



Republic of the Philippines
Province of Cavite
City of Bacoor

Rec'd by:
J. J. J. J.
5/26/23
1:28 P.M.

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

COMMITTEE REPORT

NO. HLUUD 045 S-2023

Subject: **RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT OF BACOOR AND THE DepEd CITY SCHOOLS DIVISION OF BACOOR, OVER A PORTION OF AN OPEN SPACE AT MOLINO ROAD, BARANGAY MOLINO I, BACOOR CITY, CAVITE FOR THE EXCLUSIVE USE OF THE STUDENTS, FACULTY MEMBERS AND OTHER AUTHORIZED PERSONNEL OF CIUDAD DE STRIKE INTEGRATED SCHOOL. PCR 316-2023 dated 29 May 2023.**

Acting on the deed of usufruct with the DepEd City Schools Division over a partition of an open space at Molino Road, Barangay Molino I, was referred to the committee by the Sangguniang Panlungsod Presiding Officer Hon. Rowena Bautista-Mendiola, during the 45th Regular Session, dated 29 May 2023.

The CITY GOVERNMENT OF BACOOR, is a unit duly organized and existing under the laws of the Republic of the Philippines, with principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by the City Mayor, Hon. Strike B. Revilla; and

The DEPARTMENT OF EDUCATION, CITY SCHOOLS DIVISION OF BACOOR, a government entity directly attached to the Department of Education, with principal office address at DepEd Building Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite.

Findings:

It is clearly shown that the LGU BACOOR is the true and absolute owner of the identified portions of one (1) open space located at Molino Road, Molino I, Bacoor City Province of Cavite consisting of Two Thousand Eight Hundred Twenty Three square meters (2,823 sqm). LGU BACOOR desires to give the USUFRUCTUARY the right of usufruct over the said property, with the latter having the full right to the use and enjoyment of the fruits of the property, and in return, they assume the obligation to preserve the property during the term of the property during the term of agreement.

RECOMMENDATION:

Upon careful study of the matter, the Council respectfully recommends the outright **APPROVAL** of the deed of usufruct between the City Government of Bacoor and the DepEd City Schools Division of Bacoor.



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

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

Signed this 20th day of May 2023 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman



COUN. ADRIELITO G. GAWARAN
Vice Chairman



COUN. SIMPLICIO G. DOMINGUEZ
Member



Republic of the Philippines
Province of Cavite
City of Bacoor

5th SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

EXCERPT FROM THE MINUTES OF THE 45th REGULAR SESSION NO. HLUUD 045 S-2023

Subject: *RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA TO SIGN A DEED OF USUFRUCT BETWEEN THE CITY GOVERNMENT OF BACOOR AND THE DEP-ED CITY SCHOOLS DIVISION OF BACOOR, OVER A PORTION OF AN OPEN SPACE AT MOLINO ROAD, BARANGAY MOLINO I, BACOOR CITY, CAVITE FOR THE EXCLUSIVE USE OF THE STUDENTS, FACULTY MEMBERS AND OTHER AUTHORIZED PERSONNEL OF CIUDAD DE STRIKE INTEGRATED SCHOOL. PCR 316-2023 dated 29 May 2023.*

The Presiding Officer Hon. Rowena Bautista-Mendiola, during the 45th Regular Session, dated 29 May 2023. Upon careful study of the matter, the said resolution was declared *APPROVED* by the Chair upon motion of Hon. Pagulayan. It was unanimously seconded by the members.

Prepared By:



PETER ADRIAN F. BORJA
Local Legislative Staff I

Attested By:



COUN. ALDE JOSELITO F. PAGULAYAN
Chairman
Committee on Housing, Land Utilization
And Urban Development



F.1.9 For First Reading: PCR 316-2023 – RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN THE USUFRUCT AGREEMENT BETWEEN THE CITY GOVERNMENT OF BACOOR AND THE DEPARTMENT OF EDUCATION, CITY SCHOOLS DIVISION OF BACOOR, OVER A PORTION OF AN OPEN SPACE AT MOLINO ROAD, BARANGAY MOLINO I, BACOOR CITY, CAVITE FOR THE EXCLUSIVE USE OF STUDENTS, FACULTY MEMBERS AND OTHER AUTHORIZED PERSONNEL OF CIUD AD DE STRIKE INTERGRATED SCHOOL.



Republic of the Philippines
Province of Cavite
CITY OF BACOOR

Office of the Mayor

May 24, 2023

HON. ROWENA BAUTISTA-MENDIOLA
Vice Mayor, City of Bacoor
Bacoor Government Center
Bacoor City, Cavite



THRU: **Atty. Khalid Atega, Jr.**
Sangguniang Panlungsod Secretary

SUBJECT: **Request for Authority to Enter Into and Sign the Usufruct Agreement between the City Government of Bacoor And Deped – City Schools Division of Bacoor re: Ciudad De Strike Integrated School**

Dear Hon. Bautista-Mendiola:

Per Endorsement No. 315, Series of 2023, issued by the Office of the City Legal Service, requesting the undersigned for endorsement and request for the proper authority to enter into and sign the Deed of Usufruct with the Department of Education – City Schools Division of Bacoor regarding the Ciudad de Strike Integrated School, I respectfully request the esteemed members of the Sangguniang Panlungsod to perform the appropriate action that will grant me the authority to enter into and sign the abovementioned Usufruct Agreement.

Attached herewith is the aforementioned endorsement, together with its attachments, for your immediate reference.

Sincerely yours,


STRIKE B. REVILLA
City Mayor



Address: Bacoor Government Center, Bacoor Blvd., Brgy. Bayan, City of Bacoor, Cavite
Telephone: 434-1111 Website: www.bacoor.gov.ph



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Republic of the Philippines
Province of Cavite
CITY OF BACOOR

OFFICE OF THE CITY LEGAL SERVICE

ENDORSEMENT NO. 315 SERIES 2023

TO : **Hon. STRIKE B. REVILLA**
City Mayor
Office of the City Mayor

Thru : **Atty. PAUL MICHAEL G. SANGALANG**
Office of the City Mayor

Received by:
NADIA P. MACIAS
Mayor's Office
5/24/23
3:56pm

RE: **REQUEST FOR APPROVAL AND SUBSEQUENT ENDORSEMENT TO THE SANGGUNIANG PANLUNGSOD DEED OF USUFRUCT** between the City Government of Bacoor and the Department of Education – City Schools Division of Bacoor
Re: **CIUDAD DE STRIKE INTEGRATED SCHOOL**

DATE: 24 May 2023

Respectfully endorsing to your good office the draft **DEED OF USUFRUCT** between the City Government of Bacoor and the Department of Education – City Schools Division of Bacoor re: **CIUDAD DE STRIKE INTEGRATED SCHOOL**.

The City Government of Bacoor is the true and absolute owner of the identified portion of an open space located at Molino Road, Molino I, Bacoor City, Province of Cavite consisting of Eight Hundred Twenty-Three (2,823) square meters indicated in the technical description, as attached. The City Government of Bacoor desires to give the Department of Education – City Schools Division of Bacoor the right of usufruct over the property for a period of twenty-five (25) years, solely and exclusively for education purposes only.

Also attached in this letter is a copy of Deed of Donation entered into between the City Government of Bacoor and Social Housing Finance Corporation signed and notarized dated 29 December 2022.

All things having been found to be in order, we hereby endorse to your good office the above-mentioned documents for your approval and subsequent endorsement to the Sangguniang Panlungsod for issuance of an authority to enter into this Deed of Usufruct. Thank you for your usual support and Godspeed!

By Authority of the City Legal Officer,

ATTY. REY MARCO B. MENDOZA
Office of the City Legal Services



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USUFRUCT AGREEMENT

This USUFRUCT AGREEMENT (the "Agreement") is made and entered into this ___ day of _____, 20__ (the "Effective Date") in the City of Bacoor, Province of Cavite, by and between:

The **CITY GOVERNMENT OF BACOR**, a local government unit duly organized and existing under the laws of the Republic of the Philippines, with principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its City Mayor, **Hon. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. _____, Series of 20__, duly approved by the City Council of Bacoor dated _____, and hereinafter referred to as "**LGU BACOR**"

and

The **DEPARTMENT OF EDUCATION, CITY SCHOOLS DIVISION OF BACOR**, a government entity directly attached to the Department of Education, with principal office address at DepEd Building, Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, represented herein by its School Division Superintendent _____, hereinafter referred to as the "**USUFRUCTUARY**"

