

Name: Joey Quinto

Title and Organization: Publisher, California Journal For Filipino Americans

**Name of Committee and Subcommittee: House Committee on Foreign Affairs and
Subcommittee on Asia and the Pacific**

**Date and Title of Hearing: August 21, 2015
Property Rights and Development in Southeast Asia**

Good morning Chairman Royce, Chairman Salmon, and Members of the US Congress that are here today.

I am Joey Quinto, publisher of California Journal for Filipino Americans.

I am here today because I am a land grabbing victim, in particular, a victim of land locking by a well-connected and powerful general in the Philippines.

My family has 2 properties in Antipolo, Philippines but a retired military general has been blocking the access road for many years now so we and the more than 700 land parcel owners could not enter our properties.

The general who has a 2-storey house, gates, and fences with security personnel blocking the access roads does not own a land in Antipolo as per the Assessor and does not have a building permit as per the Antipolo City Hall.

The general is a chairman of a Savings and Loan. The Central Bank is the regulator. Under Republic Act number 8791, it states that all directors of a supervised institution should possess honesty and integrity. I requested the Philippine Central Bank to open an inquiry but they declined my request.

I also have given the documents to some government agencies but none of the agencies have done any action to stop the general from blocking the access road. This is lack of government accountability, no Rule of Law and no Respect of Property Rights.

The Department of Environment and Natural Resources tried to do their inspection to our properties but they were stopped by the security personnel of the general.

In another circumstance, the mayor stated to a letter to the Ombudsman that the City Hall's personnel together with the Philippine National Police and the SWAT team tried to enter but they were stopped by the security personnel of the general.

Clearly, this general has the power to stop the Philippine Laws for being enforced.

He is either above the law or simply being tolerated by the Philippine government.

The Philippine Republic Act No. 6713 requires all public officials and employees to respond within fifteen (15) days to any communications sent by the public.

Disappointingly, numerous government agencies have been disregarding Republic Act No. 6713.

In fact, I have been requesting the police chief for a copy of the letter the general has given him addressed to the Philippine Central Bank. But for more than 130 days now, the said letter has not been given to me.

The Department of Interior of the Local Government (DILG) is a national government agency that has direct jurisdiction to the Police and Local Government.

I requested DILG to call on the police chief to give to me a copy of the letter from the general but they were helpless.

Even the mayor, who finally issued a violation of illegal structures to the general has not acted completely against him. It has been more than 15 days now that I have requested for a Condemnation Letter and removal of the illegal structures of the general, but I have not received any reply yet.

I also requested the DILG to call on the mayor to execute the notice of removal of illegal structures but they have not exercise their jurisdiction to the mayor.

The culture of delay and no response could be considered a violation of Republic Act No. 6713.

The general is just one of the many abusive individuals.

Let me now cite some victims who are suffering because of land grabbers:

Mr. Pablo left the Philippines because the land grabbers wanted to kill him.

Mr. Cabrillos has been trapped in a corrupt court system. It has been 15 years of no progress on his fight for his land.

Mrs. Bolozzos stated that the land grabber burned her house with the intention of killing her.

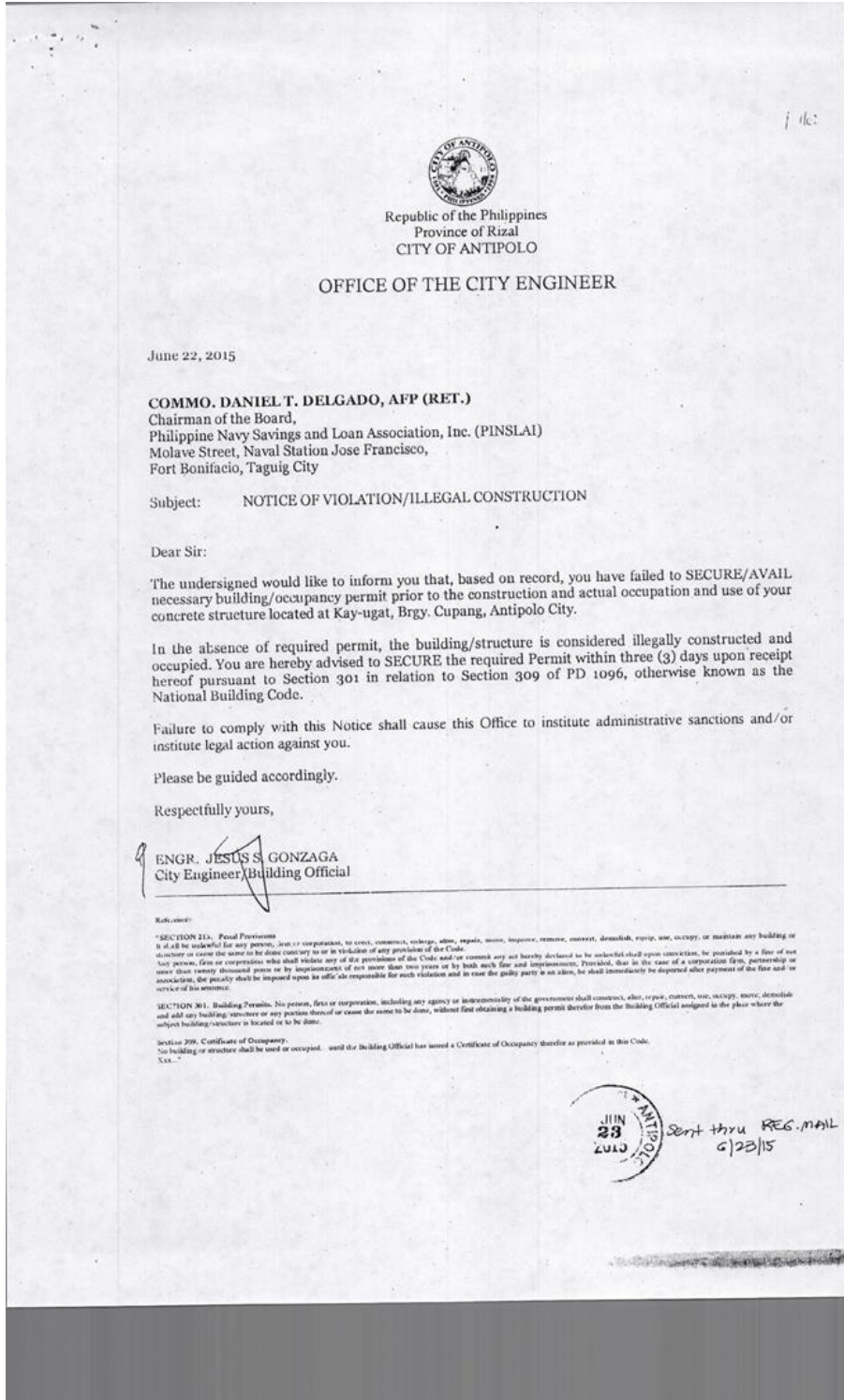
And a family in Cebu did not get any protection and help from the police against a military officer who built fences around their property.

The Philippine government should follow the guidelines of the US grants that comes from American taxpayers.

With the help of the US, I hope that the Rule of Law, Property Rights, transparency, good governance, and government accountability could be enforced in the Philippines so land grabbing could be resolved.

Supporting Documents:

Although Commodore Delgado was issued violation of illegal structures on June 22, 2015, to date no condemnation or removal of property has been acted upon yet. Note that we just received this document on July 29, 2015 although it is dated June 22, 2015.



Two correspondences to President Aquino via email:

From: Joey Quinto [mailto:cjfilam@gmail.com]

Sent: Thursday, July 23, 2015 1:41 AM

To: op@president.gov.ph

Cc: ombudsman@ombudsman.gov.ph; pab@ombudsman.gov.ph; osec@dfa.gov.ph; oaa@dfa.gov.ph; jlcuisiajr@philippinesusa.org; jlcuisiajr@yahoo.com

Subject: Following-up my correspondence dated July 8, 2015. Request for assistance for the issuance of Notice of Condemnation for Illegal Construction against Commodore Daniel T. Delgado.

