



Republic of the Philippines  
Province of Cavite  
City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod  
Filed by: Jenson  
Date: 11/1/2024  
Time: 1:11 am

### COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

### COMMITTEE HEARING REPORT NO. HLUUD 025 S-2023

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Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILLA, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGFIELD SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOOR CITY, CAVITE. (PCR 396-2023 dated 25 September 2023)*

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This report hereby resolves to authorize the city mayor to sign the deed of donation and acceptance with the Masaito Development Corporation (MDC) dated 08 November 2023. It was referred to the committee by the Sangguniang Panlungsod Presiding Officer, Hon. Rowena Bautista-Mendiola, during the 62<sup>nd</sup> Regular Session held on 25 October 2023.

The MDC, in support of its donation of road lots and open spaces under Presidential Decree No. 1216, submitted the following documents:

1. MDC's letter dated August 07, 2023: Intent to donate the road lots and open spaces in Springfield Subd. Consisting of six (6) road lots, four (4) open spaces, one (1) alley, and two (2) easements.
2. Original copy of 13 TCTs covering the properties that will be donated by MDC.
3. Certified true copy of 13 TCTs.
4. Certified true copy of Tax Declarations of 13 subject properties.
5. Original copy of Tax Clearances for 13 subject properties showing payment of RPT for the year 2023.
6. Certificate of Completion for Springfield Subdivision issued by DHSUD
7. Developer's Secretary's Certificate and Authorization Letter.

#### Findings:

Upon the matter that was endorsed to the Zoning and Land Development Department (ZLDD) for verification of the properties involved, it affirmed the correctness



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City of Bacoor

## 5<sup>th</sup> SANGGUNIANG PANLUNGSOD

of all properties except for one (1) lot consisting of 176 sq.m. covered under TCT No. 1237824. Per the City's Approved Alteration Plan for the Springfield subdivision, the said parcel of land is designated as an "excluded area" instead of an open space.

Notwithstanding the findings of the Zoning and Land Development Department, the Office of the City Legal Services recommends that the donation of the said lot be still accepted not as an "open space" but as an "excluded area" as reflected in the attached draft Deed of Donation and Acceptance.

### RECOMMENDATION:

In view of the foregoing, the committee respectfully recommends the **APPROVAL** of the donation of the "excluded area" by MDC located in Springfield Subdivision, Molino III to the City of Bacoor.

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

Signed this 14<sup>th</sup> day of November 2023 at the City of Bacoor, Cavite.

### Committee on Housing, Land Utilization and Urban Development

  
\_\_\_\_\_  
**COUN. ALDE JOSELITO F. PAGULAYAN**  
Chairman

  
\_\_\_\_\_  
**COUN. ADREITO G. GAWARAN**  
Vice Chairman

  
\_\_\_\_\_  
**COUN. SIMPLICIO G. DOMINGUEZ**  
Member

  
\_\_\_\_\_  
**COUN. ALEJANDRO F. GUTIERREZ**  
Member



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod  
Received by: Jenelyn P. Pina  
Date: 10/20/2023  
Time: 11:00 a.m.

COMMITTEE HEARING MINUTES  
HLUUD 025 S-2023

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Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILLA, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGVILLE SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOR CITY, CAVITE. (PCR 396-2023 dated 25 September 2023)*

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**Committee Hearing Minutes Summary**

27 October 2023 / 11:00 a.m.

**Present:**

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. LEVY M. TELA	-	City Councilor

**Also Present:**

MR. CONSTANTINO PERZ PAUS	-	MDC Representative
MR. ELMER H. SALADAS	-	MDC Representative
ENGR. ALLAN C. QUINATADCAN	-	City Assessors Office
MS. NORMALYN LIM	-	City Treasurer Office
ATTY. JD GUTIERREZ	-	City Legal Services
ATTY. SALVE VALENCIANO	-	City Legal Services

The Housing and Land Utilization Committee held a meeting, addressing two main agenda items. One concerned a resolution titled PCR 396-2023, which pertains to granting the City Mayor authorization to sign a deed of donation between the City Government of Bacoor and the Masaito Development Corporation (MDC).

The meeting began with introductions from representatives of various offices and MDC. Discussions centered on whether all necessary taxes had been paid and if MDC's project met the required standards. Additionally, there were also discussions on tree planting regulations according to the latest guidelines.





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City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Department heads provided reassurances to MDC regarding the project's compliance with regulations. The meeting concluded with a motion to adjourn and expressions of gratitude exchanged among attendees.

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*



Republic of the Philippines  
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City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT





Republic of the Philippines  
 Province of Cavite  
 City of Bacoor

Office of the Sangguniang Panlungsod  
 Received by: Janet Pring  
 Date: 10/27/23  
 Title: 8/14/23





**5th SANGGUNIANG PANLUNGSOD**

**COMMITTEE ON HOUSING, LAND UTILIZATION  
 AND URBAN DEVELOPMENT**

**ATTENDANCE OF THE COMMITTEE HEARING**

27 October 2023 / 3:00 p.m.  
 Bacoor Legislative and Disaster Resilience Building,  
 MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILL, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGFIELD SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOOR CITY, CAVITE. PCR 396-2023 dated 25 September 2023.*

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ADRIELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
CONSTANTINO PAUJ	MASAITO DEVT COR	0927 0045678
EUMEN H. SALINAS	RICHFIELD PROPERTIES INC	09452640064



Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
Allan C. Qumatadcan	CAO	0920 9092822
Salve Valenciano	OCLS	0906 47 75 28
JD Gutierrez	OCLG	0950-414 5857
MORAN LIM	CTO	0916 667 4458
HON. LEVI TELA		





Republic of the Philippines  
Province of Cavite  
City of Bacoor

5<sup>th</sup> SANGGUNIANG PANLUNGSOD

Office of the Sangguniang Panlungsod  
Received by: [Signature]  
Date: 8.11.2024

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)

27 October 2023 / 3:00 p.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILL, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGFIELD SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOR CITY, CAVITE. PCR 396-2023 dated 25 September 2023.

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
CHRIS GONZALES	SP	10/26/23 3:02 PM
[Signature] JESSENIA PERALTA	SP	10/26/23 3:24 PM
Marcelito Montez	SP	10/26/23
[Signature] KIMBERLY LITE	ZONING	10/26/23 3:52 PM
[Signature] RASHEL A. PADILLA	ASSESSOR	10-26-23 4:00 PM



10/20/2023



Republic of the Philippines  
 PROVINCE OF CAVITE  
 City of Bacoor

Office of the Sangguniang Panlungsod  
 Received by: Jessy Pina  
 Date: 10/20/2023

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
 AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES

HLUUD 025 S-2023

Subject: *A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILLA, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGVILLE SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOR CITY, CAVITE. (PCR 396-2023 dated 25 September 2023)*

**Committee Hearing Minutes Summary**

04 October 2023 / 09:00 a.m.

**Present:**

HON. ALDE JOSELITO F. PAGULAYAN	-	Chairperson
HON. ADRIELITO G. GAWARAN	-	Vice Chairperson
HON. SIMPLICIO G. DOMINGUEZ	-	Member

**Also Present:**

MR. CONSTANTINO PERZ PAUS	-	MDC Representative
MR. ELMER H. SALADAS	-	MDC Representative
ENGR. ALLAN C. QUINATADCAN	-	City Assessors Office
MR. JEROME L. VELASQUEZ	-	Zoning Department
ATTY. REY MARCO MENDOZA	-	City Legal Services

The discussion begins with introductions by Hon. Pagulayan, the chairperson of the Committee on Housing, Land Utilization, and Urban Development, and members of the committee, Hon. Gawaran and Hon. Dominguez.

The primary agenda item is the resolution authorizing the City Mayor to sign the deed of donation and acceptance between the Masaito Development Corporation (MDC) and the City Government of Bacoor regarding the proposed donation of road lots and open spaces.



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City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

There are clarifications regarding Springfield Subdivision's location and zoning status. It's noted that one parcel of land within the subdivision is designated as an excluded area instead of an open space.

The endorsement letter from the City Legal Officer is read, recommending the acceptance of the land donation despite zoning issues. However, there's a discussion about the completeness of submitted documents and the need for legal review.

Concerns are raised about donor's tax, transfer tax, and documentary stamps. There's also discussion about transferring title ownership to the city and potential tax implications.

Discussion ensues regarding the obligation of developers to provide school buildings based on subdivision size and compliance with ordinances.

The committee agrees to review all documents and requirements before approving the deed of donation and acceptance. There's a commitment to ensure completeness and compliance.

MDC representatives express gratitude for the opportunity to donate and confirm the submission of the required documents. The committee acknowledges the donation and the need for a thorough review.

The committee suspends the hearing pending further review and confirmation of document completeness.


It's agreed that the city's legal office will check the documents and submit formal letters for finalization. MDC representatives agreed to review the draft deed of donation.

Overall, the discussion highlights the importance of legal compliance, a thorough review of documents, and ensuring the proper process for accepting donations and transferring titles. There's a collaborative effort between the committee, city officials, and the developer to address concerns and ensure proper procedures are followed.

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





Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT







Republic of the Philippines  
Province of Cavite  
City of Bacoor

Office of the Sangguniang Panlungsod  
APR 11 2024

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

**COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT**

**ATTENDANCE OF THE COMMITTEE HEARING**

04 October 2023 / 9:00 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILL, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOR PERTAING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGVILLE SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOR CITY, CAVITE. PCR 396-2023 dated 25 September 2023.

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 HON. ALDE JOSELITO F. PAGULAYAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. ADRELITO G. GAWARAN	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
 HON. SIMPLICIO G. DOMINGUEZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
HON. ALEJANDRO F. GUTIERREZ	CITY COUNCILOR SANGGUNIANG PANLUNGSOD	
CONSTANTINO PERZ PAUL	TECH SERVE MANAGER	0927 0045678
EUMER H. SALDAS	LIAISON OFFICER	0945264064 esaldas@masaito.com.ph





Republic of the Philippines  
Province of Cavite  
City of Bacoor

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

**COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT**

**NOTICE OF THE COMMITTEE HEARING  
(PROOF OF RECEIPT)**

04 October 2023 / 9:00 a.m.  
Bacoor Legislative and Disaster Resilience Building,  
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: A RESOLUTION AUTHORIZING THE CITY MAYOR HON. STRIKE B. REVILL, TO SIGN THE DEED OF DONATION AND ACCEPTANCE BETWEEN MASAITO DEVELOPMENT CORPORATION (MDC) AND THE CITY GOVERNMENT OF BACOOR PERTAINING TO THE PROPOSED DONATION OF ROAD LOTS AND OPEN SPACES IN SPRINGVILLE SUBDIVISION LOCATED AT BARANGAY MOLINO III, BACOOR CITY, CAVITE, PCR 396-2023 dated 25 September 2023.

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
	SP	10/2/23 2:45p
	SP	10/02/23
	SP	10/02/23
	ASSESSOR	10/02/23





F.1.2



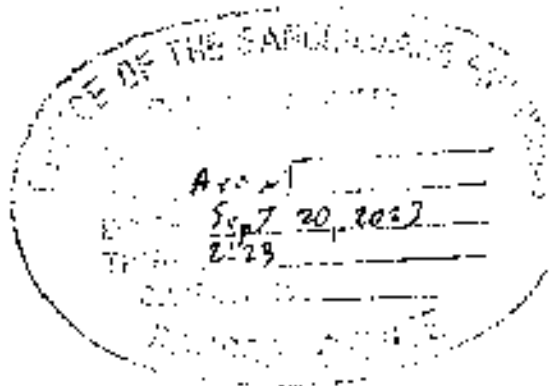
Republic of the Philippines  
Province of Cavite

**CITY OF BACOOR**

*Office of the Mayor*

September 18, 2023

**HON. CATHERINE SARINO-EVARISTO**  
Acting Vice Mayor, City of Bacoor  
Bacoor Government Center  
Bacoor City, Cavite



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

**SUBJECT:** Endorsement Letter

Dear Hon. Sarino-Evaristo:

I hereby endorse to the esteemed members of the Sangguniang Panlungsod for appropriate action Endorsement No. 646, series of 2023, issued by the Office of the City Legal Service, relative to the Deed of Donation of Road Lots and Open Spaces in Springfield Subdivision, Molino 3 by Masaito Development Corporation to the City of Bacoor.

