

This is an English Translation
Initiated by the Office of the Solicitor General
by virtue of Court under LRC/Civil Case No. 3957-P

ORIGINAL CERTIFICATE OF TITLE
No. T-01-4

OFFICE OF THE ESCRIBANIA DE CABILDO
HACIENDA OF THE PHILIPPINE ISLANDS
Province of MANILA

Entered pursuant to Decree of 01-4, protocol by virtue of the Supreme Order of the Royal Crown of England, and in accordance with the order of the Royal Audiencia de Manila, under date of 17th day of January 1764, issued at the Province of Manila, Philippine Islands, in a case No. 571 of said Court.

ROYAL GOVERNMENT OF ENGLAND
Philippine Islands
Office of the Royal Audiencia

Case No. 572 of the Royal Audiencia, having been duly and regularly heard in accordance with the Provision of the Land Laws as adopted order Torrens System, it is hereby decreed that **Prince Lacan Acuña (formerly Tagean Clan)**, married with **Princess Rowena Ma. Elizabeth Overbeck Macleod of Austria**, the owner in Fee simple of certain lands, known as **HACIENDA FILIPINA**, embracing four (4) major Islands, bounded and described as follows:

A parcel of lands (**HACIENDA FILIPINA**) situated and embracing the Islands of Luzon, Islands of Palawan Peninsula, Islands of Visayas and Islands of Mindanao, consisting around 7,169 Island and Islets with a total territorial area of 1,049,212,962 square nautical miles, scating on the Western rim of Pacific Ocean, North of Equator and about 700 kilometers from the Asian Mainland, it is dispersed over a distance of 1,965 kilometers from North to South and 865 kilometers from East to West, bounded on the East by the Pacific Ocean, on the West by the South China Sea, on the North by the Boshi Channel and on the South by the Celebes Sea and the Southern Borneo, consisting 169,972,500 hectares of the plains, mountains, forest and seas, more or less, it embraced four (4) major Islands described as follows:

- I. Islands of Luzon embracing the area of Luzon Region, Abra, Apayao, Benguet, Ifugao, Kalinga, Mountain Province, Ilocos Sur, La Union, Pangasinan, Batanes, Cagayan, Isabela, Nueva Viscaya, Cabarroquiz, Province of Manila, Bulacan, Zambales, Pampanga, Tarlac, Morong, Lake Province, Bumbon Province, Kawit

Province, Marinduque Province, Mindoro, Karilaya, containing an area of 31,804,624 hectares, more or less.

- II. Islands of Palawan, Peninsula Region, embracing the area of Albay, Camarines (Ambos Camarino Sur con Norte), Masbate, Sorsogon, Palawan and Spratley Islands, containing an area of 3,652,875 hectares, more or less;
- III. Island of Visayas Peninsula embracing the area of Iloilo, Aklan, Romblon, Antique, Capiz del Romblon, Guimaras del Iloilo, Negros Occidental de Buglas, Negros del Oriental, Siquijor de Bohol, Cebu, Leyte, Biliran de Leyte, Leyte del Sur, Leyte del Norte, Cibabao del Samar, Cibabao Este, Cibabao Norte, containing an area of 45,996,215 hectares more or less;
- IV. Island of Mindanao embracing the area of Basilan, Zamboanga del Norte, Zamboanga del Sur, Bukidnon de Misamis, Camiguin de Asis, Misamis Occidental, Misamis Oriental, Sultan Kudarat (uno), Sultan Kudarat (dos), Mindanao Sur (uno), Mindanao Sur (dos), Mindanao Sur (tres), Mindanao Sur (cuatro), Davao del Norte (uno), Davao del Norte (dos), Mindanao Sur (este), Cotabato Sur (uno), Cotabato Sur (dos), Sarangani, Cotabato del Norte, Cotabato del Lanao, Lanao (uno), Butuan (uno), Butuan Sur, Surigao del Norte, Surigao del Sur (uno), Surigao del Sur (dos), Cotabato (tres), Sulu (uno), Tawi-Tawi, turtle Islands, and Islands of Sabah, containing an area of 88,518.786 hectares, more or less;

Therefore, it is ordered by His Highness, The King of England with concurrent order by the Office of Royal Audiencia that the said four (4) Islands be registered in accordance with the promulgating Law and implementing policies of the Office of the Escribania de Cabildo in the name of the said **Prince Lacan Acuña Tallano** (formerly Tagean) married to **Princess Rowena Ma. Elizabeth Overbeck of Austria**, subject, however, to such of the requirements and encumbrances prescribed by Escribania de Cabildo and the Laws of the Council of the Indies as may be subsisting to

Witness, His Highness King George III of the Royal Crown of England, the seventeenth day of January, Seventeen Hundred and Sixty Four.

Issued at the Province of Manila, P.I. the 17th day of January A.D. 1764 at 10:45 in the morning.

Attest: **GOVERNOR GENERAL**
DOWNSSONE DRAKE
British Governor, P.I.

