



COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING REPORT
NO. HLUUD 098 S-2024

Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 07 FEB 2025
Time: 11:47 AM

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH RICHFIELD PROPERTIES REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: LOTUS GRAND VILLAGE LOCATED AT MOLINO II, BACOOR CITY, CAVITE. B: LOTUS LAKESIDE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 720-2024 dated 02 December 2024)**

The proposed resolution was referred to the committee during the 119th regular session on 02 December 2024. The said Deed of Donation Acceptance (DODA) pertains to Richfield Properties, Inc. (RPI) donating their various subdivisions open spaces to the City Government of Bacoor. Hon. Alde Joselito F. Pagulayan, Chairperson of the Committee on Housing Land Utilization Development, reports the following:

The RPI, a reputable developer of Lotus Grand Village (Molino II) and Lotus Lakeside (Molino III), has expressed its intention to donate various open spaces, roads, alleys, and sidewalks within the subdivisions to the City Government of Bacoor. This donation complies with the provisions of Presidential Decree (PD) No. 957, as amended by PD No. 1216, which mandates developers to provide adequate open spaces for public use.

RPI has voluntarily agreed to transfer ownership of these spaces to the City Government, along with all associated rights, through a formal Deed of Donation and Acceptance.

FINDINGS:

During the committee hearing on 09 January 2025, the following observations were discussed:

- Emphasis was placed on ensuring strict compliance with legal requirements for the proper transfer of the open spaces.
- Coordination with the City Treasurer's Office and City Assessor's Office was highlighted to address and resolve tax-related issues promptly.





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD **BAGONG PILIPINAS**



- It was emphasized that the developer must fulfill its obligations to avoid delays in finalizing the donation.
- RPI must submit the following documents to proceed:
 - (i) Board Resolution confirming the donation of open spaces, roads, alleys, and sidewalks.
 - (ii) Department of Human Settlements and Urban Development (DHSUD) Certificate of Registration.
 - (iii) DHSUD Certificate of Completion (COC) for the subdivision projects.
 - (iv) Tax Declarations and Tax Clearances for all open spaces, roads, alleys, and sidewalks to be donated.

RECOMMENDATION:

Upon review of the draft Deed of Donation and Acceptance and relevant documents submitted by The Richfield Properties, Inc., the committee has found the developer to have a solid reputation and a history of donating open spaces to the City Government in other subdivisions.

The committee respectfully recommends the **APPROVAL** of the proposed resolution, pending the submission of the required updated documents listed above.

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

Signed this 13th day of January 2025 at the City of Bacoor, Cavite.

Committee on Housing, Land Utilization and Urban Development

COUN. ALDE JOSELITO F. PAGULAYAN
Chairman

COUN. ADRIELITO G. GAWARAN
Vice Chairman





Republic of the Philippines
Province of Cavite
CITY OF BACOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD **BAGONG PILIPINAS**



COUN. SIMPLICIO G. DOMINGUEZ
Member

COUN. ALEJANDRO F. GUTIERREZ
Member





COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES
NO. HLUUD 098 S-2024

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: 01/07/2025
Time: 2:47pm

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH RICHFIELD PROPERTIES REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: LOTUS GRAND VILLAGE LOCATED AT MOLINO II, BACOOR CITY, CAVITE. B: LOTUS LAKESIDE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 720-2024 dated 02 December 2024)**

Committee Hearing Minutes Summary

09 January 2025 / 10:00 a.m.

Present:

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

Also Present:

RICHFIELD PROPERTIES, INC. REPRESENTATIVES- Developer
ENGR. ALLAN C. QUINATADCAN - City Assessors Office
ENGR. ARTHUR S. SAN JOSE - Zoning and Land Development Dept.
AUSTRIA RITCHELLE - City Administrators Office
ATTY. EDITH C. NAPALAN - Office of the City Treasurer
ATTY. SALVE VALENCIANO - Office of the City Legal Services

The committee hearing was called to order by Hon. Pagulayan, Chairperson of the Committee on Housing, Land Utilization, and Urban Development. The agenda focused on the Deed of Donation Acceptance (DODA) between Richfield Properties, Inc. (RPI) and the City Government of Bacoor regarding the donation of open spaces within the above-mentioned subdivisions.