Attached herewith is the aforementioned endorsement from the OCLS, including its attachments, for your immediate reference.

I trust that you give this matter your utmost consideration.

Sincerely yours!

*[Handwritten Signature]*  
**HON. ROWENA BAUTISTA-MENDIOLA**  
Acting City Mayor

Office of the Mayor  
Strike B. Revilla



SBR20231723



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



**OFFICE OF THE CITY LEGAL SERVICE**

**INDORSEMENT LETTER No. 646 S. 2023**

To: **Hon. STRIKE B. REVILLA**  
*City Mayor*

Thru: **Atty. PAUL MICHAEL SANGALANG**  
*Executive Assistant IV*  
*Office of the City Mayor*

*Placed 9/18*  
*2:29 PM*

Re: **FOR APPROVAL AND SUBSEQUENT ENDORSEMENT TO THE SANGGUNIANG PANLUNGSOD**  
Deed of Donation of Road Lots and Open Spaces in Springfield Subdivision, Molina III by Masaito Development Corporation

Date: 18 September 2023

Respectfully endorsing to your good office the draft Deed of Donation and Acceptance between Masaito Development Corporation (MDC) and the City Government of Bacoor pertaining to the proposed donation of road lots and open spaces in Springfield Subdivision in Brgy. Molina III.

The MDC, in support of its donation of road lots and open spaces under Presidential Decree No. 1216, submitted the following documents:

1. MDC's letter dated August 7, 2023 - Intent to donate the road lots and open spaces in Springfield Subd. consisting of six (6) road lots, four (4) open spaces, one (1) alley, and two (2) easements
2. Original copy of 13 TCTs covering the properties that will be donated by MDC
3. Certified true copy of 13 TCTs
4. Certified true copy of Tax Declarations of 13 subject properties
5. Original copy of Tax Clearances of 13 subject properties showing payment of RPT for the year 2023
6. Certificate of Completion for Springfield Subdivision issued by DHSUD
7. Developer's Secretary's Certificate and Authorization Letter

The matter was endorsed to the Zoning and Land Development Department for verification of the properties involved, and it affirmed the correctness of all properties except for one (1) lot consisting of 176 sq.m. covered under TCT No. 1237824. Per the City's Approved Alteration Plan of Springfield Subdivision, the said parcel of land is designated as an "excluded area" instead of an open space.





Notwithstanding the findings of the Zoning and Land Development Department, this Office humbly recommends that the donation of the said lot be still accepted not as an "open space" but as an "excluded area" as reflected in the attached draft Deed of Donation and Acceptance.

All things being in order, we hereby endorse the matter to your good office for approval and subsequent endorsement to the Sangguniang Panlungsod for issuance of a Resolution for the authority of the City Mayor to sign the Deed of Donation and Acceptance.

Thank you.

Respectfully,

  
ATTY. ~~KIM~~ NYCA R. LOFRANCO  
City Legal Officer

## DEED OF DONATION AND ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF DONATION AND ACCEPTANCE**, executed and entered into by and between:

**MASAITO DEVELOPMENT CORPORATION**, a corporation duly organized and existing under Philippine laws with business address at 11<sup>th</sup> Floor, Phil Axa Life Centre, Se, Gil Puyat Avenue, Makati City, represented in this deed by its Authorized Representatives, **ENGR. CONSTANTINO PERZ S. PAUS** and **ELMER H. SALADAS**, duly authorized by its Board as certified by the Corporate Secretary dated June 15, 2023, hereinafter referred to as the "**DONOR**";

-and-

The **CITY GOVERNMENT OF BACCOOR**, a local government existing under the laws of the Republic of the Philippines with principal address Bacoor Government Center, Brgy. Bayanan, City of Bacoor, represented by its City Mayor, **HON. STRIKE B. REVILLA**, acting pursuant to **SANGGUNIANG PANLUNGSOD RESOLUTION NO. \_\_\_\_\_**, hereinafter referred to as the "**DONEE**"

### WITNESSETH THAT

**WHEREAS**, the **DONOR** is the owner and developer of **SPRINGFIELD SUBDIVISION** located at Barangay Molino III, Bacoor City, Cavite;

**WHEREAS**, the **DONOR**, as the developer of the said subdivision provided adequate open spaces inside the subdivision, pursuant to Presidential Decree No 1216;

**WHEREAS**, the **DONOR**, as owner/developer, intends to donate to the **DONEE** the open spaces, road lots, alleys, and easements of the aforementioned subdivision, to wit:

	<i>Lot Classification</i>	<i>Title Number</i>	<i>Lot Area</i>
1	Road Lot 1	TCT No. T-1237937	275
2	Road Lot 2	TCT No. T-1237938	1,408
3	Road Lot 3	TCT No. T-1237939	397
4	Road Lot 4	TCT No. T-1237940	213
5	Road Lot 5	TCT No. T-1237941	1482
6	Road Lot 6	TCT No. T-1237942	288
7	Open Space	TCT No. T-1237823	591
8	Open Space	TCT No. T-1237932	100
9	Open Space	TCT No. T-1237933	352
10	Easement	TCT No. T-1237825	198
11	Alley Lot	TCT No. T-1237930	19
12	Legal Easement	TCT No. T-1237931	128
13	Excluded Area	TCT No. T-1237924	176

**NOW, THEREFORE**, for an In consideration of the trust and help shown upon the DONOR by the DONEE, the DONOR hereby voluntarily and freely gives, transfers and conveys by way of donation unto said DONEE all of its rights, titles, and interest over the above-enumerated real properties in SPRINGFIELD SUBDIVISION together with all the improvements, thereon, free from all liens and encumbrances.

Attached hereto are the copies of the Transfer Certificate of Titles, Tax Clearances and other documents of the properties that made integral parts of this Deed.

The DONOR affirms that this donation is not made with intent to defraud its creditors, and that it has sufficient funds and properties reserved for itself.

The DONEE hereby receives and accepts the donation made in its favor by the DONOR and expresses its appreciation and gratefulness to the latter's generosity and liberality.

**IN WITNESS WHEREOF**, the DONOR and the DONEE have hereunto subscribed and affixed their signature on this \_\_\_\_ day of \_\_\_\_\_, 2023 at the City of Bacoor, Province of Cavite.

**MASAITO DEVELOPMENT CORPORATION**  
*(DONOR)*

**CITY GOVERNMENT OF BACOOR**  
*(DONEE)*

**ENGR. CONSTANTINO PERZ S. PAUS**  
*Manager*  
*Technical Services Department*

**HON. STRIKE B. REVILLA**  
*City Mayor*

**ELMER H. SALADAS**  
*Liaison Officer*  
*Technical Services Department*

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_

\_\_\_\_\_

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES)  
CITY OF BACOR ) S.S.

**BEFORE ME**, this \_\_\_\_ day of \_\_\_\_\_, 2023, in the City of Bacor, personally appeared:

<i>Name</i>	<i>ID No.</i>	<i>Issued at</i>	<i>Issued on</i>
ENGR. CONSTANTINO PERZ S. PAUS			
ELMER H. SALADAS			
STRIKE B. REVILLA			

known to me to be the same persons who executed the foregoing deed and they acknowledged to me that the same is their free and voluntary act and deed.

This instrument refers to a Deed of Donation and Acceptance consisting of three (3) pages, including the page on which this acknowledgment is written, and signed by the parties and two witnesses on each and every page hereof.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

Doc No. \_\_\_\_  
Page No. \_\_\_\_  
Book No. \_\_\_\_  
Series of 2023.



August 7, 2023

HONORABLE STRIKE B. REVILLA  
City Mayor  
Bacoor City, Cavite

Received  
Vegetable AUG 7 2023  
Terminal 3:05 PM

Re: **DEED OF DONATION OF OPEN SPACES AND ROAD LOTS OF SPRINGFIELD SUBDIVISION  
LOCATED AT MOLINO III BACOOD CAVITE TO THE CITY GOVERNMENT OF BACOOD**

Dear Mayor Revilla:

Greetings!

Pursuant to Section 2, Presidential Decree No. 1516 and after compliance with the provisions of said decree and issuance of **CERTIFICATE OF COMPLETION** from Department of Human Settlements and Urban Development. We respectfully apply for **DEED OF DONATION** of Road Lots and Open Spaces for **SPRINGFIELD SUBDIVISION** located at Brgy. Molino III Bacoor City, Cavite under Subdivision Plan No. Psd 04-201901

Said Road Lots and Open Space (s) are more particularly described as follows:

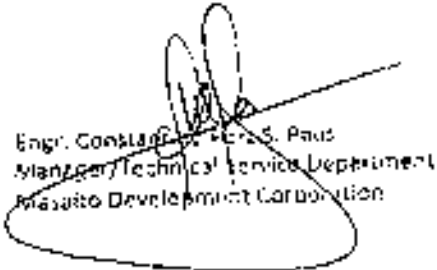
Lot Classification	Transfer Certificate Title No.	Max. TCT NO. (Annotated)	Area (sqm)
Road Lot 1	T-1237937		275
Road Lot 2	T-1237938		1409
Road Lot 3	T-1237939		397
Road Lot 4	T-1237940		277
Road Lot 5	T-1237941		1482
Road Lot 6	T-1237942		288
Open Space	T-1237823	T-2023002655	591
Open Space	T-1237932	T-0016556	100
Open Space	T-1237824		173
Easement	T-1237825		198
Alley	T-1237930		16
Legal Easement	T-1237931		128
Open Space	T-1237933		352

As mentioned above, we already completed the requirements for Donation of Road Lots and Open Spaces and for Certificate of Completion Application to Department of Human Settlements and Urban Development (DHSUD).

Sincerely yours,

  
Elicia M. Salinas

Liaison Officer, Technical Service Department  
Masaito Development Corporation

  
Engr. Constantino S. Paul  
Manager, Technical Service Department  
Masaito Development Corporation



DEED OF DONATION

Office of: *Vergara* *ALL IN* *20*  
*305PM*

KNOW BY ALL MEN BY THESE PRESENTS:

THIS DEED OF DONATION, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in and between:

**MASAITO DEVELOPMENT CORPORATION**, a corporation duly organized and existing under Philippine laws with address at 11<sup>th</sup> Floor, Phil Axo Life Centre, Sen Gil Puyat Avenue, Makati City represented by its Technical Services Department Head/Manager, Constantino Perz S. Paus/Liaison Officer Elmer H. Salinas hereinafter referred to as the "DONOR"

-and-

**LOCAL GOVERNMENT OF THE CITY OF BACOR**, represented herein by its City Mayor, Hon. Strike Ravilla, with office address at Office of the Mayor, Bacor, Cavite, hereinafter referred to as the "CITY"

WITNESSETH THAT:

WHEREAS, the DONOR is the owner and developer of the subdivision Project known as Springfield Subdivision and is consequently the registered owner of the parcel of land covered by TCT No. T-1237937, Y-1237938, T-1237939, T-1237940, T-J 237941, T-237942, T-J 237823, T-T 237932, T-1237824, T-1237825, T-1237930, T-1237931, T-1237933 the Registry of Deeds for the Province of Cavite, together with all improvements existing thereon located at Brgy. Molino III, Bacor, Cavite, which property is more particularly described as follows:

Lot Classification	Transfer Certificate Title No	New TCT NO (Annotated)	Area (sqm)
Road Lot 1	T-1237937		375
Road Lot 2	T-1237938		1408
Road Lot 3	T-1237939		307
Road Lot 4	T-1237940		215
Road Lot 5	T-1237941		1431
Road Lot 6	T-1237942		283
Open Space	T-1237933	T-2023002583	591
Open Space	T-1237932	T-0018556	100
Open Space	T-1237934		173
Easement	T-1237825		198
Alley	T-1237930		19
Legal Easement	T-1237932		128
Open Space	T-1237933		152

That, for and in consideration of the trust, fidelity, help and affection shown upon the DONOR by the DONEE, and as act of gratitude and liberality on its part, the DONOR hereby voluntarily GIVES, TRANSFERS AND CONVEYS by way of donation, unto the DONEE, its heirs, assigns and successors-in-interest the above described property together with all improvements existing thereon, free from all liens and encumbrances:

That the DONOR affirms that this donation is not made with intent to defraud its creditors, and that it has sufficient funds and property reserved for itself

That the DONEE hereby ACCEPTS, AND RECEIVES that this donation made in its favor by the DONOR, and hereby manifests its gratefulness for the latter's generosity and liberality.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_ in the \_\_\_\_\_

NASATO DEVELOPMENT CORPORATION

LOCAL GOVERNMENT OF THE CITY OF

SAGOOD:

(Donors)

(Donee)

By:

Engr. Constantino Perz S. Paus/Elmer H.

