Republic of the Philippines
CITY OF BACOOR
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

PRESENT:

HON. CATHERINE S. EVARISTO  City Vice Mayor/Presiding Officer

DISTRICT I

HON. AVELINO B. SOLIS  City Councilor
HON. EDWIN G. GAWARAN  City Councilor
HON. MIGUEL N. BAUTISTA  City Councilor
HON. ROWENA BAUTISTA-MENDIOLA  City Councilor
HON. REYNALDO M. FABIAN  City Councilor
HON. VENUS D. DE CASTRO  City Councilor

DISTRICT II

HON. REYNALDO D. PALABRICA  City Councilor
HON. HERNANDO C. GUTIERREZ  City Councilor
HON. GAUDENCIO P. NOLASCO  City Councilor
HON. BAYANI M. DE LEON  City Councilor
HON. LEANDRO A. DE LEON  City Councilor
HON. ROBERTO R. JAVIER  City Councilor
HON. VICTORIO L. GUERRERO, JR.  City Councilor (ABC-Pres.)

CITY ORDINANCE NO. 2014-014
Series of 2014


WHEREAS, Section 20 of Republic Act No. 7160 (also known as the “Local Government Code of 1991”) empowered cities and municipalities to reclassify agricultural lands into non-agricultural uses within their respective jurisdictions subject to certain limitations.

WHEREAS, such reclassifications may be done if the agricultural land ceases to be economically feasible for agricultural purposes as determined by the Department of Agriculture (DA) or where the land shall have substantially greater economic value for residential,

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OFFICE OF THE SANGGUNIANG PANLUNGSOD

commercial, or industrial purposes as determined by the sanggunian concerned.

WHEREAS, Life Beyond Sanctuarium & Gardens Inc. requested the Sangguniang Panlungsod, through the City Mayor, Hon. Strike B. Revilla, to reclassify the 53, 234-square meter lot covered by TCT No. T-769156 originally registered under the name of the Heirs of Benito Concepcion.

WHEREAS, the Committee on Housing and Land Utilization conducted a public hearing regarding the said request and the following matters were discovered by the city council, to wit:

a) the said property has been previously classified as “urban expansion zone” by the erstwhile Sangguniang Bayan of Bacoor, Cavite under the Comprehensive Land Use Plan of the Municipality of Bacoor, Cavite for the period covering 2000-2010. Attached as Annex “A” hereof is a certification issued by the City Planning and Development Office dated 28 February 2014;

b) the said property was purchased by Life Beyond Sanctuarium & Gardens Inc. from the Heirs of Benito Concepcion as evidenced by a Deed of Absolute Sale dated 20 February 2009, a copy of which is attached hereto as Annex “B”;

c) the said property is no longer being used for any agricultural purposes as evidenced by the fact that the same is already surrounded by various real estate development projects; and

d) the previous reclassification of the said property, and all the other properties adjoining it, as part of the city’s “urban expansion zone” has made the same more economically valuable.

NOW THEREFORE, upon motion of Hon. Edwin G. Gawaran, unanimously seconded by all the councilors present in regular session BE IT ORDAINED, by the Sangguniang Panlungsod that:

Section 1. The previous reclassification of the 53,234-square meter lot covered by TCT No. T-769156 as part of the City of Bacoor’s “urban expansion area” is hereby confirmed by the Sangguniang Panlungsod.

Section 2. In view of the said reclassification, any party who owns the said lot may use the same for any residential, commercial, industrial, or institutional purposes.

Section 3. If, for any reason or reasons, any part of the provisions of this Ordinance shall be held unconstitutional or invalid, other parts hereof which are not affected thereby shall continue to be in full force and effect.

Section 4. All Ordinances, resolutions, Circulars, Memorandums or Rules and regulations inconsistent with the provision of this Code are hereby repealed and modified accordingly.

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Section 5. This Ordinance shall take effect upon posting hereof in at least three (3) conspicuous places within the City of Bacoor and upon approval hereof by the government agencies concerned.

UNANIMOUSLY APPROVED by the Sangguniang Panlungsod of the City of Bacoor this 3rd day of March 2014.

I hereby certify the truth and correctness of the above-quoted Ordinance.

