

Republic of the Philippines

Property Profile

A Portion of Agus 5 HEPP Property

Barangay Ditucalan, City of Iligan, Province of Lanao del Norte



25 August 2021

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EXECUTIVE SUMMARY

Property	A Portion of Agus 5 HEPP Landholding
Property Location	Along an existing Barangay Road within Purok Bagong Silang, Barangay Ditucalan, Iligan City, Lanao del Norte
Lot No.	3207 (Portion)
Land Area	48 square meters
Titling Status	Not yet transferred in the name of NPC
Property Classification (as per Tax Declaration)	Agricultural

I. Property Location and Identification

The subject Property is a strip of land with an area of 48 square meters identified at the corner of the 4,040 square meters land purchased by the National Power Corporation (NPC) from Sofia Gador. It is formerly a portion of Lot No. 22840(AF) with an area of 40,527 square meters. The Property is adjacent to the Agus 5 Power Plant and is connected to an existing Barangay Road.

Sofia A. Gador is the registered owner of a parcel of land with an area of 36,487 sq.m. and covered by TCT No. T-22840 (AF) (the “Gador Property”). NPC owns a 4,040 sq. m. portion (the “NPC Property”) of the Gador Property by virtue of a Deed of Absolute Sale (DOAS) dated 7 March 1983, which sale was annotated at the back of TCT No. T-22840(AF) as Entry No. 8396 dated 8 March 1983. The land title is not yet transferred in the name of NPC.

Provided below are the tax map and sketch plan identifying the subject Property.

Figure 1: Tax Map of the Subject Property

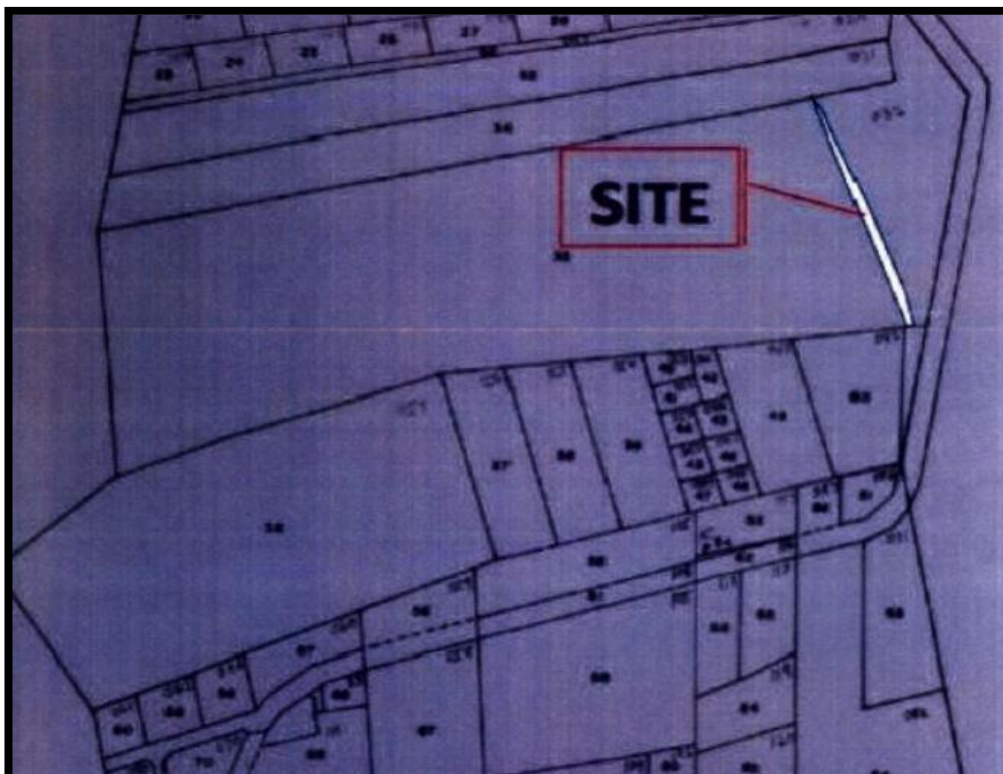
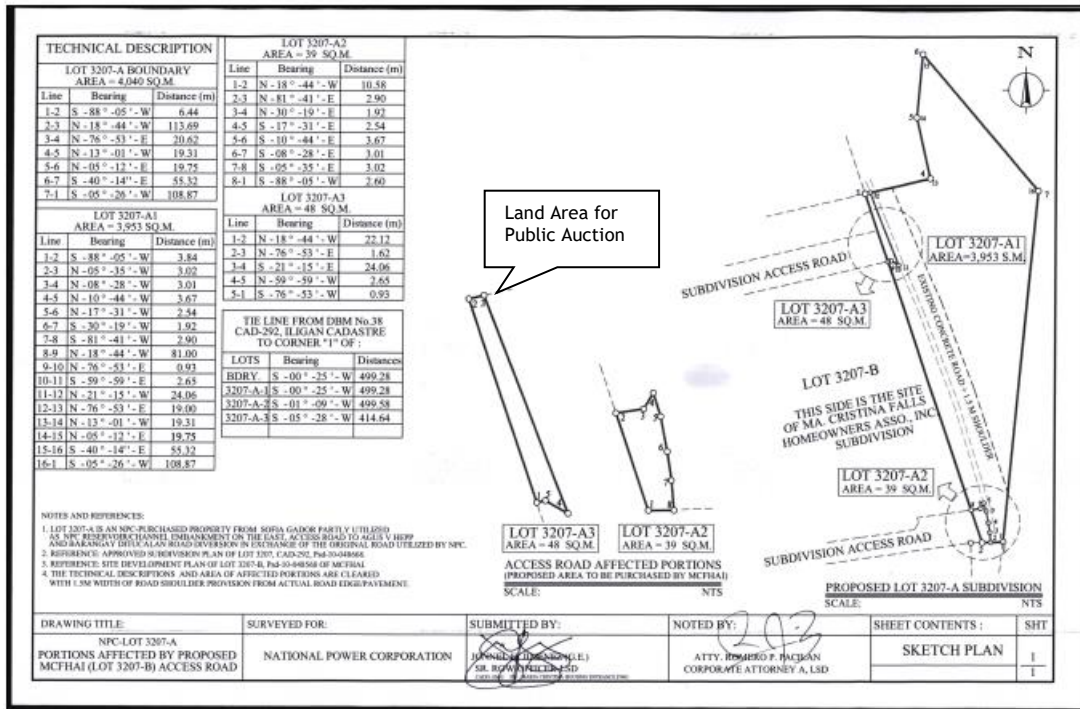