Galadas  
Manager/Liaison Officer Technical  
Services Department

Hon. Strike Revilla  
City Mayor

Signed in the presence of:

#### ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES:

)S.S.

BEFORE ME, for and in \_\_\_\_\_ personally appeared on \_\_\_\_ day of \_\_\_\_\_ the following:

<u>Name</u>	<u>ID PRESENTED</u>	<u>Date &amp; Place of Issue</u>
Engr. Constantino Perz S. Paus		
Elmer H. Galadas		
Hon. Strike Revilla		

Known to me and to me known to be the same persons who executed the foregoing instrument consisting of two (2) pages, including this page signed by the parties and their instrumental witnesses and who acknowledged to me that the same is their true and voluntary act and deed and the local government and corporation they represent.

WITNESS MY HAND AND NOTARIAL SEAL on the date and page first herein above written.

NOTARY PUBLIC

Doc. No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
Book No. \_\_\_\_\_  
Series \_\_\_\_\_



Department of Human Settlements and Urban Development

*Kagawaran ng Panatnahanang Pantao at Pagpapaligid ng Kalansuran*

*Regional Office 4A*

February 28, 2023

**HON. STRIKE B. REVILLA**

City Mayor

Bacoor, Cavite

Bacoor Government Center,

Bacoor Blvd., Bayanlat,

City of Bacoor, Cavite

Attention: The City Engineer  
BACCOOR, CAVITE

PROJECT: SPRINGFIELD PROPERTIES (FORMERLY NGO PROPERTY)  
LOCATION: MOLINO, BACCOOR, CAVITE  
CLASSIFICATION: PD 957  
LS NO. / DATE ISSUED: 26445 / November 23, 2012  
AREA: 14,362

Dear Mayor Revilla:

This has reference to the application for Certificate of Completion (COC) filed before the Department by MASAITO DEVT CORP., owner/developer of the abovementioned project, represented by its SUZETTE S. VALENCIA, Property Management Manager.

Please be informed that upon the recommendation of your City Engineer and our technical team, this Office issued the corresponding Certificate of Completion (COC) no. 23-0228-1439 dated February 28, 2023. Copy is hereto attached for your reference.

As a consequence, the owner/developer shall donate the roads, alleys, sidewalks, and playground in favor of the concerned local government. However, the parks and playgrounds maybe donated to the concerned Homeowners' Association with the consent of the City or the Municipality concerned pursuant to the pertinent provisions of PD 1216.

Please be guided accordingly.

Very truly yours,

**ATTY. JANN ROBY B. OTERO, CESO III**

Regional Director

DHSUD Regional Office 4A

EGG / DTN / RCB



DEPARTMENT OF HOME SETTLEMENTS AND URBAN DEVELOPMENT  
Department of Home Settlements and Urban Development  
Laguna, Philippines  
Regional Office

**CERTIFICATE OF COMPLETION**

PROJECT: SPRINGFIELD PROPERTIES (FORMERLY NGO PROPERTY)  
LOCATION: MOLINO, BACOR, CAVITE  
OWNER / DEVELOPER: MASAITO DEVT CORP  
CLASSIFICATION: PD 957  
LR NO. / DATE ISSUED: 24373 / 11/23/2012  
LS NO. / DATE ISSUED: 26445 / 23/11/2012  
AREA: 14,362  
NO. OF LOTS / UNITS: 118 HFL

BE IT KNOWN that the LAND DEVELOPMENT of the above-mentioned project upon inspection, APPEARS COMPLETE in accordance with the approved development plan and is hereby issued this Certificate of Completion.

Notwithstanding this Certificate of Completion, the project owner/developer shall continue to maintain the project's common facilities unless its donation is effected pursuant to Presidential Decree No. 1216 and its implementing rules and regulations. Furthermore, this certification shall be without prejudice to any case filed against said owner/developer pending before this Department/Office or where the course of action accorded prior to the issuance of this certification or is not related thereto.

This Certification shall be valid for the purpose of donation/turn over to the local government units or the homeowners association in appropriate cases if the same is made within six (6) months from the date of issuance.

IN WITNESS WHEREOF, I have set my hand and caused the seal of this Office to be affixed in Calamba City, Laguna, this 28th day of February, 2025.

ATTY. JANN ROBY R. OCHOA, CENSO III  
Regional Director

CRP No. 25-0228-1479  
QR No. 2025154  
Date of CR: January 20, 2020  
Account Paid P 5000

REG. DIR. RCB

12660550



REPUBLIC OF THE PHILIPPINES)  
\_\_\_\_\_) S.S.  
CITY OF MAKATI

### SECRETARY'S CERTIFICATE

I, **ELIZABETH GRACE T. WANG**, of legal age, single, Filipino citizen, with office/business address at 11<sup>th</sup> Floor, AXA Building, Ayala, Makati City, after being duly sworn to in accordance with law, under oath, do hereby depose and state that:

1. I am the Corporate Secretary of **Masaito Development Corporation**, a corporation duly organized and existing under and by virtue of Philippine laws with principal office address at 3<sup>rd</sup> Floor Masaito Square Cor. Gilhames Subd. Molina IV, Bacoor City, Cavite;

2. As the Corporate Secretary, I have the custody of pertinent books and records of the said corporation;

3. Based on the records on hand, during the special meeting of the Board of Directors held on March 15, 2023 of the 3<sup>rd</sup> Floor Masaito Square Cor. Gilhames Subd. Molina IV Cavite of which meeting, a quorum was present and acted throughout, the following resolution was unanimously approved and adopted:

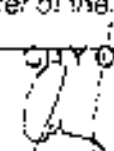
"RESOLVED, to authorize its Technical Services Manager, **ENGR. CONSTANTINO PERZ S. PAUS** and Liaison Officer **EUMER B. SALINAS** to sign, execute, issue and deliver to donate certain properties in Springfield Subdivision to Local Government Unit of Bacoor to wit:

Lot Classification	Transfer Certificate title No	New TCI NO. (Annotated)	Area (sqm)
Road Lot 1	T-1237937		275.00
Road Lot 2	T-1237938		1,408.00
Road Lot 3	T-1237939		397.00
Road Lot 4	T-1237940		213.00
Road Lot 5	T-1237941		1,487.00
Road Lot 6	T-1237942		293.00
Open Space	T-1237823	T-2023002683	371.00
Open Space	T-1237932	T-0016556	170.00

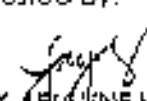
4. The foregoing resolution has not, to this date, been changed, modified, revoked or otherwise amended, and may be relied upon as valid and subsisting until the Corporation issues a contrary certification.

"RESOLVED, FURTHER, that Masaito Development Corporation (the "Corporation") about the donation on behalf of the corporation and to do or cause to be done all such other acts and things as may be proper or necessary arising out of or in connection with the foregoing authority"

WITNESS THE SIGNATURE of the undersigned as such officer of the Corporation this \_\_\_\_\_ day of \_\_\_\_\_ JUN 15 2023 of CITY OF MAKAU

  
ELIZABETH GRACE T. WANG  
Corporate Secretary


Attested by:

  
FAY ARLENE W. DUONG  
Managing Director

SUBSCRIBED AND SWORN to before me this JUN 15 2023 aforesaid exhibiting to me an integrally competent proof of her identity, to wit: Driver's License NO. 1-30-616492 in the City of \_\_\_\_\_

NOTARY PUBLIC

Doc. No. 12;  
Page No. 4;  
Book No. 23;  
Series of 2023  
OP-2023-44

  
NICOLE ROSE MARGARET D. JAMILLA  
Commission No. M-213  
Notary Public for Makau City  
Until December 31, 2023  
23rd Floor The World Centre Building  
133 Sen. G4 Puyat Avenue, Makau City  
Address Ref No. 84758  
PTR No. 3716101.010372023Quezon City  
IBP No. 26166701702023OrientalMindoro  
MCLE Compliance No. VII-001897103125/2022



SN No. 9226133

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-1237923

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor Province of Cavite bounded and described as follows:

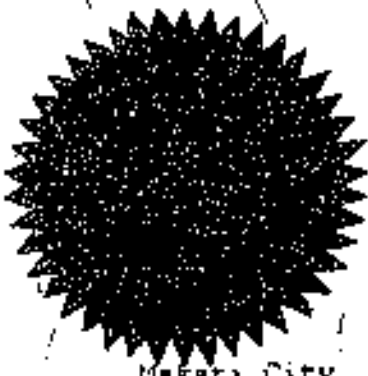
A parcel of land (Block 5 of the subd. plan Pcd-04-201301 being a portion of Lot 5511-A, (LRA) Pcd-352405, L.R.C. Rec. No. 3843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the S.W. & N.W. along lines 1-2-3-4-5 by Road Lot 4 (10.00 Meters Wide); on the S.W. & N.W. & N.E. & S.E., along lines 5-6-7-8-9-10 by Road Lot 5 (8.00 Meters Wide); on the S.E. along lines 10-11-12-13-14-15-16-17-18-19 by Road Lot 3 (8.00 Meters Wide); and on the S.W. along lines 19-20-21-1 by Road Lot 4 (10.00

is registered in accordance with the provisions of the Property Registration Decree in the name of  
**MASAITO DEVELOPMENT CORPORATION**

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 Exemption from the prov. of art. 387 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of August in the year nineteen hundred and 1900 in the Registration Book of the Office of the Register of Deeds of Bacoor, Volume 101200 page 102, as Original Certificate of Title No. 5549 pursuant to Decree No. 101200 issued in L.R.C. Record No. 3843 in the name of T-851626-3314

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



Makati City

(Owner's postal address)

Trace Maritimes City  
Entered at 6th day of September  
Philippines, on the 6th day of August  
in the year two thousand and eight  
at Bacoor, Cavite.

