Republic of the Philippines

CITY OF BACOOR
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY RESOLUTION NO. CR 2014-126
Series of 2014

A RESOLUTION REQUESTING THE BUREAU OF INTERNAL REVENUE (BIR) TO EXEMPT THE LOCAL GOVERNMENT OF THE CITY OF BACOOR, CAVITE FROM PAYING CAPITAL GAINS TAX ON THE VARIOUS REAL PROPERTIES PURCHASED BY THE CITY GOVERNMENT FROM (A) WINDSOR PROPERTIES, INC. LOCATED AT MALIKSI, BACOOR, CAVITE WITH A TOTAL AREA OF FIFTEEN THOUSAND ONE HUNDRED EIGHTEEN (15,118) SQUARE METERS AND FROM (B) DANIZIEL REALTY AND DEVELOPMENT CORPORATION LOCATED AT ZAPOTE, BACOOR, CAVITE WITH A TOTAL AREA OF FIFTEEN THOUSAND THREE HUNDRED TWENTY (15,320) SQUARE METERS PURSUANT SECTION 20 OF REPUBLIC ACT NO. 7279 ALSO KNOWN AS THE "URBAN DEVELOPMENT AND HOUSING ACT OF 1992".

Sponsored by: Hon. Reynaldo D. Palabrica


WHEREAS, Section 20 of Republic Act No. 7279 provides that:

"Sec. 20. Incentives for Private Sector Participating in Socialized Housing. — To encourage greater private sector participation in socialized housing and further reduce the cost of housing units for the benefit of the underprivileged and homeless, the following incentives shall be extended to the private sectors:

(a) Reduction and simplification of qualification and accreditation requirements for participating private developers;
(b) Creation of one-stop offices in the different regions of the country for the processing, approval and issuance of clearances, permits and licenses: Provided, That clearances, permits and licenses shall be issued within ninety (90) days from the date of submission of all requirements by the participating private developers;
(c) Simplification of financing procedures; and
(d) Exemption from the payment of the following:
   (1) Project-related income taxes;
   (2) Capital gains tax on raw lands used for the project;
   (3) Value-added tax for the project contractor concerned;
Republic of the Philippines
CITY OF BACOOR
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

(4) Transfer tax for both raw completed projects; and
(5) Donor’s tax for lands certified by the local government
units to have been donated to socialized housing
purposes.

Provided, That upon application for exemption, a lien on the
title of the land shall be annotated by the Register of Deeds:
Provided, further, That the socialized housing development plan
has already been approved by the appropriate government
agencies concerned: Provided, finally, That all the savings
acquired by virtue of this provision shall accrue in favor of the
beneficiaries subject to the implementing guidelines to be
issued by the Housing and Urban Development Coordinating
Council. xxx” (Emphasis supplied)

WHEREAS, the local government of the City of Bacoor
bought several parcels of land from Windsor Properties Inc. and
from Danilizel Realty and Development Corporation which are
intended for use by informal settler families who will be named
as beneficiaries in the city government’s socialized housing
program. To enable the municipal government to push through
with the said purchase, the then Sangguniang Bayan of
Bacoor, Cavite passed Municipal Resolution No. 11-S-2010 on
18 January 2010 and Municipal Resolution No. 27-S-2010 on 1
February 2010 authorizing then Municipal Mayor Strike B. Revilla
to sign a Deed of Absolute Sale with Windsor Properties Inc. and
Danilizel Realty and Development Corporation for and on
behalf of the then Municipality of Bacoor, Cavite. Attached as
Annexes “A” and “B” respectively are certified true copies of the
said Municipal Resolutions.

WHEREAS, the deeds of sale covering the above-
mentioned purchases specifically provided that the
Municipality of Bacoor, Cavite would pay for the capital gains,
documentary stamp tax and other costs related to the transfer
of title for the said properties in favor of then municipal
government. Attached as Annexes “C” and “D” respectively are photocopies of the Deed of Absolute Sale dated 18 August
2014 between the Municipality of Bacoor and Windsor
Properties Inc. and the Deed of Absolute Sale dated 24 May
2010 between the Municipality of Bacoor and Danilizel
Realty and Development Corporation.