Engr. San Jose emphasized the necessity of ensuring that developers properly transfer open spaces before formal donation. He noted that some developers fail to turn over open spaces, which results in the developer's prolonged control.

Engr. Quinatadcan clarified that open spaces must be formally donated rather than merely turned over. He cited Presidential Decree No. 1216, which requires that open spaces be annotated as compliance areas before a developer is released from obligations. He further noted that a Certificate of Completion (COC) is required in some jurisdictions, while others accept donations with a developer's undertaking to secure the COC post-donation.

RPI representatives confirmed that the designated open spaces comply with legal requirements, but they agreed to annotate compliance if necessary. They added that the developer is committed to settling Real Property Taxes (RPTs) and coordinating with the Treasurer's and Assessor's Offices to expedite the process.

Hon. Pagulayan reiterated that while the city cannot refuse donations, all donations must comply with the Department of Human Settlements and Urban Development (DHSUD) requirements. He emphasized that developers remain responsible for Real Property Tax (RPT), maintenance of roads, and upkeep of common areas until the donation is formally accepted.

Engr. Quinatadcan identified certain lots lacking tax declarations, which need to be addressed before finalization. He further instructed the developers to facilitate the turnover of subdivision management to Homeowners Associations (HOAs).

Additional concerns were discussed, including missing documents, such as board resolutions, tax declarations, and updated RPT payments. It was agreed that an updated list of properties and their tax status would be submitted to the City Treasurer's Office for verification.


After addressing all concerns and required documentary updates, Hon. Gawaran adjourned the hearing.

Prepared By:

Attested By:



PETER ADRIAN F. BORJA
Local Legislative Staff I



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





Office of the Sangguniang Panlungsod
Received by: Janet Pring
Date: 07 FEB 2024
Time: 2:07 pm

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



PHOTOS OF THE COMMITTEE HEARING NO. HLUUD 099 S-2024
PCR 721-2024 DODA WITH MASAITO REGARDING THEIR OPEN SPACES





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



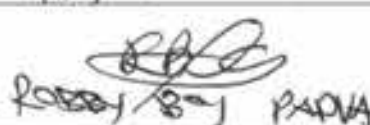

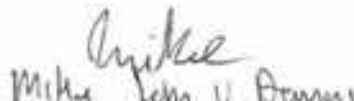
**NOTICE OF THE COMMITTEE HEARING
(PROOF OF RECEIPT)**

Office of the Sangguniang Panlungsod
Received by Janet 2025
Date: 01-07-25
Time: 5:47pm

09 January 2024 / 10:00 a.m.

Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH RICHFIELD PROPERTIES REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: LOTUS GRAND VILLAGE LOCATED AT MOLINO II, BACOOR CITY, CAVITE. B: LOTUS LAKESIDE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 720-2024 dated 02 December 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 JOSEPH RIBUSTIA	SP	01-07-25
 WILFREDO PASCUA	SP	01-07-25
 ROBBY BOY PADUA	SP	01-07-25
 JOHN OLIVER SANTIAGO	CAO	01-07-25
 MIKE JOHN V. BONNES	Zoning	01-07-25





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: Janet P. ...
Date: 07 FEB 2024
Time: 5:17 PM

ATTENDANCE OF THE COMMITTEE HEARING

09 January 2024 / 10:00 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH RICHFIELD PROPERTIES REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: LOTUS GRAND VILLAGE LOCATED AT MOLINO II, BACOOR CITY, CAVITE. B: LOTUS LAKESIDE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 720-2024 dated 02 December 2024)**

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	
<i>Armando San Jose</i>	<i>HEAD ZONING</i>	<i>0949 9988765</i>





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Province of Cavite
CITY OF BACOOR
OFFICE OF THE SANGGUNIANG PANLUNGSOD



Seal of Good Local Governance
2023 Awardee
7 YEARS IN A ROW!

