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HOMOBONO A. ADAZA EILEEN D. ADAZA HOMOBONO D. ADAZA II

October 7, 2010

MAYOR HERBERT BAUTISTA
Quezon City, Metro Manila



RE: On the ongoing controversy on the parcel of land
adjacent to the Trinoma Mall bounded by
EDSA on the West

Dear Mayor Bautista:

On the ongoing controversy of that parcel of land which is claimed by both the government of Quezon City, NHA and the family of the Spouses FRANCISCO H. FRANCISCO and LUISA FRANCISCO, please be informed that based on documents in our possession duly certified by proper authorities, **neither the government of Quezon City, NHA nor the spouses FRANCISCO own the said property:**

1. Entry of Judgment dated July 28, 1969 of the decision in the escheat proceedings of the estate of the deceased spouses Prince Lacan Acuna Urjal Bolkih Tagean Tallano and his wife denominated as Special Proceedings No. 997 in consolidation of LRC case No.No. 117-Q for quieting/Reconveyance of titles (hereto attached as Annex A) In this case the petitioner was the Republic of the Philippines. In the decision of Regional Trial Court of Pasay City, Branch 111, the titles of the TALLANO CLAN (then and now known as the TALA ESTATE) recognized as genuine and authentic and their ownership was thus maintained and the titles of other parties in the said proceedings were quieted.

2. Special writ of possession and order of demolition issued on March 19, 1991 issued by Judge SOFRONIO G. SAYO of Branch 111 in the RTC of Pasay City in Special Proceedings No. 997 (copy of which is hereto attached as Annex B);

3. Sheriff Return with certificate of turn over issued by OIC Ex-Officio Sheriff ATTY. JOSE E. ORTIZ, JR. dated September 19, 1991 and owner's acknowledgment receipt issued on the same date by PRINCE JULIAN MORDEN TALLANO, the Judicial administrator, in Special Proceedings No. 997; (copy of which is hereto attached as Annex C)

4. Order issued by the Hon. ERNESTO A. REYES, Presiding Judge of Branch 111 of Pasay City in Special Proceedings No. 997 granting the prayer for the issuance of the **WRITS OF PRELIMINARY AND PROHIBITORY MANDATORY INJUNCTIONS** "restraining and prohibiting the NHA and the Quezon City

Government and its incumbent City Mayor and or HIS SUCCESSOR IN OFFICE, as well as its enforcing Sheriff and his Deputize Law Enforcement Authority, TO DESTROY, DEMOLISH OR DISMANTLE any residential house, building and or any structures of the legitimate TALA ESTATE TENANTS, PARTICULARLY LAND OR PORTION OF 250 HECTARES OF LAND LOCATED IN SITIO SAN ROQUE, BARANGAY BAGONG PAGASA, QUEZON CITY, occupied by the lawful tenants whose evidence are OF LEASE AGREEMENT AND DEED OF CONDITIONAL SALE with the proof of official receipts and or such OCCUPANCY PERMIT that they are regularly paying monthly rental and or amortization to the land owner.” (hereto attached as Annex D; see page 17, bold and capital letters supplied)

Said order further commanded “the law enforcement authorities or the Court Sheriff and his either deputized or non deputized law enforcement authorities to **DEMOLISH, DISMANTLE, DESTROY any structure or building own by any person found illegally occupying and or in possession over the portion of the TALA ESTATE EVIDENCE by TCT No. T 498 and TCT No T 408 and or land embracing of and or portion of 69,911,413 hectares of land or known as TALA ESTATE.”** (Ibid)

From all these, it is clear that TALA ESTATE owns the property that is disputed by illegitimate claimants like your City Government, NHA and the spouses FRANCISCO located at Sitio San Roque, Barangay Bagong Pagasa, Quezon City. You are also bound by the above-mentioned decision as clearly stated in the dispositive portion.

Kindly desist from further claiming ownership of the said property and continuing to demolish the legitimate tenants of the TALA ESTATE. Furthermore, stop giving help and comfort to those who are illegally making spurious claims including some corporations whom we are told are planning to build a commercial complex in the area, otherwise you will force our clients to file criminal and administrative cases against you and your confederates.

Please be guided accordingly.

Yours truly,



HOMOBONO A. ADAZA

Counsel of the TALA ESTATE and MARIO T.

PAPA, attorney-in-fact of the Judicial Administrator

And heir of the TALA ESTATE, JULIAN MORDEN TALLANO

UPON OUR REQUEST:



MARIO T. PAPA
Attorney-in-Fact of JULIAN MORDEN TALLANO,
Judicial Administrator and Heir of the TALA ESTATE

Copy furnished:

PRESIDENT BENIGNO SIMEON C. AQUINO III
President of the Philippines
Malacanang, Manila

NATIONAL HOUSING AUTHORITY
Elliptical Circle, Diliman
Quezon City