ATTEST

EDUARDO S. SANCOS  
REGISTER OF DEEDS  
BACUOR, CAVITE

\*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 DUPLICATE CERTIFICATE



Republic of the Philippines  
Province of Cavite  
City of Bacoor

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-26594**  
Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN **022-03-0015-54-237-0000**

TIN: **57808**

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
*(Number and Street)*

**MDLINO III** (MDLINO) CITY OF BACOR,  
*(Barangay/District) (Old Barangay) (City & Prov.)*

OCT/TCT/CCT/CLOA No. **T-1237933**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **1**

Blk No. **5**

Boundaries:

North : **REFER TO TITLE**

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**



LAND  
BUILDING



MACHINERY

Brief



Others:

Specify:

No of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Rate	Assessed Value
RESIDENTIAL	352.0000 sqm.	1,422,080.00	RESIDENTIAL	10%	142,208.00
Total: Php					<u>1,422,080.00</u>
				Total: Php	<u>142,208.00</u>

Total Assessed Value ONE HUNDRED FORTY-TWO THOUSAND TWO HUNDRED TEN AND XX / 100  
*(Amount in Words)*

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

**JOSE LITO M. MALLARÉ, REA 346**

**06/19/2020**

CITY ASSESSOR

Date

NDA No. **2020-238-154197**

This declaration cancels TD No. **03-0015-54002**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **92,930.00**

Memoranda:



Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
City of Bacoor

July 21, 2023

Date

**TAX CLEARANCE**

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOUNDO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2023.

**BASIC AND SEF TAXES:**

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
13-238-0066-26594	142,210.00	2,559.78	2023	1503366	2023-02-08
13-238-0066-26594 (EPSA)	142,210.00	260.00	2023	1503366	2023-02-08
13-238-0066-26594 (SHT)	142,210.00	796.30	2023	1503366	2023-02-08
NOTHING FOLLOWS					

This certification is issued upon request of ELMER SALADAS for whatever legal purpose it may serve.

Prepared by:

REMIA E. ADADZEN

2023-07-025023

Verified and Found Correct:

ROSANDE E. DE LEON

55#00425023

OR# 2584747  
Date 07/21/2023  
Amount P 610.00



Edith C. Napalan  
ATTY. EDITH C. NAPALAN  
CITY TREASURER

SN No. 9226131

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE

Land Registration Authority  
QUEZON CITY

PROVINCE OF CAVITE

REGISTRY OF DEEDS FOR THE

# Transfer Certificate of Title

No. T-1237931

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor Province of Cavite bounded and described as follows:

A parcel of land (Lot 40, Block 4 of the subd. plan Psd-04-201501 being a portion of Lot 5511-A, (LRA) Psd-352403, L.R.C. Rec. No. 3843), situated in the Brgy. of Molino Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.E., along line 1-2 by Lot 35; and along line 2-3 by Lot 36; and along line 3-4 by Lot 37; on the N.E. along lines 4-5-6 by Lot 38; and along line 6-7 by Lot 39, all Block 4; on the S.E., along line 7-8 by Lot 19; on the S.W., along line 8-9 by Lot 21, both Block 1, all of the subd. plan; and along

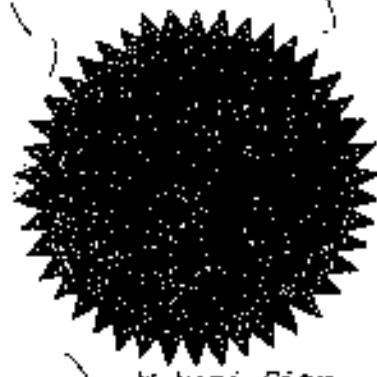
is registered in accordance with the provisions of the Property Registration Decree in the name of:

**MASAITO DEVELOPMENT CORPORATION**

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 46 of said Decree as may be subsisting, and to Exemption from the prov. of art. 567 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of September in the year nineteen hundred and eight in the Registration Book of the Office of the Register of Deeds of Cavite Volume 1-6 page 222 as Original Certificate of Title No. 1002 pursuant to Decree No. 101200 issued in L.R.C. Record No. 8643 in the name of Transfer Certificate of Title No. T-551696-3914 which

This certificate is a transfer from Transfer Certificate of Title No. T-551696-3914 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Tranc Macaires City  
Philippines on the 5th day of September  
in the year two thousand and eight  
at 3:13 p.m.

ATTEST:

*[Signature]*  
**REGISTER OF DEEDS**  
**REGISTER OF DEEDS**  
**REGISTER OF DEEDS**  
(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.





Republic of the Philippines  
Province of Cavite  
City of Bacoor

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-26592**

PIN 022-03-0015-54-233-0000

Owner: **MASAITO DEVELOPMENT CORPORATION**

TIN: 57808

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOJINO II** (MOJINO) CITY OF BACOR  
(Barangay/District) (Old Barangay) (City & Prov)

OCT/TCT/CCT/CLOA No. **T-1237931**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5512-A, PSD-352405**

Lot No. **40**

Blk No. **4**

Boundaries:

North : REFER TO TITLE

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**



LAND  
BUILDING



MACHINERY

Brief



Others:

Specify:

No. of Storages:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	126.00000 sqm.	517,120.00	RESIDENTIAL	10%	51,710.00
Total: Php					<u>517,120.00</u>
				Total: Php	<u>51,710.00</u>

Total Assessed Value FIFTY-ONE THOUSAND SEVEN HUNDRED TEN AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment / Reassessment:

1st Qtr. 2020  
Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/19/2020

SOA No. 2020-238-15419S

CITY ASSESSOR

Date

This declaration cancels TD No. 03-0015-54000

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php 33,790.00

Memoranda:



Republic of the Philippines  
 Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
 City of Bacoor

July 21, 2023

Date

**TAX CLEARANCE**

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOJINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2023.

**BASIC AND SEF TAXES:**

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26592	51,710.00	930.78	2023	1503384	2023-02-08
19-238-0066-26592 (EPS)	51,710.00	360.00	2023	1503384	2023-02-08
19-238-0066-26592 (SHT)	51,710.00	289.58	2023	1503384	2023-02-08
NOTHING FOLLOWS					

ELMER SALADAS

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

REMI E. AGADZEN  
 2023-07-225027

Verified and Found Correct:

ROSANDY E. DE VERA  
 55900425027

QR# 2534787  
 Date 07/21/2023  
 Amount P 810.00



EDITH C. NAPALAN  
 CITY TREASURER

SN No. 9226130

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. 1237930

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor bounded and described as follows:

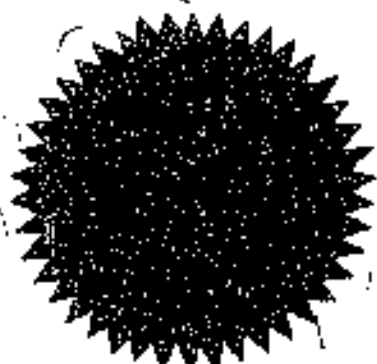
3 parcel of land (Lot 39, Block 4 of the subd. plan Pad-04-201901 being a portion of Lot 5511-A, (LRA) Pad-352405, L.R.C. Rec. No. 8843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.W., along line 1-2 by Lot 38, Block 4; on the N.E., along line 2-3 by Road Lot 2 (8.00 Meters Wide); on the S.E., along line 3-4 by Lot 19 Block 1; and on the S.W. along line 4-1 by Lot 40, Block 4, all of the subd. plan. Separating at 6 pt. marked "H" on plan being S. 28 deg. 12' E., 3.525.26 m. from W.M.

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

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 Exception from the prov. of Art. 367 of the Civil Code as specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of twenty-one in the year nineteen hundred and two in the Registration Book of the Office of the Register of Deeds of Bacoor, Volume 101200 page 1002, as Original Certificate of Title No. 8843, pursuant to Decree No. 1516 issued in L.R.C. Record No. 8843, in the name of T-651636-3314

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



Makati City

(Owner's postal address)

Entered at Trade Martines City  
Philippines on the 27th day of September  
in the year two thousand and eight  
at 3:15 P.M.

ATTEST:

EDUARDO SANTOS  
REGISTER OF DEEDS  
EDUARDO P. CANTAYAN, JR.  
(By Appointment)  
(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.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-26591**

Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN: **022-03-0015-54-229-0000**

TIN: **57808**

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOLINO III** (MOLINO; CITY OF BACOR, C  
(Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. **T-1237930**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **39**

Blk No. **4**

Boundaries:

North : **REFER TO TITLE**

South :

East :

West :

**KIND OF PROPERTY ASSESSED:**

**LAND**  
 **BUILDING**

No. of Storerooms:

**MACHINERY**

Brief

**Others:**

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	19.00000 sqm.	76,760.00	RESIDENTIAL	10%	7,680.00
Total: Php				Total: Php	<u>7,680.00</u>

Total Assessed Value SEVEN THOUSAND SIX HUNDRED EIGHTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st: 2020  
Qtr. Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/19/2020

CITY ASSESSOR

Date

NDA No. **2020-238-154196**

This declaration cancels TD No. **03-0015-53999**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **5,020.00**

Memoranda:





Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
City of Bacoor

July 21, 2023

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION  
is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see  
below) located at Barangay MOLINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for  
the year 2023.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE	KINI
19-238-0066-26591	7,660.00	158.24	2023	1503383	2023-02-08	LOT
19-238-0066-26591 (EPS)	7,660.00	360.00	2023	1503383	2023-02-08	LOT
NOTHING FOLLOWS						

This certification is issued upon request of ELMER SALAAS  
for whatever legal purpose it may serve.

Prepared by:

REMA E. ADADZEM  
2023-07-687781

Verified and Found Correct:

ROSANDY E. DE LEON  
SSR00123026



EDITH C. NAPALAN  
ATTY. EDITH C. NAPALAN  
CITY TREASURER

OR# 2534747  
Date 07/21/2023  
Amount P 310.00

SN No. 9226025

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

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title  
T-1237825

No. ....

Mun. of Bacoor

It is hereby certified that certain land situated in the Province of Cavite bounded and described as follows:

A parcel of land (Lot 21, Block 1 of the subd. plan Psd-04-201901 being a portion of Lot 5311-A, (LRA) Psd-352405, L.R.C. Rec. No. 8843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.E. along lines 1-2-3-4-5 by Lot 19, Block 1; on the S.E. along lines 5-6-7 by Lot 1 Block 6 (Existing Spine Road); on the S.W. along lines 7-8-9-10 by Lot 22, Block 1, all of the subd. plan; and along line 10-11 by Creek; and on the N.E. along line 11-1 by Lot 40 Block 4, of the subd. plan.

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

MASAITO DEVELOPMENT CORPORATION

an owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 46 of said Decree as may be subsisting, and to Exemption from the prov. of art. 567 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of Jan., A.D. in the year nineteen hundred and twenty one in the Registration Book of the Office of the Register of Deeds of Cavite Volume 376 page 232 as Original Certificate of Title No. 1092 pursuant to Decree No. 101200 issued in L.R.C. Record No. 8843 in the name of

This certificate is a transfer from ~~XXXXXXXX~~ Certificate of Title No. T-551626-3314 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Trece Martires City  
Philippines, on the 5th day of September  
in the year two thousand and eight  
at 2:15 P.M.

ATTEST:

EDGAR M. CAUTAS  
ABOLLO, S. GARCAYTAN, JR.  
CAVITE ADMIN.  
(Register of Deeds)

(Owner's postal address)

\*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.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-26544**

Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN **022-03-0015-53-972-0000**

TIN: **57808**

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOLINO 11** (MOLINO) CITY OF BACCOR, C.  
(Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCY/CLOA No. **T-3237825**

Survey No. **PSD-04-201901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **21**

Blk No. **1**

Boundaries:

North: **REFER TO TITLE**

South:

East:

West:

**KIND OF PROPERTY ASSESSED:**

**LAND**  
 **BUILDING**

**MACHINERY**  
Brief

**Others:**  
Specify:

No of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	198.00000 sqm.	799,920.00	RESIDENTIAL	10%	79,990.00
Total: Php					<u>799,920.00</u>
Total: Php					<u>79,990.00</u>

Total Assessed Value SEVENTY-NINE THOUSAND NINE HUNDRED NINETY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/19/2020

CITY ASSESSOR

Date

NOA No. **2020-238-154146**

This declaration cancels TD No. **03-0015-53894**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **52,270.00**

Memoranda:



Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
City of Bacoor

July 21, 2023

Date

**TAX CLEARANCE**

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOJUND III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2023.