BAGONG PILIPINAS

SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 ELMOR H. SALINAS	LIAISON OFFICER MASAITO / RICHFIELD	09452640064
 CONSTANTINO PEREZ PAUL	Tech Servc Manager MASAITO / RICHFIELD	0927 0042678
 MARVIN mgcu	LAND ACQUISITION MANAGER MASAITO / RPI	09055487564
Valve Valenciam	Ofc of the City Legal Service	09064072220
ALLAN C. QUINATANAN	CAD	09209082822
ANSTRIA, MITCHELLE 	CITY ADMIN'S OFFICE	09171389024
ARMY. ERITH NAYAZA	CAD	





Republic of the Philippines
Province of Cavite
CITY OF BACOOR
Office of the City Mayor
ENDORSEMENT LETTER



CSBCK-MO-02-F03.02
05/08/2024

ENDORSEMENT

TO : HON. ROWENA BAUTISTA MENDIOLA
City Vice Mayor and Presiding Officer

THRU : ATTY. KHALID A. ATEGA, JR.
*Sangguniang Panlungsod Secretary
Office of the Sangguniang Panlungsod*

SUBJECT : REQUEST FOR A CITY RESOLUTION AUTHORIZING THE CITY MAYOR TO ENTER INTO AND SIGN A DEED OF DONATION AND ACCEPTANCE WITH RICHFIELD PROPERTIES INC.

FROM : STRIKE B. REVILLA
City Mayor

DATE : NOVEMBER 28, 2024

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: RUTH / *[Signature]*
DATE: *11/28/24* TIME: *2:34*
BACOOR CITY, CAVITE

Dear Hon. Rowena Bautista-Mendiola,

Greetings in the name of public service!

We are respectfully endorsing to your good office a copy of the proposed DEED OF DONATION AND ACCEPTANCE draft between RICHFIELD PROPERTIES INC. and CITY GOVERNMENT OF BACOOR regarding the donation of open spaces, roads, alleys, and sidewalks.

In consideration of the foregoing, I respectfully request the esteemed members of the Sangguniang Panlungsod to enact a resolution authorizing the City Mayor to enter into and sign the aforementioned Deed of Donation and Acceptance.

Thank you very much.



[Signature]
STRIKE B. REVILLA
City Mayor



Address: Bacoor Government Center, Bacoor City,
Brgy. Bayanan, City of Bacoor, Cavite
Telephone: 434-1111
Web site: www.bacoor.gov.ph



Cert. No. 74/1818/W

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:

RICHFIELD PROPERTIES, INC., a duly organized and existing association under the laws of the Republic of the Philippines, with office address at 11/F Philippine AXA Life Center, Sen. Gil Puyat Ave. cor. Tindalo St., Brgy. San Antonio, Makati City 1200, herein represented by its Managing Director, **MS. FAY ARIANNE W. DUONG**, pursuant to his authority conferred and embodied in Board Resolution No. _____ dated _____¹ (hereinafter 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. _____ dated _____² (hereinafter referred to as the "**DONEE**").

Both shall be collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, the DONOR is the owner and developer of Lotus Grand Village ("**Subdivision**") located at Molino III, Bacoor City, Cavite;³

WHEREAS, the DONOR has already been issued with a Certificate of Completion for the development of the Subdivision by the Department of Human Settlements and Urban Development (DHSUD) dated _____;⁴

WHEREAS, the DONOR, as the developer of the Subdivision, provides adequate roads, alleys, sidewalks, and other open spaces inside the subdivision, pursuant to Presidential Decree (P.D.) No. 957, as amended by P.D. No. 1216;

WHEREAS, the DONOR is the registered owner⁵ of the following open spaces, roads, alleys, and sidewalks ("**Subject Properties**") within the Subdivision:

¹ Copy of Board Resolution No. _____ dated _____ is attached hereto as Annex "A"

² Copy of City Resolution No. _____ dated _____ is attached hereto as Annex "B"

³ Copy of DHSUD Certificate of Registration is attached hereto as Annex "C"

⁴ Copy of Certificate of Completion dated _____ is attached hereto as Annex "D"

⁵ Copies of the Transfer Certificates of Title, Tax Declarations, and Tax Clearances are attached hereto as Annex "E"

