as seen 5 months thereafter.**

### 10.1 Restored Utilities

**A. Water Connections**
Maynilad completed last August 6, 2014 the restoration of the six (6) water connections that were disconnected due to the clearing operation. Figure 34 shows the restored watermeters and pipe connections.

**Figure 34.** Six (6) new watermeters installed on-site as replacement for the DPs disconnected utilities.

Other displaced households who have no water accounts are encouraged by Maynilad to be connected. They maintain their old system of buying water per container or water tapping from their neighbours.

The provisions of water in their new location also promotes women’s cause as homemakers and unburden children thus, give them time for recreation and schoolwork. The availability of water connections lessens their burden on household chores utilizing water such as fetching water for drinking, laundry and washing dishes among other activities. This will give them more time to attend to other family needs and opportunity for self recreation. It also keeps the family clean and healthy.

B. Electricity

The site is already energized and electricity is readily available for line connections. They must however individually apply to MERALCO --the electric service provider in Metro Manila-- for legal connections and installation of electric meters. Erlinda
Claudel has already line connection with electric meter. Others have electricity but still maintain their old system of electric tapping. In their old system, the household where they tapped at pre-determined its average monthly bill, and the one who taps usually pay the increase in electric bill which corresponds to the latters electric usage.

The STP’s site development plan includes installation of lamp posts around its perimeter. Since the relocation site is just adjacent to the STP, the presence of lamp posts will improve the safety and security in the area. It will be beneficial particularly to women and children traversing during night time. The presence of manned security and CCTVs in Tunasan STP’s vicinity is also a significant factor enhancing the security within the area.

C. Title of Land Ownership

As agreed between the owner and the DPs, copies of their Contract to Sell (see again Annex F) for the purchase of lot was given to the DPs on July 19, 2014. Only those nine (9) households who purchased lots and transferred to the relocation site were given with CTS copies. Their monthly amortization will commence in January 2016. They were given two years grace period from relocation date (January 2014).

The nine (9) households who purchased lots are now living in the relocation site. Four (4) households did not transfer but previously signified interest in purchasing lot in the relocation site. Edmon Naeg already signified not interested to purchase lot or transfer in the relocation site.

They will be awarded with Title of Land Ownership once they fully pay the amount for their respective purchased lot, based on the 10-year payment schedule. Monthly amortization is Php 500 for a 32 sq.m. lot.

10.2 Action Plan for the Access to the Relocation Site

As shown in the Figure 21 (page 22), the site is an interior lot. At present, DPs use an existing narrow easement in front of the site as their access.

There are apartment units along the road, fronting the relocation site. On the side of the apartment units, there is a small alley which is approximately 1 meter wide. Residents of the said units are complaining of the constant passing of the DPs, disturbing their privacy and posing threat to their security.

Maynilad decided to construct (as part of its CAPEX) a footbridge on the creek solely for the DP’s access to avoid causing nuisance to other residents. The design is on-
going. Its overall configuration will be carefully considered for safety of the passers-by. This will be bid out separately to Maynilad’s "All-Works" Contractors within the year and is expected to be completed on the 1st quarter of 2015.

11. BENEFITS OF THE SUB-PROJECT

The project will also bring positive impacts to the natural environment and the immediate community. These benefits could be long term or short term.

Its positive environmental impacts are mostly long-term. These impacts include (1) improvement of the water quality of the rivers draining to Laguna Lake (2) reduction of pollution loads discharged into Laguna Lake (3) improved sanitation and health conditions of communities, especially those residing near the waterways (4) revival of the downstream river ecosystem (5) improved view of the place due to landscapes and architectural configuration of the facility.

Its positive social impacts can be both temporal and permanent. These temporal impacts will include (1) demand on local employment during the two-year construction period (2) booming of small-scale businesses (e.g. sari-sari store, carinderia etc.). Presence of the new sewage infrastructure could also lead to increase of property values in the vicinity.

Long-term social benefit of the STP in the area will be the enhancement of security and safety of the area due to the presence of light posts in the perimeter and 24 hours manned security and CCTVs.

12. MITIGATING MEASURES ON THE FLOOD OCCURRENCE IN THE AREA

Maynilad commissioned a consultant to study the occurrence of flooding in the area and to recommend solutions in addressing this problem. Similarly, the Bank also contracted their own consultant to review and validate the said study. Maynilad came up with a technical report which shows flood baseline data and discuss in detail the flood mitigating measures.

Based on the Metro Manila Flood Management Master Plan cited in the report, the flood profile shows Bgry. Tunasan flood level is up to 2 meters and the duration is up to 2 to 3 months in the area and along the shore of Laguna Lake. The recorded or projected 2-meter maximum flooding in Tunasan STP site can be addressed through an acceptable engineering solution such as backfilling and installing STP equipment and its control facilities above ground.

For the accessibility issue, there are three (3) identified access roads to the Tunasan STP site; the San Guillermo St., Buendia St., and via St. Andrews/St. Agnes/Sto. Niño connection. San Guillermo St. and Buendia St. were reported to be flood prone while the St.
Andrews/St. Agnes/Sto. Niño connection is accessible during heavy rains. Figures 35-37 are pictures of the three (3) streets that are access to the site during heavy floods. The knee-deep (0.72 - 1 m) flood level in the said road is not critical as Maynilad trucks can pass up to 1.5 m depth flood level without any difficulty. Access to the STP can also be addressed by a rubber boat during extreme flood conditions. Maynilad is also capable of responding to natural disasters because of the Company’s adherence to its Emergency Preparedness and Response Program.

**Figure 35. View of Sto. Niño Street.**

![Figure 35](image1)

**Figure 36. View of St. Agnes Street.**

![Figure 36](image2)
13. PUBLIC CONSULTATION AND PARTICIPATION

The Tunasan, Muntinlupa STP – Public Consultation was held on Friday, August 31, 2012 at the Barangay Hall Lobby, Tunasan, Muntinlupa City. It was attended by Barangay leaders, HOA representatives and local residents. (See Annex J. Attendance of the Public Consultation)

Shown below are the numbers of attendees per organization.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Attendance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barangay Council of Tunasan, Muntinlupa</td>
<td>7</td>
</tr>
<tr>
<td>Maynilad Water Services Inc.</td>
<td>5</td>
</tr>
<tr>
<td>Local Residents</td>
<td>15</td>
</tr>
<tr>
<td>Home Owners Assoc. Representatives</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>30</strong></td>
</tr>
</tbody>
</table>

Maynilad’s WMD presented the proposed wastewater treatment project in the community. Business Area representatives were also present during the PubCon. BA representatives will be the ones to work closely with the community and ensure good reception of the project in the area. 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. Conveyance route  
b. Project schedule  
c. Sewer network  
d. Effluent water to be used for water distribution  
e. Residual chlorine  
f. Water quality  
g. Solid waste management  
h. Role of LGU in the project  
i. Tariff implications

For other details of the proceedings, see Annex K. Minutes of the Public Consultation.

Figures 38 – 39 are pictures taken during the public consultation in Barangay Tunasan, Muntinlupa.

**Figure 38.** Engr. Angeles, Head of Maynilad Wastewater Catchment Unit, discussing the proposed STP project to PubCon participants.
13.1 Face to Face Discussions with the Displaced Persons

A Face-to-face discussion was conducted by Maynilad, together with the landowner’s representative, to each project affected households to inform them about the intention of Maynilad in acquiring the property. The said activity also aimed to facilitate mutual agreement between the owner and DPs so that requests of both parties are heard and properly addressed.

In general, DPs did not oppose the decision of the owner to sell the lot for the Maynilad STP project.

13.2 Project Presentation to Mayor Fresnedi and Barangay Officials

Maynilad met with Muntinlupa City Mayor Jaime Fresnedi together with the barangay kagawads and city officers last September 24, 2014 for a project presentation. The goal of the meeting are to (a) give answers and clarifications on the doubts of local leaders on the project (b) come-up with a mutual agreement on issues related to project implementation.
and ultimately, (c) seek the Mayor’s approval and the support of barangay leaders. *(See Annex L. Attendance of the Meeting with Mayor Fresnedi of Muntinlupa City)*

Notable concerns raised during the meeting are the following:

- Securing of Barangay Permits and No Objection Letters
- Schedule of pipelaying works to coordinate with the DPWH road project for proper timing
- City Engineering Office’s requirements for its review
- Local taxations
- Clarifications on the STP configurations and the design of conveyance system

In general, the Mayor expressed a positive viewpoint on the project. He requested that any critical project activity shall be properly coordinated to his Office for approval and to avoid unnecessary delays. Moreover, no aversion from the barangay captains was noted.

Engr. Jerry Palma, Wastewater Planning and Projects Head, presented the project. Engr. Yolanda Lucas, Program Management Head and Engr. Francisco Arellano, Head of Corporate Quality, Environment, Safety and Heath of Maynilad were also present during the meeting to strengthen the company’s commitment on the project. Figures 40-42 are photos taken during the meeting with Mayor Fresnedi conducted at Muntinlupa City Hall, Putatan, Muntinlupa City.

**Figure 40.** Engr. Jerry Palma (right) of Maynilad presenting the proposed sewerage project. *On the left is Mayor Fresnedi.*
Figure 41. Attendees of the meeting composed of Barangay Kagawads, LGU officers and Maynilad representatives from PMD, WMD, CQESH and Muntinlupa Business Area

Figure 42. Photo taken during the open forum
14. **GRIEVANCE 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. 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.

All in all, at least two weeks are given to accept, process and monitor a grievance that will emerge due to project implementation.

15. TIME FRAME

Table 13 shows the dates of the accomplished activities of Maynilad as well as target dates for incoming endeavours.

Table 13. Timeline of Events

<table>
<thead>
<tr>
<th>STEPS</th>
<th>SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Site Identification &amp; Acquisition</td>
<td></td>
</tr>
<tr>
<td>1. Long list of sites identified</td>
<td>Jan. 2012</td>
</tr>
<tr>
<td>4. Site Due Diligence</td>
<td>From Mar. to June 2012</td>
</tr>
<tr>
<td>5. First presentation to CAC</td>
<td>May 2012</td>
</tr>
<tr>
<td>6. Second presentation to CAC</td>
<td>May 2012</td>
</tr>
<tr>
<td>7. Negotiation with the Owner</td>
<td>From June to Sept. 2012</td>
</tr>
<tr>
<td>8. Preparation of Safeguard instruments</td>
<td>From Sept. 2012 to date</td>
</tr>
<tr>
<td>10. Deed of Conditional Sale (50 % downpayment)</td>
<td>March 02 &amp; 08, 2013</td>
</tr>
<tr>
<td>11. Pre-implementation Phase (clearing operation, compensation etc.)</td>
<td>Nov – Dec 2013</td>
</tr>
<tr>
<td></td>
<td>Consuelo Casacop – Aug 30, 2013</td>
</tr>
<tr>
<td></td>
<td>Fe Almendrala - Jan03, 2014</td>
</tr>
<tr>
<td></td>
<td>Pedro Aman – May 09, 2014</td>
</tr>
<tr>
<td>B. Design and Development</td>
<td>From Dec 2013 to Jan 2015</td>
</tr>
<tr>
<td>C. Construction and mechanical/electrical installation</td>
<td>From Jan 2015 to Sept 2015</td>
</tr>
<tr>
<td>D. Commissioning</td>
<td>From Sept 2015 to Dec 2015</td>
</tr>
<tr>
<td>E. Plant process proving/ Performance Test</td>
<td>From Dec 2015 to Dec 2016</td>
</tr>
</tbody>
</table>
16. IMPLEMENTATION AND MONITORING

The implementation of the project can be divided into two components. One is the construction of the treatment facility and the other is the construction of the conveyance system. These are two separate items that need to be phased together, so that, as soon as sewage is collected, it can be conveyed, via the network of pipelines, to the STP facility for treatment. Treated sewage will be discharged through an effluent outfall to a selected discharge point.

B. Treatment

The STP will be a design and build package. Tender documents would be prepared and submitted to Design & Build Contractors for costing and bidding. Biosolids processing units cannot be commissioned until enough sludge has been generated in the STP and could therefore be slightly delayed. The design and construction timelines will be dependent upon the proposal of the design- and-build contractors. Based from previous experience, construction of facilities of this magnitude takes about 1.5 - 2 years.

A. Conveyance

For the conveyance system, it is expected that after the completion of the feasibility study, Maynilad will provide direction on which option will be implemented.

Consequently, a detailed design will then be carried out for the more practical option. Tender documents will be prepared based from the detailed design. These documents will be sent out to Maynilad accredited Contractors for tendering. Depending on the timetable of Maynilad, the construction can be divided into phases and a dedicated Contractor will handle each phase. Similarly work can be divided among various contractors working in parallel in different areas of the catchment.

The ideal plan is to construct and commission the conveyance just prior to the treatment plant. The treatment plant should take approximately one and a half to two years to be designed, constructed and commissioned. In order to manage timely delivery of the conveyance, Maynilad will divide construction into various packages of work by a number of Contractors. These packages would need to be delivered simultaneously.

17. ACQUISITION, VALUATION AND COMPENSATION

The land acquisition of the four (4) lots is through a “willing seller-willing buyer” approach. Appraisal documents showed that the lots are free of encumbrances. The zonal value of the property as provided by the Bureau of Internal Revenue (BIR) on their official website is Php __________ per sq. meter. The appraised value provided by the Maynilad accredited broker, Cuervo Valuers & Advisory Inc., is Php __________ per sq.m. Based from the same report, the average market value in the area is Php __________ for the gross land area.
of 8,333 sq. meters. The appraisal of the properties was done on May 21, 2012 and Offer to Sell was submitted to Maynilad by seller’s broker on June 13, 2012. Contracts to Sell (CTS) and Deeds of Absolute Sale (DOAS) of the sellers were signed. (See Annex M. Contracts to Sell). The sellers have also signed Acknowledgment Receipts upon receiving the partial and full payment of their sold properties. (See Annex N. Acknowledgement Receipts of the Sellers on the Partial (50%) Payment Made by Maynilad & Annex O. Acknowledgement Receipts of the Sellers on the Full (100%) Payment Made by Maynilad).

Table 14. Valuations and the purchase price of the four (4) Properties

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Area for Acquisition (sq. meters)</th>
<th>Appraised Value</th>
<th>Market Value</th>
<th>Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dominador Almendrala</td>
<td>3,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consuelo Casacop</td>
<td>333</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fe Almendrala</td>
<td>3,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedro Aman</td>
<td>2,000</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The purchase prices were negotiated with the sellers. Though sellers’ offers are higher, Maynilad agreed with the prices because no other land available in the area that suits the required size for the STP.

The purchase price however is comparable on the previous experience of Maynilad when acquiring land for the Putatan Water Treatment Plant. The property is in Putatan, Muntinlupa (Tunasan’s adjacent barangay) and was acquired at a selling price of Php per sq. meters, much higher than the purchase price of Tunasan STP site. Likewise, the acquisition of the land went through strict evaluations and passed Maynilad’s CAC process.
ANNEX A

Transfer Certificates of Title of the Sellers
Transfer Certificate of Title

No. 207399

SN No. 4380894

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

REGISTRY OF DEEDS FOR THE

CITY OF MANILA

It is hereby certified that certain land situated in the City of Muntinlupa,
Philippines,

—A parcel of land (Lot 26-B-1-C-1 of the subdn. plan, Pad-00-039756, being a portion of Lot 26-B-1-C (LRC) Pad-226156 L.R.C. Rec. No. 2721), situated in the regy. of Tumasan (Bagtagan) Barangay of Muntinlupa, Metro Manila, Island of Luzon, bounded on the N., and E., along lines 1-3 by Lot 26-B-1-C-2 of the subdn. plan, on the S., along line 3-4 by Lot 26-B-1-E (LRC) Pad-226156 and on the W., along line 4-1 by Barrio Road. Beginning at a point marked "1" on plan, being S. 16 deg. 23' 57", 362.33 m. from N. No. 59, Muntinlupa Estate, thence N. 88 deg. 22' 55",
22.33 m. to point 2; thence S. 7 deg. 15' 58", 15.00 m. to point 3; thence S. 68 deg. 22' 56", 22.33 m. to point 4; thence N. 7 deg. 15' 58", 15.00 m. to the point of

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

CONSUELO CASACOP, single, of legal age, Filipino,

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 16th day of December in the year nineteen hundred and thirteen in the Rizal Registration Book of the Office of the Register of Deeds of Volume 2-7 page 34 as Original Certificate of Title No. 656, pursuant to Decree No. 9329 issued in L.R.C. Record No. 2721 in the name of

This certificate is a transfer from Certificate of Title No. 204431/T-1021 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at City of Makati
Philippines, on the 24th day of October in the year nineteen hundred and ninety-six at 11.30 hrs.

ATTEST:

(Owner's postal address)

(Township of Deeds) 278/199

*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. ........................................
beginning; containing an area of THREE HUNDRED THIRTY THREE (333) SQUARE METERS,
more or less. All points referred to are indicated on the plan and are marked
on the ground by PS cyl. conc. mons., 15x60 cm., except point 4 by Old PS cyl.
conc. mons., 15x60 cm., bearings true; date of original survey, on March 21-27,
1912 (Huntinglups Estate) and that of the subdn. survey, on March 6, 1996 and
approved on Sept. 12, 1996./

FERNANDO F. IGNACIO
Deputy Register of Deeds

Entry No. ................................. MORTGAGE
To guarantee a principal obligation
Mortgagee's consent required in the property, other county?
Book No. ................................. Page No.
Date of Instrument .................. .......................... ..........................
Date of Inscription .................. .......................... ..........................

