



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

rec'd by:  
p/sing  
03/11/2024  
4:30 P.M.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

COMMITTEE REPORT  
NO. HLUUD 049 S-2023

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Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN THE DEED OF DONATION WITH ACCEPTANCE BETWEEN THE BACoor CITY GOVERNMENT AND THE HEIRS OF BASILIO AQUINO INVOLVING A PARCEL OF LAND TO BE USED AS A ROAD RIGHT OF WAY. (PCR 466-2023 dated 05 December 2023)**

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In response to the authorization regarding the city mayor's signing of the deed of donation with acceptance from the heirs of Basilio Aquino during the 71<sup>st</sup> Regular Session dated 05 December 2023, the Committee Chair on Housing, Land Utilization, and Urban Development, Hon. Alde Joselito F. Pagulayan, reports that:

The heirs of Basilio Aquino (the DONOR) are identified as the beneficial owners of a parcel of land located in Barangay Molino IV, Bacoor City, Cavite. This property is covered by Transfer Certificate of Title (TCT) No. 057-RT2014057987 (T-3269), known as the "subject property" by virtue of a final Executory Decision from the Supreme Court in *Virgilia T. Aquino, et al. vs. Estate Tomas B. Aguirre*: and

By virtue of *Kasulatan sa Paghati-Hati ng Naiwang Ari-arian na may Kasunduan sa Labas ng Hukuman ng Yumaong Basilio A. Aquino at Ambrosia Tantay* (Deed of Extrajudicial Settlement of Deceased Basilio A. Aquino at Ambrosia Tantay), the DONOR is entitled to the entire subject property, which consists of an area of three Hundred Thousand Eight Hundred and Twenty-Four (300,824) square meters, more or less.

**Findings:**

It is clearly shown that the DONOR expresses the intent to donate Twenty Thousand (20,000) square meters, more or less, of the subject property to the city government. Additionally, the DONOR intends to contribute Four Thousand Twenty-Six (4,026) square meters, more or less, of the subject property as a road right of way ("RROW") to the city government.

**RECOMMENDATION:**

Upon review of the pertinent documents, including the draft deed of donation acceptance and TCT's. The committee respectfully recommends immediate **APPROVAL** of the aforementioned matter.



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

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

Signed this 07<sup>th</sup> day of December 2023 at the City of Bacoor, Cavite.

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

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

**COUN. ADRIENTO G. GAWARAN**  
*Vice Chairman*

**COUN. SIMPLICIO G. DOMINGUEZ**  
*Member*

**COUN. ALEJANDRO F. GUTIERREZ**  
*Member*



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

met by:  
Pagulayan  
10/18/2024  
4:30 P.M.

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE ON HOUSING, LAND UTILIZATION  
AND URBAN DEVELOPMENT

EXCERPT FROM THE MINUTES OF THE 71<sup>st</sup> REGULAR SESSION  
NO. HLUUD 049 S-2023

---

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN THE DEED OF DONATION WITH ACCEPTANCE BETWEEN THE BACOR CITY GOVERNMENT AND THE HEIRS OF BASILIO AQUINO INVOLVING A PARCEL OF LAND TO BE USED AS A ROAD RIGHT OF WAY. (PCR 466-2023 dated 05 December 2023)**

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On December 5, 2023, the 71<sup>st</sup> Regular Session of the 5th Sangguniang Panlungsod was presided over by the President Pro-Tempore, Hon. Reynaldo D. Palabrica. During the session, internal rules were temporarily suspended upon a motion by Hon. Alde Joselito F. Pagulayan, receiving unanimous approval from the members through a show of hands. Following this, Hon. Pagulayan proposed the approval of the aforementioned item, and it was unanimously seconded by the members of the committee that were present. The Chair declared it approved.

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





PCR 466-2023 - RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN THE DEED OF DONATION WITH ACCEPTANCE BETWEEN THE BACOOR CITY GOVERNMENT AND THE HEIRS OF BASILIO AQUINO INVOLVING A PARCEL OF LAND TO BE USED AS A ROAD RIGHT OF WAY.



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOOR**  
*Office of the Mayor*

December 1, 2023



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

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

**SUBJECT:** Endorsement Letter

Dear Hon. Bautista-Mendiola:

I hereby endorse to the esteemed members of the Sangguniang Panlungsod for appropriate action the Office of the City Administrator's Endorsement, dated 1 December 2023, relative to the donation and acceptance between the City Government of Bacoor and Heirs of Basilio Aquino (to be allocated as road right of way).

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

I trust that you give this matter your utmost consideration.