**BASIC AND SEF TAXES:**

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE	KINC
19-238-0066-26544	79,990.00	1,439.82	2023	1503382	2023-02-08	LOT
19-238-0066-26544 (EPSF)	79,990.00	360.00	2023	1503382	2023-02-08	LOT
19-238-0066-26544 (SHT)	79,990.00	447.94	2023	1503382	2023-02-08	LOT
NOTHING FOLLOWS						

ELMER SALAGAS

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

REMIA E. AGADZEH

2023-07-267780

Verified and Found Correct:

ROSANDY E. DELCON

55902425025



EDITH C. NAPALAN  
ATTY. EDITH C. NAPALAN  
CITY TREASURER

ORA 2534747  
Date 07/21/2023  
Amount P 810.00

SN No. 9226024

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-1237824

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

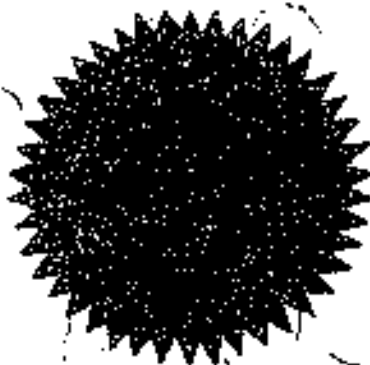
A parcel of land (Lot 20, Block 1 of the subd. plan Pzd-04-201901 being a portion of Lot 5511-A, (LRA) Pzd-982405, L.R.C. Rec. No. 8843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.W. along line 1-2 by Lot 7; and along line 2-3 by Lot 6; and along line 3-4 by Lot 5; and along line 4-5 by Lot 4; and along line 5-6 by Lot 3; and along line 6-7 by Lot 2, all Block 1; on the S.E. along lines 7-8-9-10-11-12-13-14-15-16-17-18-19 by Lot 1 Block 6 (Existing Spina Road); on the N.E. along

MASAITO DEVELOPMENT CORPORATION

is registered in accordance with the provisions of the Property Registration Decree in the name of  
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 Exemption from the prov. of art. 567 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 23rd day of Jan. A.D. in the year nineteen hundred and twenty-one in the Registration Book of the Office of the Register of Deeds of Cavite, Volume 2-6 page 222 as Original Certificate of Title No. 1602 pursuant to Decree No. 101200 issued in L.R.C. Record No. 8842, in the name of

This certificate is a transfer from, Certificate of Title No. T-652646-3319 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City  
(Owner's postal address)

Entered at Taguig, Makati City, Philippines, on the 5th day of September in the year two thousand and eight at 2:15 p.m.

ATTEST:

ROBERTO M. SANTOS  
REGISTER OF DEEDS  
TAGUIG, MAKATI CITY

\*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.





Republic of the Philippines  
Province of Cavite  
City of Bacoor

**TAX DECLARATION OF REAL PROPERTY**

TD No. **19-238-0066-26543**

Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN **022-03-0015-53-970-0000**

TIN: **57808**

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOLINO III** (MOLINO) CITY OF BACOR, C  
(Barangay/District) (Old Barangay) (City & Province)

OCT/TCT/CCT/CLOA No. **T-1237824**

Survey No. **PSD-04-201901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **20**

Blk No. **1**

Boundaries:

North: **REFER TO TITLE**

South:

East:

West:

**KIND OF PROPERTY ASSESSED:**

**LAND**  
 **BUILDING**

No. of Storeys:

**MACHINERY**

Brief

**Others:**

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	176.00000 sqm.	711,040.00	RESIDENTIAL	10%	71,104.00
Total: Php					<u>71,104.00</u>
				Total: Php	<u>71,104.00</u>

Total Assessed Value SEVENTY-ONE THOUSAND ONE HUNDRED AND XX / 100

(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. **2020-238-154145**

CITY ASSESSOR

Date

This declaration cancels TD No. **03-0015-53893**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **46,460.00**

Memoranda:



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

July 21, 2023

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOLINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2023.

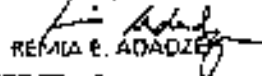
### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	C.R. NO.	DATE	KINE
19-238-0066-26543	71,100.00	1,279.80	2023	1503351	2023-02-06	LOT
19-238-0066-26543 (EPSF)	71,100.00	360.00	2023	1505394	2023-02-08	LOT
19-238-0066-26543 (SHT)	71,100.00	388.16	2023	1505381	2023-02-09	LOT
NOTHING FOLLOWS						

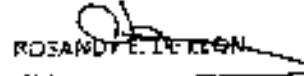
ELMER SALADAS

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

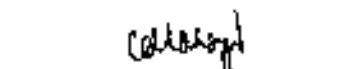
  
REMIA E. ADADZE  
2023-07-65779

Verified and Found Correct:

  
ROSAMDY E. IRUJON  
SEP00125024

ORR 2134747  
Date 07/21/2023  
Amount P 810.00



  
ATTY. EDITH C. NAPALAN  
CITY TREASURER

SN No. 9226132

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

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title  
T-1237932

No. ....

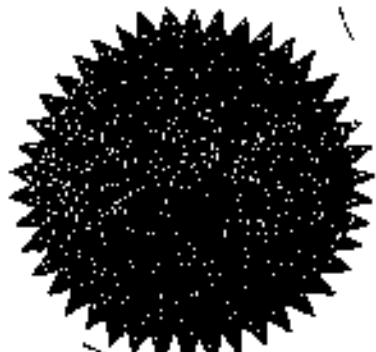
IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor  
Province of Cavite bounded and described as follows:

A parcel of land (Lot 41, Block 4 of the subd. plan Pad-04-201901 being a portion of Lot 5514-A, (IRA) Pad-552405, L.R.C. Rec. No. 8843), situated in the Brgy. of Malinao, Mun. of Bacoor, Province of Cavite, Island of Luzon, bounded on the S.W., along line 1-2 by Lot 5512-A Pad-04-039189; on the N.W., along line 2-3 by Lot 18 Block 2; on the N.E. & S.E., along lines 3-4-5-6-7-8-9-10-11-12-13-14-15-16 by Road Lot 6 (7.00 Meters Wide); and on the S.W. & S.E. along lines 16-17-18-1 by Lot 1, Block 4, all of the subd. plan, Beginning at a pc.

is registered in accordance with the provisions of the Property Registration Decree in the name of  
**MASAITO DEVELOPMENT CORPORATION**

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 Exemption from the prov. of art. 587 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of August, A.D. 1902, in the year nineteen hundred and two in the Registration Book of the Office of the Register of Deeds of Cavite, Volume 101200 page 232 as Original Certificate of Title No. 8843 pursuant to Decree No. 101200 issued in L.R.C. Record No. 8843 in the name of T-651696-3314. This certificate is a transfer from Certificate of Title No. which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's Postal Address)

Entered at Trece Martires City  
Philippines, on the 3th day of September  
in the year two thousand and eight  
at 3:15 p. m.

ATTEST:

EDGAR M. SANTOS  
REGISTER OF DEEDS  
CAVITE PROVINCE  
(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 DUPLICATE CERTIFICATE

7006414907202

TCT No. : 167-0016556

Page No. : 1

MEMORANDUM OF ENCUMBRANCES

NOTICE :

THIS CERTIFICATE OF TITLE ORIGINALLY ON FILE IN THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE WAS TRANSFERRED TO THE REGISTRY OF DEEDS FOR PROVINCE OF CAVITE, BACOR CITY BRANCH ON NOVEMBER 27, 2019, PURSUANT TO LRA CIRCULAR NO. 30-2017. THE NEW TITLE NUMBER FOR THIS TITLE IS TCT NO. 0016556.

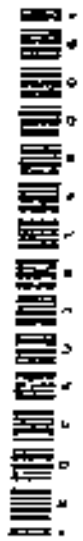
Entry No. : 2022007577

Date: November 04, 2022 11:15:50AM

AFFIDAVIT : EXECUTED BY SUZETTE S. VALENCIA OF MGSATTO DEVELOPMENT CORPORATION, ALLEGING AMONG OTHERS, THAT THIS TITLE HAS BEEN IDENTIFIED/DESIGNATED AS OPEN SPACE AS PER SUBDIVISION PLAN OF LOT 5511-A, (LRA) PSD-352405, IN ACCORDANCE WITH DOC. NO. 66, PAGE NO. 15, BOOK NO. 13, SERIES OF 2022, OF NOTARY PUBLIC OF CITY OF BACOR; ATTY. KAIMA VIA B. VELASQUEZ, DATED OCTOBER 27, 2022.

MARITES C. TAMAYO  
Register of Deeds

TRANSFERRED FROM  
NEW TITLE NO. 0016556









Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
City of Bacoor

August 10, 2022

Date

**TAX CLEARANCE**

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MAKINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2021 - 2022.

**BASIC AND SEF TAXES:**

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE	KIR
19-234-0065-26593	40,400.00	1,690.72	2021-2022	1417021	2022-05-12	LC
19-234-0065-26593 (DOSP)	40,400.00	720.00	2021 - 2022	1417021	2022-05-12	LC
NOTHING FOLLOWS						

This certification is issued upon request of HERSHY LOSABIA for whatever legal purpose it may serve.

Prepared by:

REMIA E. ADAOZEL

2022-08-24 16:57

Verified and Found Correct:

BRIGIDITA S. SANTOS

SSP00346087

ATTY. EDITH C. NAPALAN  
CITY TREASURER

GR# 377436  
Date 08/09/2022  
Amount P 2,050.00



E5E55T9ED2202

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

Registry of Deeds for Province of Cavite

**Transfer Certificate of Title**

OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE - OWNERS DUPLICATE

**No. (T-1237823) 057-2023002683**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF MOLINO, MUN. OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:

A PARCEL OF LAND (LOT 19, BLOCK 1 OF THE SUBD. PLAN PSD-04-201901 BEING A PORTION OF LOT 5511-A, (LRA) PSD-352405, L.R.C. REC. NO. 8843), SITUATED IN THE BRGY. OF MOLINO, MUN. OF BACOR, PROVINCE OF CAVITE, ISLAND OF LUZON. BOUNDED ON THE N.W., ALONG LINE 1-2 BY LOT 43 (Continued on next page)

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

Owner: MASAITO DEVELOPMENT CORPORATION  
Address: MAKATI CITY

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:	Record No.: 8843
Orig. Reg. Date: 01 27 1921	Decree No.: 101200
Original RD: PROVINCE OF CAVITE	OCT No.: OCT-1002
Volume No.: A-6	Page No.: 232

Original Owner:  
This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE T-851696-3314 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Cavite, Philippines on  
the 5th day of SEPTEMBER 2008 at 03:15pm.

(SGD.) EDGAR O. SANTOS  
ACTG. REGISTER OF DEEDS

Attested by:

  
Dominic A. Rabosa  
Deputy Register of Deeds





55E55T9E02202

TCT No.: [T-1237823] 057-2023002683

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

EXEMPTION FROM THE PROV. OF ART. 567 OF THE CIVIL CODE IS SPECIFICALLY RESERVED.

*[Signature]*  
Dominic B. Robosa  
Deputy Register of Deeds

Entry No.: 2023001905 Date: January 11, 2023 12:00:52PM

CONVERSION TO CTITLE : CERTIFICATE OF TITLE NO. 2023002683 IS ISSUED BASED ON TRANSFER CERTIFICATE TITLE NO. T-1237823. BY VIRTUE OF LRA CIRCULAR NO. 02-2016 WITH SUBJECT: "PROGRAM FOR THE UPGRADE OF ALL MANUALLY-ISSUED TITLES WITHIN A 3-YEAR PERIOD". PUBLISHED ON JANUARY 29, 2016, AS AMENDED BY LRA CIRCULAR NO. 02-2017 DATED JANUARY 6, 2017, PUBLISHED ON JANUARY 11, 2017.