(Director of Deeds
OFFICER-IN-CHARGE

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

* Register of Deeds
No. 4380893

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

REGISTRY OF DEEDS FOR THE

CITY OF MAKATI

Transfer Certificate of Title
No. (079398) - 107869 -

Philippines hereby certify that certain land situated in the
City of Muntinlupa,

is hereby transferred to the

DOMINADOR ALMENDRALA, of legal age, single, Filipino,

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

NOTE: On the Eastern portion corners 4 & 5 there

is a salvage zone.

It is furthermore certified that said land was originally registered on the 16th day of December, in the year nineteen hundred and

KIXTEEN

in the Registration Book of the Office of the Register of Deeds of Rizal Volume 2721 page 271 as Original Certificate of Title No. 2043178-1021, pursuant to Decree No. 5328 issued in L. R. C. Record No. 2721, in the name of

This certificate is a transfer from

Certificate of Title No. 2043178-1021 which

is cancelled by virtue hereof in so far as the above-described land is concerned.

CERTIFIED TRUE

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

Cuyab, San Pedro, Laguna

(Owner's postal address)

City of Makati

Entered at 24th day of October
in the year nineteen hundred and ninety-six
at 1:00 P.M.

ATTES:

ATTY. FELICIANO P. JUNIO
DEPUTY REGISTRAR OF DEEDS

(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 legal entity or partnership, state the citizenship of both spouses.
MEMORANDUM OF ENCUMBRANCES

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

Entry No. 74, 334

S. 86 deg. 57'E., 196.12 m. to point 4; thence S. 8 deg. 56'E., 9.00 m. to point 5; thence S. 88 deg. 22'W., 173.86 m. to point 6; thence N. 7 deg. 15'32", 15.00 m. to point 7; thence S. 89 deg. 22'W., 22.33 m. to the point of beginning; containing an area of THREE THOUSAND (3,000.00) SQUARE METERS, more or less. All pts. referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mns., 15x60 cm., except points 4 & 5 by 0ld PS cyl. conc. mns., 15x60 cm., bearings true, date of orig. survey, on March 21-27 (Tubesan Estate) that of the subdn. survey, on March 6, 1996 and approved on Sept. 12, 1996. /x-x-x-x-x-x-x-x-

ATTY. FERDINAND P. LNAO
DEPUTY REGISTRAR OF DEEDS

ENTRY NO. 13, 1996
ROLL NO. 16, 1996

MORTGAGE In Favor of Union Bank of the Philippines
Mortgagor's consent necessary in the sum of P. 500,000.00 for a term of 5 years, if any security or an alienation thereof.

Book No. 1, Page No. 1
Date of Instrument: 1995
Date of Inscription: 1995

ATTY. FERDINAND P. LNAO
DEPUTY REGISTRAR OF DEEDS

A CERTIFIED TRUE COPY

Account Paid
D. R. No.
Date Paid
No. of Pages
Vaultkeeper
Verified by

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

Register of Deeds
No. 4380896

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

REGISTRY OF DEEDS FOR THE

CITY OF MAKATI

Transfer Certificate of Title
No. (074012) 107872

It is hereby certified that certain land situated in the City of Muntinlupa, Philippines, bounded and described as follows:

A parcel of land (Lot 26-B-1-A-2), of the subdn. plan Pad-00-039754, being a portion of Lot 26-B-1-A (LRC) Pad-226158, L.R.C. Rec. No. 2721, situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the N. along line 1-3 by Parrojo Road, on the NW. along line 3-4 by Lot 26-B-1-A (LRC) Pad-226158, on the E. along line 4-5 by Manila de Bay, on the S. along line 5-6 by Lot 26-C Pad-16529 and on the W. along lines 6-7-1 by Lot 26-B-1-A-1 of the subdn. plan, beginning at a point marked "I" on plan, being S. 17 deg. 00' E., 411.63 m. from Mon. No. 59, Muntinlupa Estate; thence N. 15 deg. 05' W., 7.36 m. to point 2; thence N. 7 deg. 15' W., 2.68 m. to point 3; thence N. is registered in accordance with the provisions of the Property Registration Decree in the name of

FRANCISCO ALMENDRALA, of legal age, single, Filipino,
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 NOTE: On the Eastern portion corners 4 & 5 there is Salvage Zone 20.00 m. wide.

It is further certified that said land was originally registered on the 16th day of December, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 8-7, page 21, as Original Certificate of Title No. 9329, pursuant to Decree No. 9329, in the name of

Transfer Certificate of Title No. 204429/7-1021, which is cancelled by virtue hereof in so far as the above-described land is concerned.

DEPARTMENT OF THE PHILIPPINES
OFFICE OF THE COMMISSIONER OF LAND REGISTRATION

Certified true records of

No. of Pages
Mila G. Padre
Registrar of Deeds

Gubat, San Pedro, Laguna

(notes of address)

Entered at City of Makati
Philippines, on the 24th day of October, in the year nineteen hundred and ninety-six at 10:32 P.M.

Attends:

VERIFIED

P. E. Ignacio
Deputy (Registrar of Deeds) 0497 regt

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.

12.07402
MEMORANDUM OF ENCUMBRANCES
(When necessary use this page for the continuation of the technical description)

Entry No. .......... 83 deg. 39'E., 195.54 m. to point 4; thence S. 8 deg. 56'E., 9.00 m. to point 5;
thence S. 78 deg. 59'E., 174.73 m. to point 6; thence N. 5 deg. 05'W., 15.00 m.
to point 7; thence S. 78 deg. 59'W., 22.33 m. to the point of beginning;containing
an area of THREE THOUSAND (3,000.00) SQUARE METERS, more or less. All points
referred to are indicated on the plan and are marked on the ground by PS cyl.
conc. mons., 15x60 cm., except points 2, 3, 4, 5 by Old PS cyl. conc. mons., 15x60
cm., bearings true, date of orig. survey, on March 21-27, 1912 (Tunasang Estate)
that of the subdn. survey, on March 6, 1996, and approved on Sept. 12, 1996./

   |   |
   |   |
   |   |

FERNANDO P. IGNACIO
Deputy Register of Deeds

ENTRY NO. .......... P 29460
MORTGAGE IN FAVOR OF IMELDA B. DE LA VIRA
To guarantee a principal obligation in the sum of P100,000, due May 15, 1998.
Mortgagor's consent necessary in case of deposit of mortgage or an alteration of
the property; other conditions set forth in Deed.

DOM INSTRUMENT .......... AUG 3, 1996
DEED INSTRUMENT .......... AUG 3, 1996

IMELDA B. DE LA VIRA
OFFICER IN CHARGE
DEPUTY REGISTRAR OF DEEDS

MEMORANDUM OF ENCUMBRANCES continued on Page ................. -B-
(Technical Description continued on Additional Sheet .......... Page .......................... -

Register of Deeds
No. 4041156
REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

REGISTRY OF DEEDS FOR THE CITY OF MAKATI

Transfer Certificate of Title
No. = 204430 = 101960 =

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

A PARCEL OF LAND, Lot 26-2-1-1 of the sub-plan (Lot 163, Reg. No. 2431) situated in the 12 of Tunasan, Makati, City of Antipolo, Prov. of Rizal, repository. Bounded on the N., points 2 to 1 by lot 26-2-1-2 of said sub-plan; on the S., points 1 to 2 by the Agrupan de Bay, on the W., points 3 to 4 by said lot, and on the E., points 4 to 1 by lot 26-2-1-4 of said sub-plan and on the S., points 1 to 2 by a marco house (adjacent Lot 159, Reg. No. 143), beginning at a pt. marked "1" on plan, being 8.17 sq. 901.79 sq., more or less, and having an area of 1.79 ha., 196.19 sq., to pt. 1; thence 2.28 deg. 22' 3.566 sq., to pt. 3; thence 3.38 deg. 50' 3.90 sq., to pt. 4; thence 2.83 deg. 39' 4.19 sq., to pt. 5; then to the beginning, containing an area of 1.79 ha., is registered in accordance with the provisions of the Property Registration Decree in the name of:

PEOCHO ANAN, of legal age, Filipino, married to Piedad Anan,

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 16th day of January, in the year nineteen hundred and thirty-six, in the Registration Book of the Office of the Register of Deeds of the Province of Rizal, Volume 1, page 2121, as Original Certificate of Title No. 2431, pursuant to Decree No. 1292, issued in the name of:

This certificate is a transfer from Certificate of Title No. 2431, which is cancelled by virtue hereof in so far as the above-described land is concerned.

DETACHED FROM THE RECORDS OF THE PAKAT REGISTRY OF LANDS TOWARDS THE RECORDED DEEDS

City of Makati

ATTEST:

Date:

No. of Pages:

Verified registrar of deeds

Register of Deeds

DATE: 12.07.404.
ENTRY NO. 56733 (2018 30) 10/1/1960
Filed by:
PAOLO CALDON AMON

AFFIDAVIT OF LOSS:

stating under oath that the original duplicate copy of this title has been lost in accordance with Section 78 of the Revised Public Records Act, Public Acts, City of Manila, 1912.

Date of Instrument:
2-27-1912

Date of Inscription:
2-27-1912

ATTY. SILVENCIO GARCIA
REGISTER OF DEEDS

ENTRY NO. 16321 (204480) 01/1960
Filed by:
MARIA FELICIDAD P. ESPERETE

AFFIDAVIT OF LOSS:

stating under oath that the original duplicate copy of this title has been lost in accordance with Sec. 78 of the Revised Public Records Act, Public Acts, City of Manila, 1912.

O. R. No. of Instrument:
1929

Date of Instrument:
2-27-1912

Date of Inscription:
2-27-1912

No. of Page:

Vaultkeeper:

MEMORANDUM OF ENCUMBRANCES continued on Page B
(Technical Description continued on Additional Sheet)

ATTY. SILVENCIO GARCIA
REGISTER OF DEEDS
ANNEX B

Special Power of Attorney of Marife Espeleta
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. CONSUELO CASACOP, of legal age, with postal address at 193 BUENDIA STREET, TUNASAN, MUNTINLUPA CITY, hereby name, constitute and appoint MARIA FELICIDAD A. ESPELETA, of legal age, with address at No. 46 NATIONAL ROAD, PUTATAN, MUNTINLUPA CITY, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following:

1. To represent and transact business with MAYNILAD relative to the sale of the property covered by TCT No. 207399;

2. To received and encash the check payment relative to the sale of the property.

3. To execute and sign for and in my behalf any documents, papers, receipts which may be necessary and expedient to carry into effect the foregoing authorities.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full powers and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authorities, as fully to all intents and purposes as I might or could lawfully do if personally present, with full power of substitution and revocation, and hereby ratifying and confirming all that my said attorney-in-fact or her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this MONDAY of __________ at ________________.

CONSUELO CASACOP
Principal

MARIA FELICIDAD A. ESPELETA
Attorney-in-fact

Signed in the presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
CITY OF MUNTINLUPA CITY

BEFORE ME this MON 05 NOV 2012 personally appeared __________, exhibiting to me the following competent evidence of identify:

GOVERNMENT ID/ CTC Date and Place Issued

Consuelo Casacop
Maria Felicidad A. Espeleta

known to me and to me known to be the same person/s who executed the foregoing Special Power of Attorney, and acknowledged to me that the same is their free act and deed.

Doc. No. 453:
Page No. 22:
Book No. X:
Saries of _______

ATTY. JOSERICHARDO P. FLORES
NOTARY PUBLIC
NC NO. 12-019, MUNTINLUPA CITY
PTR NO. 09842/R7/MM-12. 29-7/312012.
COMMISSION EXPIRES ON 12/3/2013.
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

We, DOMINADOR ALMENDRALA, LUZ ALMENDRALA, FE ALMENDRALA and NORMA ESPIRITU married to VIRGILIO ESPIRITU, all of legal age, with postal address at CUYAB, SAN PEDRO, LAGUNA, hereby name, constitute and appoint MARIA FELICIDAD A. ESPELETA, of legal age, with address at No. 46 NATIONAL ROAD, PUTATAN, MUNTINLUPA CITY, to be our true and lawful attorney-in-fact, for us and in our name, place and stead, to do and perform the following:

1. To represent, transact, negotiate and sell the properties to MAYNILAD;

2. To execute and sign for and in our behalf any documents, papers, receipts which may be necessary and expedient to carry into effect the foregoing authorities.

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full powers and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authorities, 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 that our said attorney-in-fact or her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of ____ at ____________.

DOMINADOR ALMENDRALA  MARIA FELICIDAD A. ESPELETA
Principal Attorney-in-fact
LUZ ALMENDRALA
Principal
FE ALMENDRALA  VIRGILIO ESPIRITU
Principal  Principal
NORMA ESPIRITU  ____________
Principal  SIGNATURES

Signed in the presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
CITY OF SAN PEDRO, LAGUNA

BEFORE ME this ____ day of ___ 2012 personally appeared ________

exhibiting to me the following competent evidence of identify:

Dominador Almendrala  GOVERNMENT ID/ CTC  Date and Place Issued
Luz Almendrala
Fe Almendrala
Norma Espiritu
Maria Felicidad A. Espeleta
ANNEX C

Extra-Judicial Settlement of the Aman Siblings
EXTRA-JUDICIAL SETTLEMENT AMONG HEIRS

KNOW ALL MEN BY THESE PRESENTS:

This EXTRA-JUDICIAL SETTLEMENT, made and entered into by and among:

ARTEMIO AMAN; LEONARDO AMAN; HERMINIGILDA AMAN; ZENAIDA AMAN; PABLO AMAN; MILAGROS AMAN; EPIFANIA AMAN; WILFREDO AMAN; Filipinos, all of legal age and residing at Tunasan, Muntinlupa City.

WITNESSETH:

That the above-named parties, are the legitimate children and sole heirs of PEDRO AMAN, who died in Muntinlupa, on July 5, 1959, without any will;

That the said deceased, at the time of his death, left a certain real property, situated in Tunasan, Muntinlupa City, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. (204430) 101960

"A parcel of land (Lot 26-B-1-B of the subd. Plan (LRC) Psd-228157, being a portion of Lot 26-B-1 (LRC) Psd-117629, LRC Rec. No. 2721) situated in the Bo. Of Tunasan, Mun. of Muntinlupa, Prov. of Rizal, Is. Of Luzon. Bounded on the N., points 2 to # b Lot 26-B-1-c of the subd. plan, on the NE., points 3 to 5 by the Laguna de Bay, on the SW., points 4 to 1 by Lot 26-B-1-A of the subd. plan and on the SW points 1 to 2 by the Barrio Road (Road Lot 159, Pcs-43). Beginning at a pt. marked "1" on plan, being S.17 deg. 17'E., 401.79m. fr. Mon. 59, Muntinlupa Estate; thence N. 7 deg. 15'W., 25.14m. to pt. 2; thence N.88 deg.22'E., 196.19m. to pt. 3; thence S.8 deg. 56'E., 9.00m. to pt.4; thence S.83 deg. 39"W., 195.54m to the pt. of beginning, containing an area of THREE THOUSAND THREE HUNDRED THIRTY THREE (3,333) SQM. more or lessxxxx

That no personal properties are involved in this extra-judicial settlement.

That to the best of knowledge and information of the parties hereto, the said deceased left no debts;

That the parties hereto being all of legal age and with full civil capacity to contract, hereby by these presents agree to divide and adjudicate, as they hereby divide and adjudicate, among themselves, the above-described property equally or on a pro-rata basis.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this ___ day of ____________, in Muntinlupa City, Philippines.
Signed in the presence of:

[Signature]

[Signature]

REPUBLIC OF THE PHILIPPINES

[Signature]

S.S.

MUNICIPALITY OF [Place]

BEFORE ME, this ______ day of ______, ______, in the [Place], personally appeared the following persons:

ARTEMIO AMAN [Signature] 25575329 2-27-12 Muntinlupa City
LEONARDO AMAN [Signature] 25575330 2-27-12 Muntinlupa City
ZENAIDA AMAN [Signature] 25575331 2-27-12 Muntinlupa City
PABLO AMAN [Signature] 25575332 2-27-12 Muntinlupa City
MILAGROS AMAN [Signature] 25575333 2-27-12 Muntinlupa City
EPIFANIA AMAN [Signature] 25575334 2-27-12 Muntinlupa City
WILFREDO AMAN [Signature] 33911480 3-31-12 Muntinlupa City

Known to me to be the same persons who executed the Extra-Judicial Settlement among Heirs, and they acknowledged to me that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day, year, and place above-written.