FAY ARIANNE W. DUONG
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

FAY ARIANNE W. DUONG
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
EA	B13A L43	057-2012036032	164
EA	B14A L1	057-2012036033	3,800
EA	B20 L1	1240183	1,241
EA	B20 L2	1240184	2,060
EA	B20 L3	1240185	51
OS	B20 L4	1240069	66
OS	B13A L42	057-2012036031	28
OS	B14A L2	057-2012036034	1,726
OS	B14A L3	057-2012036035	1,080
OS	B15 L16	057-2012036051	526
OS	B16 L1	057-2012036052	644
OS	B1A L12	057-2012035953	65
RL	B5 L7	057-2012035970	50
RL	RL 1	057-2012036053	3,069
RL	RL 10	057-2012036062	48
RL	RL 11	057-2012036063	1,494
RL	RL 12	1240197	292
RL	RL 13	124018	3,577
RL	RL 2	057-2012036054	1,418
RL	RL 3	057-2012036055	324
RL	RL 4	1240189	900
RL	RL 4	057-2012036056	1,402
RL	RL 5	057-2012036057	246
RL	RL 6	057-2012036058	525
RL	RL 7	057-2012036059	328
RL	RL 8	057-2012036060	927
RL	RL 9	057-2012036061	2,369
OSU	B4 L11	1240080	24

WHEREAS, the DONOR has paid all the real property taxes of the Subject Properties that will be donated to the DONEE;

WHEREAS, the DONOR issued Board Resolution No. _____ dated _____ wherein it intends, authorizes, and resolves to donate the subject properties within the Subdivision to the City Government of Bacoor, in accordance with the law;

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. The DONOR hereby voluntarily and freely gives, transfers, and conveys by way of donation unto the DONEE, its successors, and assigns (as the case may be) all its rights, interests, titles, and participations over the Subject Properties in the Subdivision together with all the improvements thereon, free from all liens and encumbrances.

⁶ Legend: "RL" - Road Lot; "EA" - Excluded Area; "OS" - Open Space; "OSU" - Open Space (unbuildable)

⁷ Legend: "B" - Block No.; "L" - Lot No.; "RL" - Road Lot No.

2. 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.
3. The DONEE hereby receives and accepts the said gift and donation made in its favor by the DONOR and hereby expresses its gratitude to the DONOR.
4. All taxes, fees, charges, and expenses necessary for transferring the certificate of title and tax declaration pertaining to this donation shall be exclusively borne by the DONOR.

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

RICHFIELD PROPERTIES, INC.

Donor

By:

CITY GOVERNMENT OF BACOR

Donee

By:

MS. FAY ARIANNE W. DUONG

Managing Director

HON. STRIKE B. REVILLA

City Mayor

C.R. No. _____ dated _____

SIGNED IN THE PRESENCE OF:

(Signature over Printed Name)

Witness

(Signature over Printed Name)

Witness

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
 _____) S.S.

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
RICHFIELD PROPERTIES, INC. By: MS. FAY ARIANNE W. DUONG		
CITY GOVERNMENT OF BACOR By: HON. 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 four (4) 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 _____

FAY ARIANNE W. DUONG
 For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
 For: City Government of Bacoor
Donor

ATTY. AIMEE TORREFRANCA-NERI
 For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

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:

RICHFIELD PROPERTIES, INC., a duly organized and existing association under the laws of the Republic of the Philippines, with office address at 11/F Philippine AXA Life Center, Sen. Gil Puyat Ave. cor. Tindalo St., Brgy. San Antonio, Makati City 1200, herein represented by its Managing Director, **MS. FAY ARIANNE W. DUONG**, pursuant to his authority conferred and embodied in Board Resolution No. _____ dated _____¹ (hereinafter 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. _____ dated _____² (hereinafter referred to as the "**DONEE**").

Both shall be collectively referred to as the "**Parties**".