Sincerely yours,

  
**STRIKE B. REVILLA**  
City Mayor



[BACK](#)



## **DEED OF DONATION AND ACCEPTANCE**

### **KNOW ALL MEN BY THESE PRESENTS:**

This Deed of Donation and Acceptance ("Deed") is made and executed by and among:

**RAMONCITO T. NEPOMUCENO**, of legal age, Filipino, married to Melita J. Nepomuceno, residing and with postal address at 2265 Purok 6, Bacao I, General Trias City, Cavite;

**ELISA A. RONQUILLO**, of legal age, Filipino, single, residing and with postal address at 125 Brgy. Mambog III, Bacoor City, Cavite;

**RAMIR A. RONQUILLO**, of legal age, Filipino, married to Donna D. Apostol, residing and with postal address at 61 Mambog III, Bacoor City, Cavite;

**GAUDIOSO A. RONQUILLO**, of legal age, Filipino, married to Irene M. Pamaran, residing and with postal address at 125 Mambog III, Bacoor City, Cavite;

**ANICIA E. CANDELARIA**, of legal age, Filipino, married to Manuel Candelaria, residing and with postal address at Block 2 Lot 16 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**RODELIO A. ESGUERRA**, of legal age, Filipino, single (widower), residing and with postal address at Purok 1, Brgy. Caingin, Sta. Rosa, Laguna;

**ROLANDO A. ESGUERRA**, of legal age, Filipino, single (widower), residing and with postal address at Block 1 Lot 41 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**ROBERTO A. ESGUERRA**, of legal age, Filipino, married to Alicia S. Esguerra, residing and with postal address at Block 1 Lot 21 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**MARILYN A. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 40 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**NORMITA A. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 40 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;



**MYRNA T. CAUSAPIN**, of legal age, Filipino, married to Obed Causapin, residing and with postal address in Bacoor City; and

**EMMANUEL A. TOPACIO**, of legal age, Filipino, married to Nancy Topacio, residing and with postal address in Bacoor City.

(hereinafter collectively referred to as the "DONOR")

and

**CITY GOVERNMENT OF BACOR**, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. \_\_\_\_\_ (hereinafter referred to as the "DONEE").

For the purpose of this Deed, the DONOR and DONEE are collectively referred to as as the "Parties".

#### **WITNESSETH:**

**WHEREAS**, the DONOR is the beneficial owner of a parcel of land located in Barangay Molino IV, Bacoor City, Cavite covered by Transfer Certificate of Title (TCT) No. 057-RT2014057987 (T-3269)<sup>1</sup> ("subject property"), by virtue of a Final and Executory Decision from the Supreme Court in *Virgilia T. Aquino, et. al. vs. Estate of Tomas B. Aguirre*,<sup>2</sup> more particularly described as follows:

#### **Registry of Deeds for Provinc of Cavite Transfer Certificate of Title No. 057-RT2014057987 (T-3269)**

"A PARCEL OF LAND (LOT NO. 5800, IMUS ESTATE, G.L.R.O. RECORD NO. 8843) BEGINNING AT A POINT MARKED "1" OF LOT 5800, IMUS ESTATE, BEING S. 63-33 E., 460.50 M. FROM MON. NO. 55, IMUS ESTATE, THENCE N. 86-31 W., 263.8 M. TO POINT 2; THENCE S. 37-55 W., 54.1M. TO POINT 3; THENCE S. 19-38 W., 42.3 M. TO POINT 4, THENCE S. 6-16 W., 119.9 M. TO POINT 5; THENCE S. 59-01 W., 62.8 M. TO POINT 6; THENCE S. 3-54 E., 32.4 M. TO POINT 7; THENCE S. 2-02 W., 78.8 M. TO POINT 8; THENCE S. 4-40 W., 20.9 M. TO POINT 9; THENCE S. 52-23 W., 21.5 M. TO POINT 10; THENCE S. 76-20 W., 37.3. M. TO POINT 11; THENCE S. 24-

<sup>1</sup> Copy of TCT No. 057-RT2014057987 (T-3269) is attached as Annex "A"

<sup>2</sup> G.R. No. 232060 January 14, 2019 [Del Castillo, J.; First Division]