*[Signature]*  
Dominic B. Robosa  
Deputy Register of Deeds

Entry No.: 2023001905 Date: January 11, 2023 12:00:52PM

AFFIDAVIT : EXECUTED BY SUZETTE S. VALENCIA , ALLEGING AMONG OTHERS, THAT THIS TITLE IS DESIGNATED AS OPEN SPACE AS PER SUBD. PLAN LOT 5511-A (LRA) PSD-352405, IN ACCORDANCE WITH DOC. NO. 61; PAGE NO. 14; BOOK NO. 12; SERIES OF 2022; OF NOTARY PUBLIC OF SACOR CITY, CAVITE; ATTY. XAIMA VIA B. VELASQUEZ; DATED OCTOBER 27, 2022.

*[Signature]*  
Dominic B. Robosa  
Deputy Register of Deeds





Republic of the Philippines  
Province of Cavite  
City of Bacoor

JUDGE LITO M. MALLARE, REA  
CITY ASSESSOR  
Date: February 26, 2020  
O.R. No. 145392

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 *2019 TRANSFERRED UNDER GR #*

TD No. **19-238-0066-26542**  
Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN **022-03-0015-53-967-0000**

TIN: **57808**

Email Address:

Telephone No.:

TIN:

Telephone No.:

Address: **MAKATI CITY**

Administrator/Beneficial User:

Address:

Location of Property: **SPRINGVILLE GARDEN 4**  
*(Number and Street)*

**MOLINO III** (MOLINO) CITY OF BACCOF  
*(Barangay/District) (Old Barangay) (City & Prov)*

OCT/TCT/CCT/CLOA No. **T-1237823**

Survey No. **PSD-Q4-201901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **19**

Blk No. **1**

Boundaries:

North : **REFER TO TITLE**

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

No. of Storeys:

MACHINERY

Brief

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	591.00000 sqm.	2,387,640.00	RESIDENTIAL	10%	238,760.00
Total: Php <u>2,387,640.00</u>					Total: Php <u>238,760.00</u>

Total Assessed Value TWO HUNDRED THIRTY-EIGHT THOUSAND SEVEN HUNDRED SIXTY AND XX / 100  
*(Amount in Words)*

Taxable

Exempt

Effectivity of Assessment / Reassessment:  
1st Qtr. 2020  
Yr.

Approved By:

**(SGD) JOSE LITO M. MALLARE, REA 346**

**06/19/2020**

NOA No. **2020-238-154144**

City Assessor:

Date

This declaration cancels TD No. **03-0015-53892**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **156,020.00**

Memoranda:

**NOTE: ISSUED UPON THE REQUEST OF**  
**SURETE VALDEPENA**  
**FOR TRANSFER**

Note: This declaration is for real property transfer purposes only and the valuation reflected herein is based on the schedule of unit market value prepared by the City Assessor and duly approved into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. 03-2019 dated October 28, 2019. It does not and cannot by itself confer title ownership or legal title to the property.



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 10, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOYNO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2021 - 2022.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26542	238,760.00	11,175.96	2021-2022	1417014	2022-05-12
19-238-0066-26542 (EPSF)	238,760.00	726.00	2021-2022	1417014	2022-05-12
19-238-0066-26542 (SRT)	238,760.00	2,387.60	2021-2022	1417014	2022-05-12
		NOTHING FOLLOWS			

This certification is issued upon request of MERSHY LUISABIA for whatever legal purpose it may serve.

Prepared by:

RENALE ADADZEN

0027-08-54689

Verified and Found Correct:

BRISDIA S. SANTOS

0027-08-54689

OR# 2377426  
Date 06/09/2022  
Amount P LC50.00



LATTY. EDITH C. NAPALAN  
CITY TREASURER



SN No. 9226142

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

PROVINCE OF CAVITE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

T-1237942

No. ....

Mun. of Bacoor

It is hereby certified that certain land situated in the ..... bounded and described as follows:

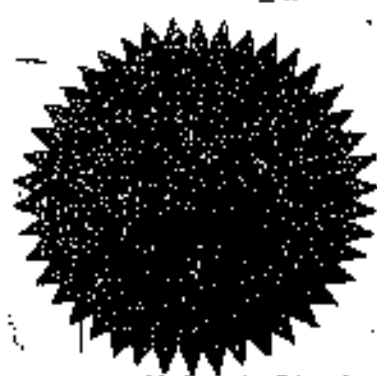
A parcel of land (Road Lot 6 of the subd. plan Psd-04-201901 being a portion of Lot 5511-A, (LRA) Psd-352405, L.R.C. Rec. No. 8843), situated in the Brgy. of Malina, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.W. along line 1-2 by Block 4; on the N.W. & S.W. along lines 2-3-4-5-6-7-8-9-10-11-12-13-14 by Lot 41 Block 4; on the N.W. & N.E. & S.E. along lines 14-15-16-17-18-19-20-21-22-23-24-25-26-27-28 by Block 2; and on the S.W. along line 28-1 by Road Lot 3, all of the subd. plan. Beginning at a pt. marked

is registered in accordance with the provisions of the Property Registration Decree in the name of  
**MASRITO DEVELOPMENT CORPORATION**

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 46 of said Decree as may be subsisting and to Exemption from the prov. of art. 561 of the Civil Code is specifically reserved.

It is further certified that said land was originally registered on the 27th day of ..... in the year nineteen hundred and ..... in the Registration Book of the Office of the Register of Deeds of ..... Volume ..... page ..... as Original Certificate of Title No. .... pursuant to Decree No. .... issued in L. R. C. .... Record No. .... In the name of T-851896-7314

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



Makati City

(Owner's postal address)

Trero Martires City  
Entered at 5th September  
Philippines, on the ..... day of .....  
in the year two thousand and .....  
at ..... m.

ATTEST:

EDGAR M. SANTOS  
REGISTER OF DEEDS  
CANTON PROV.  
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.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

JOSE LITO M. MALLARE, JR.  
CITY ASSESSOR  
Date: 06/19/2020  
Off. No. 003838

**TAX DECLARATION OF REAL PROPERTY**

GR 2019

LOCAL TAX PAID UNDER ORR

TD No. **19-238-0066-26603**

PIN **022-03-0015-54-266-0000**

Owner: **MASAITO DEVELOPMENT CORPORATION**

TIN: **57808**

Address: **MAKATI CITY**

Email Address:

Administrator/Beneficial User:

Telephone No.:

Address:

TIN:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOLINO III**  
(Barangay/District)

**(MOLINO) CITY OF BACOR**  
(Old Barangay) (City & Pro)

**OCT/TCT/CCT/CLOA No. T-1237942**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **ROAD LOT 6**

Blk No.

Boundaries:

North: **REFER TO TITLE**

South:

East:

West:

**KIND OF PROPERTY ASSESSED:**



**LAND BUILDING**



**MACHINERY**



**Brief**



**Others:**

**Specify:**

No of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	388.00000 sqm.	1,163,520.00	RESIDENTIAL	10%	116,352
Total: Php		<u>1,163,520.00</u>	Total: Php		<u>116,352</u>

Total Assessed Value ONE HUNDRED SIXTEEN THOUSAND THREE HUNDRED FIFTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment / Reassessment:

1st Qtr.	2020 Yr.

Approved By:

**(SGO) JOSE LITO M. MALLARE, REA 345**

**06/19/2020**

NOA No. **2020-238-154206**

City Assessor

Date

This declaration cancels TD No. **03-0015-54011**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **38,020.00**

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF

MADE FOR

FOR

This declaration is for real property taxation purposes only and the valuation reported herein is based on the purchase of such market values prepared for the highest bid duly recorded into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. 0317-2019 dated October 28, 2019. It does not and cannot by itself alone confer an ownership or legal title to the property.



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 18, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOLING NI this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2019 - 2022 Q4.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
03-0015-54011	38,020.00	1,505.58	2019-2020	1416145	2022-04-28
19-238-0068-26603	116,350.00	5,598.64	2021-2022	1416145	2022-04-28
03-0015-54011 (EPS)	38,020.00	1,080.00	2020 - 2022	1416145	2022-04-28
19-238-0068-26603 (SMT)	116,350.00	1,183.50	2021 - 2022	1416145	2022-04-28
NOTHING FOLLOWS					

AJE S. GARMAY

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

ROSILYN NERVIDA

2022-08-18/182

Verified and Found Correct:

JENNIFER MALITO

SS 200346577

QR# 2384047  
Date 08/17/2022  
Amount P 900.00



ATTY. EDITH C. NAPALAN  
CITY TREASURER

SN No. 9226141

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

REGISTRY OF DEEDS FOR THE PROVINCE OF CAVITE

Transfer Certificate of Title

T-1237941

No. ....

BEFORE ME, REGISTERED, that certain land situated in the Mun. of Bacoor bounded and described as follows:

A parcel of land (Road Lot 5 of the subd. plan Pad-04-201901 being a portion of Lot 5512-A, (LRA) Pad-352405, L.R.C. Rec. No. 9843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the S.E., along line 1-2 by Road Lot 3; on the N.W. & S.W. & S.E., along lines 2-3-4-5-6-7 by Block 5; and along line 7-8 by Road Lot 4; on the S.E. & S.W., along lines 9-9-10-11-12-13-14-15-16-17-18-19 by Block 3; on the S.W., along line 19-20 by Road Lot 2; and on the N.E. & N.W., along lines 20-21-22-23-24-

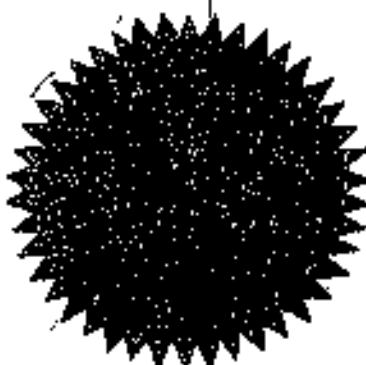
is registered in accordance with the provisions of the Property Registration Decree in the name of

MASAITO DEVELOPMENT CORPORATION

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 Exemption from the prov. of art. 557 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of twenty one in the year nineteen hundred and in the Cavite in the Registration Book of the Office of the Register of Deeds of Volume 7-6 page 101200 as Original Certificate of Title No. 8843 pursuant to Decree No. 101200 issued in L.R.C. Record No. 8843 in the name of

This certificate is a transfer from Certificate of Title No. T-651636-3319 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Trece Martines City  
Philippines, on the 5th day of September  
in the year two thousand and eight  
at 3:15 P. M.

ATTEST:

EDGAR M. SANTOS  
REGISTERED  
CAY/REG/REG/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.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

JOSE LITO M. MALLARE, REA  
CITY ASSESSOR

Date: 05/19/2020  
City No. 0038256

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 **DOC STAMP TAX PAID ORDER GR 19**

TD No. **19-238-0056-26602**  
Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN: **022-03-0015-54-264-0000**  
TIN: **57808**

Address: **MAKATI CITY**  
Administrator/Beneficial User:

Email Address:  
Telephone No.:

Address:  
Location of Property: **SPRINGVILLE GARDEN 4**  
*(Number and Street)*

**MOLINO III** (MOLINO) CITY OF BACOR  
*(Barangay/District) (Old Barangay) (City & Prov.)*

OCT/TCT/CCT/CLOA No. **T-1237941**  
Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Survey No. **PSD-04-204901**  
Lot No. **ROAD LOT 5**  
Blk No.