Certified by:

HON. CATHERINE SARINO-EVARISTO
City Vice Mayor / Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. STRIKE B. REVILLA, PhD.
City Mayor

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CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that the parcel of land described as Lot No.6927 Fis-1847, Imus Estate, GLRO Record 8843 having an area of FIFTY THREE THOUSAND TWO HUNDRED THIRTY FOUR (53,234) Square Meters located at Barangay Molino, Bacoor City, Cavite is classified as Urban Expansion Zone (UEZ) based on the approved Comprehensive Land Use Plan under Resolution No. 124-S-2001 Series of 2001 dated December 19, 2001 of this Municipality and finally ratified/approved by Sangguniang Panlalawigan as per SP Resolution No. 524-A-3-2002 Series of 2002 dated December 2, 2002.

This certification shall not be however construed as Locational Clearance/Certification of Zoning Conformance/Simple Subdivision Approval and Preliminary Approval.

Issued this 28th day of February, 2014 upon the request of the interested party for whatever legal purpose it may serve.

JESUS D. FRANCISCO, SR.
City Planning & Dev't. Coordinator
DEED OF ABSOLUTE SALE OF REAL ESTATE PROPERTY

Know All Men By These Presents:

This Deed of Absolute Sale of Real Estate Property made and executed this _____ day of __________ 2009, in __________, by and between:

The Heirs of Benito Concepcion, Sr., namely: Flaviana Concepcion-Lopez; Remedios Concepcion Gorospe; Catalino Iiia Concepcion; Bernadino Iiia Concepcion; Benito Iiia Concepcion, Jr., Diondoros C. Set; Ricarte C. Set; Yolanda C. Set; Flordeza C. Set; Lopez C. Set; Vito C. Set; Erlinda Ferrer Concepcion; Leonardo F. Concepcion; Reynaldo F. Concepcion and Analyn Kakugan-Paraiso; all of legal ages with postal address at 240 M.L. Quezon, Purok III, Lower Bicutan, Taguig City (collectively "Vendors").

LIFE BEYOND SANCTUARIUM & GARDENS, INC. (hereafter "Vendee") with principal place of business at 737 R. Hidalgo corner Palma St., Quiapo, Manila and herein represented by Angelita C. Favis and Jeremy H. Luz by virtue of a Board Resolution.

Witnessest that:

WHEREAS, the Heirs of Benito Concepcion, Sr. are the registered owners of that piece of real estate property consisting of FIFTY THREE THOUSAND TWO HUNDRED THIRTY FOUR (53,234) Square Meters, more or less under TCT No. 769156 and more specifically described as follows:

"A PARCEL OF LAND (Lot No. 6927, Fls-1847, Imus Estate, GLRO Record 8843) Beginning at a point marked "1" of Lot 6927, Fls-1847, being S. 80°44'E, 1789 m. from Mon. No. 175, Imus Estate, thence S. 89°53'E, 19.48 m. to point 2; N. 87°56'E, 30.81 m. to point 3; S 26°28'E, 8.00 m to point 4; S 1°32'W, 67.10 m. to point 5; N. 75°70'E, 11.00 m. to point 6; S. 35°44'E, 66.30 m. to point 7; S 18°04'E, 49.06 m. to point 8; S 53°47'W, 19.50 m. to point 9; S 16°57'E, 13.40 m. to point 10; S 30°49'W, 28.30 m. to point 11; W 2°35'42"W, 246.24 m. to point 12; N. 0°44'E, 225.20 m. to point 1; point of beginning. Containing an area of FIFTY THREE THOUSAND TWO HUNDRED AND THIRTY FOUR (53,234) SQUARE METERS. All points are indicated in the plan and are marked on the ground as follows: Points 1, 2, 3, 4, 5, 8 & 12 by B.L. Cyl. Conc. Mons., and the rest by Stakes. Bounded on the N., along lines 1-2-3 by Lot 6929, Fls-1847; on the E., along lines 3-4-5-6-7-8-9-10-11 by Creek; on the S., along line 11-12 by Lot 5815, Fls-1847; and on the W., along line 12-1 by Lot 5801-New, Fls-1847. Bearings true. This lot was surveyed in accordance with the law and existing regulations promulgated thereunder, by Fausto Briones, Public Land Surveyor, from April 7-21, 1937 and approved on December 16, 1937. This lot is a portion of Lot 5801 if Imus Estate."