42 W., 43.8 M. TO POINT 12; THENCE S. 4-38 W., 87.9 M. TO POINT 13; THENCE S. 68-18 W., 51.0 M. TO POINT 14; THENCE S. 37-28 W., 19.4 M. TO POINT 15; THENCE S. 26-51 W., 79.7 M. TO POINT 16; THENCE S. 23-28 W., 27.2 M. TO POINT 17; THENCE S. 24-14 E., 26.3 M. TO POINT 18; THENCE S. 21-17 W., 24.8 M. TO POINT 19; THENCE S. 12-48 E., 48.3 M. TO POINT 20; THENCE S. 37-10 W., 19.7 M. TO POINT 21; DUE EAST., 489.0 M. TO POINT 22; THENCE N. 15-57 E., 19.7 M. TO POINT 23; THENCE N. 40-10 E., 42.0 M. TO POINT 24; THENCE N. 12-47 E., 28.9 M. TO POINT 25; THENCE N. 31-22 E., 42.3 M. TO POINT 26; THENCE N. 21-20 E., 40.7 M. TO POINT 27; THENCE N. 64-14 E., 19.1 M. TO POINT 28; THENCE N. 12-11 E., 12.8 M. TO POINT 29; THENCE N. 19-57 W., 13.2 M. TO POINT 30; THENCE N. 26-17 E., 36.8 M. TO POINT 31; THENCE N. 47-38 E., 26.1 M. TO POINT 32; THENCE N. 78-17 E., 46.3 M. TO POINT 33; THENCE N. 18-18 W., 64.7 M. TO POINT 34; THENCE N. 12-52 W., 50.8 M. TO POINT 35; THENCE N. 58-56 W., 29.7 M. TO POINT 36; THENCE S. 76-14 W., 52.2 M. TO POINT 37; THENCE N. 60-31 W., 41.2 M. TO POINT 38; THENCE N. 8-55 W., 63.9 M. TO POINT 39; THENCE N. 12-13 E., 35.9 M. TO POINT 40; THENCE N. 59-01 W., 42.9 M. TO POINT 41; THENCE N. 18-43 W., 31.8 M. TO POINT 42; THENCE N. 66-12 W., 29.7 M. TO POINT 43; THENCE N. 30-45 W., 31.3 M. TO POINT 44; THENCE N. 0-23 W., 15.2 M. TO POINT 45; THENCE N. 32-00 W., 18.9 M. TO POINT 46; THENCE N. 6-51 W., 31.0 M. TO POINT 47; THENCE N. 24-54 E., 16.9 M. TO POINT 48; THENCE N. 44-5 E., 13.4 M. TO POINT 49; THENCE N. 64-01 E., 47.9 M. TO POINT 50; THENCE N. 37-29 E., 18.9 M. TO POINT 51; THENCE N., 57-31 E., 66.9 M. TO POINT 52; THENCE 12-01 W., 4.8 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF THREE HUNDRED THOUSAND EIGHT HUNDRED AND TWENTY-FOUR (300,824) SQUARE METERS. ALL POINTS ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY OLD POINTS. BOUNDED ON THE N., ALONG LINE 1-2 BY LOT NO. 5799, IMUS ESTATE; ON THE W., ALONG LINES 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21 BY CENTER OF CREEK AND LOT 5804, IMUS ESTATE; ON THE S., ALONG LINES 21-22 BY LOT 5801, IMUS ESTATE; AND ON THE E., ALONG LINES 22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-1 BY CENTER OF CREEK AND LOT 5797, IMUS ESTATE; BEARINGS TRUE."

**WHEREAS**, by virtue of *Kasulatan sa Paghahati-Hati ng Naiwang Ari-Arian na may Kasunduan sa Labas ng Hukuman ng Yumaong Basilio A. Aquino at Ambrosia Tantay* (Deed of Extrajudicial Settlement of Deceased



Basilio A. Aquino at Ambrosia Tantay)<sup>3</sup> the DONOR is entitled to the entire subject property, that is, consisting of Three Hundred Thousand Eight Hundred and Twenty-Four (300,824) square meters, more or less;

**WHEREAS**, the DONOR wishes to donate Twenty Thousand (20,000) square meters, more or less, of the subject property to the DONEE;<sup>4</sup>

**WHEREAS**, the DONOR likewise wishes to donate another Four Thousand Twenty-Six (4,026) square meters, more or less, of the subject property, to be allocated as road right of way ("RROW"), to the DONEE;<sup>5</sup>

(The 20,000 sqm. and 4,026 sqm. properties are collectively referred to as the "donated properties")

**NOW, THEREFORE**, for and in consideration of the foregoing and the terms and conditions hereinafter set forth, the Parties hereby agree, as they have agreed, as follows:

1. For and in consideration of the love and affection which the DONOR has for the DONEE, the DONOR hereby gives, transfers, and conveys by way of donation unto said DONEE, its successors and assigns (as the case may be) all their rights, interests, title, and participations over the donated properties.
2. The DONOR affirms that the subject donation is not made with the object of defrauding their creditors, having reserved for themselves sufficient property to answer for their debts, if any, prior to the date hereinbelow stated.
3. The DONEE hereby receives and accepts the said gift and donation of the subject property made in its favor by the DONOR, and hereby express its gratitude for the kindness and generosity of the DONOR.
4. All taxes, fees, charges and expenses necessary for the transfer of the certificate of title and tax declaration pertaining to this donation, including all other incidental and agreed upon expenses, such as but not limited to the detailing of RROW, shall be exclusively borne by the DONOR.

*(Signature and acknowledgment pages follow)*

<sup>3</sup> Copy of Deed of Extrajudicial Settlement of Deceased Basilio A. Aquino at Ambrosia Tantay is attached as **Annex "B"**

<sup>4</sup> Technical Descriptions and Sketch Plan as **Annex "C"**

<sup>5</sup> *ibid.*





IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this \_\_\_\_\_ in \_\_\_\_\_, Philippines.

### DONORS

\_\_\_\_\_  
ELISA RONQUILLO

\_\_\_\_\_  
RAMIR A. RONQUILLO with  
marital consent of Donna D.  
Apostol

\_\_\_\_\_  
GAUDIOSO A. RONQUILLO with  
marital consent of

\_\_\_\_\_  
ANICIA E. CANDELARIA with  
marital consent of Manuel  
Candelaria

\_\_\_\_\_  
RODELIO A. ESGUERRA

\_\_\_\_\_  
ROLANDO A. ESGUERRA

\_\_\_\_\_  
ROBERTO A. ESGUERRA with  
marital consent of Alicia S.  
Esguerra

\_\_\_\_\_  
MARILYN A. ESGUERRA

\_\_\_\_\_  
NORMITA A. ESGUERRA

\_\_\_\_\_  
RUBY E. ILAO with marital  
consent of Rodelio Ilao

\_\_\_\_\_  
MARIANNE P. ESGUERRA

\_\_\_\_\_  
MARICRIS P. ESGUERRA

\_\_\_\_\_  
PATRICIA MARIE P. ESGUERRA

\_\_\_\_\_  
JOHN CHRISTIAN P. ESGUERRA  
represented by Marianne P.  
Esguerra

\_\_\_\_\_  
ELANO A. ESGUERRA

\_\_\_\_\_  
DIOSNELA GOMEZ with marital  
consent of Elmer Gomez



\_\_\_\_\_  
**MARK FRANCIS T. CASTILLO**  
with marital consent of Mira C.  
Castillo

\_\_\_\_\_  
**MA. ANGELICA C. LACSON** with  
marital consent of Rahdggie Amiel  
Lacson

\_\_\_\_\_  
**JOSELITO A. TOPACIO** with  
marital consent of Magdalena M.  
Topacio

\_\_\_\_\_  
**AILEEN A. TOPACIO**

\_\_\_\_\_  
**MECHAEL A. TOPACIO**

\_\_\_\_\_  
**KERWIN A. TOPACIO**

\_\_\_\_\_  
**EMELINDA T. ALAMO** with  
marital consent of Benildo Alamo

\_\_\_\_\_  
**MYRNA T. CAUSAPIN** with marital  
consent of Obed Causapin

\_\_\_\_\_  
**EMMANUEL A. TOPACIO** with  
marital consent of Nancy Topacio

\_\_\_\_\_  
**RAMONCITO T. NEPOMUCENO**  
with marital consent of Melita J.  
Nepomuceno

## **DONEE**

**CITY GOVERNMENT OF BACOR**

By:

**STRIKE B. REVILLA**  
City Mayor  
City Resolution No. \_\_\_\_\_

SIGNED IN THE PRESENCE OF:

\_\_\_\_\_  
(Signature over Printed Name)  
*Witness*

\_\_\_\_\_  
(Signature over Printed Name)  
*Witness*



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

### FIRST ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in  
 \_\_\_\_\_, personally appeared the following persons, who  
 are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity
ELISA RONQUILLO	UMID ID CRN No. 006-0099-4315-9	Until January 2028
RAMIR A. RONQUILLO	COMELEC ID VIN 2103-0119A-K2366RAR10000	-
GAUDIOSO A. RONQUILLO	Driver's License No. D06-08-003313	Until October 28, 2024
ANICIA E. CANDELARIA	TIN: 707-849-464-000	-
RODELIO A. ESGUERRA	TIN: 707-849-499-000	-
ROLANDO A. ESGUERRA	TIN: 155-439-377-000	-
ROBERTO A. ESGUERRA	TIN: 458-724-860-000	-
MARILYN A. ESGUERRA	COMELEC ID VIN 3428-0198B-B2561MAE20000-8	-
NORMITA A. ESGUERRA	TIN: 458-999-308-000	-
RUBY E. ILAO	TIN: 235-982-676-000	-
MARIANNE P. ESGUERRA	TIN: 707-849-665-000	-
MARICRIS P. ESGUERRA	TIN: 464-011-820-000	-
PATRICIA MARIE P. ESGUERRA	NBI Clearance No. 35586135	July 26, 2024
JOHN CHRISTIAN P. ESGUERRA represented by MARIANNE P. ESGUERRA	TIN: 707-849-665-000	-





ELANO A. ESGUERRA		TIN: 458-724-895-000	-
RAMONCITO NEPOMUCENO	T.	TIN: 159-501-101-000	-

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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



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

### SECOND ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in \_\_\_\_\_, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity
DIOSNELA GOMEZ		
MARK FRANCIS T. CASTILLO		
MA. ANGELICA C. LACSON		
JOSELITO A. TOPACIO		
AILEEN A. TOPACIO		
MECHAEL A. TOPACIO		
KERWIN A. TOPACIO		
EMELINDA T. ALAMO		
MYRNA T. CAUSAPIN		
EMMANUEL A. TOPACIO		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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



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

### THIRD ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in \_\_\_\_\_, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Date and Place of Issue, and Expiry
STRIKE B. REVILLA		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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





Republic of the Philippines  
Province of Cavite  
CITY OF BACDOR

CGBCR-AO-DI-F01.00  
10/20/2023

**OFFICE OF THE CITY ADMINISTRATOR**

**INDORSEMENT**

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

**THRU** : ATTY. PAUL MICHAEL G. SANGGALANG  
Office of the City Mayor

**SUBJECT** : FOR APPROVAL  
DRAFT DEED OF DONATION AND ACCEPTANCE RE: 20,000  
SQM. AND 4,026 SQM. (ALLOCATED ROAD RIGHT OF WAY)

**DATE** : 1 DECEMBER 2023

Respectfully endorsing to your good office the draft Deed of Donation and Acceptance between the City Government of Bacoor and the Heirs of Basilio Aquino re. 20,000sqm and 4,026 sqm. (to be allocated as road right of way), for your approval and appropriate action.

Attached herewith the draft Deed of Donation and Acceptance for your reference.

Thank you.

Respectfully,

**ATTY. AIMEE TORRE-FRANCA-NERI**  
City Administrator



[BACK](#)



## **DEED OF DONATION AND ACCEPTANCE**

### **KNOW ALL MEN BY THESE PRESENTS:**

This Deed of Donation and Acceptance ("Deed") is made and executed by and among:

**RAMONCITO T. NEPOMUCENO**, of legal age, Filipino, married to Melita J. Nepomuceno, residing and with postal address at 2265 Purok 6, Bacao I, General Trias City, Cavite;

**ELISA A. RONQUILLO**, of legal age, Filipino, single, residing and with postal address at 125 Brgy. Mambog III, Bacoor City, Cavite;

**RAMIR A. RONQUILLO**, of legal age, Filipino, married to Donna D. Apostol, residing and with postal address at 61 Mambog III, Bacoor City, Cavite;

**GAUDIOSO A. RONQUILLO**, of legal age, Filipino, married to Irene M. Pamaran, residing and with postal address at 125 Mambog III, Bacoor City, Cavite;

**ANICIA E. CANDELARIA**, of legal age, Filipino, married to Manuel Candelaria, residing and with postal address at Block 2 Lot 16 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**RODELIO A. ESGUERRA**, of legal age, Filipino, single (widower), residing and with postal address at Purok 1, Brgy. Caingin, Sta. Rosa, Laguna;

**ROLANDO A. ESGUERRA**, of legal age, Filipino, single (widower), residing and with postal address at Block 1 Lot 41 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**ROBERTO A. ESGUERRA**, of legal age, Filipino, married to Alicia S. Esguerra, residing and with postal address at Block 1 Lot 21 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**MARILYN A. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 40 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**NORMITA A. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 40 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;



**RUBY E. ILAO**, of legal age, Filipino, married to Rodelio Ilaos, residing and with postal address at Block 1 Lot 24 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**MARIANNE P. ESGUERRA**, of legal age, Filipino, single (widow of Cris A. Esguerra), residing and with postal address at Block 1 Lot 12 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**MARICRIS P. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 12 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**PATRICIA MARIE P. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 12 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**JOHN CHRISTIAN P. ESGUERRA**, minor, Filipino, single herein represented by their mother Marianne P. Esguerra, residing and with postal address at Block 1 Lot 12 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**ELANO A. ESGUERRA**, of legal age, Filipino, single, residing and with postal address at Block 1 Lot 24 Bayview Ville, Brgy. Market Area, Sta. Rosa, Laguna;

**DIOSNELA GOMEZ**, of legal age, Filipino, married to Elmer Gomez, residing and with postal address in Bacoor City, Cavite;

**MARK FRANCIS T. CASTILLO**, of legal age, Filipino, married to Mira C. Castillo, residing and with postal address in Bacoor City, Cavite;

**MA. ANGELICA C. LACSON**, of legal age, Filipino, married to Rahdggie Amiel Lacson, residing and with postal address at Bacoor City, Cavite;

**JOSELITO A. TOPACIO**, of legal age, Filipino, married to Magdalena M. Topacio, residing and with postal address in Bacoor City;

**AILEEN A. TOPACIO**, of legal age, Filipino, single, residing and with postal address in Bacoor City;

**MECHAEL A. TOPACIO**, of legal age, Filipino, single, residing and with postal address in Bacoor City;

**KERWIN A. TOPACIO**, of legal age, Filipino, single, residing and with postal address in Bacoor City;

**EMELINDA T. ALAMO**, of legal age, Filipino, married to Benildo Alamo, residing and with postal address in Bacoor City;





**MYRNA T. CAUSAPIN**, of legal age, Filipino, married to Obed Causapin, residing and with postal address in Bacoor City; and

**EMMANUEL A. TOPACIO**, of legal age, Filipino, married to Nancy Topacio, residing and with postal address in Bacoor City.

(hereinafter collectively referred to as the "DONOR")

and

**CITY GOVERNMENT OF BACOOR**, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. \_\_\_\_\_ (hereinafter referred to as the "DONEE").

For the purpose of this Deed, the DONOR and DONEE are collectively referred to as as the "Parties".

**WITNESSETH:**

**WHEREAS**, the DONOR is the beneficial owner of a parcel of land located in Barangay Molino IV, Bacoor City, Cavite covered by Transfer Certificate of Title (TCT) No. 057-RT2014057987 (T-3269)<sup>1</sup> ("subject property"), by virtue of a Final and Executory Decision from the Supreme Court in *Virgilia T. Aquino, et. al. vs. Estate of Tomas B. Aguirre*,<sup>2</sup> more particularly described as follows:

**Registry of Deeds for Provinc of Cavite  
Transfer Certificate of Title  
No. 057-RT2014057987 (T-3269)**

"A PARCEL OF LAND (LOT NO. 5800, IMUS ESTATE, G.L.R.O. RECORD NO. 8843) BEGINNING AT A POINT MARKED "1" OF LOT 5800, IMUS ESTATE, BEING S. 63-33 E., 460.50 M. FROM MON. NO. 55, IMUS ESTATE, THENCE N. 86-31 W., 263.8 M. TO POINT 2; THENCE S. 37-55 W., 54.1M. TO POINT 3; THENCE S. 19-38 W., 42.3 M. TO POINT 4; THENCE S. 6-16 W., 119.9 M. TO POINT 5; THENCE S. 59-01 W., 62.8 M. TO POINT 6; THENCE S. 3-54 E., 32.4 M. TO POINT 7; THENCE S. 2-02 W., 78.8 M. TO POINT 8; THENCE S. 4-40 W., 20.9 M. TO POINT 9; THENCE S. 52-23 W., 21.5 M. TO POINT 10; THENCE S. 76-20 W., 37.3. M. TO POINT 11; THENCE S. 24-

<sup>1</sup> Copy of TCT No. 057-RT2014057987 (T-3269) is attached as **Annex "A"**

<sup>2</sup> G.R. No. 232060 January 14, 2019 [Del Castillo, J.; First Division]