WHEREAS, the tax exemptions granted in favor of the
private sector under RA 7279 was intended “to encourage
greater private sector participation in socialized housing and
further reduce the cost of housing units for the benefit of the
underprivileged and homeless.”

WHEREAS, it is respectfully submitted that if the tax
incentives enumerated above can be granted to those in the
private sector who would participate in the government’s

City Resolution No. CR 2014-126, 19 December 2014
OFFICE OF THE SANDUGNIANG PANLUNGSOD

socialized housing program, there is strong legal basis for the local government of the City of Bacoor to be granted the same tax exemption considering that it agreed to assume the burden of paying the capital gains taxes on the said transactions. Moreover, if the city government would be exempted from paying the said capital gains tax, the City of Bacoor would be able to maximize the use of its public funds for the benefit of informal settlers residing within the city.

NOW THEREFORE, BE IT RESOLVED AS IT IS HEREBY by the Sangguniang Panlungsod in special session duly assembled to request the Bureau of Internal Revenue (BIR) through Honorable Commissioner Kim Henares to exempt the local government unit of the City of Bacoor from paying the capital gains tax related to the purchase of the following real properties in relation the city government's socialized housing program:

Lots Purchased from Windsor Properties Inc.:

<table>
<thead>
<tr>
<th>TCT Number</th>
<th>Lot Area (in square meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCT No. 307639</td>
<td>7,559.00</td>
</tr>
<tr>
<td>TCT No. 309551</td>
<td>1,889.75</td>
</tr>
<tr>
<td>TCT No. 309550</td>
<td>1,889.75</td>
</tr>
<tr>
<td>TCT No. 309552</td>
<td>1,889.75</td>
</tr>
<tr>
<td>TCT No. 309638</td>
<td>1,889.75</td>
</tr>
</tbody>
</table>

Total Land Area 15,118 sqm

Lots Purchased from Danlizel Realty and Development Corporation:

<table>
<thead>
<tr>
<th>TCT Number</th>
<th>Lot Area (in square meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCT No. 845140</td>
<td>14,685</td>
</tr>
<tr>
<td>TCT No. 845143</td>
<td>164</td>
</tr>
<tr>
<td>TCT No. 845141</td>
<td>81</td>
</tr>
<tr>
<td>TCT No. 845142</td>
<td>61</td>
</tr>
<tr>
<td>TCT No. 845145</td>
<td>189</td>
</tr>
<tr>
<td>TCT No. 845146</td>
<td>96</td>
</tr>
<tr>
<td>TCT No. 845147</td>
<td>27</td>
</tr>
<tr>
<td>TCT No. 845149</td>
<td>9</td>
</tr>
<tr>
<td>TCT No. 845150</td>
<td>8</td>
</tr>
</tbody>
</table>

Total Land Area 15,320 sqm

RESOLVED FURTHER, that if the afore-mentioned request for exemption is approved, the savings acquired by virtue of the application of the tax incentives under Section 20 of RA 7279 shall accrue in favor of the beneficiaries of the City of Bacoor’s socialized housing program subject to the...
Republic of the Philippines
CITY OF BACOOR
Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Implementing guidelines of the said law issued by the Housing and Urban Development Coordinating Council.

RESOLVED LASTLY, that copies of this Resolution be distributed to all the departments and units of the city government and to the BIR.

UNANIMOUSLY APPROVED this 19th day of December 2014 at Bacoor City, Cavite during the special session of the Sangguniang Panlungsod of Bacoor City, Cavite.

VOTING RECORD

<table>
<thead>
<tr>
<th>IN FAVOR</th>
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<tbody>
<tr>
<td>Hon. Miguel N. Bautista</td>
</tr>
<tr>
<td>Hon. Rowena Bautista-Mendiola</td>
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<tr>
<td>Hon. Venus A. De Castro</td>
</tr>
<tr>
<td>Hon. Bayani M. De Leon</td>
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<tr>
<td>Hon. Leandro A. De Leon</td>
</tr>
<tr>
<td>Hon. Reynaldo M. Fabian</td>
</tr>
<tr>
<td>Hon. Edwin G. Gawaran</td>
</tr>
<tr>
<td>Hon. Victorio L. Guerrero, Jr.</td>
</tr>
<tr>
<td>Hon. Fernando C. Gutierrez</td>
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<tr>
<td>Hon. Roberto R. Javier</td>
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<tr>
<td>Hon. Gaudencio P. Nolasco</td>
</tr>
<tr>
<td>Hon. Avelino B. Solis</td>
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</tbody>
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<table>
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<tr>
<th>DISSENTING</th>
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<td>None</td>
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<table>
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<tr>
<th>ABSTAINED</th>
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<tbody>
<tr>
<td>None</td>
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</table>

ATTENDANCE RECORD

<table>
<thead>
<tr>
<th>PRESENT</th>
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<td>13</td>
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<table>
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<tr>
<th>ON LEAVE</th>
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<td>None</td>
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</table>

<table>
<thead>
<tr>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

I hereby certify that (a) the foregoing Resolution was duly approved in accordance with law and (b) all its contents are true and correct.

Certified by:

HON. REYNALDO D. PALABRICA
City Councilor/Acting Presiding Officer/President Pro-Tempore

Attested by:

ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Approved by:

HON. CATHERINE S. EVARISTO
Acting City Mayor

City Resolution No. CR 2014-126, 19 December 2014
MUNICIPAL RESOLUTION NO. 11
Series of 2010

A RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR,
HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE
SALE BETWEEN THE MUNICIPALITY OF BACOOR AND
dANLIZEEL REALTY AND DEVELOPMENT CORPORATION.

Sponsored by Councilor Bayani M. De Leon

WHEREAS, the general welfare clause of the Local
Government Code of 1991 mandates the socio-economic
development of communities within the territorial jurisdiction of
various local government units.

WHEREAS, Danlizeel Realty and Development Corporation is
the registered owner of various lots located at Zapote, Bacoor, Cavite
with a total area of Fifteen Thousand Three Hundred Twenty (15,320)
square meters as evidenced by the following Transfer Certificates of
Titles, to wit:

<table>
<thead>
<tr>
<th>TCT No.</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
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<td>9 sq. m.</td>
</tr>
<tr>
<td>TCT No. 845150</td>
<td>8 sq. m.</td>
</tr>
</tbody>
</table>

WHEREAS, the Municipal Government of Bacoor intends to
buy the said lots to be used as a relocation site for the informal
settlers now residing along the banks of the Zapote River within the
jurisdiction of Bacoor, Cavite.

WHEREAS, the Office of the Municipal Mayor of Bacoor,
Cavite submitted a draft Deed of Absolute Sale that involves the sale
of the above-mentioned property to the Sangguniang Bayan for its
review and consideration.
Republic of the Philippines
Province of Cavite
MUNICIPALITY OF BACOOR
Office of the Sangguniang Bayan

Municipal Resolution No. 11-8-2010
January 18, 2010
Page 2

NOW THEREFORE, upon motion of Councilor Bayani M. De Leon and unanimously seconded by all the members present, in its 103rd regular session assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Bayan of Bacoor, Province of Cavite to authorize the Municipal Mayor, Hon. Strike B. Revilla, to sign the above-mentioned Deed of Absolute Sale for and on behalf of the Municipal Government of Bacoor, Cavite.

RESOLVED, LASTLY, to furnish all concerned government offices and agencies with copies of this Resolution.

ADOPTED this 18th day of January 2010 by the Sangguniang Bayan of Bacoor, Cavite.

I hereby certify that the contents of the foregoing Resolution are true and correct.

Certified by:

HON. ROLANDO S. REMULLA
Acting Vice Mayor/Acting Presiding Officer

Attested by:

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

Approved by:

HON. STRIKE B. REVILLA
Municipal Mayor
MUNICIPAL RESOLUTION NO. 27
Series of 2010

ANNEX "B"

A RESOLUTION AUTHORIZING THE MUNICIPAL MAYOR,
HON. STRIKE B. REVILLA, TO SIGN A DEED OF ABSOLUTE
SALE BETWEEN THE MUNICIPALITY OF BACOOR AND
WINDSOR PROPERTIES, INC.

Sponsored by Councilor Bayani M. De Leon

WHEREAS, the general welfare clause of the Local
Government Code of 1991 mandates the socio-economic
development of communities within the territorial jurisdiction of
various local government units.