"**Party**" shall mean either LGU BACOR or the USUFRUCTUARY, as applicable, and "**Parties**" shall mean LGU BACOR and the USUFRUCTUARY collectively

WITNESSETH:

WHEREAS, the LGU BACOR is the true and absolute owner of the identified portions of one (1) open space located at Molino Road, Molino I, Bacoor City Province of Cavite consisting of Two Thousand Eight Hundred Twenty-Three square meters (2,823 sqm) specifically indicated in the attached Technical Description marked as Annex "A" and made an integral part of this Agreement covered by Transfer Certificate of Title (TCT) No. 167-2016030606 registered in the Registry of Deeds for the Province of Cavite;

WHEREAS, LGU BACOR desires to give the USUFRUCTUARY the right of usufruct over the said property, with the latter having the full right to the use and enjoyment of the fruits of the property, and in return, they assume the obligation to preserve the property during the term of this Agreement;

NOW THEREFORE, for and in consideration of the foregoing premises and of the mutual covenants hereinafter contained, the parties hereby agree as follows:

- I. **TERM**. The term of the usufruct shall be for a period of Twenty-five (25) years from the signing of this Agreement, renewable for another 25 years, as long as the property is to be used for educational purposes, and provided that Notice of Intent to Renew shall be sent to the GRANTEES at least Thirty (30) days immediately prior to the expiry date of this Agreement.

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- II. **PURPOSE OF THE USUFRUCT.** The usufruct shall be used solely and exclusively by the students, faculty members and other authorized personnel of the USUFRUCTUARY.
- III. **LAND OWNERSHIP.** The ownership and title of the property remains with and continues to be in the name of the LGU BACCOOR. All permanent structures, developments and improvements made in the property shall be owned by LGU BACCOOR upon termination of this Agreement, and that the USUFRUCTUARY shall not be compensated for any cost of development and improvement on the property. In no case shall the LGU BACCOOR be liable for any loss, damage, or injury that may arise by reason of the enjoyment of the fruits of said property by the USUFRUCTUARY.
- IV. **RIGHTS AND OBLIGATIONS OF THE USUFRUCTUARY.**
1. The USUFRUCTUARY shall voluntarily surrender possession and return or vacate the property without need of demand upon expiration of the Agreement;
 2. The USUFRUCTUARY shall not sell, dispose, mortgage, encumber, transfer, assign, tolerate the use by a third party, or use as collateral unless with the written consent of the LGU BACCOOR;
 3. The USUFRUCTUARY shall not enter into any other agreements that will involve use of property intended without the consent of the LGU BACCOOR;
 4. The USUFRUCTUARY shall not alienate or transfer its USUFRUCTUARY rights, or do anything thereon which may be prejudicial to the rights of the LGU BACCOOR;
 5. The USUFRUCTUARY shall be obliged to notify LGU BACCOOR of any act of a third person, of which it may have knowledge, that may be prejudicial to the rights of ownership, and it shall be liable if it did not do so, for damages, as if they had been caused through its own fault;
 6. The USUFRUCTUARY may provide, introduce, and/or maintain proper infrastructures, perimeter fences, facilities that shall make property sustainable and viable for use;
 7. The USUFRUCTUARY shall be responsible for maintaining the cleanliness and peace and order in the area;
 8. The USUFRUCTUARY shall not use the property for any unlawful or illegal act.
- V. **RIGHTS AND OBLIGATIONS OF THE LGU BACCOOR.**
1. Authorizes the USUFRUCTUARY to conduct the regular maintenance of the subject property that may affect the subject property's normal wear and tear;
 2. Exercise the right of ownership over the property under usufruct;
 3. Remove hazardous or harmful structures at the expense of the USUFRUCTUARY.

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VI. TERMINATION OF AGREEMENT. Both Parties have the right to cancel the Agreement in case there is a violation of the herein provisions that will affect the purpose of the subject property by giving a fifteen (15) day prior written notice which contains the specific valid reason/s for termination.

