Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

MUNICIPAL RESOLUTION NO. 53
Series of 2010

A RESOLUTION GRANTING THE APPLICATION FOR
DEVELOPMENT PERMIT UNDER PD 957 TO CROWN ASIA
PROPERTIES, INC. FOR ITS PONTICELLI HEIGHTS LOCATED AT
MOLINO 4, BACOOR, CAVITE.

WHEREAS, an application for Development Permit was filed by Crown
Asia Properties, Inc. for its subdivision project herein described as:

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Ponticelli Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Molino 4, Bacoor, Cavite</td>
</tr>
<tr>
<td>Total Land Area</td>
<td>54,894.00 square meters</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>54,894.00 square meters</td>
</tr>
<tr>
<td>Excluded Area</td>
<td>0.00 square meters</td>
</tr>
<tr>
<td>Transfer Certificate of Title</td>
<td>T-1302410</td>
</tr>
<tr>
<td>Project Classification</td>
<td>PD 957</td>
</tr>
</tbody>
</table>

WHEREAS, the Committee on Housing and Land Utilization through its
Chairman, Hon. Bayani M. De Leon, after conducting an ocular inspection of the
said project, and after review and evaluation of the pertinent documents
submitted herewith, recommends the issuance of a Development Permit to
Crown Asia Properties, Inc., in accordance with the plans and specifications
hereto attached and made an integral part hereof, for the project known as
located at Molino 4, Bacoor, Cavite, subject to the prescribed guidelines and
regulations under PD 957 and other government agencies;

WHEREAS, the developer manifested before the Sangguniang Bayan
that Crown Asia Properties, Inc. is the registered owner of the property subject
of the application for the above-mentioned development permit, that its title over
the same is free from any legal infirmity, that it has not received any order issued
by any court in the Philippines restraining it from proceeding with the
development of the above-mentioned project, that no tenant shall be adversely
affected by the said development, and that the said corporation has complied—
and will continue to comply—with all the requirements for such a development
project set under prevailing laws and under the various policies of the national
government and its various instrumentalities;

WHEREFORE, on motion of Honorable Councilor Bayani M. De Leon
unanimously seconded by all members present, in its 110th regular session
assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the
Sangguniang Bayan of Bacoor, Province of Cavite to grant a Development Permit
to Crown Asia Properties, Inc. for the project known as "Ponticelli Heights"
covering the herein described property, PROVIDED that:

Address: Evangelista St., Barangay Tabing Duko, Bacoor, Cavite
Telephone No.: (046) 434-6716
1. The developer shall have paid the corresponding Municipal Fees equivalent to the areas affected by its development before the permit is issued;

2. The developer shall hold the municipal government, and all of its elected and appointed officials, free and harmless from any and all claims, demand, account or action arising out of any infirmity in its title(s) to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

3. Non-compliance with the requirements of Provincial Ordinance No. 2003-003, Municipal Resolution No. 35-S-96 and Municipal Ordinance No. 9-S-99 of the Sangguniang Bayan of Bacoor as well as with any of the conditions provided herein, or any misrepresentation committed by the developer in connection with its application for development permit, shall be deemed sufficient grounds for the revocation of any permit which may hereafter be issued in favor of the developer by virtue of this resolution;

4. The developer must devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279;

5. The developer must devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with the Republic Act No. 9003 also known as the “Ecological Solid Waste Management Act of 2000” within three (3) years after the issuance of the above-mentioned development permit;

6. The developer shall construct, within the development project subject of this resolution, a “catch-basin or pond” based on the design approved by the Japan International Cooperation Agency (JICA) pursuant to the Flood Mitigation Project of the municipal government.
7. The developer shall require all its employees or the employees of its contractors or suppliers who will be reporting for work within the territorial jurisdiction of Bacoor, Cavite to obtain Work Permits from the Office of the Municipal Mayor.

8. The developer shall provide the municipal government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the municipal government should charge to the said contractors/suppliers. Moreover, the developer should pay a business permit for the operation of any utility (water, telephone, cable television, etc.) to be operated by the developer.

9. The developer should construct the socialized housing projects required of it under the law within the territorial jurisdiction of Bacoor, Cavite;

10. The developer shall plant at least one hundred (100) trees within the territorial jurisdiction of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of this Resolution. Provided, that the type of trees, the manner and schedule of the planting of such trees, and the exact location where the said trees shall be planted by the developer shall be subject to the prior approval of the Municipal Mayor. Provided, further, that the cost of planting and maintaining the said trees which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the developer;

11. The developer shall design the road network located within the subdivision project mentioned above in such a way that it can be connected with the existing and planned road network/s of the municipal government;

12. The developer shall agree to place the entrance or exit gate/s of the subdivision project mentioned above at least thirty (30) meters away from the edge of the nearest national, provincial, or municipal road/s so that the vehicles entering or leaving the said subdivision project shall not impede the orderly flow of vehicular traffic on the said road/s;
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13. The developer shall comply with other conditions that may be set forth by the Office of the Municipal Mayor in the Development Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

ADOPTED on March 8, 2010 at Bacoor, Cavite by the Sangguniang Bayan of Bacoor.

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

Certified by:

HON. ROSSETTE M. FERNANDO
Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA, JR.
Secretary to the Sangguniang Bayan

Approved by:

HON. STRIKE B. REVILLA
Municipal Mayor

Address: Evangelista St., Barangay Tahaning Dagat, Bacoor, Cavite
Telefaxes No.: (046) 434-6716