



Republic of the Philippines  
Province of Cavite  
City of Bacoor



**4<sup>th</sup> SANGGUNIANG PANLUNGSOD**

COMMITTEE/S		TITLE OF PROPOSED MEASURE	CONTROL NUMBER	
Committee on Housing, Land Utilization & Urban Development And Committee on Rules, Privileges, Laws and Ordinances		POCR-011A-2022 - A Resolution Authorizing The City Mayor To Sign A Memorandum Of Agreement With The Household Development Corporation For And On Behalf Of The City Government Of Bacoor	HLUUD-POCR-011A-2022	
V E N U E		Regarding The Alteration And Swapping Of Lots At Springville Executive 2 Subdivision With Transfer Certificate Of Title Nos. (1) T-725703 (Block 18, Lot 2) And (2) T-1113082 Owned By Spouses Almirez	D A T E / T I M E	July 21, 2022/ 10:00 AM

**COMMITTEE REPORT No. HLUUD – POCR -011A-2022  
Series of 2022**

The committee hearing was held last July 21, 2022, 10:00am at the Sangguniang Panlungsod Session Hall, 2<sup>nd</sup> floor Sangguniang Panlungsod Office, Bacoor Government Center, Brgy. Bayanan, City of Bacoor, Cavite led by the committee chairman Councilor Alde Joselito Pagulayan. In attendance were Councilor Adrielito Gawaran (Committee Vice-Chairman), Councilor Victorio Guerrero Jr., Councilor Simplicio Dominguez (Committee Members), Councilor Alejandro Gutierrez, Councilor Levy Tela and Councilor Reynaldo Palabrica.

Atty. Rey Marco Mendoza presents his self to the committee as the resource person. He then asked by the committee for any remarks, comments or suggestion on the above-mentioned subject matter.

With no remarks and comments coming from the resource person, the committee unanimously suggest to approved the above-mentioned subject matter.



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**RECOMMENDATION:**

In view of the foregoing, the Committee respectfully recommends that the above-mentioned subject matter be **APPROVED**

**WE HEREBY CERTIFY** that the contents of the foregoing report are true and correct.

**Signed** this 25<sup>th</sup> day of July 2022 at the City of Bacoor, Cavite.

**COUN. ALDE JOSELITO F. PAGULAYAN**

*Chairman*

*Committee on Housing, Land Utilization and Urban Development*

**COUN. ADRIELITO GAWARAN**

*Vice – Chairman*

*Committee on Housing, Land Utilization  
And Urban Development*

**Member**

*Committee on Rules and Priviledges, Laws  
And Ordinances*

**COUN. VICTORIO GUERRERO JR.**

*Member*

*Committee on Housing, Land Utilization and  
Urban Developmet*

**COUN. SIMPLICIO DOMINGUEZ**


*Member*


*Committee on Housing, Land Utilization and Urban Development*




Republic of the Philippines  
Province of Cavite  
City of Bacoor

4<sup>th</sup> SANGGUNIANG PANLUNGSOD

  
\_\_\_\_\_  
**COUN. REYNALDO PALABRICA**  
*Chairman*  
*Committee on Rules and Priviledges, Laws and Ordinances*

  
\_\_\_\_\_  
**COUN. LEVY TELA**  
*Vice – Chairman*  
*Committee on Rules and Priviledges, Laws  
And Ordinances*

  
\_\_\_\_\_  
**COUN. ALEJANDRO GUTIERREZ**  
*Member*  
*Committee on Rules and Priviledges, Laws and  
Ordinances*





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VENUE	Sangguniang Panlungsod Session Hall		TIME / DATE	July 21, 2022/ 10:00 AM

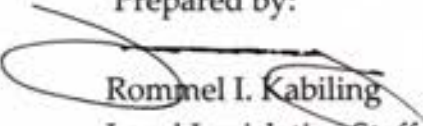
**MINUTES OF HEARING**  
**Series of 2022**

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Atty. Rey Marco Mendoza presents his self to the committee as the resource person. He then asked by the committee for any remarks, comments or suggestion on the above-mentioned subject matter.

With no remarks and comments coming from the resource person, the committee unanimously suggest to approved the above-mentioned subject matter.

Prepared by:

  
Rommel I. Kabling  
Local Legislative Staff Assistant - I



Republic of the Philippines  
Province of Cavite  
City of Bacoor

7/19/2022

4<sup>th</sup> SANGGUNIANG PANLUNGSOD

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VENUE	Sangguniang Panlungsod Session Hall		DATE/TIME	July 21, 2022/ 11:00 AM

NOTICE OF HEARING RECEIVING COPY

NAME	RECEIVED BY	DATE	SIGNATURE
Coun. Adrielito Gawaran	marinillo	7/18/22	
Coun. Victorio Guerrero Jr.	JHEA LEASIN	7/18/22	
Coun. Simplicio Dominguez	A. HERANDEZ	7/18/22	
Coun. Reynaldo Palabrica	R. Verma	7/18/2022	
Coun. Levy Tela	NEURTH SOMERANO	7/18-2022	
Coun. Alejandro Gutierrez	CHRYS GONZALES	7/18/22	
City Legal Office	Levy Equinador	7/18/22	
Engr. Arthur San Jose	KAESSA MARIE P. CAJUBAO	7/18/22	



7/21/2022

Republic of the Philippines  
Province of Cavite  
City of Bacoor

4<sup>th</sup> SANGGUNIANG PANLUNGSOD

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VENUE	Sangguniang Panlungsod Session Hall		DATE/TIME	July 21, 2022/ 11:00 AM

ATTENDANCE

Name	Association	Position/ Designation	Mobile No. or E-mail address	Signature
Coun. Alde Pagulayan	SP	Sangguniang Panlungsod Member		
Coun. Adrielito Gawaran	SP	Sangguniang Panlungsod Member		
Coun. Victorio Guerrero Jr.	SP	Sangguniang Panlungsod Member		
Coun. Simplicio Dominguez	SP	Sangguniang Panlungsod Member		
Coun. Reynaldo Palabrica	SP	Sangguniang Panlungsod Member		
Coun. Levy Tela	SP	Sangguniang Panlungsod Member		
Coun. Alejandro Gutierrez	SP	Sangguniang Panlungsod Member		

1

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CITY OF BACOOR

**ZONING AND LAND DEVELOPMENT DEPARTMENT**

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**TRANSMITTAL**

TO : ATTY. KHALID A. ATEGA JR. - SP SECRETARY  
FROM : ZONING AND LAND DEVELOPMENT DEPARTMENT  
DATE : MARCH 01, 2022  
SUBJECT : SPRINGVILLE EXECUTIVE 2 - LOTS FOR ALTERATION & SWAPPING

1. Compromise Agreement between Brgy. Molino IV & Sps. Edwin and Theresa Gayle Almirez
2. Memorandum of Agreement (MOA) between City of Bacoor & HDC
3. Copy of Title T-725703 (Block 18 Lot 2)
4. Copy of Title T-1113082 (Sps. Almirez)
5. Annex "G" - Sketch Map (Resulting Lots for Block 18 Lot 2)
6. Annex "F" - Residential lots by HDC

RECEIVED FROM:

ENGR. ARTHUR SAN JOSE  
City Zoning Officer

RECEIVED BY:

\_\_\_\_\_  
Signature over Printed Name/  
Date and Time







2. The amount of P100,000.00 shall be paid to the First Party upon the signing of this Agreement; and
3. The amount of taxes and fees to be incurred by the First Party while in the process of transferring the subject lots, Property under their name to be paid by the City of Bacoor.

4. Hereinafter in Agreement, the First Party shall possess the original owner's copy of TCT No. T-0113082 covering the subject property to Barangay Malinao 4 so that the same may be transferred under the name of the City of Bacoor.

5. By signing this Agreement, the First Party is waiving their right to file any writ, action against either Campaña, Barangay Malinao 4, the City of Bacoor, or against any employee or official of the Bacoor City Government and Barangay Malinao 4 or HDO, arising from the lot mentioned encroachment into the subject property.

6. By signing this Agreement, the First Party hereby declares that all monetary claims that may be due them or related to the incident above mentioned have already been fully paid and shall no longer file any action in the future for the recovery of any other claim or compensation against either Campaña, Barangay Malinao 4, the City of Bacoor, or against any employee or official of the Bacoor City Government and Barangay Malinao 4 or HDO arising from the aforementioned encroachment into the subject property.

7. The signatories to this Agreement warrant that they have the legal authority to sign this document and that the various terms and conditions appearing hereon are binding upon the legal entities they represent.

**IN WITNESS WHEREOF**, we have hereunto affixed our signatures this \_\_\_ day of December 2021 at Bacoor City, Cavite.

\_\_\_\_\_  
**EDWIN ALMIREZ**

\_\_\_\_\_  
**THERESA GAYLE ALMIREZ**

for Barangay Malinao 4

\_\_\_\_\_  
**JEFFREY CAMPAÑA**

Punong Barangay

signed in our presence

\_\_\_\_\_

\_\_\_\_\_

## ACKNOWLEDGMENT

Republic of the Philippines  
City of Bacoor, Cavite

**BEFORE ME**, a duly Notarized and duly qualified Notary Public, personally appeared the undersigned persons who are known to me, and who, in my presence, acknowledged to me that they have executed this Comprehensive Agreement for the reasons stated in the body thereof and the acknowledgment is printed:

Name	Government of	Valid from/upto
Edy A. Amador		
Theresa Gavin Amador		
Arthy Cambano		

They acknowledged to me that they fully understood the meaning and legal consequences of the provisions of the Agreement and that they freely affixed their signatures thereto.

**IN WITNESS WHEREOF**, I have hereunto affixed my seal and signature this \_\_\_\_\_ day of January 2022 at the City of Bacoor, Cavite.

Notary Public

Notary No. \_\_\_\_\_  
Roll No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series of 2022

# MEMORANDUM OF AGREEMENT

WITNESSETH AND WHEREAS:

That the Corporation of the City of New York, its officers, agents and authorized representatives,

**THE CITY GOVERNMENT OF NEW YORK**, is not a representative of the Corporation of the City of New York for the purpose hereinafter provided in this AGREEMENT.

**HOUSEHOLD DEVELOPMENT CORPORATION**, a corporation of the State of New York, existing under and by virtue of laws of the State of New York, does hereby acknowledge the issuance of a public utility franchise to the Corporation of the City of New York, represented by its Officers, Agents and authorized representatives, for the purpose hereinafter provided in this AGREEMENT, and that the Corporation of the City of New York, represented by its Officers, Agents and authorized representatives, is not a representative of the Corporation of the City of New York for the purpose hereinafter provided in this AGREEMENT.

## ARTICLE I - RECITALS

That the Corporation of the City of New York, during the month of October, 1957, issued a public utility franchise to the State of New York, represented by its Officers, Agents and authorized representatives, for the purpose hereinafter provided in this AGREEMENT, and that the Corporation of the City of New York, represented by its Officers, Agents and authorized representatives, is not a representative of the Corporation of the City of New York for the purpose hereinafter provided in this AGREEMENT.

That the State of New York, as the registrant, is not a representative of the Corporation of the City of New York, and that the Corporation of the City of New York, as the registrant, is not a representative of the State of New York, and that the Corporation of the City of New York, as the registrant, is not a representative of the State of New York, and that the Corporation of the City of New York, as the registrant, is not a representative of the State of New York.

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Notwithstanding the foregoing, and in consideration of the foregoing premises, the Parties have entered into this Agreement.





IN WITNESS WHEREOF, the undersigned have hereunto set their hands and signatures this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**FIRST PARTY**

**THE CITY GOVERNMENT OF BACOR**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECOND PARTY**

**EDUCATIONAL EMPLOYEES CORPORATION**

**EDUARDO C. AGUIAR**  
\_\_\_\_\_  
\_\_\_\_\_

**BRIAN N. EDANG**  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNED IN THE PRESENCE OF:**

\_\_\_\_\_  
\_\_\_\_\_  
Springville Education 2013, LLC

\_\_\_\_\_  
\_\_\_\_\_  
Springville Education 2013, LLC



SN No. 4729003

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title

No. T-725703

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Carite  
Province of Cavite bounded and described as follows:

A parcel of land (Lot 2, Blk. 18, Parks & Playground of the subdivision plan, Pps-04-012232, being a portion of lots 1 to 18, Blk. 1, Lots 1 to 15, Blk. 6, Lots 1 to 12, Blk. 9, Lots 1 to 14, Blk. 12, Lots 1 to 14, Blk. 14, Lots 1 to 14, Blk. 15, Lots 1 to 7, Blk. 16, Lots 1 to 9, Blk. 17, Lots 1 to 19, Blk. 18, Blk. 19, Blk. 22, Blk. 23, Lots 1 to 1, 9 to 12, 14, 16 to 23, & alley 3 to 7, Pps-04-011340, L.R.C. No. 101200) situated in Brgy. Molino, Mun. of Bacoor, Prov. of Cavite, land of Inam, bounded on the N., along line 1-2 by lot 1, Parks & Playground

is registered in accordance with the provisions of the Property Registration Decree in the name of

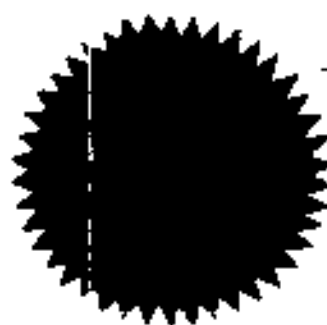
HOUSEHOLD DEVT. CORP.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to

standing the prov. of art. 567 of the civil code, the rep. of the Phil. is exempted from the oblig. to grant a right of way to the grantee herein.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of Jan. A.D. 1990 in the year nineteen hundred and twentieth in the Registration Book of the Office of the Register of Deeds of Carite Volume 466 page 232 as Original Certificate of Title No. 1000 pursuant to Decree No. 101200 issued in L.R.C. 101200 Record No. 3623 in the name of

This certificate is a transfer from transfer Certificate of Title No. See back which is cancelled by virtue hereof in so far as the above-described land is concerned.



Carite, Cavite  
(Owner's postal address)

Entered at Carite, Cavite  
Philippines, on the 22nd day of May  
in the year nineteen hundred and ninety-seven  
at 1:20p m.

ATTORNEY

VICTOR A. GARCIA  
(Register of Deeds)

State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DEED



## MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. .... Cont. of T. &amp; D.

Blk. 18 of the consolidation-subd. plan, on the E., along line 2-3 by lot 6952, Fls. 1843, on the S. & SW., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24, by road lot 3, on the SE., along line 24-25 by lot 27, Blk. 1, on the S., along line 25-26 by lot 17, Blk. 5-B both of the consolidation-subd. plan, and on the W., along lines 26-27-28-1 by road lot 2. Beginning at a point marked "1" on plan; bearing N. 63 deg. 06' E., 1371.26 m. from Mon. 173, Lina Estate. thence S. 89 deg. 51' E., 96.50m. to pt. 1; thence S. 00 deg. 02' W., 22.05m. to pt. 2; thence S. 86 deg. 26' W., 13.44m. to pt. 3; thence S. 89 deg. 42' W., 2.53m. to pt. 4; thence S. 89 deg. 10' W., 50.10m. to pt. 5; thence S. 82 deg. 13' E., 1.18m. to pt. 6; thence S. 63 deg. 21' W., 1.18m. to pt. 7; thence S. 48 deg. 27' W., 1.18m. to pt. 8; thence S. 31 deg. 33' W., 1.18m. to pt. 9; thence S. 29 deg. 45' W., 1.51m. to pt. 10; thence S. 43 deg. 03' W., 1.51m. to pt. 11; thence S. 56 deg. 22' W., 1.51m. to pt. 12; thence S. 69 deg. 40' W., 1.51m. to pt. 13; thence S. 82 deg. 50' W., 1.51m. to pt. 14; thence S. 83 deg. 43' W., 1.51m. to pt. 15; thence S. 70 deg. 35' W., 1.51m. to pt. 16; thence S. 57 deg. 07' W., 1.51m. to pt. 17; thence S. 43 deg. 48' W., 1.51m. to pt. 18; thence S. 30 deg. 30' W., 1.51m. to pt. 19; thence S. 17 deg. 12' W., 1.51m. to pt. 20; thence S. 03 deg. 53' W., 1.51m. to pt. 21; thence S. 09 deg. 25' E., 1.51m. to pt. 22; thence S. 22 deg. 44' E., 1.51m. to pt. 23; thence S. 50 deg. 37' W., 3.27m. to pt. 24; thence S. 89 deg. 33' W., 11.92 m. to pt. 25; thence S. 00 deg. 20' W., 8.58 m. to pt. 26; thence S. 00 deg. 18' E., 12.90m. to pt. 27; thence S. 00 deg. 15' E., 5.47m. to pt. of beginning containing an area of TWO THOUSAND & EIGHTY EIGHT (2,088) SQ. METERS. All points referred to are indicated on the plan and are marked on the ground by "P" (P.L. sqm. mod. 1524)cm.; bearing true; date of original survey, July 27, 1903-June 1, 1908 and that of the subd. survey, Jan. 2-11, 1997 and was approved on March 21, 1997.

## Cont. of Encumbrances:

b) subject to the right of any other legal heir or claims of any creditor of the deceased Macario Mendoza Sr., should there be any w/in the period of two (2) yrs. as prov. by law.

(Memorandum of Encumbrances continued on Page ..... -B)

(Technical Description continued on Additional Sheet ..... Page ..... -)