NOTARY PUBLIC

Not. Reg. No. 976
Page No. 65
Book No. 72

[Signature]
ANNEX D

Household Surveys of the 14 Displaced Families
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: ERLINDA CLAMBOEL

Address: 2799 ARANOYA ST., TUNASAN, MUNTINLUPA CITY

Position of Interviewee in the Household: HEAD OF THE FAMILY

Age of Interviewee: 61

Occupation: METRO MAID

How many years residing at Fe Almendrala's lot: 4 YEARS

Monthly Rental: P

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>ERLINDA</td>
<td>61</td>
<td>HEAD OF THE FAMILY</td>
<td>ELEM</td>
<td>METRO MAID</td>
<td>18,000.00</td>
</tr>
<tr>
<td>MERLINDA THABON</td>
<td>42</td>
<td>HIGH SCHOOL</td>
<td>VENDOR</td>
<td>3,000.00</td>
<td></td>
</tr>
</tbody>
</table>

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
   $10,000.00
   _____ 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?

       ___________________________________________________________________
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: **FRANCISCO VILLAREAL**
Address: **849 ARANDIA ST., TUNASAN, MUNTINLUPA CITY**
Position of Interviewee in the Household: **HEAD OF THE FAMILY**
Age of Interviewee: **35 YRS. OLD**
Occupation: **LABORER**
How many years residing at Fe Almendrala's lot: **1 YEAR**
Monthly Rental: **P_________**

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRANCISCO</td>
<td>35</td>
<td>HEAD OF THE FAMILY</td>
<td>HIGHSCHOOL</td>
<td>LABORER</td>
<td>8400</td>
</tr>
<tr>
<td>MARYLYN</td>
<td>29</td>
<td></td>
<td>HIGHSCHOOL</td>
<td>HOUSE WIFE</td>
<td></td>
</tr>
<tr>
<td>MERYL GRAIGE</td>
<td>8</td>
<td></td>
<td>ELEM - GR. 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRANC ALTA</td>
<td>6</td>
<td></td>
<td>ELEM - GR. 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JOANNE ALHAB</td>
<td>9 months</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 18,600
   ____ 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?
   __________________________________________________________
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: REY CIABAL
Address: 249 AMANDIA ST. TUNASAN, MUN. OF PASIG
Position of Interviewee in the Household: HEAD OF FAMILY
Age of Interviewee: 36
Occupation: FACTORY WORKER

How many years residing at Fe Almendrala's lot: 4 YEARS

Monthly Rental: P________

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>REY</td>
<td>36</td>
<td>VACATIONAL</td>
<td></td>
<td></td>
<td>P7,000.00</td>
</tr>
<tr>
<td>ALBETIA</td>
<td>25</td>
<td>HIGH SCHOOL</td>
<td></td>
<td>SEWER</td>
<td>P5,000.00</td>
</tr>
</tbody>
</table>

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
   ___ 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?
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Jose Mar Nicholas

Address: 299 Arandia St.

Position of Interviewee in the Household: Father

Age of Interviewee: 40

Occupation: Bus driver

How many years residing at Fe Almendrala's lot: 2 yrs

Monthly Rental: P _____________

---

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income (monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jose Mar Nicholas</td>
<td>40</td>
<td>Father</td>
<td>High Sch. Level</td>
<td>Bus driver</td>
<td>P 3,500</td>
</tr>
<tr>
<td>Liza Nicolas</td>
<td>40</td>
<td>Wife</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joel Nicolas</td>
<td>21</td>
<td>Son</td>
<td>High Sch. Grad</td>
<td>Extra</td>
<td></td>
</tr>
<tr>
<td>Jaymart</td>
<td>20</td>
<td>Son</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lady Jane</td>
<td>17</td>
<td>daughter</td>
<td>High Sch. Grad</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Edmelyn Calderon</td>
<td>21</td>
<td>daughter-in-law</td>
<td>College Level</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kylie Nicolas</td>
<td>3</td>
<td>granddaughter</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chloe Nicolas</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: [ ] Father's Work
   [ ] Mother's Work
   [x] Own Business
   [ ] Other

2. Monthly Income P _____________

3. Other sources of income (total / per month): [ ] none

---

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
   
   ☐ interconnected
   
   ✓ water supply (pipe connection) or water pump or water well
   
   ✓ electric connection
   
   × telephone line

3. Other structures and assets
   
   ✓ Fence; ___ length ______; material bamboo
   
   × 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. __________
      
      ✓ 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?
      
      The landowner expressed that they will receive compensation
      
      but no exact amount!
      
      _____________________________

   7. What are your comments or suggestions?
      
      (none)
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Eluminada Villarin delos Santos
Address: 294 Andresa St., Tunas, Muntinlupa
Position of Interviewee in the Household: Grandmother
Age of Interviewee: 56 yrs old
Occupation: None (vegetable gardening for blood ampalaya, eggplant etc. but no income aside 2 yrs)
How many years residing at Fe Almendrala's lot: 7 yrs
Monthly Rental: P __________

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income (monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolden delos Santos</td>
<td>36</td>
<td>Father</td>
<td>High Sch Grad.</td>
<td>Construction</td>
<td>2,500</td>
</tr>
<tr>
<td>Elizabeth</td>
<td>42</td>
<td>Wife</td>
<td>College Grad.</td>
<td>Dressmaker</td>
<td>3,000</td>
</tr>
<tr>
<td>Maria</td>
<td>6</td>
<td>daughter</td>
<td>Elem. Level</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>John Marie</td>
<td>4</td>
<td>son</td>
<td>Kinder</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Eluminada</td>
<td>56</td>
<td>grandmother</td>
<td>Elem. Level</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

B. Income/Livelihood
1. Source of Main Income: Work
2. Monthly Income: P 5,500
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) (tomato, ampalaya, monggo)

   - 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

   - 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?
   ___ The landowner assured them of compensation but no specific amount were given.

7. What are your comments or suggestions?
   ____________________________________________________________
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: EDMON NAEG
Address: Arandia St., Tunasan, Mun.   
Position of Interviewee in the Household: Head of the family
Age of Interviewee: 37
Occupation: none (HS Grad)
How many years residing at Fe Almendrala's lot: 2 yrs
Monthly Rental: P _______ (right: 15,000.00) 7,000.00 pd.

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karissa Bianca</td>
<td>8</td>
<td></td>
<td>Cr. 2 (Private Sch.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emilyn</td>
<td>39</td>
<td></td>
<td>HS Grad</td>
<td>OFW</td>
<td>7,000.00/mo</td>
</tr>
</tbody>
</table>

B. Income/Livelihood
1. Source of Main Income (wife)
2. Monthly Income P 15,000.00
3. Other sources of income (total per month) none

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 30 sq. m.
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
   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?
   The landowner doesn't mention any amount, but she told that
   she will be giving financial assistance for the relocation/transfer.

7. What are your comments or suggestions?
   (none)
Signature of Interviewee: Edmen Aagog  
Date: ____________

Signature of Interviewer: Leslie M. Furianova  
Date: 03/06/13
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: **Angelito A. Naa**
Address: **24A Arandia St.**
Position of Interviewee in the Household: **Father**
Age of Interviewee: **35 yrs**
Occupation: **Company truck driver**
How many years residing at Fe Almendrala's lot: **8 yrs**
Monthly Rental: **None**

### A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income (Monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angelito A. Naa</td>
<td>35</td>
<td>Husband</td>
<td>High Sch. Grad</td>
<td>Truck driver</td>
<td>6,000</td>
</tr>
<tr>
<td>Cenny Naa</td>
<td>33</td>
<td>Wife</td>
<td>Elem. Grad</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### B. Income/Livelihood

1. Source of Main Income: **Husband's work**
2. Monthly Income: **P 6,000**
3. Other sources of income (total per month): **Small vegetable garden**

### 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; ___ m length__; material ___ wood

☑ garden (plants, flowers, vegetables) (okra, okra, maize, amapalo, aitum)

☒ 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 ___

☐ 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?

no confirmation yet by the owner on how much will be given to them

7. What are your comments or suggestions?

(none)
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: **Ramon S. Bontog**
Address: **249 Arandia St.**
Position of Interviewee in the Household: **Father**
Age of Interviewee: **42**
Occupation: **none**

How many years residing at Fe Almendrala's lot: **6 yrs**
Monthly Rental: **P 0.00**

### A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income (Monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ramon Bontog</td>
<td>42</td>
<td>Father</td>
<td>High Sch. Grad</td>
<td>none</td>
<td>-</td>
</tr>
<tr>
<td>Gina Bontog</td>
<td>38</td>
<td>Wife</td>
<td></td>
<td>factory worker</td>
<td>$8,000</td>
</tr>
<tr>
<td>Ryan Bontog</td>
<td>18</td>
<td>Son</td>
<td>High Sch. Grad</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Claire Ann</td>
<td>16</td>
<td>Daughter</td>
<td>High Sch. Level</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Kyla Jean</td>
<td>7</td>
<td>daughter</td>
<td>Elem. Level</td>
<td></td>
<td>-</td>
</tr>
</tbody>
</table>

### B. Income/Livelihood
1. Source of Main Income: **Wife's Work**
2. Monthly Income: **P $8,000**
3. Other sources of income (total per month): **none**

### 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 ___
   √ 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?
   The amount the board may be just a hearing. The owner didn't
   clarify to them.
   ________________________________________________________________

7. What are your comments or suggestions?
   _______
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Richard Kent

Address: 240 and 5 St. Tunasan Mun City

Position of Interviewee in the Household: Housewife

Age of Interviewee: 50

Occupation: Housewife

How many years residing at Fe Almendrala's lot: 10 yrs.

Monthly Rental: P N/A

---

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard Kent</td>
<td>50</td>
<td>father</td>
<td>High School</td>
<td>Driver</td>
<td>5,000</td>
</tr>
<tr>
<td>Letty Jones</td>
<td>30</td>
<td>mother</td>
<td>High School</td>
<td>Housewife</td>
<td>x</td>
</tr>
<tr>
<td>Michelle Roberts</td>
<td>26</td>
<td>daughter</td>
<td>High School</td>
<td>N/A</td>
<td>x</td>
</tr>
<tr>
<td>John Rob Jones</td>
<td>11</td>
<td>son</td>
<td>Grade 5</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Princess Annabelle</td>
<td>3</td>
<td>granddaughter</td>
<td>N/A</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>Bernice Anne Jones</td>
<td>2</td>
<td>granddaughter</td>
<td>N/A</td>
<td>x</td>
<td>x</td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: work
2. Monthly Income: P 5,000
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. X 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 5,000 up
   ___ 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?
   ___ the offer was not enough
   ______________________________

7. What are your comments or suggestions?
   ______________________________
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Glen T. Hagamo

Address: 249 Arandia St.

Position of Interviewee in the Household: Father

Age of Interviewee: 27 yr old

Occupation: tricycle driver

How many years residing at Fe Almendrala's lot: 2 yrs.

Monthly Rental: none

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income (monthly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glen Hagamo</td>
<td>27</td>
<td>Father</td>
<td>High School And Tricycle Driver</td>
<td>4,000</td>
<td></td>
</tr>
<tr>
<td>Jowiclyn Hagamo</td>
<td>24</td>
<td>Wife</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jennick Hagamo</td>
<td>7</td>
<td>son</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jhildrey Hagamo</td>
<td>4</td>
<td>daughter</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: Father's work
2. Monthly Income: P 4,000
3. Other sources of income (total per month): none

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
   X water supply (pipe connection) or water pump or water well
   ✓ electric connection
   X telephone line

3. Other structures and assets
   X Fence; _____ length _____; material __________________
   X garden (plants, flowers, vegetables)
   X 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 __________
   ✓ 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?
   _______________________
   [no clear confirmation on how much has been given to them]

7. What are your comments or suggestions?
   (none)
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Hipolito Balagatan Sr.
Address: 240 Macabio Str. Tunasan, Munt. City
Position of Interviewee in the Household: Woman wife
Age of Interviewee: 50
Occupation: (N/A) house wife
How many years residing at Fe Almendrala’s lot: 20 yrs
Monthly Rental: P (N/A)

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asa Garcia</td>
<td>28</td>
<td>Daughter</td>
<td>High School Graduated</td>
<td>Vendor</td>
<td>9,000</td>
</tr>
<tr>
<td>Piedad Garcia</td>
<td>32</td>
<td>Son-in-law</td>
<td>High School Graduated</td>
<td>Merchandiser</td>
<td>2,000</td>
</tr>
<tr>
<td>Ashley Garcia</td>
<td>8</td>
<td>Granddaughter</td>
<td>Grade 8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hen King C. Garcia</td>
<td>70</td>
<td>Father</td>
<td>High School Graduated</td>
<td>Vendor</td>
<td>500/day</td>
</tr>
<tr>
<td>Gracielo Garcia</td>
<td>34</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Angela Garcia</td>
<td>56</td>
<td>Wife</td>
<td>High School Graduated</td>
<td>Vendor</td>
<td>500/day</td>
</tr>
<tr>
<td>Hipolito Garcia Sr.</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hipolito Garcia Jr.</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aileen Balagatan</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alona Balagatan</td>
<td>21</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: work
2. Monthly Income: P 11,000
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. /  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
   
   /  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?

   [Handwritten text]

   /  translation of hand-written text

7. What are your comments or suggestions?

   [Handwritten text]

   [Handwritten text]
Tunasan STP Household Survey: Inventory of Losses

Name of Household: Enrico Moldez

Address: Arandia St., Tunasan, Mun. City

Position of Interviewee in the Household: Head of the Family

Age of Interviewee: 52

Occupation: Fisherman (Ht Grad)

How many years residing at Fe Almendrala's lot: 6 yrs on May '13

Monthly Rental: P _______ (メリット 8,000 - cousin of Elena's husband)

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Francisca Moldez</td>
<td>48</td>
<td>Ht Grad.</td>
<td>Housewife</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mark Erwin</td>
<td>25</td>
<td>Ht Grad.</td>
<td>Driver (casual)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mark William</td>
<td>24</td>
<td>Ht Grad.</td>
<td>Driver (contract) (aircon cleaning)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marie Francis</td>
<td>17</td>
<td>3rd yr (shop) janitor</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: Fishing
2. Monthly Income: P _______ (varies depending on the season) (1,500/mo)
3. Other sources of income (total per month): Driver (extra)
   - William (extra)

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

   30 sq. m. LOT
v. ____ others, specify what materials ________________

2. Facilities: (check )
   ✓ toilet
   ✓ water supply (pipe connection) or water pump or water well
   ✓ electric connection (neighbor)
   ✓ telephone line

3. Other structures and assets
   ✓ Fence; _____ length _____; material __grap/bamboo__
   . garden (plants, flowers, vegetables) __flowerpot__
   . 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 10,000 - 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?
   a bit increase/higher than 10,000.00
   + 3,000.00

7. What are your comments or suggestions?

   (none)
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Jonalyn Viesca
Address: 249 Arandia St. Tunasan, Muntinlupa City
Position of Interviewee in the Household: Head of the family
Age of Interviewee: 34
Occupation: None (HS Grad)
How many years residing at Fe Almendrala's lot: 3 yrs on October '13
Monthly Rental: P __________ (right 25,000.00)

A. Household Profile

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ver.old deVilla</td>
<td>33</td>
<td></td>
<td>HS Grad</td>
<td>driver-tricycle 100-150/day (net)</td>
<td></td>
</tr>
<tr>
<td>Mark Joren</td>
<td>14</td>
<td></td>
<td>2nd yr HS</td>
<td>(Analyzing)</td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: (Remittance of Aunt Japan) 10-15,000.00/mo
2. Monthly Income: P 10k - 15k
3. Other sources of income (total per month): 3,000 - 4,000

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 (30 sq.m.)
   iv. ___ 2 or 3 storey permanent made of wood and/or concrete
v. ____ others, specify what materials ________________

2. Facilities: (check)
   - [x] toilet
   - [x] water supply (pipe connection) or water pump or water well (both)
   - [x] 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. [x] Willing to be removed from present location of residence
   - NOT willing to be removed from present location of residence
2. [x] 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
   - [x] 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?
   The landowner doesn't mention any amount but she will give fin'! assistance to all the affected.

7. What are your comments or suggestions?
   (none)
TUNASAN STP HOUSEHOLD SURVEY: INVENTORY OF LOSSES

Name of Household: Patrick Areina

Address: 299 carnalis st. tunacor, montalupa city

Position of Interviewee in the Household: Daughter-in-law

Age of Interviewee: 29

Occupation: Housewife

How many years residing at Fe Almendrala’s lot: 2 yrs

Monthly Rental: P N/A

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Position in the Household</th>
<th>Educational Attainment</th>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patrick Areina</td>
<td>38</td>
<td>Head of the family</td>
<td>High school</td>
<td>Driver</td>
<td>2000</td>
</tr>
<tr>
<td>Rhoda Areina</td>
<td>38</td>
<td>Wife</td>
<td>High School</td>
<td>Gates</td>
<td>10,000</td>
</tr>
<tr>
<td>Lourdes Areera</td>
<td>1</td>
<td>Son</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bernardine Areera</td>
<td>19</td>
<td>Sister of Rhoda</td>
<td>2nd grade high school</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estrella Areera</td>
<td>29</td>
<td>Sister of Rhoda</td>
<td>High school</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pilar Arepo</td>
<td>7</td>
<td>Daughter of Areina</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ayelou Areala</td>
<td>5</td>
<td>Daughter of Areina</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Income/Livelihood

1. Source of Main Income: 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.  
   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
☐ 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?

Suggestion: Extension ng pagtatayo para maging yung ganoon bago sumama.
ANNEX E

NORMA ESPIRITU'S LETTER OF INTENT
November 15, 2012

MR. DOMINADOR ALMENDRALA
MS. FE ALMENDRALA

Dear Sir/Ma’am:

I write in connection with the proposed sale of your property to Maynilad located at Brgy. Tunasan, Muntinlupa City.

I have learned that there are around 15 families identified residing in the subject lot and one of the conditions of the sale, upon its delivery to Maynilad, must be free of any informal settlers.

In line with this, I am offering my vacant property very near to your lot as a relocation site for these informal settlers. In consideration, the lot can be sold to them at a minimal cost, which can be settled on installment basis, with minimal monthly payments.

Thank you, and looking to a favorable response from you.

Best regards,

[Signature]
NORMA A. ESPIRITU

CONFORME:

[Signature]
Fe Almendrala

[Signature]
Dominador Almendrala
ANNEX F

DPs' CONTRACT TO SELL
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPIRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPIRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

MIRNA BALINGASA, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbag), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53' E., 175.44 m. to point 3; thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48' W., 120.35 m. to point 5; thence N. 6 deg. 06' W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically THIRTY TWO (32) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of SIXTY FOUR THOUSAND PESOS (₱ 64,000.00) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of FOUR THOUSAND PESOS (₱ 4,000.00) shall be made.

3. The balance of SIXTY THOUSAND PESOS (₱ 60,000.00) shall be paid every month in the amount of FIVE HUNDRED PESOS (₱ 500.00) until full payment; January 31, 2016 to January 31, 2026.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/seggregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this ___ day of ___, at San Pedro, Laguna.

[Signatures]

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/ MUNICIPIALITY ) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this ___ day of ___, personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPiritu, of legal age, Filipino citizen, married to VIRGILIO A. ESPiritu, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

JOMALYN VIEJEC, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

“A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked “1” on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53' E., 175.44 m. to point 3; thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48' W., 120.35 m. to point 5; thence N. 6 deg. 06' W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996.”

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically SIXTY FOUR (64) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of ONE HUNDRED TWENTY EIGHT THOUSAND PESOS (P/ 128,000.00) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of EIGHT THOUSAND PESOS (P/ 8,000.00) shall be made.

3. The balance of ONE HUNDRED TWENTY THOUSAND PESOS (P/ 120,000.00) shall be paid every month in the amount of ONE THOUSAND PESOS (P/ 1,000.00) until full payment; JANUARY 31, 2016 to JANUARY 31, 2024
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this day of

at San Pedro, Laguna

NORMA A. ESPIRITU
Vendor

VIRGILIO A. ESPIRITU
Vendor

v

VENDEE

JONALYN VESCA

SIGNED IN THE PRESENCE OF:


ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/ MUNICIPALITY ) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this day of personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPIRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPIRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

MARKO BOLDES,
of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40'E, 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06'W., 4.35 m. to point 2; thence S. 75 deg. 53'E, 175.44 m. to point 3; thence S. 8 deg. 56'W., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 06'W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically______________________________

SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of ONE HUNDRED NINETY TWO THOUSAND PESOS (P/ 192,000.00 ) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of TWELVE THOUSAND PESOS (P/ 12,000.00 ) shall be made.

3. The balance of ONE HUNDRED FIFTY THOUSAND PESOS (P/ 150,000.00 ) shall be paid every month in the amount of ONE THOUSAND FIVE HUNDRED PESOS (P/ 1,500.00 ) until full payment; JANUARY 31, 2010 TO JANUARY 31, 2020.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this _____ day of _____, at San Pedro, Laguna.

NORMA A. ESPiritU
Vendor

VIRGILIO A. ESPiritU
Vendor

VENDEE

FRANCISCA MOLDEZ

SIGNED IN THE PRESENCE OF:

Acknowledgement

REPUBLIC OF THE PHILIPPINES) S. S.
CITY/ MUNICIPALITY) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this _____ day of _______ personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

RAMON BONTOG, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53' E., 175.44 m. to point 3; thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48' W., 120.35 m. to point 5; thence N. 6 deg. 06' W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true, date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically _____________ S I T Y F O U R (64) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of _____________ ONE HUNDRED TWENTY EIGHT THOUSAND PESOS (P/ 120,000.00 ) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of _____________ EIGHT THOUSAND PESOS (P/ 8,000.00 ) shall be made.

3. The balance of _____________ ONE HUNDRED TWENTY THOUSAND PESOS (P/ 120,000.00 ) shall be paid every month in the amount of _____________ ONE THOUSAND PESOS (P/ 1,000.00 ) until full payment; _____________ JANUARY 31, 2016 _____________ TO _____________ JANUARY 31, 2020.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/Segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this ____ day of __________, at San Pedro, Laguna.

NORMA A. ESPRITU
Vendor

VIRGILIO A. ESPRITU
Vendor

VENDEE

RAMON BONTOG

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/ MUNICIPALITY ) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this ____ day of __________ personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

ANGELITO BAIG, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40'E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06'W., 4.35 m. to point 2; thence S. 75 deg. 53'E., 175.44 m. to point 3; thence S. 8 deg. 56'W., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 06'W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQ. METERS (2,999.67) & SIXTY SEVEN SQUARE DECMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically SIXTY FOUR (64) SQUARE METERS SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of EIGHT THOUSAND EIGHT HUNDRED TWENTY PESOS (P/ 128,000.00) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of EIGHT THOUSAND PESOS (P/ 8,000.00) shall be made.

3. The balance of ONE HUNDRED TWENTY THOUSAND PESOS (P/ 120,000.00) shall be paid every month in the amount of ONE THOUSAND PESOS (P/ 1,000.00) until full payment; JANUARY 1, 2016 to JANUARY 31, 2026.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segmentation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

---

IN-WITNESS WHEREOF, we have hereunto set our hand on this day of __________ at San Pedro, Laguna.

NORMA A. ESPiritu
Vendor

VIRGILIO A. ESPiritu
Vendor

Vendee
ANGELITO NAIG

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/ MUNICIPALITY ) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this ______ day of __________ personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

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This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPIRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPIRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

LISA NICOLAS, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbangan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53'E., 175.44 m. to point 3; thence S. 8 deg. 56'E., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 06'W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically THIRTY TWO (32) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of SIXTY FOUR THOUSAND PESOS (P/ 64,000.00) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of FOUR THOUSAND PESOS (P/ 4,000.00) shall be made.

3. The balance of SIXTY THOUSAND PESOS (P/ 60,000.00) shall be paid every month in the amount of FIVE HUNDRED PESOS (P/ 500.00) until full payment; JANUARY 31, 2016 TO JANUARY 31, 2016.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this ___ day of ____, at San Pedro, Laguna.

[Signatures]

NORMA A. ESPIRITU  
VENDOR

VIRGILIO A. ESPIRITU  
VENDOR

LIZA NICOLAS  
VENDEE

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES  
S. S.
CITY/ MUNICIPALITY  
S. S.

BEFORE ME, a Notary Public for and in the Philippines, this ___ day of ____, personally appeared the following:

Norma A. Espiritu  
CTC No.
Virgilio A. Espiritu  
CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPIRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPIRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

and-

RICHARD ISTURIS, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53' E., 175.44 m. to point 3; thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48' W., 120.35 m. to point 5; thence N. 6 deg. 06' W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQ. METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically SIXTY FOUR (64) SQUARE METERS SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of SIXTY FOUR THOUSAND PESOS (P/ 64,000.00 ) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of FOUR THOUSAND PESOS (P/ 4,000.00 ) shall be made.

3. The balance of SIXTY THOUSAND PESOS (P/ 60,000.00 ) shall be paid every month in the amount of ONE THOUSAND PESOS (P/ 1,000.00 ) until full payment, JANUARY 31, 2016 TO JANUARY 31, 2020.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this ___ day of ___,
at San Pedro, Laguna

Norma A. Espiritu
Vendor

Virgilio A. Espiritu
Vendor

Vendee

RICHARD ISTURIS

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES
CITY/ MUNICIPALITY

BEFORE ME, a Notary Public for and in the
Philippines, this ___ day of ___, personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

ERLINDA CLAUDIO, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06' W., 4.35 m. to point 2; thence S. 75 deg. 53' E., 175.44 m. to point 3; thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48' W., 120.35 m. to point 5; thence N. 6 deg. 06' W., 23.19 m. to the point of beginning, containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQUARE METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically FIFTY TWO (32) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of ₱64,000.00 Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of ₱4,000.00 shall be made.

3. The balance of ₱59,000.00 shall be paid every month in the amount of ₱500.00 until full payment; JANUARY 31, 2016 TO JANUARY 31, 2026.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectiveness of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectiveness of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this ___ day of _____,

NORMA A. ESPRITU
Vendor

VIRGILIO A. ESPRITU
Vendor

BRANDO
Vendee

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/MUNICIPALITY ) S. S.

BEFORE ME, a Notary Public for and in the _________________
Philippines, this ___ day of _________________ personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
CONTRACT TO SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT, made and entered into at San Pedro, Laguna, by and between:

NORMA A. ESPIRITU, of legal age, Filipino citizen, married to VIRGILIO A. ESPIRITU, with residence address at 353 Cuyab, San Pedro, Laguna, to be hereinafter referred to as the VENDOR;

-and-

JROY DUBLIN, of legal age, Filipino citizen, with residence address at Tunasan, Muntinlupa City, to be hereinafter referred to as the VENDEE.

WITNESSETH:

That the VENDOR is the owner of a parcel of land situated in Brgy. Tunasan, Muntinlupa, Metro Manila, evidenced by Transfer Certificate of Title No. 207823 particularly described as follows:

TRANSFER CERTIFICATE OF TITLE No. 207823

"A parcel of land (Lot 26-B-1-E-3 of the subd. plan, Psd-00-039755, being a portion of Lot 26-B-1-E (LRC) Psd-226158, L.R.C. Rec. No. 2721), situated in the Brgy. of Tunasan (Bagbagan), Mun. of Muntinlupa, Metro Manila, Island of Luzon. Bounded on the NW., along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE., along line 2-3 by Lot 26-B-1-F (LRC) Psd-226158, on the SE., along line 3-4 by Laguna de Bay on the SW., along line 4-5 by Lot 26-B-1-D (LRC) Psd-226158 and on the NW., along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "I" on plan, being S. 25 deg. 40'E., 319.55 m. from Mon. No. 59, Muntinlupa Estate; thence S. 6 deg. 06'W., 4.35 m. to point 2; thence S. 75 deg. 53'E., 175.44 m. to point 3; thence S. 8 deg. 56'W., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 06'W., 23.19 m. to the point of beginning; containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQ. METERS (2,999.67) & SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by: PS cyl. conc. mons., 15x60 cm., except points 3 & 4 by Old PS cyl. conc. mons., 13x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the subd. survey, on March 6, 1996, and approved on Sept. 12, 1996."

WHEREAS, the VENDEE have offered to buy a portion of the above-stated land to the VENDOR, specifically THIRTY TWO (32) SQUARE METERS, more or less, and the VENDOR has accepted the offer.

NOW THEREFORE, for and in consideration of the foregoing the VENDOR and VENDEE agrees on the following:

1. The VENDEE shall pay the VENDOR the amount of SIXTY FOUR THOUSAND PESOS (P/ 64,000.00 ) Philippine Currency for the portion of the above-mentioned land.

2. Upon signing of this Contract to Sell, a downpayment of FOUR THOUSAND PESOS (P/ 4,000.00 ) shall be made.

3. The balance of SIXTY THOUSAND PESOS (P/ 60,000.00 ) shall be paid every month in the amount of FIVE HUNDRED PESOS (P/500.00 ) until full payment; JANUARY 31, 2016 TO JANUARY 31, 2026.
4. Should the VENDEE fail to pay the monthly payment for three (3) consecutive months, then this Contract to Sell, shall automatically be cancelled and deemed of no force and any amount paid by the VENDEE shall be forfeited in favor of the VENDOR as rentals and liquidated damages.

5. The title and other documents related to the property shall remain in the possession of the VENDOR until such time that the full payment thereon shall have been fully paid by the VENDEE. Upon full payment thereof, the VENDOR shall execute a Deed of Sale to effect the transfer of the title in the name of the VENDEE.

6. The VENDEE agree that during the effectivity of this agreement, they shall not sell, assign, or otherwise dispose of their rights, title and interest over this agreement on the property or in any manner encumber or constitute any other lien thereon without the prior written approval of the VENDOR. If approval is given, it shall be condition of the assignment that Assignee shall be bound by the terms hereof.

7. The payment of realty taxes, insurance, charges imposed by the government and assessment on the property during the effectivity of this agreement shall be for the account of the VENDEE.

All expenses for the transfer of the title under the names of the VENDEE shall be for the account of the VENDEE including partition/segregation, capital gains tax, documentary stamp, transfer tax and any other tax imposed by the government.

IN WITNESS WHEREOF, we have hereunto set our hand on this day of ,
at San Pedro, Laguna.

NORMA A. ESPiritu
Vendor

VIRGILIO A. ESPiritu
Vendor

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES ) S. S.
CITY/ MUNICIPALITY ) S. S.

BEFORE ME, a Notary Public for and in the Philippines, this day of personally appeared the following:

Norma A. Espiritu CTC No.
Virgilio A. Espiritu CTC No.

known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged to me that the same were executed of their own free act and deed.

This instrument consisting of two (2) pages including this page wherein this acknowledgement is written and duly signed by the parties and their instrumental witness on each and every page hereof.

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

NOTARY PUBLIC
ANNEX G

TCT of Norma Espiritu’s Lot
Transfer Certificate of Title

No. 207823

It is hereby certified that certain land situated in the City of Muntinlupa, Philippines, bounded and described as follows:

A parcel of land (Lot 26-B-1-E-3 of the subd. plan, PDR 1999-02073155, being a portion of Lot 26-B-1-D (LRC) PDR 266198, L.R.C. Record No. 2721), situated in the Bay of Manila, is bounded on the NW, along line 1-2 by Lot 26-B-1-E-1 of the subd. plan, on the NE, along line 2-3 by Lot 26-B-1-P (LRC) PDR 266196, on the SE, along line 3-4 by Laguna de Bay on the SW, along line 4-5 by Lot 26-B-1-D (LRC) PDR 266198 and on the NW, along line 5-1 by Lot 26-B-1-E-2 of the subd. plan. Beginning at a point marked "1" on plan, being S. 25 deg. 40' 15", 319.55 m. from Lot No. 59, Muntinlupa Estate; thence S. 6 deg. 06' 14", 435 m. to point 2; thence S. 75 deg. 53' 18", 175.44 m. to point 5; is registered in accordance with the provisions of the Property Registration Decree in the name of

Noemí Espiritu, married to Virgilio Espiritu, of legal age, Filipino,
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 Northeastern portion there is a Salvage Acre (2.00 m. wide).

It is further certified that said land was originally registered on the 16th day of December, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds of Rizal, Volume 4 of Volume 272, as Original Certificate of Title No. 1999-02073155, pursuant to Decree No. 9729, issued in L.R.C. Record No. 1999-02073155, in the name of

This certificate is a transfer from Transfer Certificate of Title No. 20443521, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at City of Makati, Philippines on the 12th day of December, in the year nineteen hundred and ninety-six at 10:00 a.m.

Attest:

Taguig, Metro Manila

[Signature]

(Owner's postal address)

Register of Deeds

[Signature]

(Organizer of Title)

Register of Deeds

[Signature]

(Owner's postal 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.
thence S. 8 deg. 56' W., 9.00 m. to point 4; thence S. 81 deg. 48'W., 120.35 m. to point 5; thence N. 6 deg. 05'W., 23.19 m. to the point of beginning, containing an area of TWO THOUSAND NINE HUNDRED NINETY NINE SQ. METERS (2,999.67) and SIXTY SEVEN SQUARE DECIMETERS, more or less. All points referred to are indicated on the plan and are marked on the ground by FS cyl. conc. mons., 15x60 cm., except points 3 & 4 by old FS cyl. conc. mons., 15x60 cm., bearings true; date of the original survey, on March 21-27, 1912 (Muntinlupa Estate) and that of the new survey, on March 6, 1996, and approved on Sept. 12, 1996. /x-x-x-x-x/

MILA R. FLORES
Register of Deeds

(Memorandum of Encumbrances continued on Page .................................... - B)

(Technical Description continued on Additional Sheet............................. Page ................................ - )
ANNEX H

AGREEMENT BETWEEN FE ALMENDRALA AND THE DPs
KASUNDUAN

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ikatlong Mayo 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tawagin na UNANG PANIG;

- at -

Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tawagin iKALAWANG PANIG;

Na ang iKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkaisap ng magkabilang panig ay napagkasunduan na ang iKALAWANG PANIG ay tatawag ng halagang 20,000,000.00 para sa ilang ilang bilang tulong pinansyal para sa kanilang paglisan sa lupa at boulantaryong pag-giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang iKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaad sa itaas.

FE L. ALMENDRALA

Unang Panig

Ikalawang Panig

Lumagda sa Harap Nina:

[Signature]

[Signature]
PAGPAPATUNAY

Republika ng Pilipinas  
)S.S.
Lungsod ng Muntinlupa )

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong __________ ng ________________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong __________ ng ________________ dito sa Lungsod ng Muntinlupa.

Doc No. 112
Page No. 24
Book No. 1
Series of 2013.

ATTY. ICASINO M. DELA REA
NOTARY PUBLIC
PTR No. 1227119-01/07/13-Manila City
IBP No. 200576-01/07/13-Cavite
ROLL No. 33733/TIN No. 258-793-25
COMM EXP. DEC. 31 2013
KASUNDUAN.

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayon ng ng 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

-at-

FRANCISCA B. MOLDE, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawagining IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang IKALAWANG PANIG ay tatanggap ng halagang 10,000 sanggunyang piso bilang tulong pinansyal para sa kanilang paglisan sa lupa at boluntaryong pag gibas sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasasaad sa itaas.

---

FE L. ALMENDRALA
Unang Panig

Francisca B. Molde
Ikalawang Panig

---

Lumagda sa Harap Nina:

---

Neni T. Sy
PAGPAPATUNAY

Repoblaka ng Pilipinas  )S.S.
Lungsod ng Muntinlupa )

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ______
ng __________________ ay dumulong ang mga paridong nabanggit, na kilala
ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng
mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ng__________
ng __________________ dito sa Lungsod ng Muntinlupa.

MAY 1 7 2013

ATTY: JCIASAYOM. DE LA REA
NOTARY PUBLIC

P.T.N. NO. 1227119; 01/07/13; Munt City
ISN NO. 008378; 01/03; B.Cavite
SBN NO: 333733; PSN NO: 258-793-25
COMM. EXP. DEC. 31 2013

Doc No. 570
Page No. 61
Book No. XXII
Series of 2013.
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-
ng __________________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang
naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG
PANIG;

- at -

MYRNA BALINGASA, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at
kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay
tatawagin IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang
pahintulot o paghabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang
IKALAWANG PANIG ay tatanggap ng hatagan P10,000.00 sa kanilang
bilang tulong pinansyal para sa kanilang paglisan sa
lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng
aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa
UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na
nasaad sa itaas.

__________________________
FE L. ALMENDRALA
Unang Panig

__________________________
IKALAWANG PANIG

Lumagda sa Harap Nina:

__________________________
NEONITA SY

__________________________
AMelia R. Angag
PAGPAPATUNAY

Republika ng Pilipinas S.S.
Lungsod ng Muntinlupa

MAY 17 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___ ng __________________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

MAY 17 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng __________________ dito sa Lungsod ng Muntinlupa.

Doc No. ____________
Page No. ____________
Book No. ____________
Series of 2013.

ATTY. ICASIAN M. DELARIA
NOTARY PUBLIC
PTR No. 1227115/01/07/13; Munt. City
REP No. 908576-01/03-B; Cavite
ROLL No. 33733/TIN No. 238-793-263
COMM. EXP. DEC. 31 2013
KASUNDA

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-

ng__May___2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang

naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG

PANIG;

-at-

Marilyn Villarreal Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at,

kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay

tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang

pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang

IKALAWANG PANIG ay tatanggap ng halagang $10,000.00 (ten thousand pesos only)

bilang tulong pinansyal para sa kanilang paglisan sa

lupa at boliuntaryang pag giba sa kanilang itinayong mga bahay;

Na maliban sa, tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng

aasahan at hilingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa

UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na

nasaad sa itaas.

FE L. ALMENDRALA
Unang Panig

Marilyn Villarreal
IKALAWANG PANIG

Lumagda sa Harap Nina:

Marilyn Villarreal

[Signature]
PAGPAPATUNAY

Repablika ng Pilipinas  J.S.S.
Lungsod ng Muntinlupa )

MAY 20 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong _____
ng __________________ ay dumulong ang mga paridong nabanggit, na kilala
ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng
mga saksi na malaya at sarili nilang pagpapasya.

MAY 20 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong _____ ng
__________________ dito sa Lungsod ng Muntinlupa.

Doc No. 34;
Page No. 1;
Book No. XVI;
Series of 2013.

ATTY. CASIANO M. DELA REA
NOTARY PUBLIC
Reg. No. 1227119-01/07/13,Munt. City
BPR No. 908578; 01/03-B,Cavite
No. 33733/TIN No. 258-793-377
COMM. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayon ng __________ ng ______________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

- at -

Elumirada Vilbrim, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawagin IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkaisasap ng magkabilang panig ay napagkasunduan na ang IKALAWANG PANIG ay tatanggap ng halagang ________________ bilang tulong pinansyal para sa kanilang pagbabayad sa lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

Na maliwan sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng asaahan at ihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaaad sa itaas.

FE L. ALMENDRALA
Unang Panig

Ikalawang Panig

Lumagda sa Harap Nina:

__________________________

__________________________

__________________________
PAGPAPATUNAY

Repiblika ng Pilipinas

S.S.

Lungsod ng Muntinlupa

MAY 1 7 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong __________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong __________ dito sa Lungsod ng Muntinlupa.

ATTY. JENNY M. DELA REA
NOTARY PUBLIC

S.R.M., 09/12/13, Munt. City
REG. No. 905878; 01/03-B, Cainta
ROLL No. 33-133/TIN No. 258-793-263
COMM. PRIV. DEC. 31 2013

Doc No. 5/9
Page No. 70
Book No. XXII
Series of 2013.
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-____ ng ______________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tawagin na UNANG PANIG;

- at -

JONALYN VIESCA, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tawagin IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtatayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang IKALAWANG PANIG ay tatanggap ng halagang ____________ bilang tulong pinansyal para sa kanilang paglisan sa lupa at boluntaryong pag-giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at ihinging na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaad sa itaas.

__________________________
FE L. ALMENDRALA
Unang Panig

__________________________
JONALYN VIESCA
Ikalawang Panig

Lumagda sa Harap Nina:

__________________________
NENITA
PAGPAPATUNAY

Republika ng Pilipinas  S.S.
Lungsod ng Muntinlupa

May 17 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ______ ng ________________ ay dumulong ahg mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

MAY 17 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ng ______ ng ________________ dito sa Lungsod ng Muntinlupa.

Doc No. 521;
Page No. 106;
Book No. MIV;
Series of 2013.
KASUNDUAN

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ikalawang Panoorin 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

- at -

JHOY B. DOHLTH, Pilipino, nasa hustong gulang, may-asawa/binatá/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawagin Ikalawang PANIG;

Na ang Ikalawang PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang Ikalawang PANIG ay tatanggap ng halagang ___________, bilang tulong pinansyal para sa kanilang paglisan sa lupa at voluntary pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang Ikalawang PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaad sa itaas.

FE L. ALMENDRALA

Unang Panig

Ikawang Panig

Lumagda sa Harap Nina:

NENITA T. SAG
PAGPAPATUNAY

Republika ng Pilipinas   S.S.
Lungsod ng Muntinlupa   

MAY 1, 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___
ng __________________ ay dumulong ang mga paridong nabanggit, na kilala
ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng
mga saksi na malaya at sarili nilang pagpapasya.

MAY 1, 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng
_______________________ dito sa Lungsod ng Muntinlupa.

Doc No. 511 ;
Page No. 104 ;
Book No. XXI ;
Series of 2013.

ATTY. ICASUNA M. DELA REA
NOTARY PUBLIC
P1N No. 1227732/07/07/13/Munt. City
BPP No. 908576-01/03/13/Cavite
ROLL No. 33,733/TIN No. 258-793-263
COMM. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika________ ng _____________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

- at -

Rhodora Lopez, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkaasap ng magkabilang panig ay napagsunduan na ang IKALAWANG PANIG ay tatanggap ng halagang ________ ________ bilang tulong pinansyal para sa kanilang paglisan sa lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaad sa itaas.

FE L. ALMENDRALA
Unang Panig

Rhodora Lopez
Ikalawang Panig

Lumagda sa Harap Nina:

Nenita, T. S.
PAGPAPATUNAY

Republika ng Pilipinas  )S.S.
Lungsod ng Muntinlupa  )

MAY 1 7 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___
ng __________________ ay dumulong ang mga paridong nabanggit, na kilala
ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng
mga saksi na malaya at sarili nilang pagpapasya.

MAY 1 7 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng
__________________ dito sa Lungsod ng Muntinlupa.

Doc No. 57;
Page No. 164;
Book No. X(1);
Series of 2013.

ATT: ICASIANO M. DEL AIREA
NOTARY PUBLIC
PTR No. 122719-01/07/13: Munt City
REP No. 908578: 01/01 B. Cavite
ROLL No. 33.733/ TIN No. 258-793-263
CONF. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-______
ng ____________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang
naninirahan sa Barrio Cayab, San Pedro, Laguna, at dito ay tatawagin na UNANG
PANIG;

at–

LETTY ISTURIS, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at
kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay
tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay magtayo ng kanilang mga bahay na walang
pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkaasap ng magkabilang panig ay napagkasunduan na ang
IKALAWANG PANIG ay tataanggap ng halagang ₱10,000.00 SUM PANG VIBRAG
bilang tulong pinansyal para sa kanilang paglisan sa
lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

. Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng
aasahan at hihining na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa
UNANG PANIG.

SA KATUNAYAN , ang magkabilang panig ay lumagda sa lugar at petsa na
nasaad sa itaas.

FE L. ALMENDRALA
Unang Panig

LETTY S. ISTURIS
Ikalawang Panig

Lumagda sa Harap Nina: A. Angang

NENITA T. SY
PAGPAPATUNAY

Republika ng Pilipinas   S.S.
Lungsod ng Muntinlupa   )

MAY 17 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong _ ng __________________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong _ ng __________________ dito sa Lungsod ng Muntinlupa.

Doc No. 5N ;
Page No. 164 ;
Book No. XVIII ;
Series of 2013.

ATTY. ICARIALM BELARIA
NOTARY PUBLIC
PTRN No. 1227.119.73/9713:Munt City
Reg No. 995316: 07/03:B.Cavite
RLL No. 33133/TIN No. 253-793-253
COMM. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayong iga-
ng 18 ng Mayo 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang
nanhiran sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG
PANIG;

-at-

REY P. CHABAL, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at
dasa puwakay na nanihiran sa Arandia Street, Tunasan, Muntinlupa City, at dito ay
tatawagin IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang
pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na mataas na magka-aspas ng magkabilang panibigay ang napakasunduan na ang
IKALAWANG PANIG ay tatanggap ng halagang P 10,000 TEN THOUSAND PESOS
bilang tulon pinasal sa kanilang paglisan sa
lupa at boluntaryo pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulon pinasal sa paglipat mula sa nasabing lupa ay wala ng
aasahan at hihingin na tulon, pinasal o anuman, ang IKALAWANG PANIG mula sa
UNANG PANIG.

SA KATUNAYAN, ang magkabilang panibigay ang lumagda sa lugar at petsa na
nasaad sa itaas.

FE L. ALMENDRALA
Unang Panig

REY P. CHABAL
Ikalawang Panig

Lumagda sa Harap Nina:

Attest:

[Signature]

[Signature]
Pagpapatunay

Republika ng Pilipinas
Lungsod ng Muntinlupa

May 20, 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong _______, ay dumulong ang mga paridong nanganggit, na kilala ko na siling nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

May 20, 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong _______, ng ____________, dito sa Lungsod ng Muntinlupa.

Doc No. 9;
Page No. 9;
Book No. 11;
Series of 2013.

Notary Public

ICASANO M. DELA REA

COMM. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayong May 18, 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

- at -

RAMON S. BONTOG, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawagin IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang IKALAWANG PANIG ay tatanggap ng halagang DWAHAMPUNG LIBONG PISO P=20,000 bilang tulong pinansyal para sa kanilang paglisan sa lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaad sa itaas.

FE L. ALMENDRALA
Unang Panig

RAMON S. BONTOG
Ikalawang Panig

Lumagda sa Harap Nina:

[Signature]

[Signature]
PAGPAPATUNAY

Republika ng Pilipinas  S.S.
Lungsod ng Muntinlupa

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___ ng _________ ay dumulong ang mga paridong nabanggit, na kilala ko na sila nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng _________ dito sa Lungsod ng Muntinlupa.

Doc No. 18;
Page No. 3;
Book No. XXIV;
Series of 2013.

ATTY. JICASIAN A. DE LEA
NOTARY PUBLIC
PTR No. 1227111/21-07/13; Munt. City
RP No. 968778; 03/03; B. Cavite
ROLL No. 33,733/TIN No. 358-793-253
CONV. EXP. DEC. 31, 2013
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayon ika- 18
ng Mayo 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang
naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG
PANIG;

- at -

[Signature]

Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at
kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay
tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang
pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang
IKALAWANG PANIG ay tatanggap ng halagang 10,000 - Ten thousand
bilang tulong pinansyal para sa kanilang paglisan sa
lupa at boluntaryong pag gibis sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng
aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa
UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na
nasaad sa itaas.

[Signature]

FE L. ALMENDRALA
Unang Panig

[Signature]

Ikalawang Panig

Lumagda sa Harap Nina:

[A. T.]

[b. Ingans]

[a. T. Inganc]
Republika ng Pilipinas S.S.
Lungsod ng Muntinlupa

PAGPAPATUNAY

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___________ ng dito sa Lungsod ng Muntinlupa.

Doc No. 34;
Page No. 5;
Book No. XXIV;
Series of 2013.

ITY: ICAILO-M.DELA REA
NOTARY PUBLIC
 Lic. No. 1221115; 01/07/13: Munt. Cty
 ID No. 908578; 01/03/13: Cavite
 No. 333733/TIN No. 258-793-37
 FORM EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduan ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-__ ng _____________ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG PANIG;

- at -

Irinda A. Claudel Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang IKALAWANG PANIG ay tatanggap ng halagang ___ __, ___ ___ (10,000) __ bilang tulong pinansyal para sa kanilang paglisan sa lupa at boluntaryong pag gibas sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng aasahan at hihingin na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na nasaaad sa itaas.

FE L. ALMENDRALA
Unang Panig

Ikalawang Panig

Lumagda sa Harap Nina:

Amelia T. P. Argan
República ng Pilipinas  )S.S.
Lungsod ng Muntinlupa )

MAY 20 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___
ng __________________ ay dumulong ang mga paridong nabanggit, na kilala
ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng
mga saksi na malaya at sarili nilang pagpapasya.

MAY 20 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng
________________________ dito sa Lungsod ng Muntinlupa.

Doc No. 27
Page No. 8
Book No. XLI
Series of 2013.

ATTY. ICASIAN M. DELA REA
NOTARY PUBLIC

<No. 1227119; 01/07/13:Munt Biv
ID No. 908578; 01/03-13:Cavite
L.H. No. 23333/TIN No. 258-793-35
COMM. EXP. DEC. 31 2013
KASUNDUAN

Ang kasunduang ito ay ginawa sa Lungsod ng Muntinlupa ngayong ika-
ng _______ 2013, sa pagitan nina:

FE L. ALMENDRALA, Pilipino, nasa hustong gulang, dalaga, at kasalukuyang
naninirahan sa Barrio Cuyab, San Pedro, Laguna, at dito ay tatawagin na UNANG
PANIG;

at

Jenny Billons, Pilipino, nasa hustong gulang, may-asawa/binata/dalaga at
kasalukuyang naninirahan sa Arandia Street, Tunasan, Muntinlupa City, at dito ay
tatawaging IKALAWANG PANIG;

Na ang IKALAWANG PANIG ay nagtayo ng kanilang mga bahay na walang
pahintulot o pagbabayad sa lupang pagmamay-ari ng UNANG PANIG;

Na matapos na magkausap ng magkabilang panig ay napagkasunduan na ang
IKALAWANG PANIG ay tatanggap ng halagang _______ ________
bilang tulong pinansyal para sa kanilang paglisan sa
lupa at boluntaryong pag giba sa kanilang itinayong mga bahay;

Na maliban sa tulong pinansyal sa paglipat mula sa nasabing lupa ay wala ng
aasahan at hitoing na tulong, pinansyal o anuman, ang IKALAWANG PANIG mula sa
UNANG PANIG.

SA KATUNAYAN, ang magkabilang panig ay lumagda sa lugar at petsa na
nasaad sa itaas.

__________________________
FE L. ALMENDRALA
Unang Panig

__________________________
Jenny Billons
Ikalawang Panig

Lumagda sa Harap Nina:

__________________________
Amelia Ar. Argan
PAGPAPATUNAY

Republika ng Pilipinas )S.S.
Lungsod ng Muntinlupa )

MAY 20 2013

SA HARAP KO, Notaryo Publiko sa Lungsod ng Muntinlupa ngayong ___ ng ____________ ay dumulong ang mga paridong nabanggit, na kilala ko na silang nagsagawa ng kasulatang ito na pinatunayan nila sa harap ko at ng mga saksi na malaya at sarili nilang pagpapasya.

MAY 20 2013

SAKSI ANG AKING LAGDA AT SELYONG PANTATAK ngayong ___ ng ____________ dito sa Lungsod ng Muntinlupa.

Doc No. 55 ;
Page No. 4 ;
Book No. VIII ;
Series of 2013.