WHEREAS, Windsor Properties, Inc. is the registered owner
of various lots located at Maliki, Bacoor, Cavite with a total area of
Fifteen Thousand One Hundred Eighteen (15,118) square meters as
évidenced by the following Transfer Certificates of Title, to wit:

<table>
<thead>
<tr>
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<tr>
<td>TCT No. 307639</td>
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WHEREAS, the Municipal Government of Bacoor intends to
buy the said lot to be used as a relocation site for the informal settlers
now residing along the banks of the rivers and waterways within the
jurisdiction of Bacoor, Cavite.

WHEREAS, the Office of the Municipal Mayor of Bacoor,
Cavite submitted a draft Deed of Absolute Sale, that involves the sale
of the above-mentioned properties, to the Sangguniang Bayan for its
review and consideration.
NOW THEREFORE, upon motion of Councilor Bayani M. De Leon and unanimously seconded by all the members present, in its 105th regular session assembled, BE IT RESOLVED AS IT IS HEREBY RESOLVED by the Sangguniang Bayan of Bacoor, Province of Cavite to authorize the Municipal Mayor, Hon. Strike B. Revilla, to sign the above-mentioned Deed of Absolute Sale for and on behalf of the Municipal Government of Bacoor, Cavite.

RESOLVED LASTLY, to furnish Windsor Properties, Inc. and all concerned government agencies with copies of this Resolution.

ADOPTED this 1st day of February 2010 by the Sangguniang Bayan of Bacoor, Cavite.

I hereby certify that the contents of the foregoing Resolution are true and correct.

Certified by:

HON. ROSSETTE M. FERNANDO
Vice Mayor/ Presiding Officer

Attested by:

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

Approved by:

HON. STRIKE B. REVILLA
Municipal Mayor
DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF ABSOLUTE SALE, made and entered into by and between:

WINDSOR PROPERTIES, INC., a private and domestic corporation duly organized and existing under and by virtue of the laws of the Philippines, with business address at 4th Fl. BP building Edsa cor. Evangelista St. Makati Metro Manila, herein represented by its President, ROBERTO P. BAES by virtue of a Secretary's Certificate hereto attached as Annex “A” and hereinafter referred to as the VENDOR;

And —

MUNICIPALITY OF BACOOR, a local government unit, duly organized and existing under Philippine laws with principal office address at Evangelista Street, Barangay Tabing Dagat, Bacoor, Cavite, represented herein by its Municipal Mayor, HON. STRIKE B. REVILLA, hereinafter referred to as the VENDEE,

WITNESSETH:

Whereas, the VENDOR is the registered owner of a parcel of lot located at Barrios Talaba, Zapote and Maliki Bacoor, Cavite covered by the following Transfer Certificate of Title of the Register of Deeds of the Province of Cavite and more particularly described as follows:

TCT- No. T- 307638

A parcel of land (lot 9-F of the subd. plan (LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psn- 49607 , L. R. C. Rec. No. 29210 ), situated in the Bo. Of Talaba, Zapote and Maliki Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE. pts. 6 to 1 by Lot 9-F of the subd. plan on the SW pts 1 to 4 by property of Feliciena Banas, pts. 4 to 5 by property of Micaela Cuencan, Lot 3, II-5137 and on the NW. pts. 5 to 6 by property of Micaela Cuencan, Lot 2, II-5137. Beginning at a pt. marked “1” on the plan x x x x x containing an area of ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.

TCT- No. T- 307639

A parcel of land (lot 9-B of the subd. plan (LRC) Psd- 345648, approved as a non subd. project being a portion of Lot B, Psn- 49607, L. R. C. Rec. No. 29210), situated in the Bo. Of Talaba, Zapote and Maliki Bacoor, Prov. Of Cavite Island of Luzon. Bounded on the SE and NE. pts 4 to 9 and 9-1 by Lot 9-A of the subd. plan, on the S pts. 1-2 by Heirs of Mauricio Miranda and on the NW pts. 2 to 3 by Lot 9-C of the subd. plan and pts. 3 to 4 by property of Micaela Cuencan, Lot 2, II-5137. Beginning at a pt. marked “1” on the plan x x x x x containing an area of SEVEN THOUSAND FIVE HUNDRED FIFTY NINE (7559 ) square meters more or less.
TCT- No. T- 309550

A parcel of land (lot 9-D of the subd. plan (LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607 , L. R. C. Rec. No. 29210 ), situated in the Bo. Of Talaba, Zapote and Malicsi , Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 5 to 1 by Lot 9-C of the subd. plan, on the S pts. 1-2 by Heirs of Mauricio Miranda, on the SW pts. 2 to 3 by property of Feliciana Banas and on the NW pts 1 to 2 by Lot 9-E of the subd. plan and pts 4-5 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked “1” on the plan xxxxxx containing an area of ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.

TCT- No. T- 309551

A parcel of land (lot 9-C of the subd. plan (LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607 , L. R. C. Rec. No. 29210 ), situated in the Bo. Of Talaba, Zapote and Malicsi , Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 3-4 by Lot 9-B of the subd. plan, on the S pts 4 to 1 by Heirs of Mauricio Miranda and on the NW pts. 1 to 2 by Lot 9-D of the subd. plan and pts 2 to 3 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked “1” on the plan xxxxxx containing an area of ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.

TCT- No. T- 309552

A parcel of land (lot 9-E of the subd. plan (LRC) Psd- 345648, approved as a non subd. project being a portion of Lot 9 Psu- 49607B , L. R. C. Rec. No. 29210 ), situated in the Bo. Of Talaba, Zapote and Malicsi , Mun. of Bacoor, Prov. Of Cavite Island of Luzon . Bounded on the SE pts. 5 to 6 by Lot 9-K of the subd. plan., on the S pts. 6 to 1 by property of Feliciana Banas and on the NW pts 1 and 2 by Lot 9-F of the subd. plan and pts. 2 to 5 by property of Micaela Cuenca , Lot 2, II- 5137 . Beginning at a pt. marked “1” on the plan xxxxxx containing an area of ONE THOUSAND EIGHT HUNDRED EIGHTY NINE SQUARE METERS AND SEVENTY FIVE DECIMETERS (1,889.75 ) more or less.

NOW THEREFORE, for and in consideration of the foregoing premises, the VENDOR has agreed to sell and the VENDEE has agreed to buy the above described parcels of land , free from liens and encumbrances ;

That for and in consideration of the sum of TEN MILLION SEVEN HUNDRED THOUSAND PESOS (PhP 10,700,000.00), Philippine Currency, the VENDOR hereby SELLS, TRANSFERS AND CONVEYS unto the VENDEE, the above described parcels of lot; that the capital gains tax documentary stamp tax and expenses for the registration and transfer of the title shall be for the account of the VENDEE;

That the VENDOR hereby warrants title over the land above described with full right to dispose of the same, free from all liens and encumbrances.
The VENDOR warrant effecting and/or securing any and all documents that may be required by law to effect transfer of title of said parcels of land in favor of the VENDEE. The VENDOR likewise warrants payment of realty taxes accruing as of the date of the execution of the Contract on the property subject matter of this Agreement;

IN WITNESS WHEREOF, we have hereunto affixed our signatures this ___ of 18 AUG 2014 2010 at Bacoor, Cavite.

For WINDSOR PROPERTIES INC.

______________________________
ROBERTO P. BAES
President
VENDOR

For the Municipality of Bacoor:

______________________________
HON. STRIKE B. REVILLA
VENDEE

SIGNED IN THE PRESENCE OF:

______________________________

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
PROVINCE OF CAVITE S.S

BEFORE ME, a Notary Public for and in Bacoor, Cavite this 18 AUG 2014
2010 personally appeared ROBERTO P. BAES with CTC Number
issued at Bacoor, Cavite issued on and STRIKE
B. REVILLA with CTC Number issued at Bacoor Cavite
issued on known to me and to me known to be the same persons
who executed the foregoing Deed of Absolute Sale of Land and acknowledged to me
that the same is their own free act and voluntary deed.

This instrument consisting of two (2) pages refers to a Deed of Conditional Sale
of land signed by the parties and their instrumental witnesses in every page thereof.

Doc. No. 27
Page No. L
Book No. 11
Series of 2010

ATTY. LUIGI T. GAUDIER
DEED OF ABSOLUTE SALE

Know All Men by These Presents:

This Deed of Absolute Sale, made and executed this ____ day of ____ 2010, 2010 by and between:

DANLIZEL REALTY AND DEVELOPMENT CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with address at 42-E F. Reyes Street, Caridad, Cavite City, herein represented by MARGARETTE S. LEE, married, of legal age, Filipino, and residing at Zapote, Bacoor, Cavite, and hereinafter referred to as the "VENDOR".

- and -

THE MUNICIPALITY OF BACOOR, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with principal address at Poblacion Street, Bacoor, Cavite, herein represented by its Municipal Mayor, HON. STRIKE B. REVILLA, by virtue of the authority vested by the Sangguniang Panglalawigan, hereinafter referred to as the "VENDEE".

WITNESSETH: That -

WHEREAS, the VENDOR is the lawful and registered owner of certain parcels of land situated in Zapote, Bacoor, Cavite and covered by Transfer Certificates of Title Nos. T-845140, T-845141, T-845142, T-845143, T-845145, T-845146, T-845147, T-845149 and T-845150, all of the Registry of Deeds for the Province of Cavite, with a total area of FIFTEEN THOUSAND THREE HUNDRED TWENTY (15,320.00) square meters, more or less and more particularly described in the corresponding Transfer Certificates of Title, certified copies of which are herewith attached (Subject Properties) as Annexes "A" to "I";
WHERE the VENDOR has agreed to and the VENDEE has agreed to buy, the Subject Properties, subject to the terms and conditions hereinafter stipulated;

NOW, THEREFORE, for and in consideration of the net amount of EIGHTEEN MILLION FIVE HUNDRED SIXTY THOUSAND PESOS (P18,560,000.00) receipt of which in full is hereby acknowledged by the VENDOR, the VENDOR hereby irrevocably and absolutely SELLS, TRANSFERS, and CONVEYS, in favor of the VENDEE, all of the VENDOR'S rights, title and interests in and to the Subject Properties.

The VENDOR hereby warrants and represents that it is the lawful, absolute and registered owner of the Subject Properties and that the said properties are free from any and all kinds of liens and encumbrances whatsoever except those stated in this deed. The VENDOR likewise warrants and represents that it will cause the execution, endorsement and delivery of any and all contracts, agreements, papers and documents, as may be necessary or required to implement, consummate and give full force and effect to this Deed of Absolute Sale.

The VENDEE hereby acknowledges that portions of the Subject Properties are presently occupied by several dwellers who may have a claim over said portions. As such, VENDEE undertakes to give preference to the said dwellers, whether presently identified or not, to become beneficiaries in the event of disposition of subject properties pursuant to said VENDEE's purposes. A list of the dwellers as known to the VENDOR are likewise attached herewith and made an integral part of this deed as Annex "J".

ALL taxes, fees and expenses for the transfer of the title to the Subject Properties in the name of the VENDEE shall be for the sole account of the VENDEE.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the date and at the place first above-written.
DANLIZEL REALTY AND DEVELOPMENT CORPORATION

VENDOR

Represented by:

MARGARETTE S. LEE

MUNICIPALITY OF BACOOR

VENDEE

Represented by:

THE HON. STRIKE B. REVILLA
Municipal Mayor

SIGNED IN THE PRESENCE OF:

[Signature]

ACKNOWLEDGMENT

Republic of the Philippines)

SACOOR, CAVITE

) S.S.

BEFORE ME, a Notary Public for and in the above jurisdiction, this ___ day of __________ 2010, personally appeared:

Name
Margarette S. Lee
Strike B. Revilla

Competent Proof of Identity No.

Date/Place of Issue

known to me and to me known to be the same persons who executed the foregoing document consisting of three (3) pages, including this page whereon the acknowledgment clause is written, and they acknowledged to me that the same is their free and voluntary act and deed and that of the entities they represent.

The foregoing instrument refers to a Deed of Absolute Sale covering real properties situated in Zapote, Bacoor, Cavite and covered by Transfer Certificates of Title Nos. T-845140, T-845141, T-845142, T-845143, T-845145, T-845146, T-845147, T-845149 and T-845150, all of the Registry of Deeds for the Province of Cavite.

WITNESS MY HAND AND SEAL on the date and at the place first above written.

Notary Public

ATTY. LUMITO T. GAUDIER
NOTARY PUBLIC

APPLICATION NO. 2009-17

ERT No. 00315211 1-2-2014

ISP No. 91698 1-3-2014

Roll No. 23848

MBA Bldg. Evangelists St. City of Bacoor Cavite

Until December 31, 2015

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