42 W., 43.8 M. TO POINT 12; THENCE S. 4-38 W., 87.9 M. TO POINT 13; THENCE S. 68-18 W., 51.0 M. TO POINT 14; THENCE S. 37-28 W., 19.4 M. TO POINT 15; THENCE S. 26-51 W., 79.7 M. TO POINT 16; THENCE S. 23-28 W., 27.2 M. TO POINT 17; THENCE S. 24-14 E., 26.3 M. TO POINT 18; THENCE S. 21-17 W., 24.8 M. TO POINT 19; THENCE S. 12-48 E., 48.3 M. TO POINT 20; THENCE S. 37-10 W., 19.7 M. TO POINT 21; DUE EAST., 489.0 M. TO POINT 22; THENCE N. 15-57 E., 19.7 M. TO POINT 23; THENCE N. 40-10 E., 42.0 M. TO POINT 24; THENCE N. 12-47 E., 28.9 M. TO POINT 25; THENCE N. 31-22 E., 42.3 M. TO POINT 26; THENCE N. 21-20 E., 40.7 M. TO POINT 27; THENCE N. 64-14 E., 19.1 M. TO POINT 28; THENCE N. 12-11 E., 12.8 M. TO POINT 29; THENCE N. 19-57 W., 13.2 M. TO POINT 30; THENCE N. 26-17 E., 36.8 M. TO POINT 31; THENCE N. 47-38 E., 26.1 M. TO POINT 32; THENCE N. 78-17 E., 46.3 M. TO POINT 33; THENCE N. 18-18 W., 64.7 M. TO POINT 34; THENCE N. 12-52 W., 50.8 M. TO POINT 35; THENCE N. 58-56 W., 29.7 M. TO POINT 36; THENCE S. 76-14 W., 52.2 M. TO POINT 37; THENCE N. 60-31 W., 41.2 M. TO POINT 38; THENCE N. 8-55 W., 63.9 M. TO POINT 39; THENCE N. 12-13 E., 35.9 M. TO POINT 40; THENCE N. 59-01 W., 42.9 M. TO POINT 41; THENCE N. 18-43 W., 31.8 M. TO POINT 42; THENCE N. 66-12 W., 29.7 M. TO POINT 43; THENCE N. 30-45 W., 31.3 M. TO POINT 44; THENCE N. 0-23 W., 15.2 M. TO POINT 45; THENCE N. 32-00 W., 18.9 M. TO POINT 46; THENCE N. 6-51 W., 31.0 M. TO POINT 47; THENCE N. 24-54 E., 16.9 M. TO POINT 48; THENCE N. 44-5 E., 13.4 M. TO POINT 49; THENCE N. 64-01 E., 47.9 M. TO POINT 50; THENCE N. 37-29 E., 18.9 M. TO POINT 51; THENCE N., 57-31 E., 66.9 M. TO POINT 52; THENCE 12-01 W., 4.8 M. TO POINT OF BEGINNING. CONTAINING AN AREA OF THREE HUNDRED THOUSAND EIGHT HUNDRED AND TWENTY-FOUR (300,824) SQUARE METERS. ALL POINTS ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY OLD POINTS. BOUNDED ON THE N., ALONG LINE 1-2 BY LOT NO. 5799, IMUS ESTATE; ON THE W., ALONG LINES 2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21 BY CENTER OF CREEK AND LOT 5804, IMUS ESTATE; ON THE S., ALONG LINES 21-22 BY LOT 5801, IMUS ESTATE; AND ON THE E., ALONG LINES 22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-1 BY CENTER OF CREEK AND LOT 5797, IMUS ESTATE; BEARINGS TRUE."

**WHEREAS**, by virtue of *Kasulatan sa Paghahati-Hati ng Naiwang Ari-Arian na may Kasunduan sa Labas ng Hukuman ng Yumaong Basilio A. Aquino at Ambrosia Tantay* (Deed of Extrajudicial Settlement of Deceased





Basilio A. Aquino at Ambrosia Tantay)<sup>3</sup> the DONOR is entitled to the entire subject property, that is, consisting of Three Hundred Thousand Eight Hundred and Twenty-Four (300,824) square meters, more or less;

**WHEREAS**, the DONOR wishes to donate Twenty Thousand (20,000) square meters, more or less, of the subject property to the DONEE;<sup>4</sup>

**WHEREAS**, the DONOR likewise wishes to donate another Four Thousand Twenty-Six (4,026) square meters, more or less, of the subject property, to be allocated as road right of way ("RROW"), to the DONEE;<sup>5</sup>

(The 20,000 sqm. and 4,026 sqm. properties are collectively referred to as the "donated properties")

**NOW, THEREFORE**, for and in consideration of the foregoing and the terms and conditions hereinafter set forth, the Parties hereby agree, as they have agreed, as follows:

1. For and in consideration of the love and affection which the DONOR has for the DONEE, the DONOR hereby gives, transfers, and conveys by way of donation unto said DONEE, its successors and assigns (as the case may be) all their rights, interests, title, and participations over the donated properties.
2. The DONOR affirms that the subject donation is not made with the object of defrauding their creditors, having reserved for themselves sufficient property to answer for their debts, if any, prior to the date hereinbelow stated.
3. The DONEE hereby receives and accepts the said gift and donation of the subject property made in its favor by the DONOR, and hereby express its gratitude for the kindness and generosity of the DONOR.
4. All taxes, fees, charges and expenses necessary for the transfer of the certificate of title and tax declaration pertaining to this donation, including all other incidental and agreed upon expenses, such as but not limited to the detailing of RROW, shall be exclusively borne by the DONOR.

*(Signature and acknowledgment pages follow)*

<sup>3</sup> Copy of Deed of Extrajudicial Settlement of Deceased Basilio A. Aquino at Ambrosia Tantay is attached as **Annex "B"**

<sup>4</sup> Technical Descriptions and Sketch Plan as **Annex "C"**

<sup>5</sup> Ibid.





IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this \_\_\_\_\_ in \_\_\_\_\_, Philippines.

### DONORS

\_\_\_\_\_  
ELISA RONQUILLO

\_\_\_\_\_  
RAMIR A. RONQUILLO with  
marital consent of Donna D.  
Apostol

\_\_\_\_\_  
GAUDIOSO A. RONQUILLO with  
marital consent of

\_\_\_\_\_  
ANICIA E. CANDELARIA with  
marital consent of Manuel  
Candelaria

\_\_\_\_\_  
RODELIO A. ESGUERRA

\_\_\_\_\_  
ROLANDO A. ESGUERRA

\_\_\_\_\_  
ROBERTO A. ESGUERRA with  
marital consent of Alicia S.  
Esguerra

\_\_\_\_\_  
MARILYN A. ESGUERRA

\_\_\_\_\_  
NORMITA A. ESGUERRA

\_\_\_\_\_  
RUBY E. ILAO with marital  
consent of Rodelio Ilaos

\_\_\_\_\_  
MARIANNE P. ESGUERRA

\_\_\_\_\_  
MARICRIS P. ESGUERRA

\_\_\_\_\_  
PATRICIA MARIE P. ESGUERRA

\_\_\_\_\_  
JOHN CHRISTIAN P. ESGUERRA  
represented by Marianne P.  
Esguerra

\_\_\_\_\_  
ELANO A. ESGUERRA

\_\_\_\_\_  
DIOSNELA GOMEZ with marital  
consent of Elmer Gomez



---

**MARK FRANCIS T. CASTILLO**  
with marital consent of Mira C.  
Castillo

---

**MA. ANGELICA C. LACSON** with  
marital consent of Rahdggie Amiel  
Lacson

---

**JOSELITO A. TOPACIO** with  
marital consent of Magdalena M.  
Topacio

---

**AILEEN A. TOPACIO**

---

**MECHAEL A. TOPACIO**

---

**KERWIN A. TOPACIO**

---

**EMELINDA T. ALAMO** with  
marital consent of Benildo Alamo

---

**MYRNA T. CAUSAPIN** with marital  
consent of Obed Causapin

---

**EMMANUEL A. TOPACIO** with  
marital consent of Nancy Topacio

---

**RAMONCITO T. NEPOMUCENO**  
with marital consent of Melita J.  
Nepomuceno

**DONEE**

**CITY GOVERNMENT OF BACOR**

By:

**STRIKE B. REVILLA**

City Mayor

City Resolution No. \_\_\_\_\_

SIGNED IN THE PRESENCE OF:

---

(Signature over Printed Name)  
*Witness*

---

(Signature over Printed Name)  
*Witness*



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

### FIRST ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in  
 \_\_\_\_\_, personally appeared the following persons, who  
 are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity
ELISA RONQUILLO	UMID ID CRN No. 006-0099-4315-9	Until January 2028
RAMIR A. RONQUILLO	COMELEC ID VIN 2103-0119A-K2366RAR10000	-
GAUDIOSO A. RONQUILLO	Driver's License No. D06-08-003313	Until October 28, 2024
ANICIA E. CANDELARIA	TIN: 707-849-464-000	-
RODELIO A. ESGUERRA	TIN: 707-849-499-000	-
ROLANDO A. ESGUERRA	TIN: 155-439-377-000	-
ROBERTO A. ESGUERRA	TIN: 458-724-860-000	-
MARILYN A. ESGUERRA	COMELEC ID VIN 3428-0198B-B2561MAE20000-8	-
NORMITA A. ESGUERRA	TIN: 458-999-308-000	-
RUBY E. ILAO	TIN: 235-982-676-000	-
MARIANNE P. ESGUERRA	TIN: 707-849-665-000	-
MARICRIS P. ESGUERRA	TIN: 464-011-820-000	-
PATRICIA MARIE P. ESGUERRA	NBI Clearance No. 35586135	July 26, 2024
JOHN CHRISTIAN P. ESGUERRA represented by MARIANNE P. ESGUERRA	TIN: 707-849-665-000	-





ELANO A. ESGUERRA		TIN: 458-724-895-000	-
RAMONCITO NEPOMUCENO	T.	TIN: 159-501-101-000	-

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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



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

### SECOND ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in \_\_\_\_\_, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Validity
DIOSNELA GOMEZ		
MARK FRANCIS T. CASTILLO		
MA. ANGELICA C. LACSON		
JOSELITO A. TOPACIO		
AILEEN A. TOPACIO		
MECHAEL A. TOPACIO		
KERWIN A. TOPACIO		
EMELINDA T. ALAMO		
MYRNA T. CAUSAPIN		
EMMANUEL A. TOPACIO		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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



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

### THIRD ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this \_\_\_\_\_ in \_\_\_\_\_, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Date and Place of Issue, and Expiry
STRIKE B. REVILLA		

known to me and to me made known to be the same person who executed the foregoing instrument and acknowledged to me that the same is her own free voluntary act and deed.

This Deed consisting of twelve (12) pages including the page on which this acknowledgement is written has been signed on the left margin of each and every page thereof by the party and her witnesses, and sealed with my notarial seal.

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

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