ATTY. CASIANO M. DELA REA
NOTARY PUBLIC

P.O. Box 4191, Muntinlupa City
BO. P.O. Box 1973, Mactan Cebu
Tel. No. 234-5678/0917-123-4567
ANNEX I

Affidavits of the DPs
SALAYSAY

Ako si Joana T. Viesca, nasa hustong gulang, may asawa at kasalukuyang nakatira sa 299 Anandia St. Marfaay ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lilisanin ang lupang pag-ari ni Gino Welfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinasap ni Gino Welfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.

Joana T. Viesca

IN WITNESS WHEREOF, I have signed my name below, this NOV 07, 2012
2012 at MUNTINLUPA CITY, Philippines.

______________________________

SUBSCRIBED AND SWORN to before me this NOV 07, 2012, affiant having exhibited to me his CTC/ID No. _______ issued on _______ issued at:

______________________________

ATTY. JOSEPH RODRIGO P. FLORES
NOTARY PUBLIC
NO. 77-17-150, MUNTINLUPA CITY
PTTH NO. 5-978112012/MUNT.CITY
COMMISSION EXPIRES ON 12/31/2013

11/7/12

40910655808
SALAYSAY

Paano si Rhoda G. Lopez, nasa hustong gulang, may asawa at kasalukuyang nakatira sa Muntinlupa City, ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrada ay nakasundo na aming lilisanin ang lupang pag-aari ni Ginag Fe Almendrada sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.
4. Nangako kami ng liwan at isasaayos ang lote hanggang Febrero 2013, gaya ng aming napagusapan.

Rhoda G. Lopez

IN WITNESS WHEREOF, I have signed my name below, this May 9, 2012 at Muntinlupa City, Philippines.

Rhoda G. Lopez

SUBSCRIBED AND SWORN to before me this April 1, 2012, affiant having exhibited to me his CTC/ID No. ___________ issued on ___________ issued at ___________.

ATTY. JUAN M. V. FLORES

Commissioned: 12/31/2013
SALAYSAY

Ako si [Name Redacted], nasa hustong gulang, may asawa at kasalukuyang nakatira sa [Address Redacted], ay malayang nagsasaid ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lilisanin ang lupang pag-aari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinasap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinalam sa amin na kailangan na nila ang lupa.

[Signature]

IN WITNESS WHEREOF, I have signed my name below, this [Date] day of [Month], 2012 at MUNTINLUPA CITY, Philippines.

[M. Balingasa]

SUBSCRIBED AND SWORN to before me this [Date] day of [Month], 2012, affiant having exhibited to me his CTC/ID No. [Redacted] issued on [Redacted] issued at [Redacted].

[Atty. Jose Ricardo P. Flores, Notary Public]

[Redacted]
SALAYSAY

Ako si **Marilyn B. Villacel**, nasang hustong guinglar, may asawa at kasalukuyang nakatira sa **341 Avenida C4, Tunasan, Muntinlupa City**, malayo nang nagsasabat ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lisisanin ang lupang pag-aari ni Gng. Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong **September 2012** kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinalam sa amin na kailangan na nila ang lupa.
4. Nangako kaming liwan at isasaayos ang lote hanggang **February 2013** gaya ng aming napagusapan.

\[Signature\]

IN WITNESS WHEREOF, I have signed my name below, this **Nov. 7, 2012** day of _______ 2012 at **Muntinlupa City**, Philippines.

\[Signature\]

SUBSCRIBED AND SWORN to before me this **Nov. 7, 2012** day of _______ 2012, affiant having exhibited to me his CTC/ID No. _______ issued on _______ issued at _______.

DOC. No. 944
Page No. 891
Book No. X
Series of 2012

**ATTY. JOSEPHINE P. FLORES**
DULY SWORN NOTARY PUBLIC
NC No. 17-06-00149, Muntinlupa City
PRT NO. 098426/2011-02-2012/MUNT CITE
IPPN NO. 11144177/12-24-11/PHL
COMMISSIONED ON 01/18/2012.

\[Signature\]

**Cell #: 09104059269**
Ako si **Francisca Molby**, nasa hustong gulang, may asawa at kasalukuyang nakatira sa **Lucena Almendrañas, 358** ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrañas ay nagkasundo na aming lilisanin ang lupang pag-aari ni Ginag Fe Almendrañas sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong **September 2012** kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.
4. Nangako kaming liwan at isasaayos ang lote hanggang **February 2013** gaya ng aming napagusapan.

**Francisca Molby**

**IN WITNESS WHEREOF,** I have signed my name below, this **May 4, 2012** day of 2012 at **MUNTING LAPA CITY**, Philippines.

**Francisca Molby**

SUBSCRIBED AND SWORN to before me this **May 4, 2012**, affiant having exhibited to me his CTC/ID No. ____________ issued on ____________ issued at

**Francisca Molby**

DOC No. **491**
Page No. **29**
Book No. **X**
Series of 2012 **101**

**ATTY. JESERICH P. FLORES**
**NOTARY PUBLIC**
**NC No. 237-2011 MUNTING LAPA CITY**
**PRL No. 2011-05-00024-111PLM**
**COMMISSION EXPIRES ON 12/31/2014**
SALAYSAY

Ako si Josep DuBin, nasa hustong gufang, may asawa at kasalukuyang nakatira sa 289 Amorita St., Paranaque, ay mayrayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lilisanin ang lupang pag-aari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;

IN WITNESS WHEREOF, I have signed my name below, this NOV 8, 2012 at MUNTINLUPA CITY, Philippines.

SUBSCRIBED AND SWORN to before me this NOV 8, 2012, affiant having exhibited to me his CTC/ID No. _______ issued on _______ issued at _______.

DOC. No. 4938
Page No. 98
Book No. X
Series of 2012 9412

ATTY JOSERHERMO F. FLORES
NOTARY PUBLIC
NC NO. 12-018, MUNTINLUPA CITY
P.T.R.NO. G9842/07/01-02-2012/MUNT. CITY
LIC. NO. NS/3V/01-24-11PP/LM
COMMISSION EXPIRES ON 12/31/2013
SALAYSAY

Ako si Jenny Billing, nasa hustong gulang, may asawa at kasalukuyang nakatira sa Torung Muntinlupa ay malayang nagsasaad ng mga sumunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay makasundo na aming lisisanin ang lupang pag-aari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.
4. Nangako kaming iwan at isasaayos ang lote hanggang Febrero 2013 gaya ng aming napagusapan.

Jenny Billing

IN WITNESS WHEREOF, I have signed my name below, this Nov 7, 2012 at Muntinlupa City, Philippines.

Jenny Billing

SUBSCRIBED AND SWORN to before me this Nov 7, 2012, affiant having exhibited to me his CTC/ID No. _______ issued on _______ issued at _______.

DOC. No. 445
Page No. 29
Book No. X
Series of 2012-1012

ATTY. JONFRANCISCO P. FLORES
NOTARY PUBLIC
NCT. NO. 07-04, MUNTINLUPA CITY
P.R. NO. 07-04-29/01-02-2012/MUNT.CITY
B.P. No. 759319/11-24/11PPLM
COMMISSION EXPIRES ON 12/31/2013
Ako si Edwin T. Naeg, nasa hustong gulong, may asawa at kasalukuyang nakatira sa 139 F. Andrada St., Tunasan, Muntinlupa City, ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming liisanin ang lupang pag-ari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o benta;
2. Ang ating pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.
4. Nangako kaming liwan at isasaayos ang lote hanggang Febrero 2013 gaya ng aming napagusapan.

Edmon Naeg

IN WITNESS WHEREOF, I have signed my name below, this Nov. 7, 2012 at Muntinlupa City, Philippines.

Edmon Naeg

SUBSCRIBED AND SWORN to before me this Nov. 7, 2012, affiant having exhibited to me his CTC/ID No. _______ issued on _______ issued at _______.

Doc. No. 405
Page No. 87
Book No. 7
Series of 2012 2412

Atty. Jose B. Flores
Notary Public
MC No. 12-028, Muntinlupa City
P.T.R. No. 07-5-0002.1 7/01-52-2012/Munic City
R.F.R. No. 63-1154-71-24-11PFLM
Commission Expires on 12/31/2013
SALAYSAY

Ako si [Signature] nasa hustong gulong, may asawa at kasalukuyang nakatira sa [Address], ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lilisanin ang lupang pag-aari ni Gng. Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinahalal sa amin na kailangan na nila ang lupa.
4. Nangako kaming iwan at isasaayos ang lote hanggang Febrero 2013 gaya ng aming napagusapan.

[Signature]

IN WITNESS WHEREOF, I have signed my name below, this [Date] day of [Month] 2012 at [City], Philippines.

[Signature]

SUBSCRIBED AND SWORN to before me this [Date] day of [Month] 2012, affiant having exhibited to me his CTC/ID No. [ID No.] issued on [Date] issued at [Address].

DOC. No. 434
Page No. 88
Book No. X
Series of 2012 2012

AITY JILBER DE FLORES
NOTARY PUBLIC
FIR No. 71-2012-00278 MUNTINLUPA CITY
Commission Expires on 12/03/2015

Contact No. 09092184417
Ako si **ILUMENADA A. VELLARIN**, nasa hustong gulang, may asawa at kasalukuyang nakatira sa **244 Avenida 31, Tunasan, Muntinlupa**, ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming lilisanin ang lupang pag-aari ni Gino Fe Almendrala sa anumang oras na ito ay kanyang kaibigan o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong **September 2012** kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.

**IN WITNESS WHEREOF**, I have signed my name below, this **Nov 07 2012** at **MUNTINGLUPA CITY**, Philippines.

**ILUMENADA A. VELLARIN**

SUBSCRIBED AND SWORN to before me this **Nov 07 2012** day of **2012**, affiant having exhibited to me his CTC-ID No. **__________** issued on **__________** issued at **__**

**DOC. No.** 9344
**Page No.** 87
**Book No.** X
**Series of 2012** 2012

**ATTY JOSÉ RICUERDO PÉREZ FLORES**
**NOTARY PUBLIC**
**NC No. 12-019, MUNTINGLUPA CITY**
**PTR No. 09-4/2012/01-02-2012/MUN. CITY**
**IP No. 56611/12-26-111P/LM**
**COMMISSION EXPIRES ON 12/3/2013**
SALAYSAY

Ako si ___________, nasa hustong gulang, may asawa at kasalukuyang nakatira sa ___________ ay malayang nagsasabing mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming bilisanin ang lupang pag-aari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinaalam sa amin na kailangan na nila ang lupa.

__________________________

IN WITNESS WHEREOF, I have signed my name below, this day of ___________ 2012 at ___________ Philippines.

__________________________

SUBSCRIBED AND SWORN to before me this day of ___________ 2012, affiant having exhibited to me his CTC/ID No. ___________ issued on ___________ issued at ___________.

__________________________

DOC. No. ___________ Page No. ___________ Book No. ___________ Series of 2012 ___________
Ako si 

Pasay City, nasang gulong, may asawa at

kasalukuyang nakatira sa Tunasan, ay malayang nagsasabing mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nasanggulud na aming liliansin ang

   lupang pag-and ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o

   ibenta;

2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;

3. Noong 

   September 2012 kami ay kinausap ni Ginoong Wilfredo Argana at ng may-

   ari ng lote, at ipingalan sa amin na kailangan na nila ang lupa.

4. Nangako kaming liwan at isasaayos ang lote hanggang 

   June 15, 2013 gaya ng aming nagpasusap.


IN WITNESS WHEREOF, I have signed my name below, this ___ day of ___

2013 at City of Muntinlupa, Philippines.


SUBSCRIBED AND SWORN to before me this ___ day of ___, 2012, affiant

having exhibited to me his CTID No. ___ issued on ___ issued at ___


OCC. No. 19 Page No. Book No. Series of 2013


NOTARY PUBLIC

P.O. No. 627-1197-01-07/13: Hunt City

BP No. 606518: 01/02/13: Cainta

ROLL No. 627-13/ TIN No. 258-393-263

COH, EXP. DEC 31 2013
SALAYSAY

Ako si Leyor D. Micolas, nasa hustong guiang, may asawa at kasalukuyang pakatira sa 249 arandia st. Hinasan, ay malayang nagsasaad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na aming ilisanin ang lupang pag-aari ni Ginag Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;

IN WITNESS WHEREOF, I have signed my name below, this ______ day of ______ 2012 at ______, Philippines.

Subscribed and sworn to before me this ______ day of ______ 2012, affiant having exhibited to me his CTC/ID. No. ______ issued on ______ issued at ______.

DOC. No. ______
Page No. ______
Book No. ______
Series of ______
SALAYSAY

Ako si P. CIGBIAS, nasa hustong guiang, may asawa at kasalukuyang nakatira sa Aracnil at Munuan Kauta, ay malayang nagsasabad ng mga sumusunod:

1. Ako at ang may-ari ng lote na si Gng. Fe Almendrala ay nagkasundo na arming bilsanin ang lupang pag-aari ni Gng. Fe Almendrala sa anumang oras na ito ay kanyang kailanganin o ibenta;
2. An gaming pagtira sa nasabing lugar ay libre at walang anumang bayad;
3. Noong September 2012 kami ay kinasap ni Ginoong Wilfredo Argana at ng may-ari ng lote, at ipinalam sa armin na kailangan na nila ang lupa,

IN WITNESS WHEREOF, I have signed my name below, this day of

2012 at City of Munuan, Philippines.

SUBSCRIBED AND SWORN to before me this day of 2012, affiant having exhibited to me his CTC/ID No. issued on issued at

ATEN. CASIHA M. DELA REA
NOTARY PUBLIC
P.T.R. No. 1227115-01/07/13: Munt City
B.P. No. 906578; 01/03 13: Cavite
RUL. No. 5133; TIN No. 258-793-263
COMM. EXP. DEC. 31 2013
ANNEX J

ATTENDANCE OF THE PUBLIC CONSULTATION
<table>
<thead>
<tr>
<th>NAME</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>BERNIE A. DE GAIA</td>
<td></td>
</tr>
<tr>
<td>Elizabeth C. Harris</td>
<td></td>
</tr>
<tr>
<td>Susana A. Terra</td>
<td></td>
</tr>
<tr>
<td>Concepcion Aguico</td>
<td></td>
</tr>
<tr>
<td>Susana A. Quientil</td>
<td></td>
</tr>
<tr>
<td>DIVINA &amp; Maglayao</td>
<td></td>
</tr>
<tr>
<td>Marilyn J. Florendo</td>
<td></td>
</tr>
<tr>
<td>Remedial E. Vellezeta</td>
<td></td>
</tr>
<tr>
<td>Manuel E. Agris</td>
<td></td>
</tr>
<tr>
<td>Coryzon Buenos Kidal</td>
<td></td>
</tr>
<tr>
<td>Franklin Jatine</td>
<td></td>
</tr>
<tr>
<td>Helen Reban</td>
<td></td>
</tr>
<tr>
<td>RAPAP &amp; ALAN</td>
<td></td>
</tr>
<tr>
<td>PRESCI FUECO</td>
<td></td>
</tr>
<tr>
<td>Jirena H.</td>
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<td>Yohana A.</td>
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<td>Josef Arrella</td>
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<td>Jun Montemayor</td>
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<td>Ruben C. Arellano</td>
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<td>Renie C. Capili</td>
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<td>MARLIVIC G. SANTOS</td>
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<td>J. De Leon</td>
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<td>Marcelino Gutierrez</td>
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<td>Michael Jay Pajarado (Maynilad)</td>
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<td>IOLEA B. ABLEMA (INMILAD)</td>
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<td>Red Doromal (Maynilad)</td>
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<td>Rupayl D. (Maynilad)</td>
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<td>Ryan Villanog (Maynilad)</td>
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ANNEX K

MINUTES OF THE PUBLIC CONSULTATION
**Muntinlupa- Tunasan Sewage Treatment Plant**  
**Public Consultation**

**Venue:** Tunasan Barangay Hall  
Barangay Tunasan, Muntinlupa City  
**Date:** August 31, 2012

**Attendees:**  
- Tunasan Barangay Council  
- United Homeowners Associations of Tunasan (HOA)  
- Residents of Barangay Tunasan  
- Maynilad  
  - Wastewater Management Division (WMD)  
    - Reynaldo Angeles  
    - Rufino Doromal  
    - Michael Jay Fajardo  
    - Joven Artiaga  
    - Ryan Villamer  
- Environmental Management  
  - Michael Sablas  
- Muntinlupa Business Area  
  - Nestor Divinagracion (BA Head)  
  - Marivic Somova

**Speaker:**  
Reynaldo C. Angeles (RCA) – Head, Wastewater Catchment Management  
Michael Jay N. Fajardo (MJF) – Information and Resources Mgt. Officer, Wastewater Planning and Project Development

**Matters Presented and Discussed**

The Muntinlupa Sewerage System (South Catchment) Public Consultation was held on Friday, **August 31, 2012** at the lobby of the Barangay Hall of Tunasan, Muntinlupa City.

The programme started at 9:30 AM with an opening prayer, followed by the acknowledgement of the Barangay Councils, different HOAs in Barangay Tunasan, and Maynilad employees for their presence. Michael Jay Fajardo opened the presentation by giving the project background and overview of Maynilad’s presentation.