Figure 2: Sketch Plan of the Subject Property



II. Land Data and Possessory Rights

By virtue of Republic Act No. 9136 or the Electric Power Industry Reform Act of 2001 (EPIRA), the Power Sector Assets and Liabilities Management Corporation (PSALM) took ownership of all existing NPC generation assets, liabilities, IPP contracts, real estate asset and other disposable assets, including the subject Property.

The Property is a strip of land technically identified at the corner of Lot 3207, approximately measuring 48 square meters, registered under the name Sofia A. Gador and is part of the 4,040 square meters lot acquired by NPC from Ms. Gador through the execution of a DOAS.

Table 1: Agus 5 Property - Land Data

Lot No.	TCT No.	Lot Area (SQ.M.)	Tax Declaration No. (As of 2020)	Land/Titling Status
3207 (portion)	T-22840 (AF)	4,040	18-0012-00822	<ul style="list-style-type: none"> Not yet transferred in the name of NPC

Source: 2020 Masterlist of Landholdings - Mindanao Plants

See Annexes “A”, “B” and “C” for copies of TCT, DOAS dated 7 March 1983 and Tax Declaration, respectively.

III. Land Use and Neighborhood Data

The Property is located in an area where land development is of mixed use for residential, industrial, water resort and agricultural purposes.

Generally, the streets in the neighborhood are designed to carry light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are either concreted or asphalted, with widths ranging from 15 to 20 meters and lighted with mercury arc lamps.

Considered as some of the important improvements in the vicinity are:

Table 2: Improvements

Establishments
Agus V and VI Hydroelectric Power Plants
Ditucalan Elementary School
NPC Compound
Maria Cristina Falls
Ditucalan National High School
Ditucalan Barangay Hall
Mini Market and Jeepney Terminal
San Roque Parish Church

Electric power supplied by Lanao del Norte Electric Cooperative, Inc. (LANECO) and water supply through Iligan City Water District and telecommunication facilities are available at the site. Community facilities like public market, commercial centers, churches, and private and public schools are likewise accessible from the Property.

Public transportation connecting to various sections of Iligan City and its neighboring town is available along the Iligan-Marawi Road which is approximately 2.5 kilometers from the Property. Street lights, garbage collections, foot and mobile patrols of the Philippine National Police Force, and other community facilities and utilities are maintained by the local government.

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Photographs of the Property



List of Annexes

Annex	Particulars
A	Title of the Property - TCT-22840 (A.F.)
B	Deed of Absolute Sale dated 7 March 1983
C	Tax Declaration No. 18-0012-00822 issued on 25 January 2021