WITNESSETH:

WHEREAS, the **DONOR** is the owner and developer of Lotus Lakeside Subdivision ("**Subdivision**") located at Molino III, Bacoor City, Cavite;³

WHEREAS, the **DONOR** has already been issued with a Certificate of Completion for the development of the Subdivision by the Department of Human Settlements and Urban Development (DHSUD) dated _____;⁴

WHEREAS, the **DONOR**, as the developer of the Subdivision, provides adequate roads, alleys, sidewalks, and other open spaces inside the subdivision, pursuant to Presidential Decree (P.D.) No. 957, as amended by P.D. No. 1216;

WHEREAS, the **DONOR** is the registered owner⁵ of the following open spaces, roads, alleys, and sidewalks, particularly, excluded areas, ("**Subject Properties**") within the Subdivision:

¹ Copy of Board Resolution No. _____ dated _____ is attached hereto as **Annex "A"**

² Copy of City Resolution No. _____ dated _____ is attached hereto as **Annex "B"**

³ Copy of DHSUD Certificate of Registration is attached hereto as **Annex "C"**

⁴ Copy of Certificate of Completion dated _____ is attached hereto as **Annex "D"**

⁵ Copies of the Transfer Certificates of Title, Tax Declarations, and Tax Clearances are attached hereto as **Annex "E"**

FAY ARIANNE W. DUONG
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

FAY ARIANNE W. DUONG
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
EA	B2 L9	057-2014045442	212
EA	B2 L10	057-2014045443	19
EA	B2 L12	057-2014045445	139
EA	B9 L6	057-2014045552	1,221
EA	B9 L7	057-2014045553	3,293
EA	B9 L11	057-2014045557	335
EA	B11 L7	057-2014045572	347
EA	B12 L15	057-2014045588	250
EA	B12 L16	057-2014045589	489
EA	B19 L14	057-2014045658	39
LE	B2 L11	057-2014045444	227
LE	B9 L8	057-2014045554	283
LE	B9 L9	057-2014045555	394
LE	B9 L10	057-2014045556	246
LE	B11 L8	057-2014045573	313
LE	B18 L10	057-2014045644	47
OS	B1 L10	057-2014045433	19
OS	B9 L5	057-2014045551	1,452
RL	RL 1	057-2014045669	423
RL	RL 10	057-2014045678	282
RL	RL 11	057-2014045679	445
RL	RL 12	057-2014045680	174
RL	RL 14	057-2014045681	646
RL	RL 15	057-2014045682	531
RL	RL 16	057-2014045683	899
RL	RL 17	057-2014045684	396
RL	RL 18	057-2014045685	1,108
RL	RL 2	057-2014045670	730
RL	RL 3	057-2014045671	2,230
RL	RL 4	057-2014045672	692
RL	RL 5	057-2014045673	834
RL	RL 6	057-2014045674	1,033
RL	RL 7	057-2014045675	709
RL	RL 8	057-2014045676	602
RL	RL 9	057-2014045677	667

WHEREAS, the DONOR has paid all the real property taxes of the Subject Properties that will be donated to the DONEE;

WHEREAS, the DONOR issued Board Resolution No. _____ dated _____ wherein it intends, authorizes, and resolves to donate the subject properties within the Subdivision to the City Government of Bacoor, in accordance with the law;

⁶ Legend: "EA" - Excluded Area; "LE" - Legal Easement; "OS" - Open Space; "RL" - Road Lot

⁷ Legend: "B" - Block No.; "L" - Lot No.; "RL" - Road Lot No.

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. The DONOR hereby voluntarily and freely gives, transfers, and conveys by way of donation unto the DONEE, its successors, and assigns (as the case may be) all its rights, interests, titles, and participations over the Subject Properties in the Subdivision together with all the improvements thereon, free from all liens and encumbrances.
2. 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.
3. The DONEE hereby receives and accepts the said gift and donation made in its favor by the DONOR and hereby expresses its gratitude to the DONOR.
4. All taxes, fees, charges, and expenses necessary for transferring the certificate of title and tax declaration pertaining to this donation shall be exclusively borne by the DONOR.

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

RICHFIELD PROPERTIES, INC.

Donor

By:

CITY GOVERNMENT OF BACOR

Donee

By:

MS. FAY ARIANNE W. DUONG

Managing Director

HON. STRIKE B. REVILLA

City Mayor

C.R. No. _____ dated _____

SIGNED IN THE PRESENCE OF:

(Signature over Printed Name)

Witness

(Signature over Printed Name)

Witness

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
 _____) S.S.

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
RICHFIELD PROPERTIES, INC. By: MS. FAY ARIANNE W. DUONG		
CITY GOVERNMENT OF BACOR By: HON. 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 four (4) 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 _____.

FAY ARIANNE W. DUONG
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness