

SPA (MARIO PAPA)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS;

I, **PRINCE JULIAN MORDEN TALLANO** of legal age, Filipino, married a resident of and with postal address at Captain De Leon Street, Zone 3, San Jose City, an immediate successor in interest and a duly Court Appointed Judicial Administrator of the estates of the late **DON ESTEBAN BENITEZ TALLANO, DON GREGORIO MADRIGAL ACOP, and the late PRINCE LACAN ACUNA ULRIJAL BOLKIAH TAGEAN TALLANO**, better known as the **TALA (TALLANO) ESTATE**, whose rights over the subject real properties that could be located through out the country, evidenced by OCT No.T 01-4, TCT No.T 498 and TCT No.T 408, ratified by virtue of **DECISION WITH COMPROMISE AGREEMENT** of February 4, 1972, rendered under LRC/CIVIL Case No.3957-P of then CFI, now RTC Branch 111, in Pasay City, do hereby make, name, constitute and appoint **MR MARIO PAPA**, married and resident of No.1843, F. Castillo Street, Bambang Bukid, Pasig City, to be my true and lawful **ATTORNEY IN FACT**, for me and in my name, place and stead to do and perform the following acts and things, to wit:

1) To transact and or negotiate for recovery of the land own by the **TALLANO CLAN**, occupying by other person or person, be it natural or juridical, who are in actually possession thereof, but whose ownership has been affirmed by the Court illegal which require peaceful turn over of the subject real property or properties through the assistance of the officer and or staff of the concerned government agencies, the DENR, PCUP, Office of the City or Municipal Mayor of the town or City that have jurisdiction therewith and particularly, in Pasay City, and with the concerned Office of the Honorable Register of Deeds of the City or Province that have jurisdiction over the land that embraced by land title OCT No.T 01-4 of the Provincial Register of Deeds of the Province of Nueva Ecija, or by the Honorable Register of Deeds where the said land titles TCT No.T 408 and TCT No.T 498 have been covered for relevant matter not limited for the surveying arrangement of the Bureau of Lands and other government agency which needed for the issuance of segregated land title of the affected real property including for the possible amicable settlement for any problem that may crop up between the claimant, if any there be, and the legitimate land owner, the **TALLANO CLAN**; This authority have similar force and effect with other Registry of Deeds, specifically of the Province of Nueva Ecija and of Pasig City, and other Office of the Registry of Deeds in Metro Manila, Province of Cavite, who are enjoined by the Reconstitution Order for the issuance of the reconstituted land titles aforementioned, when circumstances has warrant to enforce;

2) To file complaint in Judicial Court and or to appropriate government agency in order to prosecute any offender who has been committed to destroy the image of the **TALA ESTATE** and its Judicial Administrator, which undermines the legal interest already pronounced by the Court for and in favour of the Tala Estate heirs, its legitimate tenants and farmers




beneficiaries including the Filipino people and the National Government, the Republic of the Philippines, particularly, when covers by fifteen (15) years moratorium to execute the WRIT OF EXECUTION and becomes enforceable within five (5) years commencing January 1, 2006. The ATTY IN FACT has been authorize as well to negotiate and or transact for the sale of any parcel of land covered by the above land titles and or authorize to procure financing or loan from Banking or Financing Institution using a piece of the Tala Estate property as collateral, subject to my final approval.

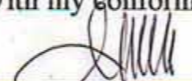
That in relation of the authority hereby granted to my ATTY. IN FACT, he is likewise authorize and or permitted to attend the hearings or proceedings in court where the case of the principal has been involve and to enter into an compromise agreement for the mutual benefits of the principal and the concerned party or government official, provided those real property or interest that have been in compromised with other party or with the government shall not be disturbed neither be included in this transaction or commitment that will be affected in the future or during the enforceability of this authority;

HEREBY GIIVING AND GRANTING unto my said ATTORNEY IN FACT full power and authority pertains exclusively within the above given authority to do and perform any and every acts and things whatsoever requisites or necessary to be done in and or about the premises, as fully to all intents and purposes as I may or could lawfully do if personally present and acting in person, and hereby confirming and ratifying all that my said ATTORNEY IN FACT OR HIS SUBSTITUTES shall lawfully do or cause to be done under and by virtue of these presents, while this authority had nullified all other AUTHORITY OR SPECIAL POWER OF ATTIORNEY that have been issued previously to other person, institution or association except those SPECIAL POWER OF ATTORNEY issued to other person representing the principal to attend the pending case in Court.

IN WITNESS WHEREOF, I have hereunto set my signature this 19TH day of June, 2006, here in Quezon City.

TALA (TALLANO) HEIRS
PRINCIPAL

Represented by:

Prince Julian Morden Tallano
Court Appointed Judicial Administrator

With my conformity

MR. MARIO PAPA
ATTY. IN FACT

SIGNED IN THE PRESENCE OF

1) _____ 2) _____

ACKNOWLEDGMENT

Republic of the Philippines)
CITY OF QUEZON

Before me, a Notary Public for and in the City/Municipality of A.C., Philippines, personally appeared Prince Julian Morden Tallano with Res. Cert. No.1002024 issued at San Jose City on January 18, 2006, and said Mario Papa with Res. Cert No.24325837 issued on February 28, 2006, in Makati City, both known to me and to me known to be the same persons who executed the foregoing instrument refers to SPECIAL POWER OF ATTORNEY IN FACT consisting of three (3) pages including this page whereon this acknowledgment has been written hereof and acknowledged to me that the same are of their own will, voluntary act and deed, with prohibition to the ATTORNEY IN FACT to extend this authority to another party without final separate approval of the Judicial Administrator.

Witness my hand and Notareal Seal this ^{19 Jun 2006} ___ day of June 2006, here in the Quezon City, Philippines.

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[Signature]
ATTY. NOTARY PUBLIC
NOTARY PUBLIC
UNTIL DEC. 31, 2007
PTR # 12621391
01/06/2006 MARIKINA CITY
SEP NO. 647751
JAN. 09, 2006-Q.C.

[Signature]

[Signature]