July 22, 2015

PRESIDENT BENIGNO SIMEON AQUINO III
Malacañang Palace
Compound J. P. Laurel St., San Miguel, Manila City

Dear President Aquino:

This is to follow-up the correspondence I sent to you on July 8, 2015 with a courtesy copy sent to Philippine Foreign Affairs Secretary Del Rosario and Philippine Ambassador Cuisia. Herewith, is my correspondence dated July 8 and its attachments.

As mentioned in my initial communication to you, I am sending you this correspondence as per the advice of Department of Interior and Local Government (DILG) Undersecretary Enrile months ago, as well as per the advice of Ariel Penaranda of the Philippine Embassy years ago.

Commodore Delgado's illegal fences and gates have been blocking ours and the 700 land parcel owners' access road. But finally, a Notice of Violation for Illegal Construction against Commodore Daniel T. Delgado has been issued by the Antipolo City Engineering Office through the leadership and assistance of Philippine Senator Chiz Escudero, which clearly shows that he wants the Rule of Law adhered to. Indeed, I am grateful to Senator Escudero for having it issued.

I would greatly appreciate then, if through your leadership, a Notice of Condemnation could be issued to Commodore Daniel T. Delgado for his illegal structures that include the fences, gates and 2-storey house in order to comply with the existing law of the Philippine National and Local Government Building Code. After issuance, I hope that Commodore Delgado's illegal structures could be removed.

Please note that on the letter of Mayor Ynares to Ombudsman Acting Director Atty. Julita Manalac-Calderon dated July 22, 2015, he stated, "the last time the City Government conducted an inspection of the site was on March 27, 2015. Per the report, employees of this City and elements of PNP- SWAT Antipolo City attempted to go to the site on said date. However, alleged personnel of Commodore Delgado, apparently manning the property adjacent to Mr. Quinto's, again blocked their way. Nevertheless, they noticed that a structure i.e. residential building was indeed constructed on the fenced parcel of the land adjacent and leading to Quinto's property. Thus, the City Engineering Office

has deemed it fit to issue a Notice of Violation for Illegal Construction against Commodore Daniel T.Delgado.”

Also, I hope that the security force of Commodore Delgado that intimidates everyone including the Philippine National Police to enter the access road could be questioned and to be instructed to stop blocking the access road in compliance to the Rule of Law, Good Governance, and Government Accountability which are part of your Tuwid na Daan (straight path), Anti-Corruption Initiative.

I am still awaiting for the following:

1. The Dept. of Environment and Natural Resources, DENR, has not provided the sketch map I have been requesting since December 2014. This leads to lack of Transparency. Secretary Paje, Regional Executive Director, and Mr. Gamo were notified of the request.

2. Antipolo Police Chief Masungson has not provided me the letter of Commodore Delgado, Chairman of Philippine Navy Savings and Loan, addressed to the Director of Integrated Supervision of Bangko Sentral. I have requested the letter for over 100 days now, but has been ignored. Note that I also notified PNP OIC Espina about the request, but no action too. Even the Philippine Ombudsman's office sent them a letter to release the letter to me, but has been disregarded too. The letter I have been requesting is a public document but is being kept. This could be obstruction of justice and a clear example of lack of transparency. An action is necessary to have DILG or Police Chief Masungson send the letter to me.

We, as well as the more than 700 land parcel owners have been deprived of economic opportunities and freedom. Also, our human rights and property rights have been violated. But, with your leadership, I am hopeful that our sufferings could end soon.

It is important to note that the injustice and oppression being experienced by Filipinos could adversely affect the Philippine economy as well as discourage foreign investments to the Philippines.

Looking forward for your continuous leadership so that the Rule of Law could be fully implemented.

Thank you for your attention to this matter.

Joey Quinto Cell# 310 480 3781
Publisher
California Journal For Filipino Americans
18039 Crenshaw Blvd. #306
Torrance, CA 90504
Mailing Address: P.O. Box 8119
Torrance, CA 90504

cc: US Representative Ed Royce, Chairman of House Foreign Affairs Committee
US Representative Maxine Waters, Ranking Member of House Financial Services Committee
US Representative Judy Chu, House Judiciary Committee
US Representative Ted Lieu, House Committee on the Budget
The White House

US State Department
USAID Acting Administrator Lenhardt
Ms. Hyde, CEO of Millennium Challenge Corporation
Tom Lantos Human Rights Commission
Human Rights Watch
Transparency International
United Nations
United Nations Human Rights, Office of the Commissioner for Human Rights
World Bank
International Monetary Fund
Philippine Ombudsman Morales
Philippine Secretary of Foreign Affairs Del Rosario
Philippine Ambassador Cuisia
Philippine Senator Francis Escudero, Chairman Senate Committee on Finance

From: Joey Quinto cjfilam@gmail.com
Date: July 8, 2015 at 4:04:44 PM PDT
To: "op@president.gov.ph" op@president.gov.ph
Cc: ombudsman@ombudsman.gov.ph, pab@ombudsman.gov.ph,
osec@dfa.gov.ph, ooa@dfa.gov.ph, jlcuisiajr@philippinesusa.org, jlcuisiajr@yahoo.com
Subject: Your Daang Matuwid (straight path), Anti-Corruption Initiative, may completely prevail if the Philippine Government Agencies will abide the Rule of Law, and will ensure Transparency, Good Governance, and Government Accountability. Request for assistance for the issuance of Violation of Building Code to Commodore Delgado.

July 8, 2015

PRESIDENT BENIGNO SIMEON AQUINO III
Malacañang Palace
Compound J. P. Laurel St., San Miguel, Manila City
Dear President Aquino:

I am sending you this correspondence as per the advice of Department of Interior and Local Government (DILG) Undersecretary Enrile months ago, as well as per the advice of Ariel Penaranda of the Philippine Embassy years ago.

Your Daang Matuwid (straight path), Anti-Corruption Initiative, is a great way to show the world that the Philippines is no longer the "sick man" of Asia. But, it is not completely being adhered to nor totally being implemented by some national and local government agencies.

I have reminded several government agencies of your Daang Matuwid (straight path), Anti-Corruption Initiative, but it has been neglected. Moreover, I have reminded them of the Republic Act No. 6713 - that they need to respond in 15 days, but has been ignored too.

The national and local government agencies' neglect of the Rule of Law and their lack of transparency, good governance, and government accountability are apparently derailing your Daang Matuwid (straight path), Anti-Corruption Initiative.

Therefore, I hope that through your continuous leadership, your Daang Matuwid (straight path), Anti-Corruption Initiative, could be fully enforced.

My Constitutional Rights and my Human Rights are clearly being violated because of the inaction of some Philippine government agencies. In fact, some of my requests for public documents have been disregarded. I wonder then why they are concealing important facts from me. Please refer to items # 2 and 5.

In this regard, I would greatly appreciate if you could have the Department of Interior and Local Gov't (DILG) and Antipolo Mayor Ynares perform executive and administrative actions in order to stop Commodore Daniel Delgado from blocking our access road and the more than 700 land parcel owners in Antipolo.

Specifically, please have the mayor issue the Violation of Building Code to Commodore Delgado who does not have a recorded title per the Land Registration Administration (LRA) and Antipolo Assessor, and has no building permit per the Antipolo City Hall. Note that Commodore Delgado has gates and fences that block the access road and he has a 2- storey house approximately 400 square meters (4,000 square feet).

For your perusal, please read below some factual information:

1. Antipolo Mayor Ynares has been notified of the illegal structures of Commodore Delgado in Antipolo, but the mayor has not issued a Violation of Building Code although this is the action which should be done as stated in the Philippine national and local government manuals.

I could presume then that the mayor has been tolerating Commodore Delgado on his unlawful action of blocking us and the more than 700 parcel owners.

Note that I also have notified Antipolo Administrator Nacensiano and Atty. Torres, office of the Mayor, about the request. Moreover, the Office of the Ombudsman has requested Mayor Ynares to act on the illegal structures of Commodore Delgado and Justice Secretary Leila De Lima also sent a letter to Mayor Ynares, but to date, the mayor has not issued the Violation of Building Code to Commodore Delgado.

2. Antipolo Police Chief Masungsong has not provided me the letter which he received from Commodore Delgado which the commodore gave to the Director of Integrated Supervision of Bangko Sentral (Central Bank) where he stated that he purchased the land from Rachel Acosta Mabbagu.

Please note that Bangko Sentral ng Pilipinas is the regulator of Philippine Navy Savings and Loan Association Incorporated where Commodore Delgado is the Chairman.

As per Antipolo Chief of Police Masungsong, Commodore Delgado stated in his letter: "I also wrote a letter to the Director, Integrated Supervision Department 1, Bangko Sentral ng Pilipinas (Encl 3) to further enlighten that office re the complaint of Mr. Quinto."

So I could review the letter myself, I requested it from Antipolo Police Chief Masungsong but he has ignored it for over 100 days now. I also notified PNP OIC Espina about the request, but no action too. This could be obstruction of justice and a clear example of lack of transparency.

The letter which is a public document could be used as a means to assess the honesty and credibility of Commodore Delgado. It should be considered under Transparency that is part of your anti-corruption initiative. But, by not releasing the letter, it only goes to show that Antipolo Police Chief Masungsong and PNP OIC Espina seems to be not supportive of your vision to fight corruption.

For your review, attached are emails I sent to Commodore Delgado and his alleged seller, Rachel Acosta Mabbagu. Please note that per LRA, Ms. Mabbagu's chain of title that she acquired from Guevara with OCT number 386 never existed. Therefore, Ms. Mabbagu could not legally sell a land that is not hers.

Moreover, please read the articles I mentioned in my emails to both Commodore Delgado and Ms. Mabbagu which were reported by Manila based newspapers that state that Ms. Mabbagu and her husband Bernardo, former member of Philippine Navy – supposedly owners of the property from whom Commodore Delgado bought his property, were arrested for unlawful transactions but both were later released.

After reading the articles, I am sure you yourself could determine if Commodore Delgado has a lawful ownership in Antipolo. Likewise, you could also conclude if Ms. Mabbagu's statements in her letter, in defense of Delgado, are acceptable and truthful.

In addition, since Commodore Delgado is the Chairman of Philippine Navy Savings and Loan Association Inc, as a banker, he surely knows then how to check authenticity of land titles. Why will he buy a land from Ms. Mabbagu if she does not own it?

3. The Department of Interior and Local Government (DILG) a national agency, has jurisdiction over the local government and Philippine National Police.

On August 1, 2012, DILG Antipolo OIC Elsie Castillo wrote a letter to DILG Director Allan Benitez, stating, "Mr Quinto's right to passage is not lost." (Reference: RC 12.0711.1 (R))

Moreover, DILG recently emailed me three maps provided by the Assessor that show path leading to the access road but it ended at the illegal gate of Commodore Delgado. Please see attachments.

But even though DILG is aware of the access road, they have not done anything to halt Commodore Delgado from blocking the access road.

In fact, DILG Usec Enrile sent me an email on March 10, 2015 describing their jurisdiction. He stated that they can not investigate on Commodore Delgado since their jurisdiction is to the local government and Police.

Usec Enrile stated, "Please be informed that the Department exercises general supervision only over local government units and their officials as well as members of the PNP, BFP and BJMP."

So given that DILG could not investigate on Commodore Delgado, they could however have asked the Antipolo Mayor, a local government that falls under the DILG supervision, to issue a Violation of Building Code to Commodore Delgado after I have notified them that Commodore Delgado has no recorded title and no building permit. But they have not.

Although I had requested DILG to do what Usec Enrile stated, no action has been done for more than 60 days now. What is worst is that I have not received any response at all. I sent so many correspondences to DILG and also notified Secretary Roxas, Regional Director Go, including Rizal and Antipolo Directors of the request, but to no avail. Apparently, DILG is not implementing the mandate of the Philippine law that they have direct supervision to the local government.

Moreover, DILG is not working enough to enforce the law since they have not asked Antipolo Police Chief Masungson to release a copy of the letter which I mentioned in item 2.

In fact, I requested DILG Usec Enrile and Regional Director Go to request Antipolo Chief of Police Masungson to send me a copy, but both neglected the request. Even the Office of the Ombudsman requested the DILG to release the letter, but it was disregard.

Note that DILG Regional Director Go wrote a letter to DFA Asec Austria enclosing the letter I have been requesting. So why can DILG not give a copy to me where in fact I am the one adversely affected by the letter and not the DFA?

There must be a very powerful and influential force behind Commodore Delgado that prevents the Philippine Government, both national and local agencies, including the Antipolo Mayor and the Police Chief that halts them from doing their mandatory works. Regardless of who are those powerful force, it surely impairs your anti-corruption initiative.

4. Philippine Consul General Herrera Lim took the leadership of assisting us by sending a letter to DILG Secretary Roxas regarding the injustice we are experiencing, but no action has been done.

5. The Dept. of Environment and Natural Resources, DENR, has not provided the sketch map, a public document, which I have requested since December 2014. This indeed leads to a lack of Transparency. Secretary Paje, Regional Executive Director; and Mr. Gamo were notified of the request.

Having full knowledge of the violation and unlawful activity of Commodore Delgado, I wonder why the national and local government agencies, as well as the police are not implementing the Rule of Law and good governance. Why are they tolerating Commodore Delgado? Why is there no action to stop him? Is Commodore Delgado untouchable and above the law?

Note that Ambassador Cuisia sent a letter to Secretary Roxas last year regarding the land grabbing problem in Antipolo, but nothing good has been done.

Here in the US, Representative Ed Royce, Chairman of House Foreign Affairs Committee (HFAC), emphasized his commitment to greater transparency in the Philippines with respect to land rights and tenure during the March 17, 2015 HFAC Hearing: The FY 2016 Budget Request: Assessing U.S. Foreign Assistance Effectiveness.

To watch the videos of the hearing, please click this link:<http://foreignaffairs.house.gov/hearing/hearing-fy-2016-budget-request-assessing-us-foreign-assistance-effectiveness>

I recommend that you watch the 2nd video which shows Chairman Royce giving his opening statements and the 3rd video where Chairman Royce questions witnesses: U.S. Agency for International Development (USAID) Acting Administrator Alfonso E. Lenhardt and Millennium Challenge Corporation (MCC) Chief Executive Officer Dana J. Hyde.

On your speeches you said "walang maloloko kung walang magpapaloko," no one would be fooled if you do not allow yourselves to be fooled.

In my case, I have tried not to be fooled by the Philippine government agencies, but I could not do much because of their neglect of the Rule of Law and their lack of transparency, good governance, and government accountability.

I hope then that the Philippine government agencies could follow your Daang Matuwid (straight path), Anti-Corruption Initiative, in order to assist land grabbing victims like me.

Your late father, Ninoy Aquino, experienced injustice. Like him, my wife and I, as well as the more than 700 land parcel owners have been experiencing injustice too in connection to our lands in Antipolo. Hence, we would really appreciate your leadership to solve the injustice we have been experiencing and hopefully, we could all enter our own properties.

Thank you for your attention to this request.

Joey Quinto Cell# 310 480 3781
Publisher
California Journal For Filipino Americans
18039 Crenshaw Blvd. #306
Torrance, CA 90504
Mailing Address: P.O. Box 8119
Torrance, CA 90504

Attachments to Both Emails

Two correspondences to Commodore Delgado via email:

From: Joey Quinto [mailto:cjfilam@gmail.com]

Sent: Sunday, March 01, 2015 11:11 PM

To: pnsclaimain@yahoo.com

Cc: osec@denr.gov.ph; ored4a@yahoo.com; cenro.antipolo@yahoo.com; cpurisima@dof.gov.ph; tjherbosa@sec.gov.ph; cscorra@sec.gov.ph; ogc@sec.gov.ph; llagustin@sec.gov.ph; jfcallangan@sec.gov.ph; jlranada@sec.gov.ph; lmdelima.doj2@gmail.com; franciscofbaran@gmail.com; garciapaulablanch@yahoo.com; paccb_moleo@yahoo.com; ombudsman@ombudsman.gov.ph; pab@ombudsman.gov.ph; erenrile.dilg@gmail.com; go_dilgr4@yahoo.com; aoiglesia63@yahoo.com; dilg_rizalcapitol@yahoo.com; bongMontefalcon@yahoo.com.ph; ruth.texon0615@gmail.com; dilgcalabarzon@yahoo.com; atatango@bsp.gov.ph; NEspenilla@bsp.gov.ph; ecapule@bsp.gov.ph; EVilla@bsp.gov.ph; CFonacier@bsp.gov.ph; RDFuentes@bsp.gov.ph; gbutardo@bsp.gov.ph; oaa@dfa.gov.ph; osec@dfa.gov.ph; jlculisaijr@yahoo.com; elmer.cato@philippinesusa.org; maria.austria@dfa.gov.ph; consiglieri58@gmail.com; maysurio@yahoo.com; antipolocitygov@gmail.com; editorlaw515@gmail.com; publicservant0608@yahoo.com; dco.pnp@gmail.com; crisenta1276@gmail.com; cenro.antipolo@yahoo.com; lra_admin@lra.gov.ph; tisha_702@yahoo.com.ph; director@nbi.gov.ph; singson.rogelio@dpwh.gov.ph; yabut.rafael@dpwh.gov.ph; momo.romeo@dpwh.gov.ph; asis.raul@dpwh.gov.ph; torentino.alfredo@dpwh.gov.ph; cabral.ma_catalina@dpwh.gov.ph; soguilon.dimas@dpwh.gov.ph; sadain.emil@dpwh.gov.ph; reyes.gilberto@dpwh.gov.ph; pipo.eugenio@dpwh.gov.ph; medenilla.ardeliza@dpwh.gov.ph; denrlmb@yahoo.com

Subject: Follow-up email requesting proof of ownership. Pls. respond in three business days.

March 1, 2015

Commodore Daniel T. Delgado, (Retired AFP)

Chairman

Philippine Navy Savings and Loan Association Incorporated

under the supervision of the Philippine Central Bank (Bangko Sentral ng Pilipinas)

Registered with the Securities and Exchange Commission, Philippines

Dear Commodore Delgado:

This is to follow-up my email that I sent to you on February 11, 2015 since I have not received a response from you yet. Please see attached email that includes my letter dated November 10, 2014.

Please note that since you are the Chairman of Philippine Navy Savings and Loan Association Incorporated which is under the supervision of the Philippine Central Bank, I am sending this communication using the email address under the public information of the Central Bank's website.

In both my letter and email, I have been requesting you to give proof of ownership for your property in Antipolo because of your conflicting statements. Note that during the Sept. 4, 2014 meeting of the Department of Foreign Affairs with several Philippine Government agencies to include City of Antipolo, you said that you own your property in Antipolo because you have a land patent while Ms. Rachel Acosta Mabbagu stated in her letter that you own your property since you purchased it from her.

Please be advised that I received a registered mail from Ms. Mabbagu wherein you were copy furnished, number RR 301 214 368 PH, with return receipt via Philippine Post Office, postmarked January 6, 2015, although the letter was dated December 8, 2014, stating that you bought the land from her.

In the letter of Ms. Mabbagu, she stated the following: Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara and was transferred to his son, Emiliano Guevara in 1910, then sold to Eliseo Guevara in 1932, then sold to Rachel Acosta Mabbagu in July 6, 1992 and Deed of Assignment in favor of 88-99 GMC & Development Inc. And since she owns the property, she sold it to you.

However, per the Land Registration Administration (LRA), there is no recorded Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara. Please see attached email from LRA.

Also, the Department of the Interior and Local Government (DILG) and PNP cancelled the second attempt for an ocular visit to my property scheduled on February 20, 2015 because PSupt Masungung presented yours and Ms. Mabbagu's letters where you both stated that you own your property since you bought it from her.

On the contrary, the Antipolo Assessor has certified that you do not own a land in Antipolo. Also, the Antipolo City Hall has certified that you do not have a Building Permit. Please see attached Certifications.

In addition, please note that per the Antipolo Assessor's office, there are no Real Estate Tax Declaration nor taxpayer under the names of the following:

Rachel Acosta
Rachel Acosta Mabbagu
Rachel Mabbagu
88-99 GMC & Development, Inc.
88-99 GMC and Development, Inc.

Please see attached Verification Letter from the Antipolo Assessor. In this case, how could you purchase a property not own by Mabbagu?

I would therefore appreciate if you could provide the following to prove your ownership:

- 1) If you have a land patent as you stated during the meeting organized and led by the Department of Foreign Affairs (DFA) on September 4, 2014, please provide a copy.
- 2) Documentation of Sale between you and Rachel Acosta Mabbagu.
- 3) Proof of your Real Estate tax payments to the Antipolo Treasurer's Office.

- 4) Permits for your gates, fences and 2-storey in compliance to the National Building Code.
- 5) Please explain your stand on the videos which clearly state that it was you who instructed to block access road since the road falls on your property.

Below are two videos of the attempted entry to our properties.

- 1) <https://www.youtube.com/watch?v=iQTmqNXAZ4&feature=youtu.be>
- 2) <https://www.youtube.com/watch?v=okI30SnK6Fw&feature=youtu.be>

During an ocular inspection that was coordinated by Philippine Dept. of Foreign Affairs together with Antipolo Assessor, DENR/ CENRO, DILG, and LRA/RD on September 7, 2014, they found out that you have a 2-storey house, approximately 400 square meters or 4000 square feet, built in the said area.

On the video, it is clear that due to your instruction, the team was not able to enter our property. The guard specifically stated that he received a text message from you not to let anyone pass the gate.

Additionally, because of the information I obtained from the Antipolo Assessor regarding Ms. Mabbagu and her company, I went online to find some information about her.

Please read the news articles below from three newspapers in Manila regarding Ms. Rachel Mabbagu:

- 1) Rachel and Bernardo Mabbagu Arrested in 2008

<http://newsniami.blogspot.com/2008/05/ex-navy-and-his-wife-with-seven-arrest.html?m=1>

Ex-Navy and his wife with Seven arrest warrants arrested by the CIDG
by Ma. Lourdes "Miami" Ebilane May 18, 2008

Former member of Philippine Navy together with his wife were arrested by the personnel of PNP-Criminal Investigation and Detection Group, (CIDG) May 18, at around 5:30 am in front of his house.

The one who were in-charge of the operation for their arrest was the CIDG-Detection and Special Operations Division (DSOD).

The couple was identified as Bernardo Mabbagu, 52, a former enlisted personnel of Philippine Navy and his wife Rachel Mabbagu, 48. They were arrested in Comets Loop St., Blue Ridge, Quezon City.

The CIDG received a copy of arrest warrant last May 7 and learned that the suspects has other six arrest warrants issued by San Mateo, Rizal Trial Court since year 2006 or about two years ago for cases of grave coercion and malicious mischief.

According to C/Insp. Noel Villegas of the CIDG-DSOD, the couple sells house and lot properties wherein it has original owners and in reality they are not for sale.

"He was selling some private house and lots in Grand View Park Subdivision in San Mateo, Rizal wherein the owners find about it because there are some people claiming ownership on their lot saying that they bought the lot from Mabbagu," Villegas said.

The complainants were Leonora Sebastian, Armando Barbosa and Belinda Santos who are the owners of the said properties. They said the couple are claiming ownership and also invading the building structures.

The two also has modus operandi appearing that they have legitimate office in 10th Avenue in Barangay Socorro, Cubao, Quezon City but there are other occupants there. Also, they are also advertising some houses in newspapers.

Bernardo Mabbagu stayed in Philippine Navy for five years, he was dismissed year 2000 for lack of training and formal schooling.

Villegas also said that their participation on the case is only to arrest the suspects. They already turned over the suspects at San Mateo Rizal Trial Court to face the charges against them and probably to be transferred to San Mateo jail.

“We learned that they victimized many clients, and they will also file complaints against the two,” Villegas said.

2) Alleged 'squatting syndicate' heads nabbed 'Invaded' lots include DoJ chief's By Thea Alberto INQUIRER.net

First Posted 17:11:00 05/13/2008

<http://newsinfo.inquirer.net/breakingnews/metro/view/20080513-136303/Alleged-squatting-syndicate-heads-nabbed>

MANILA, Philippines -- A couple who allegedly led a 'squatting syndicate' and who were facing seven warrants of arrests were arrested in Quezon City Monday, police said.

Among the properties the alleged syndicate of Bernardo and Rachel Mabbagu reportedly leased out to squatters are those of Justice Secretary Raul Gonzalez North Fairview, former senator Eva Estrada Kalaw in Tierra Pura subdivision, and journalist Julie Yap-Daza.

They had allegedly victimized over 10 property owners, police said.

The Mabbagus were arrested in front of their home on Comets Loop St., Blue Ridge subdivision, Senior Superintendent Benedicto Gorospe, chief of the Detection and Special Operations Division said in a statement.

The alleged syndicate would lease out the idle lands of their victims to squatters, police said.

They added that the Mabaggus even set up an office and openly advertised the lands for lease.

On May 2, Solicitor General Agnes Devanadera went to Philippine National Police Director General Avelino Razon Jr. seeking help on the immediate arrest of the two, who were allegedly able to evade arrest in the past because of their connections.

3) Ex-Navy, misis na lider ng squatting syndicate tiklo

Updated May 14, 2008 - 12:00am

<http://www.philstar.com/metro/61955/ex-navy-misis-na-lider-ng-squatting-syndicate-tiklo>

Inaresto ng mga tauhan ng PNP-CIDG ang isang dating tauhan ng Philippine Navy at misis nito na umano'y pinuno ng squatting syndicates sa isinagawang operasyon sa Quezon City kahapon ng umaga.

Nakilala ang nadakip na mag-asawa na sina Rachel Mabbagu at ang asawa nitong si Bernardo, na dating tauhan ng Philippine Navy.

Dakong alas -5:30 ng umaga nang arestuhin ang mag-asawa sa Comets Loop St., Blue Ridge B, Quezon City sa bisa ng pitong warrant of arrest na inisyu ng San Mateo, Rizal Regional Trial Court kaugnay ng kasong grave coercion at malicious mischief.

Ang mag-asawang Mabbagu ay itinuturo umanong sangkot sa pamumuno sa isang squatting syndicate na nagbebenta ng lupa na di talaga nila pag-aari sa ilalim ng kumpanyang 88-99 GMC & Development Inc na may punong tanggapan sa 10th Avenue, Brgy. Socorro, Cubao ng nasabing lungsod.

Kabilang sa mga lupa na sinasabing na-encroach ng mag-asawa ang mga lote ni dating Sen. Eva Estrada Kalaw sa Tierra Pura Subdivision, Justice Secretary Raul Gonzalez sa North Fairview, at tatlo pa sa Grand View Park Subdivision sa San Mateo. Kasalukuyan na ngayong humihimas ng rehas na bakal ang mag-asawang suspect. (Joy Cantos)

After reading the above articles about Ms. Rachel Mabbagu and her husband Bernardo, former member of Philippine Navy – supposedly owners of the property from whom you bought your property, and after reviewing all the documents/certifications I got from different agencies which are in contrast to what Ms. Mabbagu has stated, I am sure you would understand why I would want you to clarify your ownership.

Please respond in three business days. Please contact me either via email address: cjfilam@gmail.com or my US mobile number 310 480- 3781.

I look forward to hear from you soon.

Joey Quinto cell# 310 4801 3781
Publisher
California Journal For Filipino Americans
18039 Crenshaw Blvd. #306
Torrance, CA 90504
Mailing Address: P.O. Box 8119
Torrance, CA 90504
e-mail - cjfilam@gmail.com
website - <http://www.caljournal.com/>

cc: Department of Environment and Natural Resources
Securities and Exchange Commission
Department of Justice
Ombudsman
Department of the Interior and Local Government

Philippine Central Bank
Department of Foreign Affairs
City of Antipolo
Philippine National Police
Land Registration Administration
National Bureau of Investigation
Department of Finance
Department of Public Works and Highways
Land Management Bureau

From: Joey Quinto <cjfilam@gmail.com>

Date: February 12, 2015 at 11:30:05 PM PST

To: "rachel.mabbagu@gmail.com" <rachel.mabbagu@gmail.com>, "pnsclaimain@yahoo.com"
pnsclaimain@yahoo.com

Subject: Fwd: Please reply in three business days to straighten your conflicting statements on ownership for your property in Antipolo.

Dear Rachel, Please request Commodore Delgado to contact me.

Dear Commodore Delgado,

2nd request, pls. read email below.

Joey Quinto
California Journal For Filipino Americans
<http://www.caljournal.com>

Begin forwarded message:

From: Joey Quinto cjfilam@gmail.com

Date: February 11, 2015 at 5:09:08 PM PST

To: "pnsclaimain@yahoo.com" pnsclaimain@yahoo.com

Subject: Fwd: Please reply in three business days to straighten your conflicting statements on ownership for your property in Antipolo.

Dear Commodore Delgado:

To date, I have not received any reply from you on the letter I mailed you dated November 10, 2014 requesting you to give proof of ownership for your property in Antipolo. Please see attachment.

Please note that the email address that I am sending this communication is a public information from the Central Bank's website.

Please be advised that I spoke to Rachel Acosta Mabbagu on January 23, 2015 at approximately 7:40 pm (pst), January 24, 2015, 11:40 am (Manila time) after I received a letter from her stating that you bought your property in Antipolo from her. Please refer to the copy of the letter that Mabbagu sent to

me where she copy furnished you, Philippine Central Bank (CB) Governor Tetangco, and CB Deputy Governor Espenilla.

Apparently, you have conflicting statements on ownership since you told the government representatives in a Department of Foreign Affairs meeting held on Sept. 4, 2014 that you have a land patent.

I suggested to Mabbagu that we speak via her mobile phone so you could straighten up your conflicting statements, but you were in a luncheon in Camp Aguinaldo. But after few minutes (after your luncheon), Mabbagu said that you need to speak to your wife before speaking to me.

Afterwards, I sent Mabbagu my US mobile number and my email address via text message and email so you may directly contact me. But until now, I have not received any call nor email from you.

Please contact me either via email address: cjfilam@gmail.com or my US mobile number 310 480- 3781.

I look forward to hear from you soon.

Joey Quinto cell# 310 4801 3781
Publisher
California Journal For Filipino Americans
18039 Crenshaw Blvd. #306
Torrance, CA 90504
Mailing Address: P.O. Box 8119
Torrance, CA 90504
Tel. # (310) 532-6238
Fax # (310) 532-6242
e-mail - cjfilam@earthlink.net
website - <http://www.caljournal.com/>

Two correspondences via email to Ms. Mabbagu, alleged seller of Commodore Delgado.

From: Joey Quinto [mailto:cjfilam@gmail.com]
Sent: Tuesday, March 17, 2015 1:02 AM
To: rachel.mabbagu@gmail.com

Cc: osec@denr.gov.ph; ored4a@yahoo.com; cenro.antipolo@yahoo.com; cpurisima@dof.gov.ph; tjherbosa@sec.gov.ph; cscorrea@sec.gov.ph; ogc@sec.gov.ph; llagustin@sec.gov.ph; jfcallangan@sec.gov.ph; jlrnada@sec.gov.ph; lmdelima.doj2@gmail.com; franciscofbaran@gmail.com; garciapaulablanch@yahoo.com; paccb_moleo@yahoo.com; ombudsman@ombudsman.gov.ph; pab@ombudsman.gov.ph; erenrile.dilg@gmail.com; go_dilgr4@yahoo.com; aoglesia63@yahoo.com; dilg_rizalcapitol@yahoo.com; bongMontefalcon@yahoo.com.ph; ruth.texon0615@gmail.com; dilgcalabarzon@yahoo.com; atetangco@bsp.gov.ph; NEspenilla@bsp.gov.ph; ecapule@bsp.gov.ph; EVilla@bsp.gov.ph; CFonacier@bsp.gov.ph; RDFuentes@bsp.gov.ph; gbutardo@bsp.gov.ph; ooa@dfa.gov.ph; osec@dfa.gov.ph; jlcuisiajr@yahoo.com; elmer.cato@philippinesusa.org; maria.austria@dfa.gov.ph; consigliori58@gmail.com; maysurio@yahoo.com; antipolocitygov@gmail.com; editorlaw515@gmail.com; publicservant0608@yahoo.com; dco.pnp@gmail.com;

crisenta1276@gmail.com; cenro.antipolo@yahoo.com; lra_admin@lra.gov.ph; tisha_702@yahoo.com.ph;director@nbi.gov.ph;; singson.rogelio@dpwh.gov.ph; yabut.rafael@dpwh.gov.ph; momo.romeo@dpwh.gov.ph; asis.raul@dpwh.gov.ph; torentino.alfredo@dpwh.gov.ph; cabral.ma_catalina@dpwh.gov.ph; soguilon.dimas@dpwh.gov.ph; sadain.emil@dpwh.gov.ph; reyes.gilberto@dpwh.gov.ph; pipo.eugenio@dpwh.gov.ph; medenilla.ardeliza@dpwh.gov.ph; denrlmb@yahoo.com; director@nbi.gov.ph; oad@nbi.gov.ph; oddsis@nbi.gov.ph; oddas@nbi.gov.ph; pnsclaimain@yahoo.com; records@doj.gov.ph; Joey Quinto <cjfilam@gmail.com>

Subject: Follow-up email on confirm or retract your statement. Please clarify statements (Items A-F).

Dear Ms. Mabbagu:

Attached is a copy of the United States Postal Service (USPS) Notice of registered mail with signature required which I received in connection to the registered mail from you wherein you copy furnished your buyer, Commodore Delgado, Chairman of Philippine Navy Savings and Loan Association Incorporated (PNSLAI) under the supervision of the Philippine Central Bank (Bangko Sentral ng Pilipinas); and Philippine Central Bank Governor Tetangco and Deputy Governor Espenilla.

Also I am attaching anew a copy of the envelope of your letter, number RR 301 214 368 PH, with return receipt via Philippine Post Office, postmarked January 6, 2015, although your letter was dated December 8, 2014, were you stated that Commodore Delgado bought the land from you.

To date, I have not received a reply from you on my email dated March 3, 2015 requesting you to confirm your statement regarding ownership in the letter you mailed to me in January, but, if untrue and incorrect, to retract it.

Additionally, Commodore Delgado gave a copy of your letter to Antipolo Chief of Police PSupt. Masungsong and the latter then gave it to Department of Interior and Local Government Regional Director Go. She then forwarded the letter to the Department of Foreign Affairs Asst. Secretary Austria.

Commodore Delgado also stated in his letter to PSupt. Masungsong that he wrote a letter to the Director, Integrated Supervision Department of Bangko Sentral ng Pilipinas acknowledging that he bought his property from you. To sum up, in your letter and Commodore Delgado's, you both stated that you are the seller of his property.

And since your letter was transmitted via Philippine Postal Service to the United States Postal Service, please note that any false statements via mail is considered a mail fraud. I hope then that you retract your statement regarding ownership if it is not true to avoid an investigation on mail fraud. If your statement on ownership is false, please retract it in three days.

If your statement on ownership is true, I would appreciate if you could explain

some of your statements in your letter since most of what you stated are contrary to the documents I got from the National and Local Agencies.

Specifically, please clarify each of your statement below, items A-F:

A. In the case of Commo Delgado, the land area he bought from us is a private property, a porton of a vast contiguous land area covered by Original Certificate of Title (OCT) No. 386. This private property

was registered in April 8, 1908 under the name of Don Fructuso Guevara and was transferred to his son, Mr. Emiliano C. Guevara in 1910. This was later sold to Mr. Eliseo Guevara in 1932. Mr. Eliseo Guevara sold to Ms. Rachel Acosta Mabbagu in July 6, 1992 thru an absolute Deed of Sale. Subsequently, the property was assigned through a Deed of Assignment in favor of 88-99 GMC & Development Inc. which is our family owned corporation.

B. As proof of ownership, Commo Daniel T. Delgado has a Deed of Sale Issued by 88-89 GMC Development Inc., as the legal owner of the land under OCT 386.

C. With regard to the Assessor's Office Certification, such document is not proof of ownership. The property of Commo Daniel T. Delgado is located in Barangay San Juan, Antipolo and not in Cupang as per your reference certification.

D. Regarding the building permit, the two cities, Antipolo and Marikina together with San Mateo, Rizal, until now have yet to settle the demarcation of their respective boundaries.

E. Our buyer installed gates and fences on the land he bought from us in order to protect his property from intruders, illegal settlers and land grabbers.

F. We will be glad to communicate with you especially if you are also an interested buyer.

For items A, B, and C, please explain on how you could have owned the land and be

able to sell part of it to Commodore Delgado if the Land Registration Administration (LRA) stated that there is no recorded Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara. Please see attached email from LRA again.

In addition, please note that per the Antipolo Assessor, there are no Real Estate Tax Declarations nor taxpayers under the names of the following:

Rachel Acosta
Rachel Acosta Mabbagu
Rachel Mabbagu
88-99 GMC & Development, Inc.
88-99 GMC and Development, Inc.

And since Commodore Delgado is a banker, he should know how to check and verify the authenticity of any land titles. So how then could he purchase his property from you if there is no property recorded under your name?

Regarding Commodore Delgado, please note that the Antipolo Assessor has certified that no property is registered for tax purposes under his name. In this case, how could he own a property in Antipolo without it being registered under his name?

Please see attached certifications from the Antipolo Assessor for both you and Commodore Delgado.

In connection to item D, attached anew is the certification from City of Antipolo stating that Commodore Delgado has No Building Permit. Please clarify then if Commodore Delgado has a building permit for his two-storey house in the land he bought from you (approximately 400 square meters or 4,000 square feet) either in Marikina or San Mateo, Rizal. Please note that regardless of the boundaries

among any cities, a Building Permit is required in any structure otherwise it is a violation to the National Building Code.

With regards to item E, how could Commodore Delgado put gates and fences on the land he bought from you, if the property is not declared under his name?

Please click below links to watch videos during attempted entry that shows the gate:

<https://www.youtube.com/watch?v=iQTtmqNXAZ4&feature=youtu.be>

<https://www.youtube.com/watch?v=okl30SnK6Fw&feature=youtu.be>

On the videos, it is clear that due to the instruction of Commodore Delgado, entry to our properties were halted. On the second video, the guard specifically stated that he received a text message from Commodore Delgado not to let anyone pass the gate.

Further, for item F, how could you sell properties if they are not registered under your name as stated by the Land Registration Authority and the Antipolo Assessor.

Thank you for your attention to this request.

Joey Quinto cell# 310 480 3781

Publisher

California Journal For Filipino Americans

18039 Crenshaw Blvd. #306

Torrance, CA 90504

Mailing Address: P.O. Box 8119

Torrance, CA 90504

e-mail - cifilam@gmail.com

website - www.caljournal.com

cc: Commodore Daniel T. Delgado, Chairman of Philippine Navy Savings and Loan Asso. Inc.

Department of Environment and Natural Resources

Securities and Exchange Commission

Department of Justice

Ombudsman

Department of the Interior and Local Government

Philippine Central Bank

Department of Foreign Affairs

City of Antipolo

Philippine National Police

Land Registration Administration

National Bureau of Investigation

Department of Finance

Department of Public Works and Highways

Land Management Bureau

PHILPOSTAL
RR 301 214 368 PH
R
1/22
Rafael Finance and Corporate Secretaries
RR-99 GME and Dev'l Inc.
09/8-659-00-2X

TO: MR. JOEY QUINTO

Publisher
California Journal for
Filipino Americans
P.O. Box 8119 Torrance,
CA 90504

DATE: 16 JAN 2001
CITY: TORRANCE, CA
POST OFFICE: 90504

PHILPOSTAL
RR 301 214 368 PH
R



From: Joey Quinto [mailto:cjfilam@gmail.com]

Sent: Tuesday, March 03, 2015 5:12 PM

To: rachel.mabbagu@gmail.com

Cc: osec@denr.gov.ph; ored4a@yahoo.com; cenro.antipolo@yahoo.com; cpurisima@dof.gov.ph; tjherbosa@sec.gov.ph; cscorra@sec.gov.ph; ogc@sec.gov.ph; llagustin@sec.gov.ph; jfcallangan@sec.gov.ph; jlranada@sec.gov.ph; lmdelima.doj2@gmail.com; franciscofbaran@gmail.com; garciapaulablanch@yahoo.com; paccb_moleo@yahoo.com; ombudsman@ombudsman.gov.ph; pab@ombudsman.gov.ph; erenrile.dilg@gmail.com; go_dilgr4@yahoo.com; aoiglesia63@yahoo.com; dilg_rizalcapitol@yahoo.com; bongMontefalcon@yahoo.com.ph; ruth.texon0615@gmail.com; dilgcalabarzon@yahoo.com; atatangco@bsp.gov.ph; NEspenilla@bsp.gov.ph; ecapule@bsp.gov.ph; EVilla@bsp.gov.ph; CFonacier@bsp.gov.ph; RDFuentes@bsp.gov.ph; gbutardo@bsp.gov.ph; oaa@dfa.gov.ph; osec@dfa.gov.ph; jlculsiar@yahoo.com; elmer.cato@philippinesusa.org; maria.austria@dfa.gov.ph; consiglieri58@gmail.com; maysurio@yahoo.com; antipolocitygov@gmail.com; editorlaw515@gmail.com; publicservant0608@yahoo.com; dco.pnp@gmail.com; crisenta1276@gmail.com; cenro.antipolo@yahoo.com;lra_admin@lra.gov.ph; tisha_702@yahoo.com.ph;director@nbi.gov.ph;; singson.rogelio@dpwh.gov.ph; yabut.rafael@dpwh.gov.ph; momo.romeo@dpwh.gov.ph; asis.raul@dpwh.gov.ph; tolentino.alfredo@dpwh.gov.ph; cabral.ma_catalina@dpwh.gov.ph; soguilon.dimas@dpwh.gov.ph; sadain.emil@dpwh.gov.ph; reyes.gilberto@dpwh.gov.ph; pipo.eugenio@dpwh.gov.ph; medenilla.ardeliza@dpwh.gov.ph; denrlmb@yahoo.com; director@nbi.gov.ph; oad@nbi.gov.ph; oddsis@nbi.gov.ph; oddas@nbi.gov.ph; pnsclaimain@yahoo.com

Subject: Confirm or retract your statement in three days.

Dear Rachel Acosta Mabbagu:

Please respond in three days to confirm your statement on your letter regarding ownership which you mailed to me in January. If it is an untrue and incorrect statement, please retract it.

Please send your reply via email to cjfilam@earthlink.net .

Please note that the Department of the Interior and Local Government (DILG) and the Philippine National Police (PNP) cancelled the 2nd attempt for an ocular visit to our properties scheduled on February 20, 2015 during the PNP and DILG coordination meeting on February 17, 2015 because PSupt. Masungsong presented the letters from you and Commodore Delgado wherein both of you acknowledged that you sold to Commodore Delgado his property.

Also, I received a registered mail from you, wherein Commodore Delgado, Delgado (ret.), Chairman of the Philippine Savings and Loan Association Inc. (PNSLAI) under the supervision of the Philippine Central Bank; Philippine Central Bank Governor Tetangco; and Deputy Governor Espenilla were copy furnished, number RR 301 214 368 PH, with return receipt with signature required via Philippine Post Office that was received by the United States Postal Service then delivered to my address, postmarked January 6, 2015, although the letter was dated December 8, 2014, stating that Commodore Delgado bought the land from you.

Moreover, I also spoke to you via your mobile phone to confirm that you sent that letter. Note that I got your number on the envelope you mailed.

You stated on your letter and verified to me over the phone the following:

That you are the true owner of the vast land in Antipolo. That the Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara was transferred to his son, Emiliano Guevara in 1910, then sold to Eliseo Guevara in 1932, then sold to you on July 6, 1992 and Deed of Assignment in favor of 88-99 GMC & Development Inc. And since you own the property, you sold it to Commodore Delgado.

However, per the Land Registration Administration (LRA), there is no recorded Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara. Please see attached email from LRA.

In addition, please note that per the Antipolo Assessor's office, there are no Real Estate Tax Declarations nor taxpayers under the names of the following:

Rachel Acosta
Rachel Acosta Mabbagu
Rachel Mabbagu
88-99 GMC & Development, Inc.
88-99 GMC and Development, Inc.

Please see attached Verification Letter from the Antipolo Assessor.

So how then could Commodore Delgado purchase his property from you if there is no property recorded under your name?

Hoping for your prompt action to this request.

Joey Quinto cell# 310 480 3781
Publisher
California Journal For Filipino Americans
18039 Crenshaw Blvd. #306
Torrance, CA 90504
Mailing Address: P.O. Box 8119
Torrance, CA 90504
e-mail - cjfilam@gmail.com
website - www.caljournal.com

cc: Department of Environment and Natural Resources
Securities and Exchange Commission
Department of Justice
Ombudsman
Department of the Interior and Local Government
Philippine Central Bank
Department of Foreign Affairs

City of Antipolo
Philippine National Police
Land Registration Administration
National Bureau of Investigation
Department of Finance
Department of Public Works and Highways
Land Management Bureau
Commodore Daniel T. Delgado, Chairman of Philippine Navy Savings and Loan Asso. Inc.



Republic of the Philippines
CITY OF ANTIPOLO
Province of Rizal
OFFICE OF THE CITY ASSESSOR

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:


This is to certify that according to the records of this office, **COMMODORE DABIEL DELGADO** of NO GIVEN ADDRESS has no active/current real property registered for taxation purposes as of this date.

This certification is being issued upon the request of **OLIVER R. MONTEFALCON / OIC-CLGOO** for whatever legal purpose it may serve.

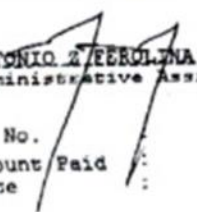
Given this 13th day of June, 2014, Antipolo City.

CANDIDA G. LAWIS
City Assessor

By:

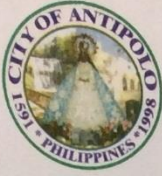

LOIDA M SALOSAGCOL
LAOO III

Checked and Verified By


ANTONIA E. FEROLMA JR.
Administrative Assistant VI

OR No. _____
Amount/Paid : _____
Date : _____

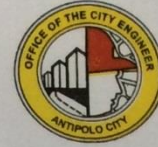
Proof Commodore Delgado has no Building Permit:



Republic of the Philippines
Province of Rizal
CITY OF ANTIPOLO

OFFICE OF THE CITY ENGINEER

Tel. No. 697-6282



CERTIFICATION OF NO RECORDS

Name: **COMMODORE DANIEL DELGADO**
KAY UGAT, BARANGAY CUPANG
ANTIPOLO CITY

I, the undersigned, being the Custodian of all records at the Office of the City Engineer/Building Official of the Local Government of Antipolo City certify that a thorough search of our files, carried out under my direction and control, revealed **NO RECORDS** of the following documents, to wit:

1. BUILDING PERMIT

It is to be understood that this does not mean that records do not exist under another spelling, another name or under another classification, but with the information furnished to our office, and to the best of our knowledge, no such records exist in our files.

Issued this 4th day of August 2014 in Antipolo City.

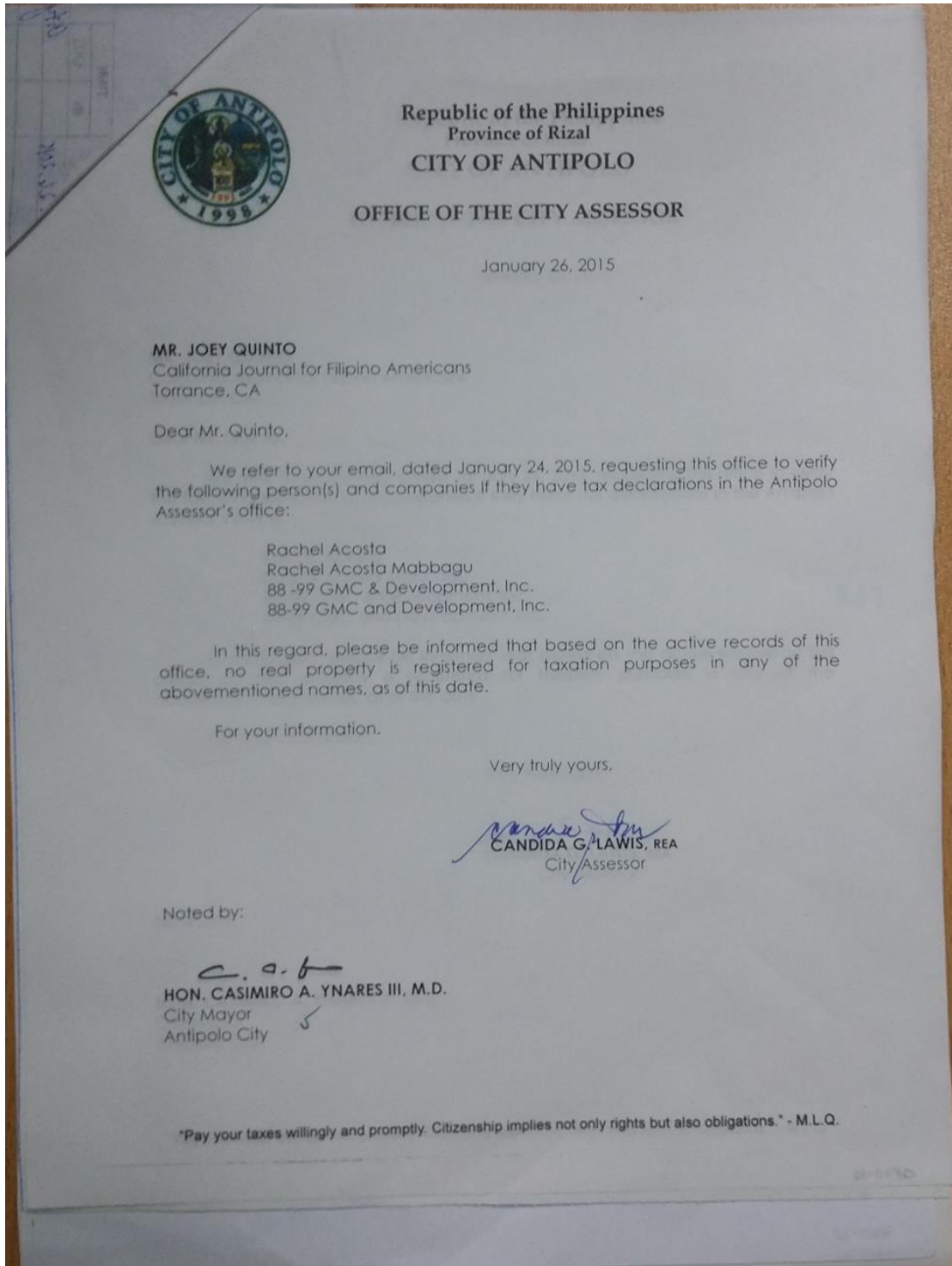
R. Cabral
ENGR. NELSON R. FAJARILLO
Head – Permits & Regulation Division

Rowena Cabral
ROWENA R. CABRAL
Administrative Aide III

Noted by:

J. Gonzaga
ENGR. JESUS S. GONZAGA
City Engineer

Documents that Ms. Mabbagu, alleged seller of Commodore Delgado, has no lawful ownership in Antipolo:



Begin forwarded message:

From: "LRA ETDMAILBOX" <etdmailbox@lra.gov.ph>

Date: February 18, 2015 at 12:50:27 AM PST

To: <cjfilam@gmail.com>

Subject: Re: chain of land title ownership transfers in Antipolo City

Sir:

With regards to your follow-up e-mail dated February 13, 2015, please be informed that OCT – 386 registered on April 8, 1908 under the name of Fructuso Guevara has no record in our microfilmed and live database file in the Registries of Deeds of Marikina, Antipolo and Binangonan.

Thank you.

Ser John C. Pastrana
Chief, ICTD

From: Joey Quinto <cjfilam@gmail.com>

Date: January 23, 2015 at 11:46:22 PM PST

To: lra_admin@lra.gov.ph,

Dear LRA Administrator Diaz:

RE: chain of land title ownership transfers in Antipolo. OCT no. 386

As part of public records in Antipolo, I would appreciate your assistance to provide and confirm the title transfers of the following:

Original Certificate of Title number 386 registered in April 8, 1908 under the name of Fructuso Guevara and was transferred to his son, Emiliano Guevara in 1910 then sold to Eliseo Guevara in 1932 then sold to Rachel Acosta Mabbagu in July 6, 1992 and Deed of Assignment in favor of 88-99 GMC & Development Inc.

I would appreciate to receive the printed statement on the above inquiries by January 27, 2015.

Please email to cjfilam@gmail.com

Thank you,

Joey Quinto
California Journal For Filipino Americans
<http://www.caljournal.com>

Dept. of Interior of the Local Government (DILG) Antipolo OIC Elsie Castillo letter stated "Mr. Quinto's right to passage is not lost because the property of Mr. Johnson Ong is not the entry point to the property owned by Mr. Quinto. The latter can utilize access to his property through Sapinit Rd, Barangay San Juan, this city".

Reference: RC 12.0711.1(R) dated August 1, 2012, addressed to DILG Director Benitez and signed by DILG Antipolo OIC Elsie Castillo.

Following are three sketch maps provided by the Dept. of Interior of the Local Government (DILG) showing that there is a passage (access road) going to our properties:





VILLA CORAZON SUBD. - BAY PANG
 JOSE M. QUINTO
 LOT 8, BLK. 1, TCT NO. N-37289
 AREA= 240 SQ. M.
 TCT NO. 177-02-008-014-034

KAY-UGAT SUBD. - BAY PANG
 JOSE QUINTO
 LOT A, PSU-155787
 TCT NO. 2019000001, AREA= 80,718 SQ. M.
 TCT NO. 177-02-008-046-016
 LOT B, PSU-155787
 TCT NO. R-87294, AREA= 33,305 SQ. M.
 TCT NO. 177-02-008-046-017