Received for transcription at the office of the Escribania de Cabildo for the above mentioned Province, this 17th day of January, Seventeen Hundred and Sixty four at 2:25 in the afternoon.

GOVERNOR JOSE RAON
Office of the ESCRIBANIA DE CABILDO
PROPRIETARY GOVERNOR

CERTIFICATION

This Certified True Copy has been issued upon the strength of Subpoena Duces Tecum issued by the Court of First Instance, Branch 28, Pasay City, in compliance to the motion of the Office of the Solicitor General and the NBI, who are conducting the investigation over the authenticity of OCT No. T-01-4, TCT No. T-408 and TCT No. T-498, under CLRO 475, PSU 22031, Decree No. 297 issued on October 3, 1904 and Cad. Case Rec. 4720, II-69 has been terminated on March 14, 1914 in favor of the owner which are reflected under LRC/Civil Case No. 997-G (RE: Don Esteban Benitez Tallano vs. Republic of the Philippines Bureau of Forestry, Bureau of Lands, Land Registration Commission, Manila Railroad Company, University of the Philippines, the Food and Drug Administration, People Housing Home Corporation, Fort William McKinley by represented by Hon. Solicitor General Felix Makasiar, Ayala Corporation, Severo and Mariano Tuazon, et. al., Agapito Bonson, et. al., Pedro Roxas, et. al., Hacienda de Maricaban, et. al., Fortunato and Pentanilla Santiago, Ricardo Santiago, Blas Fajardo, Patricia Tiongson, the Ortigas and Company, for Reconveyance, Quieting of Title and Judicial Reconstitution of OCT No. T-01-4).

This OCT No. T-01-4 is existing and found authentic and was registered in accordance with LRA 496 of 1902, which caused the issuance of Decree 297 under CLRO 475 on October 3, 1904, after two (2) years court battle in the Sala of the Court Land Registration in favor of Raja Lacan Tagean Tallano, married to Princess Rowena Ma. Elizabeth Overbeck Macleod of Austria and to their son Prince Julian Macleod Tallano, married to Princess Aminah Kiram of Sultanate of Sulu.

The said land embracing the whole archipelago with an islands of 7,169 including Turtle Island, Spratley Islands, and Sabah (North Borneo) has been placed for second court proceeding in compliance to Cadastral Act 2259 of 1913, but the same found said land is eligibly and lawfully registered under the laws that caused the Cadastral Court to order the Bureau of Land for the resurvey of the subject Hacienda Filipina (archipelago) and had an assigned Plan II-69, PSU-2031 under Cadastral No. 4720 in favor of the land owner after long Court Battle which ended on March 14, 1914, and the same land is found in accordance with Article 4 and Article 5 of Royal Decree of June 1880, and is exempted under Royal Decree of July 15, 1881 and October 6, 1881.

Furthermore, the said documents are almost beyond readability as it was ruined by war, cannot be used as exhibit in the Court except its Certified True Copies which could form part of the evidence of the Republic of the Philippines. The document was turned over by the Register of Deeds to the Register of Deeds of the City of Manila on the year 1960 where the said document was originated on the question of jurisdiction.

Issued this 4th day of March 1965 in this Office of the Register of Deeds of the Province of Rizal in Pasig.

(Sgd) **JOSE D. SANTOS**
Register of Deeds of the
Province of Rizal in Pasig

CERTIFICATION

This is to certify that LRC/Civil Case No. 997 of CFI Branch 28, Pasay City has been incorporated to LRC/Civil Case No. 3957-P for the benefits of the party in interest during attendance of Hearing since the issue of the two civil Cases have the same subject matters.

Issued this June 27 1991.

(Sgd) **ATTY. JOSE E. ORTIZ,**

JR.

**MEMORANDUM OF THE ENCUMBRANCES AFFECTING THE
PROPERTY DESCRIBED IN THIS CERTIFICATE**

ENTRY
NO.

KIND
EXECUTED
IN FAVOR
OF

CONDITIONS
DATE OF
INSTRUMENT/
INSCRIPTION

DATE OF
CANCELLATION

EDC
Deed of
Forcible
The whole Maharlika
12-7-1565/
Partially cancelled

001-S
1565
Occupation
Occupation
by Miguel
Islands Drafted Doc.
Andres Urdaneta
12-12-1565
by the Royal Order of the King of Spain

de Legaspi

In favor of King

Renamed to

Luisong Tagean as

King Philip

symbol of friendship

II of Spain

on January 5, 1566

(Sgd) GOV. GEN. MIGUEL LOPEZ DE LEGAZPI

EDC
Deed of
Roman
Irrevocable donation
12-7-1565/

002-S
Donation
Catholic
when maintain its purpose
12-12-1565

1578
by Lacan
Church
with Papal Bull of Dec. 10,

Tagean over
Constrction
of Manila
1578 issued by Pope Gregory III appealing to the Tagean

3,000 sq.m.
Cathedral
(Tallano) Clan to provide lot to the proposed cathedral

in Binondo

(Sgd) GOV. GEN. FRANCISCO DE SANDE

ANNOTATION
ENTRY NO.