After the introduction part, Engr. Fajardo introduced Engr. Rey C. Angeles to formally start the presentation proper. Engr. Angeles started the presentation by discussing the goal of the Public Consultation which is to inform the customers of Barangay Tunasan regarding the proposed wastewater project in their area. Engr. Angeles continued his discussion with the following presentations:
a. Maynilad, our services and wastewater facilities  
b. Wastewater generation  
c. Wastewater Sewerage Systems  
d. Muntinlupa Sewerage System Project and its details.

The project presentation of Engr. Angeles was followed by an open forum. Engr. Fajardo opened the floor for any questions from the audience regarding the project and other related issues.

Issues and concerns raised by the audience during the open forum:

1. Conveyance Route  
2. Project Schedule  
3. Sewer Network in Alabang Town Center (ATC)  
4. Effluent water to be used for Water Distribution  
5. Residual Chlorine  
6. Water Quality  
7. Solid Management  
8. Role of LGU in the Project  
9. Tariff implication of the project

Issue nos. 1 & 2: Location & Timeline of Conveyance

Mr. Franklin Tating, President of Park Homes Village HOA, asked if the conveyance will be laid in the different HOA in Tunasan and will the project timeline consist of ROW acquisition in the different subdivision. Engr. Fajardo answered the question by presenting the scheme to be used in Muntinlupa South Catchment. Maynilad will be implementing a creek interception, as presented by Engr. Angeles and pipelaying will be implemented along Buendia St in Tunasan. Engr. Angeles added that the scheme to be utilized in the catchment was in accordance with the Feasibility Study (FS) conducted. Pipelaying will consume more time especially in acquiring Right of Way. Hence, the FS considered eliminating pipelaying in subdivisions and villages to avoid inconvenience for both Maynilad and the HOA.

Issue nos. 3 and 4: Foul Odors from Sewer Line and Varying Taste of Potable Water

Ms. Fatima Jimenez of Camella Homes HOA asked 2 questions: (1) Why there is a foul odor coming from the sewer line at the parking lot of Alabang Town Center (ATC)? and (2) Why there is a different taste of water served in the different establishments in ATC and in Alabang?

For the 1st question, Engr. Angeles explained first the coverage of the Alabang Sewerage System and when did Maynilad took over its operation. Engr. Angeles said that on 2009, when Maynilad took over the water treatment facility of Ayala Property Management in Putatan (which is now the Maynilad Putatan water treatment plant).
Maynilad also took over the responsibility in operating its sewerage system. Engr. Angeles mentioned that the sewer networks were laid underground long before Maynilad took over the facility. The integrity of pipes seems to be degraded. Maynilad through the maintenance team has a continuous cleaning of the sewerline but since the integrity of these pipes is questionable, foul odor comes out from the manholes. Maynilad is now doing rehabilitation on the system prioritizing the Sewage Treatment plant located inside Ayala-Alabang Village. The rehabilitation of the sewer network in the system will follow immediately once the STP rehabilitation finished. Engr. Angeles asked for little patience to our customers present as Maynilad is doing its best to give them the quality service that they deserve.

For the 2nd question, Sir Nestor Divinagracia, Head of Muntinlupa Business Area said that the water that Maynilad is serving is already safe for drinking and passed the standard for drinking water as what we are advertising to all our customers. But once water coming from Maynilad pipes enters a business establishment, they are doing further treatment depending on their desired quality and in compliance to their business standard which maybe the reason of the different taste of water in the different establishments in the area.

**Issue no. 5 and 6: Residual Chlorine and Treated Water from STP**

Mr. Rene Capili, a resident in Barangay Tunasan, asked if what is the residual Chlorine of the water being distributed by Maynilad? Engr. Angeles said that he cannot exactly answer his question because they are not directly involved in the water treatment and there is no representative from Maynilad who can accurately answer his question. But Engr. Angeles said that the water served by Maynilad is within the standard including residual chlorine. To follow-up the question of Mr. Capili, Ms. Marilou Acosta asked if the treated water from the wastewater treatment facility will be the one being used to distribute in the water lines since the effluent quality can be used for watering of plants, car wash etc.? Engr. Angeles answered that for the record, Maynilad is not using the effluent water to be distributed in the waterlines. The treatment in the wastewater facility is applying up to secondary treatment only which is only to satisfy water discharge to the receiving bodies of water like Laguna Lake. To further utilize this for drinking water, it should undergo tertiary treatment to eliminate the Total Coliform and other bacteria present in the water. This is what Maynilad is doing in the Putatan Water Treatment Plant (Micro Filtration and Reverse Osmosis). The facility is drawing water in the Laguna Lake and treats it until it satisfies the standard for drinking water.

**Issue No. 7: Role of LGU**

Mr. Pablo Aman, United Homeowners Association of Tunasan, asked if what is the LGU role in this project? Engr. Angeles explained that the LGU will play a vital role in Solid Management. Major contributor in the clogging of drainages and rivers is the solid waste that is being dumped by irresponsible people. Maynilad’s mandate is to treat the wastewater but we cannot take out the fact that solid waste will still flow to the conveyance line. Maynilad provided screens in the conveyance manholes and
interceptor box. But once these screens will be full of solid waste and wastewater flow will be obstructed, the treatment facility will be accepting lesser flow and might backflow to the nearest manhole and will cause leakage on the streets. This is why the management of solid waste is very important to the project.

Issue No. 8: Effect of the Project on the Water Bill

Mr. Capili said that the Maynilad wastewater project is a very timely project especially at this time that we are experiencing phenomena caused by Global Warming. He also mentioned that this will be beneficial in terms of health and cleanliness especially to the next generation. But will this project have an effect on their water bill? Will they pay additional payment once the project is implemented? Engr. Angeles answered that it was already included in their billing which is the Environmental charge. Part of Maynilad’s services that is included in the Environmental charge is the desludging services and this sewerage project is an additional project for Barangay Tunasan and for the city of Muntinlupa.

Engr. Fajardo made the closing remarks by guaranteeing the stake holders of the benefits they would get from the project. He further solicited the support of the community for the said project. The meeting formally adjourned at 11:30 AM.
ANNEX L

ATTENDANCE OF THE MEETING WITH MAYOR FRESNEDI OF MUNTINLUPA CITY
**ATTENDANCE**

September 24, 2014; 8:30 a.m.

**AGENDA:** PRESENTATION OF MAYNILAD FOR SEWERAGE TREATMENT PLANT

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<thead>
<tr>
<th>NAME</th>
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<td>Bagy. Sec.</td>
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<td>Levi M. Mendoza</td>
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<td>Jose Antonio S. Lazo</td>
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<td>Samuel C. Cuny</td>
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<td>Berlin Agda</td>
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**City Hall of Muntinlupa**
National Road, Putatan, Muntinlupa City, Philippines

Tel. Nos.: 862-6459
Trunklines: 862-2711 / 862-2525 loc. 135/142
Telefax: 862-2525 loc. 217
# ATTENDANCE

**September 24, 2014; 8:30 a.m.**

**AGENDA:** PRESENTATION OF MAYNILAD FOR SEWERAGE TREATMENT PLANT

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<td>Arch. Reboldo Casapi Alonso</td>
<td>Architect &amp; VP</td>
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*Newspaper clip: YAN ANG TAMA YAN ANG MUNTINLUPA!*

City Hall of Muntinlupa  
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## AGENDA: PRESENTATION OF MAYNILAD FOR SEWERAGE TREATMENT PLANT

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<td>Bienvenido G. Gaung</td>
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<td>Francisco A. Arellano</td>
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<td>Rynie Mercado</td>
<td>Maynilad</td>
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<td>Nolan C. Clemente</td>
<td>Maynilad</td>
<td>828-0430</td>
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<td>Howel G. Cuton</td>
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<tr>
<td>Arvin Caution</td>
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<td>403-6959</td>
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<td>Atty. Patricia 13th</td>
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CONTRACT TO SELL

This Contract to Sell (this "Contract") is made and entered into this ___ day of November, 2012, in Quezon City, by and between:

CONSUELO CASACOP, of legal age, Filipino citizen, and with residence and postal address at 193 Buendia St., Tunasan, Muntinlupa City, represented by her lawful Attorney-in-fact, Maria Felicidad A. Espeleta, also of legal age, Filipino, with address at No. 46 National Road, Putatan, Muntinlupa City and hereinafter referred to as the "SELLER";

and

MAYNILAD WATER SERVICES, INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with business address at MWSS Compound, Katipunan Road, Balara, Quezon City, Metro Manila, represented herein by its Head, Operating Officer, Yolanda C. Lucas, and hereinafter referred to as the "BUYER".

(Each, a "Party", and collectively, the "Parties")

Recitals:

(a) The SELLER is the absolute and registered owner of that certain parcel of land, identified as Lot 26-B-1-C-1 of the Subdivision plan Psd-00-039756, being a portion of Lot 26-B-1-C (LRC) (Psd - 226158 L.R.C. Rec. No. 2721), situated in the Barangay of Tunasan, Muntinlupa City, Metro Manila, with an area of Three Hundred Thirty-Three (333) square meters, more or less, and covered by Transfer Certificate of Title ("TCT") No. 207399 (the "Land"). A copy of TCT No. 207399 is attached hereto as Annex "A" and made an integral part of this Contract;

(b) The BUYER has offered to buy, and the SELLER has agreed to sell, the Land, subject to the terms and conditions hereinafter set forth;

(c) The authority of Maria Felicidad A. Espeleta to make, sign, execute and deliver this Contract for and on behalf of Consuelo Casacop, is evidenced by a Special Power of Attorney (the "SPA") dated November 5, 2012, and which document is entered in the notarial register of Atty. Jose Recuerdo P. Flores, Notary Republic for Muntinlupa City, as Document No. 437 of Page No. 88, Book No. X, Series of 2012. A copy of the SPA is attached hereto as Annex "B" and made an integral part of this Contract; and

(d) The Parties have agreed that the sale of the Land shall exclude any improvement made thereon, which improvement shall be demolished and removed by the SELLER prior to her delivery of the Land to the BUYER.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual covenants herein contained, the Parties hereby agree as follows:

1. The total consideration for the sale of the Land shall be Eight Hundred Thirty-Two Thousand Five Hundred Pesos (P832,500.00) (the "Purchase Price"), payable as follows:

   (a) Fifty percent (50%) of the Purchase Price, which is equivalent to Four Hundred Sixteen Thousand, Two Hundred Fifty Pesos (₱ 416,250.00) (the "Down Payment"), shall be paid upon signing of this Contract and submission by the SELLER of the following:
The remaining balance of Four Hundred Sixteen Thousand, Two Hundred Fifty Pesos (₱ 416,250.00), shall be payable upon the complete submission by the SELLER of the following documents:

(i) Certificate Authorizing Registration ("CAR") issued by the BIR on the sale of the Land;
(ii) Signed Deed of Absolute Sale over the Land;
(iii) Tax clearance;
(iv) Certificate of no improvement; and
(v) Such other documents and/or certificates as may be necessary to complete the registration of the sale and transfer of title to the Land to the BUYER.

2. The Parties agree that the capital gains tax and documentary stamps tax due on the sale shall be for the account of the SELLER and the BUYER, respectively.

The amount equivalent to the capital gains tax shall be deducted from the Purchase Price due to the SELLER and remitted to the Bureau of Internal Revenue by the BUYER. The SELLER shall be liable for any deficiency should the capital gains tax turn out to be more than what was deducted from the Purchase Price by the BUYER.

3. The SELLER undertakes and agrees to execute and deliver to the BUYER such documents and/or certificates as may be required by law for the registration of the sale and transfer of title to the Land to the BUYER.

4. On or before her delivery of the Land to the BUYER, the SELLER shall relocate any and all informal settlers on the Land.

5. The SELLER warrants that the Land is free from any and all encumbrances of whatever nature as of date of this Contract, and guarantees the BUYER's peaceful use, possession and enjoyment of the Land.

6. The SELLER further warrants that she is not engaged, or habitually engaged, in the business of buying and/or selling real properties, and that the Land is not offered for sale or lease to the general public in the ordinary course of business.

IN WITNESS WHEREOF, the Parties have signed this Contract on the date and at the place first written above.

CONSUÉLO CASACOP  
SELLER

MAYNILAD WATER SERVICES, INC.  
BUYER

BY:

María Felicidad A. Espeleta  
Attorney-In-Fact

Yolanda C. Lucas  
Head, Program Management
Signed in the presence of:

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<tr>
<th>Name</th>
<th>Identification No.:</th>
<th>Date/Place Issued:</th>
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<tbody>
<tr>
<td>Maria Felicidad A. Espeleta</td>
<td>TIN No 109-850-961-000</td>
<td>7/8/2008; Muntinlupa</td>
</tr>
<tr>
<td>Maynilad Water Services, Inc.</td>
<td>Passport No. EB1037665</td>
<td>9/28/2010; Manila</td>
</tr>
</tbody>
</table>

known to me and to me known to be the same persons who executed the foregoing document, and they acknowledged to me that they executed the same as their free and voluntary act and deed, as well as those of the corporations they represent.

This document, which pertains to a Contract to Sell, consisting of three (3) pages, including this page where the Acknowledgment appears, has been signed by the Parties and their instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first above-written.

Doc. No. ___
Page No. ___
Book No. ___
Series of 2012.
CONTRACT TO SELL

This Contract to Sell (this "Contract") is made and entered into this ___ day of October, 2012, in Quezon City, by and between:

FE ALMENDRALA, of legal age, Filippino citizen, single, and with residence and postal address at Cuyab San Pedro, Laguna, represented by her lawful Attorney-in-fact, Maria Felicidad A. Espeleta, also of legal age, Filipina, with address at No. 46 National Road, Putatan, Muntinlupa City and hereinafter referred to as the "SELLER";

and

MAYNILAD WATER SERVICES, INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with business address at MWSS Compound, Kalipunan Road, Balara, Quezon City, Metro Manila, represented herein by its Head Program Management, Yolanda C. Lucas, and hereinafter referred to as the "BUYER".

(Each, a "Party," and collectively, the "Parties")

Recitals:

(a) The SELLER is the absolute and registered owner of that certain parcel of land, identified as Lot 26-B-1-C-2 of the Subdivision plan Psc-09-039754, being a portion of Lot 26-B-1-A (LRC Psc-226158, L.R.C. Rec. No. 2721), situated in the Barangay of Tunasan, Muntinlupa City, Metro Manila, with an area of Three Thousand (3,000) square meters, more or less, and covered by Transfer Certificate of Title ("TCT") No. 207401 (the "Land"). A copy of TCT No. 207401 is attached hereto as Annex "A" and made an integral part of this Contract;

(b) The BUYER has offered to buy, and the SELLER has agreed to sell, the Land, subject to the terms and conditions hereinafter set forth;

(c) The authority of Maria Felicidad A. Espeleta to make, sign, execute and deliver this Contract for and on behalf of Fe Almendrala, is evidenced by a Special Power of Attorney (the "SPA") dated July 19, 2012, and which document is entered in the notarial register of Atty. David Efrino, Jr., Notary Republic for Muntinlupa City, as Document No. 152 of Page No. 53, Book No. XI, Series of 2012. A copy of the SPA is attached hereto as Annex "B" and made an integral part of this Contract; and

(d) The Parties have agreed that the sale of the Land shall exclude any improvement made thereon, which improvement shall be demolished and removed by the SELLER prior to her delivery of the Land to the BUYER.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual covenants herein contained, the Parties hereby agree as follows:

1. The total consideration for the sale of the Land shall be Seven Million Five Hundred Thousand Pesos (P7,500,000.00) (the "Purchase Price"), payable as follows:

   (a) Fifty percent (50%) of the Purchase Price, which is equivalent to Three Million, Seven Hundred Fifty Thousand Pesos (P3,750,000.00) (the "Down Payment"), shall be paid upon signing of this Contract and submission by the SELLER of the following:
(b) The remaining balance of Three Million, Seven Hundred Fifty Thousand Pesos (P3,750,000.00), shall be payable upon the complete submission by the SELLER of the following documents:

(i) Certificate Authorizing Registration ("CAR") issued by the BIR on the sale of the Land;
(ii) Signed Deed of Absolute Sale over the Land;
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(v) Such other documents and/or certificates as may be necessary to complete the registration of the sale and transfer of title to the Land to the BUYER.

2. The Parties agree that the capital gains tax and documentary stamps tax due on the sale shall be for the account of the SELLER and the BUYER, respectively.

The amount equivalent to the capital gains tax shall be deducted from the Purchase Price due to the SELLER and remitted to the Bureau of Internal Revenue by the BUYER. The SELLER shall be liable for any deficiency should the capital gains tax turn out to be more than what was deducted from the Purchase Price by the BUYER.

3. The SELLER undertakes and agrees to execute and deliver to the BUYER such documents and/or certificates as may be required by law for the registration of the sale and transfer of title to the Land to the BUYER.

4. On or before her delivery of the Land to the BUYER, the SELLER shall relocate any and all informal settlers on the Land.

5. The SELLER warrants that the Land is free from any and all encumbrances of whatever nature as of date of this Contract, and guarantees the BUYER's peaceful use, possession and enjoyment of the Land.

6. The SELLER further warrants that she is not engaged, or habitually engaged, in the business of buying and/or selling real properties, and that the Land is not offered for sale or lease to the general public in the ordinary course of business.