Boundaries:  
North: **REFER TO TITLE** South:  
East: West:

**KIND OF PROPERTY ASSESSED:**

- LAND  MACHINERY  
 BUILDING  Brief  
No. of Storeys:  Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	1482.00000 sqm.	5,987,280.00	RESIDENTIAL	10%	598,730.00
Total: Php		<u>5,987,280.00</u>	Total: Php		<u>598,730.00</u>

Total Assessed Value FIVE HUNDRED NINETY-EIGHT THOUSAND SEVEN HUNDRED THIRTY AND XX / 100  
*(Amount in Words)*

Taxable   
Exempt

Effectivity of Assessment / Reassessment:  
1st Qtr. 2020  
Yr.

Approved By:

**(SGD) JOSE LITO M. MALLARE, REA 346**  
City Assessor

**05/19/2020**  
Date

NOA No. **2020-238-154205**  
This declaration cancels TD No. **03-0015-54030**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. {Land} Php **195,620.00**

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
**MASAITO**  
FOR **ASSESSMENT**

This declaration is for real property taxation purposes only and the valuation indicated herein was based on the schedule of unit market values prepared for the year 2020 and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. CG 37-2019-4604 October 28, 2019. It does not and cannot be taken as proof of ownership or legal title to the property.



Republic of the Philippines  
Province of Cavite  
**OFFICE OF THE CITY TREASURER**  
City of Bacoor

August 18, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOUNO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2021 - 2022.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26602	598,730.00	27,781.08	2021-2022	1416144	2022-04-28
19-238-0066-26602 (EPSF)	598,730.00	720.00	2021 - 2022	1416144	2022-04-28
19-238-0066-26602 (SHF)	598,730.00	5,987.39	2021 - 2022	1416144	2022-04-28
NOTHING FOLLOWS					

This certification is issued upon request of AJE S. GARMAY for whatever legal purpose it may serve.

Prepared by:  
Roselyn Nervida  
2022-08-15-121

Verified and Found Correct:  
Jennifer Maluto  
SS 00546576

CR# 2384047  
Date 08/17/2022  
Amount ₱ 900.00



Edith C. Napalan  
ATTY. EDITH C. NAPALAN  
CITY TREASURER



SN No. 9226140

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

PROVINCE OF CAVITE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

T-1237940

No.

It is hereby certified that certain land situated in the Mun. of Bacoor bounded and described as follows

A parcel of land (Road Lot 4 of the subd. plan Fed-94-231901 being a portion of Lot 5511-A, (LRN) Fed-352405, L.R.C. Rec. No. 8843), situated in the Brgy. of Malina, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.W. & S.W. & S.E., along lines 1-2-3-4-5-6-7 by Block 2; on the N.W., along line 7-8 by Road Lot 5; on the S.E. & N.E. along lines 8-9-10-11-12-13-14-15 by Block 5; and on the S.E. along line 15-1 by Road Lot 1, all of the subd. plan, beginning at a pt. marked "1" on plan being S.30 deg. 29'E.,

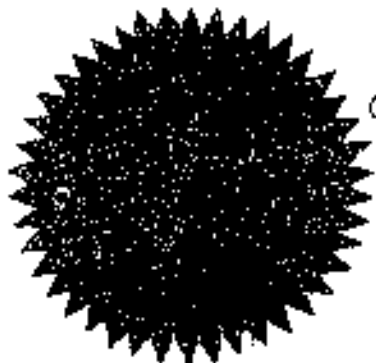
is registered in accordance with the provisions of the Property Registration Decree in the name of

MASRITO DEVELOPMENT CORPORATION

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 Exemption from the prov. of art. 357 of the Civil Code is specifically reserved.

It is further certified that said land was originally registered on the 27th day of Jan. A.D. in the year nineteen hundred and twenty one in the Registration Book of the Office of the Register of Deeds of Cavite, Volume 2-6 page 238 as Original Certificate of Title No. 1002 pursuant to Decree No. 10120 issued in L.R.C. Record No. 8843 in the name of

This certificate is a transfer from Masrito Certificate of Title No. T-651696-3314 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Quezon, Makati City, Philippines, on the 5th day of September in the year two thousand and eight at 3:15 p.m.

ATTEST:

EDGAR O. SANTOS  
REGISTER FOR QUEZON, JR.  
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.



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 18, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (set below) located at Barangay MOUND OF this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2021 - 2022.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-258-0056-26601	86,050.00	3,922.72	2021-2022	1416143	2022-04-28
19-232-0066-26601 (EPF)	86,050.00	720.00	2021-2022	1416143	2022-04-28
19-238-0065-26601 (SRT)	86,050.00	860.50	2021-2022	1416143	2022-04-28
NOTHING FOLLOWS					

AJE S. GARMAY

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

ROSELYN NERVIDA

2022-08-17-2022

Verified and Found Correct:

JENPER MAALTO

5500566575

2384047  
ORR 06/17/2022  
Date 000.00  
Amount P \_\_\_\_\_



ATTY. EDITH C. NAPALAN  
CITY TREASURER



Republic of the Philippines  
Province of Cavite  
City of Bacoor

JOSE LITO M. MALLARE, REA  
CITY ASSESSOR

Office: BACORR, Cavite  
Tel. No. 02-859-1111

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 *LOCAL TAX PAID UNDER GR*

TD No. **19-238-0066-26601**  
Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN: 022-03-0015-54-262-0000

TIN: 57808

Email Address:

Telephone No.:

TIN:

Telephone No.:

Address: **MAKATI CITY**

Administrator/Beneficial User:

Address:

Location of Property: **SPRINGVILLE GARDEN 4**  
*(Number and Street)*

**MOLINO II**

*(Barangay/District) (Old Barangay) (City & Pro*

OCT/TCT/CCT/CLOA No. **T-1237940**

Survey No. **P50-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, P50-352405**

Lot No. **ROAD LOT 4**

Blk No.

Boundaries:

North: **REFER TO TITLE**

South:

East:

West:

KIND OF PROPERTY ASSESSED:

**LAND BUILDING**

No. of Storeys:

**MACHINERY**

Brief:

**Others:**

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	213.00000 sqm.	860,520.00	RESIDENTIAL	100%	86,051
Total: Php				Total: Php	<u>86,051</u>

Total Assessed Value EIGHTY-SIX THOUSAND FIFTY AND 00/100  
*(Amount in Words)*

Taxable

Exempt

Effectivity of Assessment/Reassessment:

1st Qtr.	2020 Yr.
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Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NDA No. **2020-238-154204**

City Assessor

Date

This declaration cancels TD No. **03-0015-54009**

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **28,120.00**

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
MASAITO DEVELOPMENT CORPORATION  
FOR REASSESSMENT

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unimproved market (UPM) prepared for the purposes and duly enacted into an Ordinance by the Sangguniang Pangalabid under City Ordinance No. 0017-2019 dated October 28, 2019. It does not and cannot be taken as evidence of ownership or legal title to the property.

SN No. 9226139

REPUBLIC OF THE PHILIPPINES

DEPARTMENT OF JUSTICE

Land Registration Authority

QUEZON CITY

PROVINCE OF CAVITE

REGISTRY OF DEEDS FOR THE

# Transfer Certificate of Title

No. T-1237939

IT IS HEREBY CERTIFIED that certain land situated in the                      Mun. of Barroge                       
Province of Cavite                      bounded and described as follows:

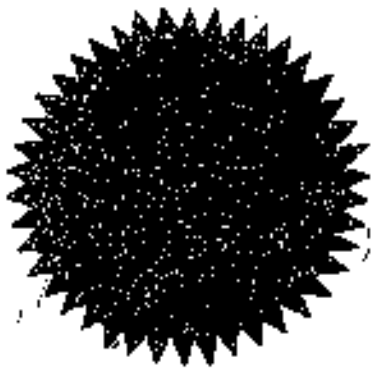
A parcel of land (Road Lot 3 of the subd. plan Psd-04-201901 being a portion of Lot 5511-A, (LRA) Psd-352405, L.R.C. Rec. No. 8843), situated in the Brgy. of Molino, Mun. of Barroge, Province of Cavite, Island of Luzon, bounded on the N.E., along line 1-2 by Road Lot 6; on the S.E. along lines 2-3-4-5-6-7-8-9-10-11-12 by Block 2; on the S.W., along line 12-13 by Road Lot 1; on the N.W. along lines 13-14-15-16-17-18-19-20-21-22 by Block 5; and along line 22-1 by Road Lot 5, all of the subd. plan. Beginning at a pt. marked "1" on plan being is registered in accordance with the provisions of the Property Registration Decree in the name of

**MASAITO DEVELOPMENT CORPORATION**

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 Exemption from the prov. of art. 567 of the Civil Code, is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of                      in the year nineteen hundred and twenty one in the Registration Book of the Office of the Register of Deeds of Cavite, Volume A-6 page 1892 as Original Certificate of Title No.                      pursuant to Decree No. 102206 issued in L.R.C. Record No. 8843 in the name of                     

This certificate is a transfer from transfer Certificate of Title No. T-651696-3219 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Trece Martires City  
Philippines, on the 5th day of September  
in the year two thousand and eight  
at 3:15 p. m.

ATTEST:

**EDGAR D. SANCOS**  
**NAPOLION S. PEREZ**  
**EDGAR D. SANCOS, JR.**  
**EDGAR D. SANCOS, JR.**  
(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.



Republic of the Philippines  
Province of Cavite  
City of Bacoor

JOSE LITO M. MALLARE, REA  
City Assessor

Date: December 05, 2020  
D.S. No. 222822

**TAX DECLARATION OF REAL PROPERTY**

GR 2019

DOC STAMP SIX PISO UNDER ORN

TD No. **19-238-0066-26600**

PIN 022-03-0015-54-252-0000

Owner: **MASAITO DEVELOPMENT CORPORATION**

TIN: 57808

Email Address:

Address: **MAKATI CITY**

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: **SPRINGVILLE GARDEN 4**  
(Number and Street)

**MOUND III**

(MOLINO) CITY OF BACOR

(Barangay/District) (Old Barangay)

(City & Pro

OCT/TCT/CCT/CLOA No. **T-1237939**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **ROAD LOT 3**

Blk No.

Boundaries:

North : **REFER TO TITLE**

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

MACHINERY  
Brief

No of Storeys:

Others:  
Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	397.00000 sqm.	1,603,890.00	RESIDENTIAL	10%	160,390
Total: Php		<u>1,603,890.00</u>	Total: Php		<u>160,390</u>

Total Assessed Value ONE HUNDRED SIXTY THOUSAND THREE HUNDRED NINETY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment  
/Reassessment:

1st	2020
Qtr.	Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-154203

City Assessor

Date

This declaration cancels TD No. 03-0015-54008

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php 52,400.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
MASAITO  
FOR 2020/2021

This declaration is for residential purposes only and the valuation indicated herein is based on the schedule of unit market value prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Bayan under City Ordinance No. 09 37-3019 dated October 28, 2019. It does not and cannot be used for other purposes.



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 18, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that per records of this office, MASAITO DEVELOPMENT CORPORATION is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay MOLINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2022.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26600	160,390.00	3,207.80	2022	1416142	2022-04-28
19-228-0066-26600 (EPSF)	160,390.00	360.00	2022	1416142	2022-04-28
19-238-0066-25600 (SPT)	160,390.00	801.95	2022	1416142	2022-04-28
NOTHING FOLLOWS					

AJE S. GARMAY

This certification is issued upon request of \_\_\_\_\_ for whatever legal purpose it may serve.

Prepared by:

ROSELYN NERVIDA

3022-00-99179

Verified and Found Correct:

JENIFER MALUYO

35 P 00546574

2364047  
OR# 08/17/2022  
Date 900.00  
Amount P



ACTY. EDITH C. NAPALAN  
CITY TREASURER

SN No. 9226138

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

PROVINCE OF CAVITE

REGISTRY OF DEEDS FOR THE

# Transfer Certificate of Title

No. T-1237938

IT IS HEREBY CERTIFIED that certain land situated in the MUN. OF BACOR Province of Cavite bounded and described as follows:

A parcel of land (Road Lot 2 of the subd. plan Psd-04-201901, being a portion of Lot 5511-A, (LRA) Psd-052405, L.R.C. Rec. No. 8843), situated in the Brgy. of Malina, Mun. of Bacor, Province of Cavite, Island of Luzon. Bounded on the N.E., along line 1-2 by Road Lot 1; on the S.E. & S.W., along lines 2-3-4-5-6-7 by Block 1; on the S.W. & South, along lines 7-8-9-10-11-12-13-14-15-16-17 by Lot 19, Block 1; on the S.W., along line 17-18 by Lot 39 Block 4; on the S.W. & N.W., along lines 18-19-20-21-22 by Block 4, on the N.E., along line

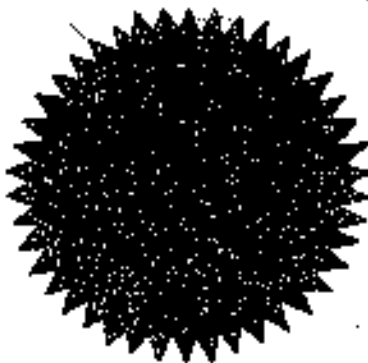
is registered in accordance with the provisions of the Property Registration Decree in the name of

**MASAITO DEVELOPMENT CORPORATION**

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 Exemption from the prov. of art. 567 of the Civil Code, as specifically recited.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of Jan., A.D. 1921 in the year nineteen hundred and twenty-one, in the Registration Book of the Office of the Register of Deeds of Cavite, Volume 138 page 232 as Original Certificate of Title No. 1082 pursuant to Decree No. 401200 issued in L.R.C. Record No. 8852 in the name of

This certificate is a transfer from xxxxxxx, Certificate of Title No. T-661686-3314 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Peace Martinez City, Philippines, on the 5th day of September in the year two thousand and eight at 9:15 p. m.

ATTEST:

Makati City:

(Owner's postal address)

**EDGAR O. SANTOS**  
REGISTERED REGISTRAR, JR.  
(LRA) (R.D. 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 DUPLICATE CERTIFICATE





Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 18, 2022

Date

**TAX CLEARANCE**

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, VIASANTO DEVELOPMENT CORPORATION  
is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see below) located at Barangay INDIVIDUAL this city.

This further certifies that the realty taxes due the above mentioned property has been paid for the year 2021 - 2022.

**BASIC AND SEF TAXES:**

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26599	588,830.00	26,393.74	2021-2022	1418141	2022-04-28
19-238-0066-26599 (EPS)	588,830.00	720.00	2021 - 2022	1416141	2022-04-28
19-238-0066-26599 (SIT)	588,830.00	5,888.30	2021 - 2022	1416141	2022-04-28
NOTHING FOLLOWS					

ALE S. GARMAY

This certification is issued upon request of \_\_\_\_\_  
for whatever legal purpose it may serve.

Prepared by:  
ROSELYN NERVIDA  
2022-08-85178

Verified and Found Correct:  
JENIFER MALLIG  
551-00246573

2384087  
CR# 08/17/2022  
Date 900.00  
Amount P \_\_\_\_\_



EDITH C. NAPULAN  
ATTY. EDITH C. NAPULAN  
CITY TREASURER



Republic of the Philippines  
Province of Cavite  
City of Bacoor

DECLARATION OF REAL PROPERTY

JOSE LITO M. MALLARE, R  
CITY ASSESSOR

Date: 06/19/2020

OUR No. 2020-238-154202

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 **500 STRAIGHT TAX PAID UNDER GRP**

TD No. **19-238-0066-26599**

PIN 022-03-0015-54-250-0006

Owner: **MASAITO DEVELOPMENT CORPORATION**

TIN: 57808

Address: **MAKATI CITY**

Email Address:

Administrator/Beneficial User:

Telephone No.:

Address:

TIN:

Location of Property: **SPRINGVILLE GARDEN #**  
(Number and Street)

**MOLINO III**

(MOLINO) CITY OF BACOR

(Barangay/District) (Old Barangay) (City & Pro

OCT/TCT/CCT/CLOA No. **T-1237938**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **ROAD LOT 2**

Blk No.

Boundaries:

North : REFER TO TITLE

South :

East :

West :

KIND OF PROPERTY ASSESSED:

LAND  
 BUILDING

No of Storeys:

MACHINERY

Brief

Others:

Specify:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	1408.00000 sqm.	5,688,320.00	RESIDENTIAL	10%	568,832
Total: Php		<u>5,688,320.00</u>	Total: Php		<u>568,832</u>

Total Assessed Value FIVE HUNDRED SIXTY-EIGHT THOUSAND EIGHT HUNDRED THIRTY AND XX / 100  
(Amount in Words)

Taxable

Exempt

Effectivity of Assessment /Reassessment:

1st 2020  
Qtr. Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346

06/19/2020

NOA No. 2020-238-154202

City Assessor

Date

This declaration cancels TD No. 03-0015-54007

Owner: MASAITO DEVELOPMENT CORPORATION

Previous AV. (Land) Php 185,860.00

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
MASAITO  
FOR ECONOMICS

Note: \* This declaration is for residential taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purposes and duly assessed in accordance by the Sangguniang Kabataan under City Ordinance No. CD-37-2019 dated October 18, 2019. It does not, and cannot be used to contest any ownership or legal title to the property.

SN No. 9226137

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

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

No. T-1237937

IT IS HEREBY CERTIFIED that certain land situated in the Mun. of Bacoor Province of Cavite bounded and described as follows:

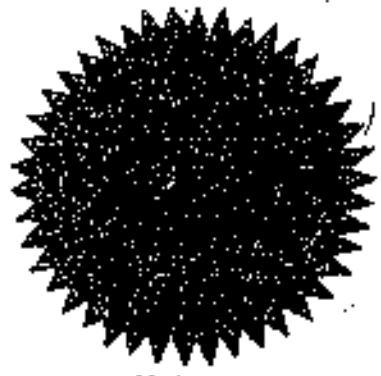
A parcel of land (Road Lot 1 of the subd. plan Pcd-04-201901 being a portion of Lot 5511-A, (LRA) Pcd-352408, L.R.C. Sec. No. 8843), situated in the Brgy. of Molino, Mun. of Bacoor, Province of Cavite, Island of Luzon. Bounded on the N.W., along line 1-2 by Road Lot 4; on the N.E., along line 2-3 by Road Lot 3; on the S.E. & N.E. & N.W., along lines 3-4-5-6-7-8-9-10 by Block 2; on the S.E. along lines 10-11-12-13-14 by lot 1 Block 6 (Existing Spine Road); on the N.W. & S.W. along lines 14-15-16-17-18-19-20-21 by Block 1, all of the subd. is registered in accordance with the provisions of the Property Registration Decree in the name of

MASAITO DEVELOPMENT CORPORATION

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 Exemption from the prov. of art. 567 of the Civil Code is specifically reserved.

IT IS FURTHER CERTIFIED that said land was originally registered on the 27th day of April, in the year nineteen hundred and twenty-one in the Registration Book of the Office of the Register of Deeds of Cavite, Volume A-6 page 232 as Original Certificate of Title No. 1662, pursuant to Decree No. 101200 issued in L.R.C. Record No. 8843, in the name of

This certificate is a transfer from Transfer Certificate of Title No. T-651696-2314 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Makati City

(Owner's postal address)

Entered at Trece Martines City, Philippines, on the 5th day of September in the year two thousand and eight at 8:15 P. M.

ATTEST:

EDGAR A. SANTOS  
REGISTERER  
MANUEL ORTIZ  
DEPUTY REGISTERER

\*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.



Republic of the Philippines  
Province of Cavite  
OFFICE OF THE CITY TREASURER  
City of Bacoor

August 18, 2022

Date

## TAX CLEARANCE

TO WHOM IT MAY CONCERN:

This is to certify that our records of this office, MASAITO DEVELOPMENT CORPORATION  
is/are the declared owner/owners of the Real Property described under Tax Declaration number/s (see  
below) located at Barangay MOLINO III this city.

This further certifies that the realty taxes due the above mentioned property has been paid for  
the year 2021 - 2022.

### BASIC AND SEF TAXES:

TAX DEC. NO.	ASSESSED VALUE	AMOUNT PAID	CALENDAR YEAR	O.R. NO.	DATE
19-238-0066-26598	111,100.00	4,888.40	2021-2022	1414056	2022-03-31
19-238-0066-26598 (EPF)	111,100.00	720.00	2021 - 2022	1414056	2022-03-31
19-238-0066-26598 (S-T)	111,100.00	1,111.00	2021 - 2022	1414056	2022-03-31
NOTHING FOLLOWS					

AJE S. GARMAY

This certification is issued upon request of \_\_\_\_\_  
for whatever legal purpose it may serve.

Prepared by:

Roselyn Nervida  
ROSELYN NERVIDA

2022-08-15/2022

Verified and Found Correct:

Jenifer Maloto  
JENIFER MALOTO

2022-08-15/2022

OR# 2384047  
Date 08/17/2022  
Amount P 900.00



Atty. Edith C. Napulan  
ATTY. EDITH C. NAPULAN  
CITY TREASURER



Republic of the Philippines  
Province of Cavite  
City of Bacoor

JOSE LITO M. MALLARE, JR.  
CITY ASSESSOR  
Date: December 02, 2020  
C.O. No. 202004

**TAX DECLARATION OF REAL PROPERTY**

GR 2019 **DOC STAMP TAX PAID UNDER GR 19**

TO No. **19-238-0066-26598**  
Owner: **MASAITO DEVELOPMENT CORPORATION**

PIN: **022-03-0015-54-247-000**  
TIN: **57808**

Address: **MAKATI CITY**

Email Address:  
Telephone No.:

Administrator/Beneficial User:

TIN:

Address:  
Location of Property: **SPRINGVILLE GARDEN 4**  
*(Number and Street)*

**MOLINO III** (MOUNO) CITY OF BACOR  
*(Barangay/District) (Old Barangay) (City & Pro*

OCT/TCT/CCY/CLOA No. **T-1237937**

Survey No. **PSD-04-204901**

Cadastral Lot: **PORT OF LOT 5511-A, PSD-352405**

Lot No. **ROAD LOT 1**

Blk No.

**Boundaries:**

North: **REFER TO TITLE** South:  
East: West:

**KIND OF PROPERTY ASSESSED:**

- LAND
  - BUILDING
  - MACHINERY
  - Others: specify:
- No. of Storeys:

Brief Description:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
RESIDENTIAL	275.00000 sqm	1,111,000.00	RESIDENTIAL	10%	111,100
Total: Php		<u>1,111,000.00</u>	Total: %hp		<u>111,100</u>

Total Assessed Value ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED AND XX / 100  
*(Amount in Words)*

Taxable   
Exempt

Effectivity of Assessor /Reassessment:  
1st Qtr. 2020  
Yr.

Approved By:

(SGD) JOSE LITO M. MALLARE, REA 346 06/19/2020  
City Assessor Date

NOA No. 2020-238-154201  
This declaration cancels TO No. 03-0015-54006

Owner: **MASAITO DEVELOPMENT CORPORATION**

Previous AV. (Land) Php **36,300.00**

Memoranda:

NOTE: ISSUED UPON THE REQUEST OF  
FOR

Note: This declaration is for real property tax purposes only and the values indicated herein are based on the schedule of unit market values prepared by the assessor and duly enacted into an Ordinance by the Sangguniang Panlungsod under City Ordinance No. CO 37-2018 dated October 28, 2018. It does not and cannot by itself, alone confer the ownership of legal title to the property.