DESCRIPTION

EDC 011

S-1595

Governor General Luis Perez Dasmaringas issued in order to set aside the P1,000.00 from Royal Treasury, toward the construction of College-Seminary of San Jose in Biñan, Laguna, after the Governor-General had successfully acquired Conditional Donation of 10 hectares from King Luisong Taguean on August 10, 1595.

Date of Inscription: August 15, 1595

(Sgd) LUIS PEREZ DASMARINAS

Governor General of the Royal Crown of Spain

EDC 004

S-1608

King Philip II, in respecting Christianity and Humanitarian policy of the Royal Crown of Spain, issued a Royal Decree stopping the abuses of the Spanish Authorities in Islands of Hacienda Filipina, and ordering to revert land ownership to the Heir of King Luisong Taguean and officially objected the unjust levies to the inhabitants.

Date of Inscription: October 25, 1608

(Sgd) RODRIGO DE VIVERO

Governor General Royal Crown of Spain

EDC 014

S-1720

In support with the installation of cornerstone for the Sta. Ana Church in Manila, Francisco dela Cuesta, Archbishop of Manila, acquired one (1) hectare from King Luisong Tagean (Tallano) in the form of Donation, allowing the construction of the Sta. Ana Church in the subject lot.

Date of Inscription: September 12, 1720

(Sgd) ARCHBISHOP FRANCISCO DELA CUESTA

Governor General Royal Crown of Spain

EDC 003

S-10-25

1762

The Spanish Government Officials and residents of Philippine Islands are compelled to take the oath of allegiance to King George III of the Royal Government of England with order from the King the absolute cancellation of OCT No. 01-4 in the name of King Philip II of Spain, the same Land Title should be issued anew to and in the name of Prince Lacan Acuña Tallano (Tagean).

Date of Inscription: October 25, 1762

(Sgd) SIMON DE ANDA Y SALAZAR

Governor General Royal of the Crown of Spain

BRA 022

S-1762

British Royal Squadron led by British Governor Downssome Drake, through this Land Title, they registered their strong words and proclamation over the repossession of the Isla Filipinas (**HACIENDA FILIPINAS**) through the Royal Order of their King in this OCT No. 01-4 reverted the subject land the real owner, Prince Lacan Acuña Tallano (Tagean), the cousin of the British Lord Alfred Dent. The stronger force of the British Squadron supported by heavy artilleries demand for the immediate surrender of the Spanish Government in as much as they occupied the church of Malate, Ermita, San Juan de Bagumbayan, Santiago and the strategic Spanish Military Camp.

Date of Inscription: September 23 or 25, 1762

(Sgd) ARCHBISHOP MANUEL ROJO DE RIO

Governor General Royal of the Crown of Spain

EDC 029
S-10-6
1762

Registered on this Land title OCT No. 01-4 the falls of Manila, Cavite, Laguna, and Province of Morong to the British forces that caused the Spanish government indemnified the troops for P4,000,000,00, the same year the subject land and its ownership, by the order of the Royal King of England, had reverted to Prince Lacan Acuña Tagean Tallano, the cousin of British Lord, Alfred Dent.

Date of Inscription: October 6, 1762

(Sgd) SIMON DE ANDA Y SALAZAR

Governor General

RAM-031
ED 000-S
1565 war

cancelled
by this entry
10-25-1764

British Royal Crown ordered the cancellation of Title OCT 01-4 in the name of King Philip II and ordered registered a new OCT to the original land owner's heir, Prince Lacan Acuña Tallano, in lieu of previous one, on January 7, 1764, and implement the order of Justice of Real Audiencia de Manila, Simon de Anda affirmed the land (HACIENDA FILIPINA) ownership in favor of the heir of King Luisong Tagean, Prince Lacan Acuña Tagean (Tallano), who won the cash embodied in R.A.M. 571 on January 22, 1761 in accord with the Peace Treaty between the Royal Crown of England and Spanish Government on October 2, 1764, as implemented by British Governor to the Philippines, Downssone Drake.

Date of Inscription: January 7, 1764.

(Sgd) GOVERNOR JOSE RAON

Proprietary Governor

RAM 006
S-1784

Upon recognition of the Roman Catholic Church Hierarchy in the Philippine Islands over the lawful rights of King Luisong Tagean Tallano and his heir over HACIENDA FILIPINA, Bishop Salazar sent a message to the King of Spain containing the account of tyranny, oppression and forfeiture of land of the inhabitants by the encomienderos. The King of Spain issued an order directing the members of the colonial government to prevent such inhumane conduct to the Filipinos and the confiscated land by the Friars should be reverted to the Tagean-Tallano Clans.

Date of Inscription: September 17, 1583

(Sgd) GONZALO RONQUILLO DE PEÑALOSA

Governor General of the Royal Crown of Spain

RAM-040
S-1784

On the account of the Complaint of the hacendero land owner Prince Lacan Acuña Tagean Tallano, Spanish Governor General Jose Basco Y Vargas promulgates decree prohibiting the seizure of farmer's lands, caribous, and farm implements by the creditors as well as the farmer's torturing, arrest and imprisonment for non-payment of debts in as much as lands tilled by the farmers are owned by Prince Lacan Acuña Tagean Tallano evidenced by this OCT 01-4.

Date of Inscription: November 15, 1794

(Sgd) JOSE BASCO Y VARGAS

Governor General Royal Spanish Crown

RAM-061

S-6-24

1784

Operator and lessee of Hacienda Mayhaligue, Father Juan de Matta, by Royal Audiencia, after it acquired the 10,000 sq.m. portion of the Estate, Hacienda Mayhaligue, from the real land owner, Prince Julian Macleod Tallano, in the form of conditional donation had established and constructed Hospital de San Lazaro.

Date of Inscription: June 24, 1784

(Sgd) JOSE BASCO Y VARGAS

Governor General Royal Spanish Crown

RAM-041

S-1785

The Reala Compania de Filipinas was established with a capital stock of P3,000,000.00 in 32,000 share of P 250.00 each and secured by this land title OCT 01-4, in the name of Prince Lacan Acuña Tagean.

Date of Inscription: June 24, 1784

(Sgd) JOSE BASCO Y VARGAS

Governor General Royal Crown of Spain

RAM-042

S-1786

Cancellation of Entry No. RAM-041-S-1785 after full payment of P10,000,000.00 loan obligation of land owner and his business associate.

Date of Document: March 10, 1786

Date of Inscription: March 14, 1786

(Sgd) JOSE BASCO Y VARGAS

Governor General Royal Crown of Spain

RDC-059

S-11-16-

1802

Don Luis Rocha, the uncle of the first cousin of Prince Lacan A. Tagean Tallano, sold (Malacañang) the summer house along the Pasig River to Col. Don Jose Miguel Formento without the authority of the heirs of the Tallano.

Date of Inscription: November 16, 1802

(Sgd) RAFAEL MARIA DE AGUILAR

Y PONCE DE LEON

Governor General Royal Crown of Spain

RAM-042

S-4-3

1023

A Deed of Irrevocable Donation executed by Prince Julian Macleod Tallano (Tagean) to permit the location and construction Intendencia Building along Vito Cruz St., and Manila Botanical Garden.

Date of Inscription: April, 1823

(Sgd) JUAN ANTONIO MARTINEZ

Governor General Royal Crown of Spain

EDC-0100

S-4-30-

1851

A Petition filed in the Royal Audiencia de Manila by Prince Lacan A. Tagean (Tallano) against a treaty incorporating the Sulu Sultanate into the Royal Crown of Spain on the reason that said land of the Sultanate form part of the archipelago evidence by Royal Decree 01-4 Protocol own and in the name of the King Luisong Tagean (Tallano), the predecessor of Prince Lacan Tagean.

Date of Instrument: April 24, 1851

Date of Inscription: April 25, 1851

Escribania de Cabildo By:

(Sgd) GOV. ANTONIO DE URBIZTONDO Y EQUIA

Governor General Royal Crown of Spain

EDC-067

S-8-1—

1851

A loan of P 1,000,000.00 from Banco Central de España secured by 1,000 hectares in Taguig, portion of the Tallano Estate originally owned by late Prince Lacan Acuña Tallano which he secured said loan and be paid the 508 of the 4,000 shares of the newly organized Spanish-Filipino Bank, The First Filipino Banking Institution in the Philippine Islands.

Date of Inscription: August 1, 1851

(Sgd) ANTONIO DE URBIZTONDO Y EQUIA

Governor General Royal Crown of Spain

EDC-059

9-17-1870

Rev. Francisco C. Gainza received one (1) hectare from the Judicial Administrator of Tallano (Tagean) Estate, Higinio Benitez, located in Nueva Caceres to locate and permit the construction of the newly founded Colegio de Santa Isabel.

Date of Inscription: September 15, 1870

(Sgd) CARLOS MARIA DELA TORRE NAVACERADA

Governor General Royal Crown of Spain

EDC

S-9-42

1871

A Deed of Donation over 2,000 square meters situated in Paco, Manila has been granted by the heirs of the Tallanos to the Sister of Charity for the relocation of Sta. Isabel College which was founded in the year 1634 Hermandad dela Misericordia and had turned over to Sister of Charity.

Date of Inscription: September 11, 1871

(Sgd) RAFAEL DE IZUIERDO Y GUTIEREZ

Governor General Royal Spanish Crown of Spain

EDC

S-9-12

1871

Cancellation of Entry No. EDC-067, S-8-1-1871 and full redemption of 1,000 hectares of land upon full payment of the principal loan of P 1,000,000.00 plus interest of P 2,000,000.00

Date of Inscription: August 10, 1871

(Sgd) RAFAEL DE IZUIERDO Y GUTIEREZ

Governor General Royal Crown of Spain

EDC

S-3-11

1876

A protocol signed by England and Germany recognizes Spanish rights to the Tawi-Tawi group of Islands and the chain of Islands stretching from Sulu to Borneo which was protested by Prince Julian Macleod Tallano, the owner of the Islands up to North Borneo and Turtle Islands as evidenced by Land Title OCT 01-4 and embodied in Peace Treaty between England and Spain on October 24, 1764, the same rights through the recommendation of Royal Crown of England based on evidenced OCT No. 01-4 has been relinquished to the said land owner, Prince Lacan Acuña Tagean Tallano and his heir, Prince Julian Macleod Tallano.

Date of Inscription: March 10, 1876

(Sgd) JOSE MALCAMPO Y MONJE

Governor General Royal Crown of Spain

RAM-057

S-1-22

1878

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F=a=tyB6L3AsXr7e0Ddqh1XR3K0XL4nmu8ZyCc7KOR4wh1efUPOjCuCEXDkDhJx7&b=art
C; U=mt=BEkkKp2MhYp.xhKjSOoyNAm3r annual lease of U.S> dollar 5,000.00 ending
January 322, 1978, after which the land should be reverted to the cousin, Prince Julian Macleod
Tallano (Tagean) while that lease payment including the land area of North Borneo to be divided
among the four beneficiaries, 75% to the Kiram's heirs and 25% to the Tallano's heirs.

Date of Inscription: January 22, 1878

(Sgd) DOMINGO MURIONES Y MURILLO

Governor General Royal Crown of Spain

EDC-063

S-7-31

1887

The Installation of the cornerstone of the Tutuban, Manila Railroad Station of the Manila Railroad Co. laid by Governor Terrero, assisted by 17 years old Don Esteban Benitez Tallano (Tagean) and his administrator cousin, Atty. Higinio Benitez, who leased 3 hectares of land to the MRRC for the project in the amount of P 300.00 monthly, which will expire on July 31, 1967.

Date of Inscription: July 20, 1887

(Sgd) EMILIO TERRERO Y PERINAT

Governor General Royal Crown of Spain

EDC-072

S-1-02

1890

The first installment amounting to 400,000.00 U.S. Dollars paid by General Primo de Rivera, out of agreed consideration and damages over the millions of fruits, palay and sugar cane crops forfeited annually by the Spanish Government from the Hacienda Filipina own by Don Esteban Benitez Tallano, the son of the late Prince Julian Macleod Tallano, evidenced by OCT No. 01-4 and as one of the conditions in the PACK OF BIAK NA BATO, and remitted to the Revolutionary Government, through Hong Kong Bank, to buy guns and ammunitions.

Date of Inscription: January 3, 1898

(Sgd) FERMIN JAUDENES Y ALVAREZ

Governor General Royal Crown of Spain

EDC-073

S-2-6

1898

Secured by this Title, OCT No. T01-4, Hacienda Mabiga embracing the whole Province of Pampanga, Kuliat, the whole of Bamban and Capaz, Tarlac has mortgage to the Banco Español-Filipino, the sum of U.S. Dollar 20,000,000.00 to undertake the payment of secession treaty between Spain and American for the ceding of the archipelago by the Spanish Government to the American Government be eventually reverted to the real land owner, Don Esteban Benitez Tallano.

Date of Document: February 2, 1898

Date of Inscription: February 7, 1898

(Sgd) FERMIN JAUDENES Y ALVAREZ

Ad Interim Governor General Royal Crown of Spain

EDC-074

S-2-7

1899

Entry No. EDC 073-S-2-6 1898, Real Estate Mortgage amounting to U.S. Dollar 20,000,000.00 secured by this Land Title OCT No. T-01-4, embracing the area of Hacienda Mabiga, Pampanga, Kuliat and Capaz, Tarlac to Banco Español-Filipino has been cancelled and this released forever of Real Estate Mortgage has been executed by the Bank in favor of the owner with the full payment of which has broken as follows: General Miguel Malvar correspondingly acquired the area of Tanauan, Batangas and had paid the account of U.S. Dollar 3,300,000.00; General Antonio Luna acquired the whole San Miguel, Tarlac and La Paz, Tarlac and he paid the account of U.S. Dollar 2,000,000.00 the land was given as a gift to his girlfriend, Miss Luisita Cojuangco; Don Mariano Tayag acquired the area of Kuliat and Mabiga 1,500 hectares (Pampanga) correspondingly paid the account, the sum of U.S. Dollar 3,300,000.00; Don Francisco Macabulos acquired the area of Sta. Ignacia, Tarlac and had paid correspondingly the account, the sum of U.S. Dollar 2,400,000.00; Don Juan Ejercito acquired absolutely the San Juan Del Monte Hacienda embracing up to Sitio Mandaluyong consisting an area of 3,154 hectares and had

correspondingly paid the account of U.S. Dollar 3,300,00.00 and Don Esteban Benitez Tallano (Tagean) maintained his rights being the owner over the unacquired Estate and had paid the balance of 6,600,000.00 U.S. Dollar.

Date of Inscription: February 7, 1899

(Sgd) BENITO LEGARDA

Ad Interim Land Registrar

CLRO-096

S-6-21

1901

A Civil Case/CLRO No. PC 032, an opposition complaint against the Civil Governor William H. Taft, to purchase track of lands from any religious order on the basic grounds that said lands in the hand of the religious orders are merely donations of the Tallano-Tagean Clan, owner of Hacienda Filipina/Hacienda Quebega and Hacienda Mayhaligue; that any violation of said donation, the land should be reverted to the true owner, heir of late Prince Julian Macleod Tallano, Don Esteban Benitez Tallano.

Date of Inscription: June 21, 1901

(Sgd) LUKE E. WRIGHT

Governor General, U.S.A.

EDC-096

S-1900

Real Estate Mortgage executed by Don Esteban Benitez Tallano secured by 250 hectares of commercial lot in Centro Intramuros, in favor of Banco Filipino-Español for the sum of P 1,500,000.00. The said sum received by Messrs. H.G. Farris and Carson Taylor for the establishment of Manila Daily Bulletin.

Date of Document: February 3, 1902

Date of Inscription: November 13, 1902

(Sgd) H.K. SLEEPER

Land Registration Officer

Entry-097

S-1900

Cancellation of Entry No. RDC 096-S-1900 upon full payment of the Real Estate Mortgage the sum of P 1,750,000.00 and said Real Estate had released to the owner.

Date of Document: February 4, 1903

Date of Inscription: November 10, 1903

(Sgd) H.K. SLEEPER

Land Registration Officer

CLRO-0107

S-1903

Lease Agreement entered between Don Esteban Benitez Tallano, landowner/lessor and Father Gregorio Lugo Crisostomo of Malolos, Bulacan, lessee, over an area of 3,750 hectares situated in Cabanatuan and Sta. Rosa, Nueva Ecija, portion of Hacienda Filipina own originally by Prince Lacan Tagean Tallano and Prince Julian Macleod Tallano, predecessors of Don Esteban Benitez Tallano, in the sum of P 20,000.00 annually, to facilitate the sugar plantation project of the lessee, for the purpose of increasing sugar exportation to U.S.A. and Brazil as allocated to the Philippines.

The conditions are that the lessee may donate only the usufruct for charity purposes and disallowing for the reassignment of the land to any without consent of the land owner.

The term of lease should expire on the year 2003 or this agreement shall automatically be nullified, be declared null and void upon violation of the lessee to any of the conditions set forth or immediately upon the death of the lessee.

The subject land should be automatically surrendered by the beneficiaries/farmers to the land owner even without demand, otherwise, an appropriate civil/criminal prosecution should be lodged by the land owner against any intruder or any party who has taken advantage the opportunity over the land in the absence of both lessor and lessee.

Date of Document: February 6, 1903

Date of Inscription: November 11, 1903

(Sgd) H.K. SLEEPER

Land Registration Officer

PLA-061

S-6-1

1903

Deed of Assignment absolutely conveyed to Sultanate of Sulu on their Jamalul Kiram heirs, relative of Don Esteban Benitez Tallano, the whole lands of the Province of Sulu, Lanao, Cotabato, and Zamboanga in favor of the Filipino Muslim brothers and sisters to prevent escalation of hostilities in Mindanao, in compliance to the order of Philippine Commission headed by William Howard Taft.

Date of Document: June 10, 1903

Date of Inscription: June 19, 1903

(Sgd) WILLIAM HOWARD TAFT

Philippine Commission by:

Public Land Authority

CLRO

Timoteo Paez, the second cousin of Juan Ramos Tallano, son of Don Esteban Benitez Tallano, land owner, after acquiring lot located in Tondo, reserve it for the monument of Dr. Jose Rizal in the form of donation from said Don Esteban Benitez Tallano, redonated the same for the location of the national Heroes Monument in Tondo.

Date of Document: November 10, 1903

Date of Inscription: December 3, 1903

(Sgd) H.K. SLEEPER

Land Registration Officer

EDC
S-1-7-

1904

The lease agreement over the Mabiga area (the Stutsonberg Camp) embracing an area of 7,500 hectares, that five thousand (5,000) of which is own by the Tallano and that one thousand five hundred (1,500) hectares is own by Don Marciano Tayag, between the Tallano, Tayag and the U.S. Government in the sum of U.S. Dollar 20,000.00 yearly or annually paid of ten years advance amounting of U.S. Dollar 20,000.00, extended by U.S. Governor General to the Philippines Like F. Wright who represented the U.S. Government.

Date of Document: January 7, 1904

Date of Inscription: January 14, 1904

(Sgd) H.K. SLEEPER

Land Registration Officer

CLRO

01122

S-1904

A Deed of Donation of 1 hectare lot in San Miguel, Manila has been executed by Don Esteban Benitez Tallano in favor of Doña Librada Avelino to locate finally the school, Centro Escolar de Senioritas (now Centro Escolar University), as a birthday gift to the lady that become his girlfriend for years.

Date of Document: January 18, 1904

Date of Inscription: January 20, 1904

(Sgd) H.K. SLEEPER

Land Registration Officer

CLRO

S-475

This Land evidenced by OCT No. T-01-4 has been placed for adjustment under appropriate court proceeding in accordance with LRA 496 of 1902 to find the permissibility of the area and it has been recorded under Court Land Registration Case 475. Decree No. 297 of October 3, 1904 per Record Book of Decree, Book No. I, embracing the entire archipelago up to Turtle Island, Spratley and Island of Sabah (North Borneo), which ended appropriately in favor of the original owner, Prince Lacan Acuña Tagean (Tallano), married to Princes Rowena Ma. Elizabeth Overbeck Macleod, the predecessor of Prince Julian Macleod Tallano for a period of two (2) years court battles, to with:

In view thereof, the Court of Land Registration found in due course with probative value said Land Title OCT No. T-01-4 embracing the subject archipelago for and in the name of Prince Lacan Acuña Tagean married to Princes Rowena Ma. Elizabeth Overbeck Macleod of Austria, who was naturalized under the laws of the Philippine Commission as Filipino Citizen.

Now Therefore, by virtue of the Public Land Laws of the country dismissing the appeal of the Government in his Highest Tribunal, a corresponding Decree 297, October 3, 1904, embracing the whole archipelago has been granted and be appended to the said OCT No. T-01-4 as a matter of proprietary rights of the said registered land owner that should embrace to be title to the land forever, adapted thereto, the Torrens System of the Royal Kingdom of Switzerland to establish social peace and order in every Island and haciendas like Philippines.

Date of Document: February 4, 1903

Date of Inscription: November 10, 1903

(Sgd) H.K. SLEEPER

Land Registration Officer

CLRO 092

S-5-20

1909

A deed of Absolute Sale executed by the owner, Don Esteban Benitez Tallano, over an area of 1,200 hectares in favor of Mateo Carino, portion of 7,500 hectares in Baguio own by the vendor, that has been leased to the U.S. Government at a yearly lease payment of U.S. Dollar 40,000.00 paid to Don Esteban Benitez Tallano, to accommodate the installation of the U.S. Military Camp known as Camp John Hay.

Date of Document: November 4, 1904

Date of Inscription: November 17, 1904

(Sgd) H.K. SLEEPER

Land Registration Officer

CLRO 092

S-5-20-

1909 (sic)

Acting Governor General W. Cameron Forbes, brother-in-law of Don Esteban Benitez Tallano, succeeded to acquire a Deed of Donation for a lot consisting of 10,000 sq.m. in Ermita, Manila to permit the laying of cornerstone of the proposed Legislative Building.

Date of Document: May 4, 1909

Date of Inscription: May 21, 1909

(Sgd) H.K. SLEEPER

Land Registration Officer

GLRO

0198

S-1923

A Deed of Assignment over 1 hectare of land in Plaza Intramuros in favor of his cousin, Don Luis Versoza of Dingras, Ilocos Norte, executed by Don Esteban Benitez Tallano to construct the house of the Versoza in the newly declared Plaza Lawton.

Date of Inscription: May 4, 1923

(Sgd) EULALIO GARCIA

Register of Deeds

GLRO

01121

S-1925

Deed of Absolute Sale in favor of Don Feliciano Nevas, married to Doña Dolores Roxas, executed by Don Esteban Benitez Tallano, covering 2,500 hectares in Dasmariñas, Cavite for full payment of P 2,500,000.00

Date of Inscription: May 20, 1925

(Sgd) EULALIO GARCIA

Register of Deeds

RPA-0127

S-1-27

1938

Jose Yulo, compadre of Don Esteban Benitez Tallano, land owner, acquired fifteen (15) hectares of land amounting P 150,000 in Calamba, Laguna by way of Installment Sale for a period of 2 years at equal monthly installments.

Date of Inscription: January 24, 1938

(Sgd) JOSE TUPAZ

Register of Deeds

GLRO-127

S-1938

Deed of Absolute Sale executed by Don Esteban Benitez Tallano in favor of Don Emilio Ejercito and spouse, Dona Mary Marcelo Ejercito, over an area of 3,000 hectares situated in Valenzuela and Meycauayan, Bulacan, with the lot of 500 hectares in Tagaytay, Cavite for full payment of the sum of P 3,500,000.00

Date of Inscription: April 19, 1938

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO-130

S-1938

A Deed of Absolute Sale in favor of Engineer Ramon Magsaysay over an area of 700 hectares in Tagaytay, Batangas executed by Don Esteban Benitez Tallano for the full payment of P 1,400,000.00.

Date of Inscription: June 14, 1938

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO-131

S-1938

A Deed of Absolute Sale for the sum of P 2,000,000.00 which is fully paid over an area of 2,000 hectares in Tanay, Rizal executed by Don Esteban Benitez Tallano.

Date of Inscription: September 7, 1939

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO-0101

S-5-5-39

In conjunction with the establishment of University of the Philippines and the place thereof from Manila to Diliman embodied under Act No. 1870, and in honor of his cousin: Conrado Benitez, and a tribute to his second cousin, late Ignacio Villamor, its first President, Don Esteban Benitez Tallano extended a Deed of Donation of around seventy five (75) hectares of land in Diliman District for the permanent location of University of the Philippines.

Date of Inscription: May 5, 1939

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO-0105

S-7-3-1941

Reported in this office and inscribed in this Land Title OCT No. T-01-4, that Spratley and Turtle Islands, explored by Dr. H.F. Bain, Mining Affair Adviser to the Philippine Commonwealth and after conducting an oil drilling activities over the area which are part of this archipelago, large deposits of high grade oils were discovered suitable for commercial use, while in the area at 75 kilometers Southeast of Mindanao, a large undeterminable volume of Deuterium found within the area of the archipelago.

Date of Inscription: April 4, 1941

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO-079

S-4-7-1946

Letter of Declaration respecting Private Rights of Don Esteban Benitez Tallano, heir of late Prince Julian Macleod Tallano over the 7,169 Islands of the archipelago including the Freedom Islands, Turtle Islands and the Sabah Islands evidenced by OCT No. T-01-4 in consonance with the declaration of U.S. President Harry S. Truman with U.S. Congress Joint Resolution No. 93 of June 29, 1946 and the December 10, 1898 Treaty of Paris, that United States withdraws and surrenders all rights of possession including lands and supervision, jurisdiction, control of sovereignty and recognized the independence of the Philippines.

Date of Inscription: June 7, 1946

(Sgd) MANUEL S. ROXAS

Philippine President

RPA-081

S-3-12-1946

Another manifestation of opposition lodged under Rural for progress Administration Case No. 137, by Don Esteban Benitez Tallano through this lawyer, Atty. Claro N. Recto against President Sergio Osmeña's executive Order creating the National Urban Planning Commission for Urban development throughout the Philippines, which may adversely damage the estate own by the oppositor.

In Compliance to the Treaty of Paris on December 10, 1898 respecting private property, His Excellency President Sergio Osmeña issued a directive that the government has agreed to pay any amount of damage sustained by the estate. The sum of P 21,500,000.00 had been released by the National Treasury through the order of President Osmeña in the account of damage suffered by several lots in Diliman and Marikina and particularly the uprooted fruit bearing mango trees in Antipolo and Cavite due to the negligence of the Public Works and Highways in the implementation of infrastructure works.

Date of Inscription: March 1, 1947

(Sgd) TEODORO GONZALES

Register of Deeds

LA-0911

S-2-1947

Manifestation of opposition by the land Owner, Don Esteban Benitez Tallano lodged under Land Authority 09-47, through his Lawyer, Atty. Claro N. Recto, against agreement of His Excellency Manuel A. Roxas and Archbishop Michael O. Doherty for the sale of allege Estates owned by the Church for the price of P 5,630,000.00 considering the whole archipelago is owned by the predecessor of the said oppositor, evidenced by OCT No. T-01-4, TC No. T-408 and TCT No. T-498 and in Catholic land has been a subject of more donations by the oppositor's predecessors, which may terminate anytime upon conveyance to any party contradictory to the purpose.

Date of Inscription: February 24, 1947

(Sgd) TEODORO GONZALES

Register of Deeds

GLRCO 0117

S-1948

Deed of Assignment covering an area of 15 hectares along sapang Bagnoy, portion of Crisostomo Estate, has been assigned irrevocably to Ret. Major Eduardo Joson as duly executed by Don Esteban Benitez Tallano.

Date of Document: February 4, 1948

Date of Inscription: March 17, 1948

(Sgd) TEODORO GONZALES

Register of Deeds

GLRO 01107

S-5-9-1956

National Treasury of the Philippines under President Carlos P. Garcia Administration submitted a promissory note of the National Government to undertake the payment of P 70,000,000.00 in favor of Don Esteban Benitez Tallano as payment of the Balara Reservoir, the La Mesa Dam and at least 300 hectares of Lands utilized by the National/ Local Government into roads, highways and other infrastructures, that the owner is committed to release the corresponding Titles of the lands upon payment of said amount which will be derived from the Reparation Agreement signed at Malacañang between Philippines and Japan amounting to U.S. Dollar 2,000,000.00

Date of Document:: May 10, 1956

Date of Inscription: May 11, 1956

(Sgd) JOSE D. SANTOS

Register of Deeds

GLRO 01108

S-5-9-1957

Entry No. 01107 has been cancelled upon full payment of the National Government obligation, which was reduced to P 300,000,000.00 to Don Esteban Benitez Tallano on May 7, 1957.

Date of Document: May 7, 1957

Date of Inscription: May 10, 1957

(Sgd) JOSE D. SANTOS

Register of Deeds