IN WITNESS WHEREOF, the Parties have signed this Contract on the date and at the place first written above.

FE ALMENDRALA
SELLER

BY:

Maria Felicidad A. Espeleta
Attorney-in-Fact

MAYNILAD WATER SERVICES, INC.
BUYER

Yolanda C. Lucas
Head, Program Management
ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES:
Quezon City J.S.S.

BEFORE ME a Notary Public for and in the above jurisdiction, on this ___ day of ___________________ 2012, personally appeared:

Name: Maria Felicidad A. Espoleta Identification No.: TIN No 109-850-981-000 Date/Place Issued: 7/8/2008, Muntinlupa

Maynilad Water Services, Inc.
Yolanda C. Lucas

Identification No.: Passport No.: EB 1037658
Date/Place Issued: 9/28/2010, Manila

known to me and to me known to be the same persons who executed the foregoing document, and they acknowledged to me that they executed the same as their free and voluntary act and deed, as well as those of the corporations they represent.

This document, which pertains to a Contract to Sell, consisting of three (3) pages, including this page where the Acknowledgment appears, has been signed by the Parties and their instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first above written.

Page 3 of 3
CONTRACT TO SELL

This Contract to Sell (this "Contract") is made and entered into the ___ day of October 2012, in Quezon City, by and between:

DOMINADOR ALMENDRALA of legal age, Filipino citizen, single, and with residence and postal address at Cuyab, San Pedro, Laguna, represented by his lawful Attorney-in-fact, Maria Felicidad A. Espeleta, also of legal age, Filipino, with address at No. 45 National Road, Putatan, Muntinlupa City and hereinafter referred to as the "SELLER".

and

MAYNILAD WATER SERVICES, INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with business address at MWSS Compound, Katipunan Road, Batara, Quezon City, Metro Manila, represented herein by its Head, Program Management, Yolanda C. Lucas, and hereinafter referred to as the "BUYER".

(Each, a "Party," and collectively, the "Parties")

Recitals:

(a) The SELLER is the absolute and registered owner of that certain parcel of land, identified as Lot 26-B-1-C-2 of the Subdivision plan Psd-00-0397/66, being a portion of Lot 26-B-1-C (LRC) Psd-228158. L.R.C. Rec. No. 2721, situated in the Barangay of Tunasan, Muntinlupa City, Metro Manila, with an area of Three Thousand (3,000) square meters, more or less, and covered by Transfer Certificate of Title ("TCT") No. 207398 (the "Land"). A copy of TCT No. 207398 is attached hereto as Annex "A" and made an integral part of this Contract.

(b) The BUYER has offered to buy, and the SELLER has agreed to sell, the Land subject to the terms and conditions hereinafter set forth;

(c) The authority of Maria Felicidad A. Espeleta to make, sign, execute and deliver this Contract for and on behalf of Dominador Almendrala, is evidenced by a Special Power of Attorney (the "SPA") dated July 19, 2012, and which document is entered in the notarial register of Atty. David El第三代, Jr., Notary Public for Muntinlupa, as Document No. 152 of Page No. 53. Book No. XI. Series of 2012. A copy of the SPA is attached hereto as Annex "B" and made an integral part of this Contract; and

(d) The Parties have agreed that the sale of the Land shall exclude any improvement made thereon, which improvement shall be demolished and removed by the SELLER prior to the delivery of the Land to the BUYER.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual covenants herein contained, the Parties hereby agree as follows:

1. The total consideration for the sale of the Land shall be Seven Million Five Hundred Thousand Pesos (P7,500,000.00) (the "Purchase Price") payable as follows:

   (a) Fifty percent (50%) of the Purchase Price, which is equivalent to Three Million, Seven Hundred Fifty Thousand Pesos (P 3,750,000.00) (the "Down Payment"), shall be paid upon signing of this Contract and submission by the SELLER of the following:

   [Signature]

   [Date]
(ii) Original owner's duplicate title over the Land;
(iii) Original copies of the tax declarations over the Land;
(iv) Original copies of the latest official receipts for realty tax payment, if any, over the Land;
(v) Relocation survey plan signed by a licensed geodetic engineer and duly validated by BUYER's Engineering-Architectural, Structural & Survey team, and

The remaining balance of **Three Million, Seven Hundred Fifty Thousand Pesos (P 3,750,000.00)** shall be payable upon the complete submission by the SELLER of the following documents:

(i) Certificate Authorizing Registration ("CAR") issued by the BIR on the sale of the Land;
(ii) Signed Deed of Absolute Sale over the Land;
(iii) Tax clearance;
(iv) Certificate of no improvement; and
(v) Such other documents and/or certificates as may be necessary to complete the registration of the sale and transfer of title to the Land to the BUYER.

2. The Parties agree that the capital gains tax and documentary stamps tax due on the sale shall be for the account of the SELLER and the BUYER, respectively.

The amount equivalent to the capital gains tax shall be deducted from the Purchase Price due to the SELLER and remitted to the Bureau of Internal Revenue by the BUYER. The SELLER shall be liable for any deficiency should the capital gains tax turn out to be more than what was deducted from the Purchase Price by the BUYER.

3. The SELLER undertakes and agrees to execute and deliver to the BUYER such documents and/or certificates as may be required by law for the registration of the sale and transfer of title to the Land to the BUYER.

4. On or before his delivery of the Land to the BUYER, the SELLER shall relocate any and all informal settlers on the Land.

5. The SELLER warrants that the Land is free from any and all encumbrances of whatever nature as of date of this Contract, and guarantees the BUYER's peaceful use, possession and enjoyment of the Land.

6. The SELLER further warrants that he is not engaged, or habitually engaged, in the business of buying and/or selling real properties, and that the Land is not offered for sale or lease to the general public in the ordinary course of business.

IN WITNESS WHEREOF, the Parties have signed this Contract on the date and at the place first written above.

DOMINADOR ALMENDRALA
SELLER

BY:

Maria Felicidad A. Espeleta
Attorney-in-Fact

MAYNILAD WATER SERVICES, INC.
BUYER

Yolanda C. Lucas
Head, Program Management

Page 2 of 3
Signed in the presence of:


ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
Quezon City

BEFORE ME, a Notary Public for and in the above jurisdiction, on the ___ day of ___ 2012, personally appeared:

Name: ____________________________ Identification No.: ____________________________ Date/Place Issued: ____________________________

Maria Felicidad A. Espeleta
TIN No. 109-850-951-000
7/8/2008; Muntinlupa

Maynilad Water Services, Inc.
Yolanda C. Lucas
Passport No. EB 1037655
9/28/2010; Manila

known to me and to me known to be the same persons who executed the foregoing document, and they acknowledged to me that they executed the same as their free and voluntary act and deed, as well as those of the corporations they represent.

This document, which pertains to a Contract to Sell, consisting of three (3) pages, including this page where the Acknowledgment appears, has been signed by the Parties and their Instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first above written.

Doc. No. __________
Page No. ________
Book No. ________
Series of 2012.
CONTRACT TO SELL

This Contract to Sell (this "Contract") is made and entered into this ____ day of ________, 2012, in Quezon City, by and between:

The legal heirs of PEDRO AMAN, namely:

ARTEMIO R. AMAN, of legal age, married to Elena Rabical, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

LEONARDO R. AMAN, of legal age, married to Zenaida dela Cruz, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

HERMINIGILDA R. AMAN-PIGOS, of legal age, married to Dominador Pigos, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

PABLO R. AMAN, of legal age, married to Reilyn Lorenzo, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

MILAGROS R. AMAN, of legal age, married to Dante Santos, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

ZENAIDA R. AMAN, of legal age, single, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

EPIFANIA R. AMAN-GREEN, of legal age, married to Michael Green, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

WILFREDO R. AMAN, of legal age, married to Elizabeth Santos, Filipino, with residence and postal address at Tunasan, Muntinlupa City,

All represented herein by their Attorneys-in-Fact, Pablo R. Aman and Milagros R. Aman

(hereinafter collectively referred to as the "SELLERS")

in favor of

MAYNILAD WATER SERVICES, INC., a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with business address at MWSS Compound, Kalipunan Road, Balara, Quezon City, Metro Manila, represented herein by its Head Program Management, Yolanda C. Lucas, and hereinafter referred to as the "BUYER".

(Each, a "Party", and collectively, the "Parties")

Recitals:

(a) The SELLERS are the legal heirs of Pedro Aman, who is the absolute and registered owner a parcel of land identified as Lot 26-B-1-B of the Subdivision Plan (LRC) Psd-226157, being a portion of Lot 26-B-1(LRC) Psd-117529, LRC Rec. No. 2721, situated in the Bo. of Tunasan, Muntinlupa City, with an area of approximately Three Thousand Three Hundred Thirty Three square meters (3,333 sq.m.), more or less (the "Property"), and covered by Transfer Certificate of Title (TCT) No. T-204430 in the Registry of Deeds of Muntinlupa City. A copy of TCT No. T-1204430 is attached hereto as Annex "A".
(b) BUYER desires to purchase the portion of the Property identified as Lot 26-B-1-B of the Subd. Plan (LRC)Psd-226157, with an area of approximately Two Thousand square meters (2,000 sq m) the ("Land");

(c) The BUYER has offered to buy, and the SELLERS have agreed to sell, the Land, subject to the terms and conditions hereinafter set forth;

(d) The authorities of Pablo R. Aman and Milagros R. Aman-Santos as Attorneys-in-Fact to make, sign, execute and deliver this Deed for and on behalf of Artemio R. Aman, Leonardo R. Aman, Herminigilda R. Aman-Pigos, Zenaida R. Aman, Epifania R. Aman-Green and Wilfredo R. Aman are evidenced by a Special Power of Attorney (the "SPA") dated 23 August 2012, and which document is entered in the notarial register of Atty Ricardo R. Librada, Notary Public for Muntinlupa, as Document No. 225 of Page No. 45, Book No. 37, Series of 2012. A copy of the SPA is attached hereto as Annex "B" and made an integral part of this Deed, and

(e) The Parties have agreed that the sale of the Land shall exclude any improvement made thereon, which improvement shall be demolished and removed by the SELLERS prior to their delivery of the Land to the BUYER.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual covenants herein contained, the Parties hereby agree as follows.

1. The total consideration for the sale of the Land shall be Five Million, One Hundred Fifty One Thousand, Six Hundred Fifty Pesos ( Php5,151,650.00) (the "Purchase Price"), payable as follows:

(a) Fifty percent (50%) of the Purchase Price, which is equivalent to Two Million, Five Hundred Seventy-Five Thousand, Eight Hundred Twenty-Five Pesos (P2,575,825.00) (the "Down Payment"), shall be paid upon signing of this Contract and submission by the SELLER of the following:

(i) Original owner’s duplicate title over the Land;
(ii) Original copies of the tax declarations over the Land;
(iii) Original copies of the latest official receipts for realty tax payment, if any, over the Land;
(iv) Relocation survey plan signed by a licensed geodetic engineer and duly validated by BUYER’s Engineering-Architectural, Structural & Survey team; and

(b) The remaining balance of Two Million, Five Hundred Seventy-Five Thousand, Eight Hundred Twenty-Five Pesos (P2,575,825.00) shall be payable upon the complete submission by the SELLERS of the following documents:

(i) Certificate Authorizing Registration ("CAR") issued by the BIR on the sale of the Land;
(ii) Signed Deed of Absolute Sale over the Land;
(iii) Tax clearance;
(iv) Certificate of no improvement;
(v) Extra-judicial settlement; and
(vi) Such other documents and/or certificates as may be necessary to complete the registration of the sale and transfer of title to the Land to the BUYER.

The Parties agree that the capital gains tax and documentary stamps tax due on the sale shall be for the account of the SELLERS and the BUYER, respectively.
The amount equivalent to the capital gains tax shall be deducted from the Purchase Price due to the SELLERS and remitted to the Bureau of Internal Revenue by the BUYER. The SELLERS shall be liable for any deficiency should the capital gains tax turn out to be more than what was deducted from the Purchase Price by the BUYER.

3. The SELLERS undertake and agree to execute and deliver to the BUYER such documents and/or certificates as may be required by law for the registration of the sale and transfer of title to the Land to the BUYER.

4. On or before their delivery of the Land to the BUYER, the SELLERS shall relocate any and all informal settlers on the Land.

5. The SELLERS warrant that the Land is free from any and all encumbrances of whatever nature as of date of this Contract, and guarantee the BUYER’s peaceful use, possession and enjoyment of the Land.

6. The SELLERS further warrant that they are not engaged, or habitually engaged, in the business of buying and/or selling real properties, and that the Land is not offered for sale or lease to the general public in the ordinary course of business.

IN WITNESS WHEREOF, the Parties have signed this Contract on the date and at the place first written above.

ARTEMIO R. AMAN
Seller/Heir of Pedro Aman

LEÓNARD R. AMAN
Seller/Heir of Pedro Aman

HERMINIGILDA R. AMAN-PIGOS
Seller/Heir of Pedro Aman

ZENAIDA R. AMAN
Seller/Heir of Pedro Aman

EPIFANIA R. AMAN-GREEN
Seller/Heir of Pedro Aman

WILFREDO R. AMAN
Seller/Heir of Pedro Aman

PABLO R. AMAN
Seller/Heir of Pedro Aman

MILAGROS R. AMAN-SANTOS
Seller/Heir of Pedro Aman

MAYNILAD WATER SERVICES, INC.
BUYER

By: Yolanda C. Lucas
Head, Program Management

PABLO R. AMAN
Attorney-in-fact

MILAGROS AMÁN-SANTOS
Attorney-in-fact
ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
Quezon City ) S.S.

BEFORE ME, a Notary Public for and in the above jurisdiction, on this ___ day of
_____________ 2012, personally appeared:

Name: 	Identification No.: 	Date/Place Issued:
Pablo R. Aman 
Milagros Aman-Santos
Maynilad Water Services, Inc.
Yolanda C. Lucas

Passport No. EB1037665 9/28/2010; Manila

known to me and to me known to be the same persons who executed the foregoing
document, and they acknowledged to me that they executed the same as their free and
voluntary act and deed, as well as those of the corporations they represent.

This document, which pertains to a Contract to Sell, consisting of four (4) pages, including this
page where the Acknowledgment appears, has been signed by the Parties and their
instrumental witnesses on each and every page hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first above-written.

Doc No. 
Page No. 
Book No. 
Series of 2012
ANNEX N

Acknowledgement Receipts of the Sellers on the Partial (50%) Payments Made by Maynilad
ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check (No._) in the amount of Three Hundred Sixty Five Thousand Three Hundred Pesos (Php365,300.00) representing partial payment (50%) for the lot covered under TCT No. 207399, located at Brgy Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA
Attorney-In-Fact

Date__________________

Witness:
ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check (No. ) in the amount of Three Million Three Hundred Thousand Pesos (Php3,300,00.00) representing partial payment (50%) for the lot covered under TCT No. 207401, located at Brgy Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA

Attorney-In Fact

Date _________________

Witness: ____________________________
ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check
(No. _______ ) in the amount of Three Million Three Hundred Thousand Pesos
(Php3,300,00.00) representing partial payment (50%) for the lot covered under
TCT No. 207398, located at Brgy Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA
Attorney-In Fact

Date ____________

Witness:
I, PABLO AMAN, acknowledges the receipt of check (No. ) in the amount of Two Million Two Hundred Sixty Six Thousand Seven Hundred Twenty Six Pesos (Php2,266,726.00) representing partial payment (50%) for the lot covered under TCT No. T-204430, located at Brgy Tunasan, Muntinlupa City.

[Signature]

PABLO AMAN
Attorney-In Fact

Date

Witness:
ANNEX O

Acknowledgment Receipts of the Sellers on the Full Payments Made by Maynilad
August 30, 2013

ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check (No. ) in the amount of Four Hundred Sixteen Thousand Two Hundred Fifty Pesos (Php 416,250.00) representing full payment for the lot covered under TCT No. 207399 (333 sqm), located at Bo. Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA
Attorney-in-fact

WITNESS:

[Signatures]
July 29, 2013

ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check (No. ) in the amount of Three Million Seven Hundred Fifty Thousand Pesos (Php 3,750,000.00) representing full payment for the lot covered under TCT No. 207398 (3,000 sqm), located at Bo. Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA
Attorney-in-fact

WITNESS:
January 3, 2014

ACKNOWLEDGMENT RECEIPT

I, MARIA FELICIDAD A. ESPELETA, acknowledges the receipt of check (No. ) in the amount of Three Million Four Hundred Ninety-Two Thousand Five Hundred Pesos (Php3,492,500.00) representing FULL PAYMENT for the lot covered under TCT No. 207401 (3,000 sqm), located at Bo. Tunasan, Muntinlupa City.

MA. FELICIDAD A. ESPELETA
Attorney-in-fact

WITNESS:
May 9, 2014

ACKNOWLEDGMENT RECEIPT

I, PABLO AMAN and Milagros R. Santos, acknowledge the receipt of check (No M2144) in the amount of One Million, Five Hundred Seven Thousand Six Hundred One Pesos & 53/100 (Php 1,507,601.53) representing FULL payment for the lot covered under TCT Nos. T-204430 (2,000 sqm), located at Brgy. Tunasan, Muntinlupa City.

Pablo Aman        Milagros Santos
Date: ____________

WITNESS: