

REPUBLIC OF THE PHILIPPINES)
CAINTA, RIZAL) S.S.

SECRETARY'S CERTIFICATE

I, **CRYSTAL PRADO**, of legal age, Filipino, and with office address at Penthouse, Building III, Sta. Lucia East Grand Mall, Cainta, Rizal, after having sworn in accordance with law, hereby certify that:

1. I am the duly appointed and incumbent Assistant Corporate Secretary of Sta. Lucia Land, Inc. (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office address at Penthouse, Building III, Sta. Lucia East Grand Mall, Cainta, Rizal.
2. As such Assistant Corporate Secretary, I have custody of the corporate records of the Corporation.
3. As of June 30, 2015, the Corporation is a party to the following legal cases in the attached list referred to as Annex A.
4. This Certificate is being issued to attest to the truth of the foregoing facts and for whatever purpose this may serve.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of June, Cainta Rizal, Philippines.

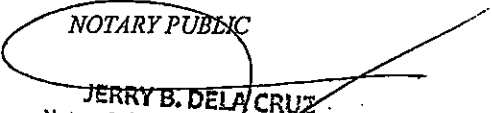

CRYSTAL PRADO
Affiant / Legal Dept.

MANDALUYONG CITY

SUBSCRIBED AND SWORN TO BEFORE ME, a duly authorized notary, public for and in the above-named jurisdiction, on JUN 30 2015 day of June affiant showing to me her IBP ID with Roll of Attorneys No. 57242 issued in May 2009 in Ortigas, Pasig City:

Doc. No. 168;
Page No. 35;
Book No. XXV;
Series of 2015.

NOTARY PUBLIC


JERRY B. DELACRUZ
Notary Public for Mandaluyong City
Until 31 December 2015
PTR No. 2334655/01.07.15/Mandaluyong
MCLE Compliance No. IV-0021234/07.15-13
IBP No. 0984746/01.07.15/RSM
Appointment No. 0257-14
G/F State Center II Bldg.,
Ortigas Avenue, Mandaluyong City
Roll No. 47018

LIST OF CASES INVOLVING STA. LUCIA LAND, INC.
As of 30 June 2015

ANNEX "A"

	CASE TITLE	PROPERTY INVOLVED	SUMMARY	STATUS
1	<p>SAMAHANG MAGBUBUKID NG KAPDULA, INC. ("SAMAKA") VS. SOUTH CAVITE LAND CO., INC. ("SOUTH CAVITE"), ORCHARD PROPERTY MARKETING CORPORATION, STA. LUCIA REALTY DEVT INC. ("SLRDI"), STA LUCIA LAND, INC., ERLINDA PANGANIBAN AND CALATALINA MANARIN</p> <p>HLURB Case No. R-IV-02031203569 Calamba, Laguna</p>	<p>Mesilo Nueva Vida, Dasmariñas, Cavite</p>	<p>On 21 February 2012, 39 members of SAMAKA (representing 2/3 of the 62 CLOA holders) filed a Complaint questioning the validity of the 3 Joint Venture Agreements ("JVAs") executed by the association with South Cavite on the ground of lack of knowledge, consent and prior authority. The farmers were allegedly lured of the cash advances to be deducted from the final share of each member from the JVAs.</p> <p>Pursuant to the JVAs, portions of the property were converted into a residential subdivision known as Mesilo Nueva Vida. SLRDC entered into an agreement with South Cavite, the beneficial owner of 2 parcels of land (T-1307453 and T-1307454) for the development of the property.</p> <p>In their Complaint, SAMAKA prayed that they be furnished with copies of the JVAs, to stop respondents from selling the 146.75 hectares, to order respondents to render an accounting of any sale or assignment, to pay complainant P8Million for lots wrongfully sold, damages amounting to P1.5Million and Attorney's Fees of P200 Thousand.</p> <p>During the pendency of the case, a Cease and Desist Order ("CDO") was issued against SLRDI for selling lots without Certificate of Registration and License to Sell. The same was lifted on 09 May 2012 upon payment of the penalty and lifting fee.</p> <p>In their Answer, SLRDI and SLI argued that HLURB has no jurisdiction since there is no buyer-seller relationship. South Cavite argued that complainants lack the requisite standing to assail the validity of the JVAs as this action is not a derivative suit.</p>	<p>The Complaint was dismissed by the HLU Arbitrer on 02 October 2012 on the ground that the case is essentially an intra-corporate controversy between the members of SAMAKA. Also, the right to claim ownership of the land is beyond the province of the instant proceeding. A question of ownership, which is not within the jurisdiction of HLURB.</p> <p>SAMAKA appealed the case and the same is pending before the HLURB Commission.</p>
2	<p>SPS. ERNESTO AND EUGENIA TATLONGHARI VS. FIRST BATANGAS INDUSTRIAL PARK, INC. ("FIRST BATANGAS"), HEIRS OF THE ESTATE OF TOLENTINO SANDOVAL SR. REPRESENTED</p>	<p>Bayan, Batangas</p>	<p>On 02 March 2012, Sps. Tatlonghari filed a Complaint alleging that respondent Sandoval caused the sale of their property with area of 16,832 sqm through a falsified Deed of Absolute Sale to First Batangas. The latter, in turn, entered into an agreement with SLI and</p>	<p>Case is set for pre-trial conference on 22 June 2015.</p>

<p>BY EVELYN CABRAL SANDOVAL, ALEXANDER CABRAL SANDOVAL, JR., EVANGELYN S. BALINGIT AND MARY GRACE S. HIGUIT, STA. LUCIA LAND INC. ("SLI"), ROYALE HOMES MARKETING CORPORATION ("ROYALE HOMES"), THE REGISTER OF DEEDS OF THE PROVINCE OF BATANGAS, AND THE MUNICIPAL ASSESSOR OF THE OFFICE OF THE MUNICIPAL ASSESSOR OF BAUAN, BATANGAS</p> <p>Civil Case No. 9246 RTC – Batangas City Branch 84</p>	<p>Royale Homes for the development of the property into a residential subdivision. Complainants prayed that they be declared the rightful owner and that SLI be restrained from continuing with the development of the property.</p> <p>In their Answer dated 11 May 2012, SLI and Royale Homes argued that the instant action for reconveyance cannot prosper on the ground of prescription. As admitted by plaintiffs, First Batangas has been in possession of the Subject Property for sixteen (16) years and the action for reconveyance must be filed within ten (10) years from the issuance of the title.</p>	<p>On 20 September 2013, Aseo filed a Complaint demanding replacement of the lot or refund of the purchase price of P710 Thousand plus damages of P180 Thousand. Aseo claimed that the lot is sharply sloping downward, contrary to representation that it is habitable and easy to construct houses on.</p> <p>In its Answer, SLI argued that complainant should have actually inspected and thoroughly checked the premises as stated in the Contract to Sell. He must be fully aware of the condition of the subject lot. Nevertheless, SLI is willing to replace the lot, the complainant being a valued client.</p> <p>Complaint was dismissed on 12 March 2015 based on the stipulation in the Contract to Sell that purchaser has actually inspected and checked the subject premises. Thus, he cannot now claim that he has no knowledge of the condition of the lot.</p>	<p>Aseo appealed the case before the Commission. An Appeal Memorandum was filed on 26 May 2015. Case is pending before the Commission.</p>
<p>3</p> <p>CONRADO D. ASEO VS. STA. LUCIA LAND, INC. ("SLI")</p> <p>HLURB REM 092013-15197</p>	<p>Lot 10, Block 7, Phase 2 Greenland Antipolo Subdivision</p>		
<p>4.</p> <p>STA. LUCIA LAND, INC. VS. JOCELYN MENDOZA AND/OR GAZLINK ENTERPRISES</p> <p>RTC Quezon City</p>			
<p>5.</p> <p>PETITION FOR ISSUANCE OF NEW TRANSFER CERTIFICATE OF TITLE NO. M- 143702 OF THE REGISTRY OF DEEDS OF MORONG, RIZAL</p>		<p>TCT NO. M- 143702</p>	

6	ROWENA DE GUZMAN, PETITIONER RTC – Morong, Rizal	PETITION FOR CANCELLATION OF ANNOTATION IN CTC NOS. N-78407, N- 78442, N-78443, N-78450, N-78453, N- 78460, N-78462, N-78482, N-78535, N- 78545, N-78548, N-78558, N-78563, N- 78567, N-78572, N-78601, N-78627, RTC - Quezon City	Various units in LA BREZA TOWER		
---	---	--	---------------------------------------	--	--

LIST OF CASES INVOLVING DIRECTORS OF STA. LUCIA LAND, INC.
As of 30 June 2015

ANNEX "A-1"

CASE TITLE	PROPERTY INVOLVED	SUMMARY	STATUS
<p>1 ROSALINA R. HONRADO VS. EXEQUIEL D. ROBLES as CEO of Sta. Lucia Realty Development Corporation ("SLRDI"), PRISCILLA A. PARAS and CARLOTA MAGNO</p> <p>HLURB Case No. RIV-081214- 4114 Calamba, Laguna</p>	<p>Lot 60, Block 12, Phase 02 Orchard Residential Estate Gold and Club, Dasmariñas, Cavite</p>	<p>On 12 August 2014, Honrado filed a Complaint against Exequiel D. Robles (CEO of SLRDI), Priscilla A. Paras (previous owner) and Carlota Magno (real estate broker) after learning that the subject lot is 100sqm less than what is indicated in the title. 659 sqm actual area as against 759 sqm indicated in the title. Honrado purchased the property from Paras who, in turn, purchased the same from the Philippine Savings Bank.</p> <p>Honrado prayed that SLRDI be directed to pay the value of the 100 sqm or replace the lot within the same area, and pay attorney's fees of P50 Thousand.</p>	<p>SLRDI filed its Answer on 15 September 2014 clarifying that, aside from the fact that there is no buyer-seller relationship between Honrado and SLRDI, corresponding refund has been made to the original buyer. It was noted that the property was surveyed in 1996 and corresponding refund was made to Sps Antonio and Elizabeth Pacifico for the 138 sqm discrepancy. Honrado has no claim against SLRDI and its officers.</p> <p>Case is pending with HLU Arbitrator.</p>
<p>2 ROSALINA R. HONRADO VS. EXEQUIEL D. ROBLES, PRISCILLA A. PARAS and CARLOTA MAGNO</p> <p>NPS Docket No. IV-28-INV-14H- 0707 Estafa & Falsification and/or Estafa through Falsification</p>	<p>Lot 60, Block 12, Phase 02 Orchard Residential Estate Gold and Club, Dasmariñas, Cavite</p>	<p>On 16 August 2014, Honrado filed a Complaint-Affidavit against Exequiel D. Robles, Priscilla A. Paras and Carlota Magno claiming that respondents committed estafa & falsification and/or estafa through falsification by allowing the sale of a property with a certificate of title indicating an area that is 100sqm more than the actual lot. Honrado claimed that out of the 759 sqm area specified in the title, only 659 is usable as the remaining 100sqm is part of a creek.</p>	<p>Robles filed his Counter-Affidavit on 17 November 2014 stating that the property was surveyed in 1996 and corresponding refund has been made to the original buyers, Sps. Antonio and Elizabeth Pacifico, in the amount of P509,575.15.</p> <p>No further development.</p>
<p>3 CLEOFAS KHOO VS. STA. LUCIA REALTY DEVT. CORP., INC., EXEQUIEL D. ROBLES, MARIZA SANTOS-TAN, THERESE MALUBAY AND ROSALIE TAMONDING</p> <p>HLURB Case No. RIV-060611- 3461 Calamba, Laguna</p>	<p>Lot 3, Block 2, Phase 3, Royale Tagaytay Estate</p>	<p>On 30 June 2014, Khoo filed a Complaint against SLRDI and its directors for the immediate delivery of title over her property or, in the alternative, refund her payment of P920 Thousand plus 12% interest per annum calculated from December 2007, plus damages, for selling a subdivision lot without valid Certificate of Registration and License to Sell, as well as imposition of vexatious fees. Khoo acquired rights over the property by virtue of a Transfer of Rights executed with the original buyer, Farah Padlan, on 21 February 2006.</p> <p>Khoo prayed that respondents be directed to deliver the title immediately or refund payments made plus 12% interest. Khoo also prayed for the payment of damages amounting to P130,000.00 and imposition of maximum penalty upon SLRDI for selling subdivision lots without the</p>	<p>Respondents filed their Position Paper on 30 September 2014 claiming that Khoo has no cause of action since TCT No. 66906 in the name of Tomas Tanchip & Sons, Bagong Anyo Textile Enterprises (50%) and SLRDI (50%) has been delivered to her. There is no basis to file the complaint since title has been delivered.</p> <p>The Position Paper was filed on 30 September 2014 by registered mail.</p> <p>No further development.</p>

<p>4</p> <p>SOCIAL SECURITY SYSTEM ("SSS") VS. STA. LUCIA WATERWORKS CORPORATION</p> <p>CA G.R. SP No. 138064 (SSS Case No. 1-16266-06)</p>	<p>N/A</p>	<p>necessary license.</p> <p>On 11 January 2006, SSS filed a Petition against Sta. Lucia Waterworks Corporation and Exequiel D. Robles as President thereof for failure to remit the monthly contributions and unpaid salary/calamity loan of its employees in the amount of P843,198.54, inclusive of penalty, from July 1997 to April 2004. The Petition was later amended recognizing payments earlier made and changed to P822,419.52 for unpaid contributions from May 1997 to July 2006.</p> <p>The Social Security Commission directed the company to pay P901,469.28. The amount was increased due to the additional loan delinquency of its separated employees. The decision became final and executory on 20 December 2012.</p> <p>On 20 November 2014, respondent company filed a Petition for the Annulment of Judgment with CA.</p>	<p>Petition was dismissed on 10 December 2014 based on the following: (i) annulment of judgment applies only to final orders of RTC; (ii) no written explanation on why service and filing were not done personally. The petition cannot be a substitute for a lost appeal. This decision attained finality on 06 January 2015.</p> <p>Only Sta, Lucia Waterworks Corporation was made liable to pay P901,469.28. Robles no longer appeared as a party in the case before the Commission.</p>
<p>5.</p> <p>BAYBREEZE EXECUTIVE VILLAGE HOMEOWNERS ASSOCIATION VS. STA. LUCIA REALTY AND DEVELOPMENT CORP., EXEQUIEL D. ROBLES, VICENTE R. RAMOS, MARIBEL C. CRUZ, RS PROPERTY MANAGEMENT CORP. AND OTHER RESPONSIBLE OFFICER OF SLRDC</p> <p>OP Case No. _____ HLRUB Case No. NCRHOA-112613-1932</p>	<p>Baybreeze Executive Village, Taguig City</p>	<p>In November 2013, Baybreeze Executive Village Homeowners Association filed a complaint with the HLRUB against SLRDC for its alleged inability to perform its duties as developer. It argued that the clubhouse is unmaintained, the low level road network are impassable when the entire village is flooded that regularly last from 2 to 6 months, there was the non-disclosure of the old leaky water piping system before the transfer of the water management to the association, and absence of concrete perimeter fence to protect the village from intruders. It was also discovered that respondents have yet to secure a Certificate of Completion despite lapse of more than 20 years since the start of development. Complainant prayed that respondents repair the foregoing and be barred from proceeding with all their on-going construction and development projects.</p> <p>On 11 December 2014, HLRUB held that respondents still have the obligation to provide and maintain the aforesaid facilities as there is yet no Certificate of Completion. Respondents were directed to complete the development of the project within 1 year from finality of the decision, to repair the clubhouse, to rehabilitate the drainage system, and to construct a perimeter</p>	<p>On 05 June 2015, respondents filed their Appeal Memorandum with the Office of the President through registered mail.</p>

	<p>The Permits, Registration and Licensing Division was directed to (i) hold all applications for issuance of Certificate of Registration and/or license to sell filed by respondents, and (ii) cancel respondents' License to Sell for Baybreeze Executive Village.</p>		
<p>6</p> <p>PTOLYME DIMENSIONS, INC. AND SIAPORE MICRO, INC. VS. STA. LUCIA REALTY DEVELOPMENT, INC., RS PROPERTY MANAGEMENT CORP., EAGLE RIDGE EXECUTIVE VILLAGE HOMEOWNERS' ASSOCIATION, INC., EAGLE RIDGE AREA HOMEOWNERS' ASSOCIATION, INC., EAGLE RIDGE AREA II HOMEOWNERS' ASSOCIATION, INC., EAGLE RIDGE GOLF AND RESIDENTIAL ESTATE AREA III HOMEOWNERS' ASSOCIATION, INC., EZEQUIEL D. ROBLES, VICENTE R. SANTOS, AND REGISTER OF DEEDS COMMITTEE</p> <p>HLURB Case No. RIV-041315-0741 Calamba, Laguna</p>	<p>Eagle Ridge Residential Estate, Gen. Trias, Cavite</p>	<p>Complainants, as owners of various properties in the Eagle Ridge Residential Estate, are members of respondent homeowners' associations and are obliged to pay the necessary fees and charges pertaining to basic community services as well as special assessment. Complainants, however, claim that their contracts do not provide for the automatic membership with the respondent homeowners' associations. Thus, they should not be made liable to pay fees and charges being imposed upon them.</p>	<p>On 1 April 2015, Respondents filed their Appeal Memorandum with the Office of the President. Case is pending with the Office of the President.</p>
<p>7.</p> <p>La Mirada Royale Homeowners Association, Inc. represented by its President, Oscar F. Oliveros vs. La Mirada Royale Residential I, II, III, IV and V Homeowners Association, Inc., represented by its President, Vicente R. Santos</p> <p>OP Case No. _____ HLURB Case No. NTR-HOA-082213-575 San Fernando, Pampanga</p>	<p>La Mirada Royale Village, Plaridel, Bulacan</p>	<p>On 22 August 2013, a Complaint was filed against respondent homeowners association praying for the revocation of its Certificate of Registration on the ground that its incorporators/members are not owners or purchasers of a lot nor residents of La Mirada Royale Village in Plaridel, Bulacan. It was alleged that they are actually residents of Pasig City and Quezon City.</p> <p>In their Answer dated 22 September 2013, respondents alleged that they are lot owners of La Mirada Royale Residential Subdivision and, as the owner/developer, has the obligation to initiate the organization of a homeowners association among the buyers and residents of the project for the purpose of promoting and protecting their mutual interest and assist in their community development.</p> <p>On 30 April 2014, HLURB ruled in favor of Complainant and ordered the revocation of respondents' Certificate</p>	

	of Registration. The appeal before the Commission was denied on 08 January 2015.	
8	<p>PELAGIO V. SORONGON VS. EXEQUIEL D. ROBLES VICENTE R. SANTOS MARIZA SANTOS-TAN EXALTACION R. JOSEPH LIBERATO D. ROBLES AURORA D. ROBLES WINIFREDO G. GOB et. al.</p> <p>Lot 4, Block 19, Phase 1, Sun City</p> <p>Complaint received on: Nov. 25, 2014</p>	
9	<p>DOMINADOR TAN VS. EXEQUIEL D. ROBLES AND SLRDI</p> <p>Portion of SOUTH SPRING</p> <p>Recovery of ownership and possession with application for the issuance of a temporary order and/or preliminary injunction</p> <p>Order received on: March 26, 2013</p>	