VII. OTHER TERMS CONDITIONS

1. This Agreement shall be binding upon the Parties hereto and their successors-in-interest.
2. In case of breach of any terms of the Agreement, dispute and/or litigation arising from the Agreement, the venue of actions shall be filed in the proper courts of Bacoor City, Province of Cavite, to the exclusion of all other courts.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, this ____ day of _____ 20__ at the City of Bacoor, Cavite, Philippines.

For LGU BACOR:

**CITY GOVERNMENT OF
BACOR**

HON. STRIKE B. REVILLA
City Mayor
City Resolution No. _____
Series of 20__

For the USUFRUCTUARY:

**DEPARTMENT OF EDUCATION,
CITY SCHOOLS DIVISION OF
BACOR**

Schools Division Superintendent

SIGNED IN THE PRESENCE OF:

Atty. JESILY DARLA MAE G. GUTIERREZ
Office of the City Legal Services

Ms. ELIZABETH F. OCAMPO
*Administrative Officer V,
Non-Academic Personnel of Public
Schools*

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ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF BACOR, PROVINCE OF CAVITE) S.S.

BEFORE ME, a Notary Public, this ___ day of _____, 20___
personally appeared the following:

NAME	Competent proof of Identity / Number	Date and Place Issued
Hon. STRIKE B. REVILLA		

This instrument, consisting of ___ (x) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page thereof by the concerned parties and their witnesses, and sealed with my notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand the day, year and place above written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of _____.

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ANNEX "A"

TECHNICAL DESCRIPTIONS LOT 1, (LRC) Pcs-_____


A PARCEL OF LAND (LOT 1, (LRC) Pcs-_____ situated in the Barangay of Molino I, City of Bacoor, Province of Cavite, Island of Luzon.

Bounded on the N., NE., E., SE., S., along lines 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16 by LOT 3, (LRC) Pcs-_____; and on the SW., W., NW., along lines 16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-1 by LOT 2, (LRC) Pcs-_____.

Beginning at a point marked "1" on the plan, being N. 64 deg. 45' W., 1,024.71 m. from Mon No. 178, Inus Estate:

thence N. 70 deg. 42' E.,	47.25 m. to point 2;
thence N. 79 deg. 43' E.,	0.96 m. to point 3;
thence N. 89 deg. 06' E.,	0.99 m. to point 4;
thence S. 74 deg. 36' E.,	1.62 m. to point 5;
thence S. 44 deg. 36' E.,	2.44 m. to point 6;
thence S. 27 deg. 15' E.,	2.95 m. to point 7;
thence S. 18 deg. 55' E.,	33.87 m. to point 8;
thence S. 09 deg. 33' E.,	2.40 m. to point 9;
thence S. 05 deg. 46' E.,	3.37 m. to point 10;
thence S. 10 deg. 39' W.,	1.94 m. to point 11;
thence S. 40 deg. 16' W.,	0.91 m. to point 12;
thence S. 89 deg. 13' W.,	1.15 m. to point 13;
thence N. 87 deg. 14' W.,	13.91 m. to point 14;
thence N. 86 deg. 39' W.,	22.55 m. to point 15;
thence N. 86 deg. 31' W.,	15.32 m. to point 16;
thence N. 86 deg. 31' W.,	27.64 m. to point 17;
thence N. 74 deg. 06' W.,	3.07 m. to point 18;
thence N. 55 deg. 36' W.,	2.04 m. to point 19;
thence N. 67 deg. 21' W.,	5.21 m. to point 20;
thence S. 85 deg. 59' W.,	6.31 m. to point 21;
thence S. 56 deg. 26' W.,	3.17 m. to point 22;
thence S. 62 deg. 46' W.,	1.56 m. to point 23;
thence S. 86 deg. 40' W.,	1.39 m. to point 24;
thence N. 75 deg. 47' W.,	1.19 m. to point 25;
thence N. 71 deg. 35' W.,	1.93 m. to point 26;
thence N. 67 deg. 14' W.,	1.30 m. to point 27;
thence N. 34 deg. 39' W.,	1.17 m. to point 28;
thence N. 14 deg. 53' W.,	1.63 m. to point 29;
thence N. 00 deg. 02' W.,	1.45 m. to point 30;
thence N. 22 deg. 15' E.,	1.67 m. to point 31;
thence N. 35 deg. 42' E.,	1.92 m. to point 32;
thence N. 65 deg. 52' W.,	1.24 m. to point 33;
thence N. 68 deg. 42' E.,	2.25 m. to point 34;
thence N. 70 deg. 58' E.,	10.42 m. to point 35;
thence N. 70 deg. 42' E.,	31.91 m. to point of beginning.

containing an area of TWO THOUSAND EIGHT HUNDRED TWENTY THREE (2,823) SQ.M. All points referred to are indicated on the plan and are marked on the ground as follows: point 2 by Old P.S., point 3 by Old P.S., point 4 by Old P.S., point 5 by Old P.S., point 6 by Old P.S., and the rest by P.S. cyl. conc. mcs. 15x40 cm.; Bearings: true; date of original survey, , and that of the subd. survey, , and was approved on


ENGR. ARTHUR S. SAN JOSE
Geodetic Engineer

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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY
Registry of Deeds for Province of Cavite, Bacoor City Branch

No. 167-2016030606

Owner: SOCIAL HOUSING FINANCE CORPORATION
Address:

Case No.:	Record No.:
Orig. Reg. Date:	Deed No.:
Original RD:	DCT No.:
Volume No.:	Page No.:
Original Owner:	

It is hereby certified that this is a true electronic copy of TCT 2016030606 of 1st in Registry of Deeds of Province of Cavite, Bacoor City Branch which amounts of \$ 200,000. This is a system-generated Certified True Copy, and does not require a manually affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested by: CARRASCO SEMADETTE



Ref: 602000001 CR 16 1021655378
Print: 10/18/2021 CR Date: Jan 18 2022
Time: 10:41:23 AM App Path: 1201 01

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TCT No. 2018000606

Page No. 77

TECHNICAL DESCRIPTION

It is hereby certified that this is a true electronic copy of TCT 2018000606 on file in Registry of Deeds of Province of Cavite, Bacor City Branch, which consists of 5 pages. This is a system-generated Certified True Copy and does not require a manually affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacor City Branch. Requested By: CARRASCO BERNADETTE



Ref: 2018000606 CR No: 192740076
Date: 01/15/2023 CR Date: Jan 15 2023
Time: 10:31:43 AM Amt Paid: 1207.80

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TCT No. 2016025608
Page No. 1
MR. RICARDO S. ROSAS
CITY REGISTER OF DEEDS
OFFICE FROM CTE-2016025608

ATTY. MARICEL D. SISON
Deputy Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2016025608 on file in Registry of Deeds of Province of Cavite, Bacoor City Branch, which consists of 8 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Cavite, Bacoor City Branch. Requested By CARRASCO BERNADETTE



Ref: 2016025608 OR No: 1027850376
Date: 01/19/2022 OR Date: Jan 18 2022
Time: 01:11:23 AM Amt. Paid: 1207.87

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DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF DONATION** is made and executed by:

SOCIAL HOUSING FINANCE CORPORATION, a government-owned and controlled corporation created under Executive Order No. 272, Series of 2004, with principal office address at 15th floor, BDO Plaza Building, 8737 Paseo de Roxas, Makati City, represented herein by its President and CEO, **MR. FEDERICO A. LAXA**, hereinafter referred to as the **DONOR**;

- IN FAVOR OF -

CITY GOVERNMENT OF BACOOD, a public corporation existing under Philippine laws, with principal office address at Molino Blvd 4102 Bacoor City, Cavite, Philippines, represented herein by its City Mayor, **STRIKE B. REVILLA**, hereinafter referred to as the **DONEE**;

ANTECEDENTS

WHEREAS, the **DONOR** granted a loan to **CIUDAD DE STRIKE HOMEOWNERS ASSOCIATION, INC.** - 2 a community association located at Brgy. Molino I Bacoor City, Cavite, under its **HIGH-DENSITY HOUSING (HDH) PROGRAM LOAN** for the purpose of acquiring the lot, developing the site, and/or constructing residential building/s for the benefit of the eligible member-beneficiaries; and

WHEREAS, the **DONOR** and **CIUDAD DE STRIKE HOMEOWNERS ASSOCIATION, INC.** - 2 executed a usufructuary agreement, dated July 1, 2016, whereby the former as **OWNER** of the property, allowed the latter, as **USUFRUCTUARY**, to occupy the land, consisting of **Thirty-Nine Thousand Five Hundred Twenty-Nine square meters (39,529 sq.m.)**, more or less situated at Brgy. Molino I, Bacoor City, Cavite.

WITNESSETH:

WHEREAS, the **DONOR** is the true and absolute owner of the identified portions of **two open spaces** located at Molino Road, Molino I, Bacoor City, Cavite, consisting of **[1] Two Thousand Eight Hundred Twenty-Three square meters (2,823 sq.m.)**, specifically indicated in the attached Technical Description as "**Annex A**" and made an integral part of this Deed, and **[2] One Thousand Three Hundred Seventy-One square meters and Seventy-Two square decimeter (1,371.72 sq.m.)** more or less, specifically indicated in the attached Technical Description as "**Annex B**" and made an integral part of this Deed, covered by **Transfer Certificate of Title (TCT) Nos. T315018 and 057-2012007392** registered in the Registry of Deeds for the Province of Cavite; and

WHEREAS, the **DONOR** intends to transfer and convey, by way of donation, the above-mentioned portions of open spaces to the **DONEE** considering that the latter has already constructed a multi-purpose building and school on the said open spaces.

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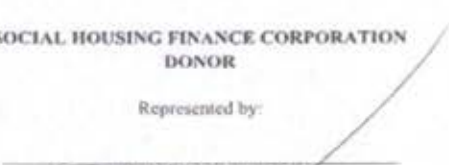
NOW THEREFORE, for and in consideration of the DONOR's liberality, the DONOR, hereby TRANSFERS and CONVEYS, by way of DONATION, unto the DONEE, its assigns and successors in interests, the above-described property, subject to the following terms and conditions:

1. That the DONOR affirms that this donation is not made with intent to deceive its creditors, and that it has reserved for itself sufficient funds and property;
2. That the DONEE hereby accepts and receives this donation made in its favor by the DONOR, and hereby manifests its gratefulness for the latter's kindness and generosity;
3. That DONEE shall shoulder all applicable taxes including but not limited to donor's tax, registration fees, documentary stamp tax, transfer tax, and other related taxes and fees pertaining to the Donation and transfer of the titles to its name;
4. That the DONEE shall maintain the donated properties upon signing of this Deed; and
5. That the donated properties shall be exclusively used for the purpose for which it was donated. Failure to comply by the DONEE will render the donation null and void.

IN WITNESS WHEREOF, the DONOR has hereunto set his/her hands this ___ day of _____, 2022, _____, Philippines.

**SOCIAL HOUSING FINANCE CORPORATION
DONOR**

Represented by:




MR. FEDERICO A. LAXA
President and CEO


With acceptance:

**CITY GOVERNMENT OF BACOR
DONEE**

Represented by:



STRIKE B. REVILLA
Mayor






SIGNED IN THE PRESENCE OF:



VICTORIA B. BALIMBIN



ATTY. JESSON GETES LABAO

ACKNOWLEDGMENT

BEFORE ME, Notary Public personally appeared on 26 DEC 2022, the following:

Name	Evidence of Identity	Date & Place of Issue
MR. FEDERICO A. LAXA		
STRIKE B. REVILLA		

known to me and to be known to be the same persons who executed the foregoing Deed of Donation, and acknowledged to me that the same are their own free and voluntary act and deed.

This instrument consists of three (3) pages, including the page whereof this acknowledgment is written, have been signed on the left margin of each and every page by the parties and their witnesses and sealed with my notarial seal.

WITNESS MY HAND AND SEAL, I have hereunto set my hand and seal in the place and date above mentioned.

Doc. No. 35D :
Page No. 31 :
Book No. XV :
Series of 20 22 :


NOTARY PUBLIC @ CAMPO
NOTARY PUBLIC
Unit Expires: Dec 31, 2022
Doc. No. 49042
P. Telephone No. 05659/01-06-10/100000
P. Telephone No. 05659/01-24-2022/100000
NICAP Compliance No. VB-000-14
13/F-670 Flood Bldg., BPO
P.O. Box 100000, Marikina City





ANNEX "A"

TECHNICAL DESCRIPTIONS LOT 1, (LRC) Pcs-_____

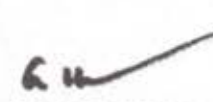
A PARCEL OF LAND (LOT 1, (LRC) Pcs-_____ situated in the Barangay of Molino I, City of Bacor, Province of Cavite, Island of Luzon.

Bounded on the N., NE., E., SE., S., along lines 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16 by LOT 3, (LRC) Pcs-_____, and on the SW., W., NW., along lines 16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-1 by LOT 2, (LRC) Pcs-_____.

Beginning at a point marked "1" on the plan, being N. 64 deg. 45' W., 1,024.71 m. from Mon No. 178, Inas Estate:

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thence	S. 19 deg. 55' E.,	33.87 m. to point 8;
thence	S. 08 deg. 33' E.,	2.40 m. to point 9;
thence	S. 05 deg. 46' E.,	3.37 m. to point 10;
thence	S. 10 deg. 39' W.,	1.94 m. to point 11;
thence	S. 40 deg. 16' W.,	0.91 m. to point 12;
thence	S. 89 deg. 13' W.,	1.15 m. to point 13;
thence	N. 87 deg. 14' W.,	13.91 m. to point 14;
thence	N. 86 deg. 39' W.,	22.55 m. to point 15;
thence	N. 86 deg. 31' W.,	15.32 m. to point 16;
thence	N. 86 deg. 31' W.,	27.64 m. to point 17;
thence	N. 74 deg. 06' W.,	3.07 m. to point 18;
thence	N. 55 deg. 36' W.,	2.04 m. to point 19;
thence	N. 67 deg. 21' W.,	5.21 m. to point 20;
thence	S. 85 deg. 59' W.,	6.31 m. to point 21;
thence	S. 56 deg. 26' W.,	3.17 m. to point 22;
thence	S. 62 deg. 46' W.,	1.56 m. to point 23;
thence	S. 86 deg. 40' W.,	1.35 m. to point 24;
thence	N. 75 deg. 47' W.,	1.19 m. to point 25;
thence	N. 71 deg. 35' W.,	1.93 m. to point 26;
thence	N. 67 deg. 14' W.,	1.30 m. to point 27;
thence	N. 34 deg. 39' W.,	1.17 m. to point 28;
thence	N. 14 deg. 53' W.,	1.63 m. to point 29;
thence	N. 00 deg. 02' W.,	1.45 m. to point 30;
thence	N. 22 deg. 15' E.,	1.67 m. to point 31;
thence	N. 35 deg. 42' E.,	1.92 m. to point 32;
thence	N. 65 deg. 52' W.,	1.24 m. to point 33;
thence	N. 68 deg. 42' E.,	2.75 m. to point 34;
thence	N. 70 deg. 58' E.,	10.42 m. to point 35;
thence	N. 70 deg. 42' E.,	31.91 m. to point of beginning.

containing an area of TWO THOUSAND EIGHT HUNDRED TWENTY THREE (2,823) SQ.M. All points referred to are indicated on the plan and are marked on the ground as follows: point 2 by Old P.S., point 3 by Old P.S., point 4 by Old P.S., point 5 by Old P.S., point 6 by Old P.S., and the rest by P.S. cyl. conc. mens. 15x40 cm.; Bearings: true; date of original survey, , and that of the subd. survey, , and was approved on


ENGR. ARTHUR S. SAN JOSE
Geodetic Engineer

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Annex "B"

TECHNICAL DESCRIPTION

Lot Number: 4619 (Portion)
Area: 1,371.72 sqm

Lot Description:

Line	Bearing	Distance
1-2	N. 61 deg. 3' E.	31.04 m
2-3	N. 8 deg. 23' W.	13.00 m
3-4	N. 47 deg. 12' E.	8.73 m
4-5	N. 71 deg. 7' E.	6.58 m
5-6	S. 23 deg. 19' E.	3.47 m
6-7	N. 64 deg. 44' E.	9.50 m
7-8	S. 18 deg. 53' E.	32.70 m
8-9	S. 71 deg. 7' W.	57.50 m
9-1	N. 18 deg. 53' W.	13.38 m



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