FOR AND IN CONSIDERATION of the sum of TEN MILLION SIX HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED PESOS ($10,646,800.00), Philippine Currency, receipt of which is hereby acknowledged, VENDOR hereby sell, transfer and convey unto the VENDEE, its successors and assigns, the above-described real estate property, free from all liens and encumbrances.

VENDORS hereby warrant that the title is genuine and in all respects what it purports to be and further warrant the peaceful possession of the VENDEE.
IN WITNESS WHEREOF, the parties have hereunto set their hands on the
date and in the place first noted above.

Flaviana Concepcion-Lopez
Heir/Vendor

Remedios C. Gorospe
Heir/Vendor

Catalino Ilas Concepcion
Heir/Vendor

Bernardo Ilas Concepcion
Heir/Vendor

Benito Ilas Concepcion, Jr
Heir/Vendor

Diomedes C. Set
Heir/Vendor

Ricarte C. Set
Heir/Vendor

Yolanda C. Set
Heir/Vendor

Flordeliza C. Set
Heir/Vendor

Lopez C. Set
Heir/Vendor

Vito C. Set
Heir/Vendor

Erlinda Ferrer-Concepcion
Heir/Vendor

Leonardo F. Concepcion
Heir/Vendor

Reynaldo F. Concepcion
Heir/Vendor

by:

Lawana C. Lopez
Heir/Vendor

LIFE BEYOND SANCTUARIUM
& Gardens, Inc.

Witnessed by:

Helena E. Shaw

ACKNOWLEDGMENT PAGE FollowS ON PAGE THREE
BEFORE ME, a Notary Public for and in Quezon City, this 20th day of February, 2009, personally appeared:

Flaviana Concepcion-Lopez
Remedios C. Gorospe
Catalino Ilas Concepcion
Bernardo Ilas Concepcion
Benito Ilas Concepcion, Jr
Diomedes C. Set
Ricarte C. Set
Yolanda C. Set
Flordeliza C. Set
Lopez C. Set
Vito C. Set
Erinda Ferrer-Concepcion
Leonardo F. Concepcion
Reynaldo F. Concepcion
Anayln Kalugdan-Paraiso
Angelita C. Favis
Jeremy H. Luz

known to me and to me known to be the same persons who executed the within Deed of Absolute Sale of Real Property and they acknowledged to me that the same is their free and voluntary act and deed.

This document consists of three (3) pages including this page of acknowledgment.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures on the date and in the place first noted above.

[Signature]
WHEREOF, the parties have hereunto affixed their signatures on the date and in the place first noted above.

DOC. NO. 265
PAGE NO. 6
BOOK NO. 11
SERIES OF 2009

Benito I. Concepcion, Jr.

[Signature]
SPECIAL POWER OF ATTORNEY

Know All Men By These Presents:

That I, Ricarte C. Set, of legal age, with residence and postal address at Barangay Suban, Silang, Cavite, do hereby name, designate, constitute and appoint

ALMARIO SET, likewise of legal age, with residence and postal address at Barangay Suban, Silang, Cavite, as my true and lawful attorney-in-fact

for me and in my name place and stead

TO SIGN FOR ME AND IN MY NAME, EXECUTE AND DELIVER TO WHOMEVER, such documents as Deeds of Sale, Assignment and other forms of conveyancing relating to that piece of real estate property located at Daang Hari, Barangay Sitt Malipay IV, Molino, Bacoor, Cavite described under TCT T-769156.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and execute every act requisite or necessary to carry out the foregoing with like effect as if I were personally present and hereby confirming and ratifying what my said attorney has done or caused to be done by virtue of these presents.

February 18, 2009

[Signature]
RICARTE C. SET
Grantor/Principal

Witnessed by: [Signature]
Reol F. Medina

Acknowledgment

BEFORE ME, a Notary Public for and in the City of Manila, the 18th day of February, 2009, personally appeared:

Ricarte C. Set with CTC

Issued at CAVITE on 1-11-09

known to me and to me known to be the same persons who executed the within Special Power of Attorney and he acknowledged to me that the same is their his and voluntary act and deed.

IN WITNESS WHEREOF, the parties have hereto affixed their signatures on the date and in the place first noted above.

[Signature]
LUCAS M. SUGUI
NOTARY PUBLIC
UNTIL DECEMBER 31, 2010
PTR NO. 719341 - MANILA
ISSUED ON 1-05-2009