



COMMITTEE ON HOUSING, LAND UTILIZATION
AND URBAN DEVELOPMENT

COMMITTEE HEARING MINUTES
NO. HLUUD 099 S-2024

Office of the Sangguniang Panlungsod
Received by: Janet 2025
Date: 01/09/2025
Time: 10:30 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 MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: VALLEJO PLACE SUBDIVISION LOCATED AT PASONG BUAYA II, BACOOR CITY, CAVITE. B: MEADOW PARK SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. C. CITIHOMES SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. D. BELLAZONA NAVARRE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. E. BELLAZONA CASTILLE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. F. BELLAZONA ARAGON SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 721-2024 dated 02 December 2024)**

Committee Hearing Minutes Summary

09 January 2025 / 10:30 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 Masaito Development





Corporation (MDC) 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.

MDC 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:


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

COMMITTEE HEARING MINUTES
NO. HLUUD 099 S-2024

Office of the Sangguniang Panlungsod
Received by: [Signature]
Date: 01/09/2025
Time: 3:10 pm

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: VALLEJO PLACE SUBDIVISION LOCATED AT PASONG BUAYA II, BACOOR CITY, CAVITE. B: MEADOW PARK SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. C. CITIHOMES SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. D. BELLAZONA NAVARRE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. E. BELLAZONA CASTILLE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. F. BELLAZONA ARAGON SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 721-2024 dated 02 December 2024)**

Committee Hearing Minutes Summary

09 January 2025 / 10:30 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

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



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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 Prijo
Date: 07 SEP 2023
Time: 3:24 pm

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



PHOTOS OF THE COMMITTEE HEARING NO. HLUUD 098 S-2024
PCR 720-2024 DODA WITH RICHFIELD REGARDING THEIR OPEN SPACES





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: Jonel Pineda
Date: 01-07-2024
Time: 2:10 pm

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

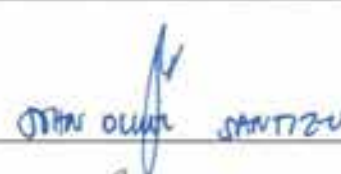

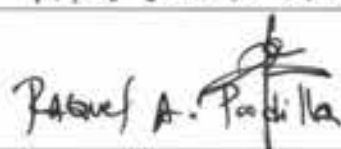
09 January 2024 / 10:30 a.m.
Bacoor Legislative and Disaster Resilience Building,
MSBR Conference Room, 4th Floor, Bacoor Government Center

Subject: **A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOOR WITH MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: VALLEJO PLACE SUBDIVISION LOCATED AT PASONG BUAYA II, BACOOR CITY, CAVITE. B: MEADOW PARK SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. C. CITIHOMES SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. D. BELLAZONA NAVARRE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. E. BELLAZONA CASTILLE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. F. BELLAZONA ARAGON SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 721-2024 dated 02 December 2024)**

RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 Jocelyn Barasta	SP	01-07-25
 Wilfredo Pascua	SP	01-07-25
 ROBBY BAY PADUA	SP	01-07-25





RECEIVED BY: NAME/SIGNATURE	POSITION/AFFILIATION OFFICE/ADDRESS	DATE/TIME CONTACT NUMBER
 Maria Lourdes Santiago	SAO	01-07-25
 Mike John V. Bomas	Zoning	01-07-25
 Rafael A. Padilla	Assessor's Office	01-07-25
Angel Medina	CFD	1-7-25





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



Seal of Good Local Governance
2023 Awardee
7 years in a row!

COMMITTEE ON HOUSING, LAND UTILIZATION AND URBAN DEVELOPMENT

Office of the Sangguniang Panlungsod
Received by: *[Signature]*
Date: *Jan 09 2024*
Time: *2:10 pm*

ATTENDANCE OF THE COMMITTEE HEARING

09 January 2024 / 10:30 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 MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS, TO WIT: A: VALLEJO PLACE SUBDIVISION LOCATED AT PASONG BUAYA II, BACOOR CITY, CAVITE. B: MEADOW PARK SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. C. CITIHOMES SUBDIVISION LOCATED AT MOLINO IV, BACOOR CITY, CAVITE. D. BELLAZONA NAVARRE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. E. BELLAZONA CASTILLE SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. F. BELLAZONA ARAGON SUBDIVISION LOCATED AT MOLINO III, BACOOR CITY, CAVITE. (PCR 721-2024 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	





SIGNATURE/ NAME	POSITION/AFFILIATION OFFICE/ADDRESS	CONTACT NUMBER/EMAIL
 ARMIN PAUL JOSE	HEAD ZONING DEPT	0949 9988265
 ELMER H. SALINAS	LIAISON OFFICER MASAITO / RICHFIELD	09452640064
MARVIN MEJICA	LAND ACQUISITION MANAGER MASAITO	09055487564
CONSTANTINO PAU	Technical Services Manager / MASAITO	09250045678
ALLAN C. QUWATADGAN	CAD	09209092822
AUSTRIA, MITCHELL S	CITY ADMINISTRATIVE OFFICE	89171389829
 ATTY. E-C. NARAYAN		





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



CCBCR-MU-02-F03.02
05/30/2024

ENDORSEMENT

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

THRU : **ATTY. KHAUD 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 MASAITO DEVELOPMENT CORPORATION**

FROM : **STRIKE B. REVILLA**
City Mayor

DATE : **NOVEMBER 28, 2024**

OFFICE OF THE
SANGGUNIANG PANLUNGSOD
RECEIVED
BY: RUTH/SAYRAH
DATE: 11/29/24 TIME: 2:24
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 MASAITO DEVELOPMENT CORPORATION 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.



STRIKE B. REVILLA
City Mayor



Address: Bacoor Government Center, Bacoor Blvd.
Brgy. Bayanan, City of Bacoor, Cavite
Telephone: 434-3111
Website: www.bacoor.gov.ph



Cell no. 24181808

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:

MASAITO DEVELOPMENT CORPORATION, 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 BACCOOR, 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 Vellejo Place Subdivision ("**Subdivision**") located at Pasong Buaya II, 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: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RL	B7 L13	1210881	144
RL	RL 2	1210882	876
RL	RL 3	1210883	391
RL	RL 4	1210884	855
RL	RL 5	1210885	583
RL	RL 6	1210886	277
OS	B2 L10	1210827	100
LE	B6 L5	1210867	187

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.
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.

(Signature and acknowledgement pages follow)

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

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

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Witness

⁶ Legend: "RL" – Road Lot; "OS" – Open Space; "LE" – Legal Easement

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

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

MASAITO DEVELOPMENT CORPORATION

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
MASAITO DEVELOPMENT CORPORATION 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: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
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:

MASAITO DEVELOPMENT CORPORATION, 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 BACCOOR, 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 Meadowpark Subdivision ("**Subdivision**") located at Molino IV, 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"**

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FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RL	RL 1	613039	2,205
RL	RL 2	613040	5,501
RL	RL 3	613041	659
RL	RL 4	613042	659
RL	RL 5	613043	659
RL	RL 6	613044	668
RL	RL 7	613045	428
RL	RL 8	613046	1,271
RL	RL 9	613047	1,169
RL	RL 10	613048	1,031
RL	RL 11	613049	1,038
RL	RL 12	613050	105
RL	RL 13	613051	116
RL	RL 14	613052	163
RL	RL 15	613053	82
RL	RL 16	613054	106
E	1	613055	941
E	2	613056	1,446
CL		613057	2,128
OS	B5 L1	612768	2,913
OS	B17 L1	613035	814

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.
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.

⁶ Legend: "E" - Easement; "OS" - Open Space; "RL" - Road Lot; "CL" - Creek Lot
⁷ Legend: "B" - Block No.; "L" - Lot No.; "RL" - Road Lot No.

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.

**MASAITO DEVELOPMENT
CORPORATION**

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
MASAITO DEVELOPMENT CORPORATION 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: Masaito Development Corporation
Donee

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
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:

MASAITO DEVELOPMENT CORPORATION, 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 Citihomes Subdivision ("**Subdivision**") located at Molino IV, 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 _____ Annex "A"

² Copy of City Resolution No. _____ dated _____ Annex "B"

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

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

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

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RI.	RL 1	425352	2,412
RL	RL 2	425353	5,326
RL	RL 3	425354	1,199
RL	RL 4	425355	1,189
RL	RL 5	425356	1,168
RL	RL 6	425357	1,012
RL	RL 7	425358	824
RL	RL 8	425359	497
RL	RL 7	461290	2,931
RL	RL 8	461291	1,274
RL	RL 9	461292	71
RL	RL 10	461293	91
RL	RL 11	461294	92
RL	RL 12	461295	93
RL	RL 13	461296	453
RL	RL 14	461297	947
RL	RL 15	461298	177
RL	RL 16	461299	609
RL	RL 17	461300	612
RL	RL 18	461301	610
RL	RL 19	461302	612
RL	RL 20	461303	374
RL	RL 21	461304	1,070
RL	RL 22	461305	1,729
RL	RL 1	461306	2,809
RL	RL 2	461307	1,035
RL	RL 3	461308	1,055
RL	RL 4	461309	887
RL	RL 5	461310	693
RL	RL 6	461311	552
RL	RL 1	484577	4,530
RL	RL 3	484578	2,208
RL	RL 4	484579	411
RL	RL 5	484580	229
RL	RL 6	484581	1,647
RL	RL 7	484582	1,332
RL	RL 8	484583	1,008
RL	RL 9	484584	2,273
RL	RL 10	484585	921
RL	RL 11	484586	91
RL	RL 12	484587	80
RL	RL 13	484588	206
RL	RL 14	484589	180

⁶ Legend: "A" - Alley; "E" - Easement; "OS" - Open Space; "RL" - Road Lot

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

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donor

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

For: Masaito Development Corporation
Witness

RL	RL 15	484590	153
RL	RL 1	530302	306.21
RL	RL 1	552484	6,060
RL	RL 2	552486	1,037
RL	RL 3	552487	1,049
RL	RL 4	552488	1,066
RL	RL 5	552489	1,086
RL	RL 6	552490	1,137
RL	RL 7	552491	1,189
RL	RL 9	552492	1,242
RL	RL 10	552493	2,069
RL	RL 11	552494	1,553
RL	RL 12	552495	342
RL	RL 13	552496	186
RL	RL 14	552497	164
RL	RL 15	552498	96
RL	RL 16	552499	69
RL	RL 17	552500	108
RL	RL 1	554337	813
RL	RL 2	554338	474
RL	RL 3	554339	515
RL	RL 4	554340	360
RL	RL 5	554341	408
RL	RL 6	554342	96
RL	RL 7	554343	110
RL	RL 8	554344	127
RL	RL 1	570886	1,548
RL	RL 2	570887	901
RL	RL 3	570888	557
RL	RL 4	570889	179
RL	RL 5	570890	259
RL	RL 6	570891	317
RL	RL 7	570892	263
RL	RL 8	570893	162
RL	RL 9	570894	49
RL	RL 10	570895	273
RL	RL 11	570896	118
RL	RL 12	570897	388
RL	RL 1	571598	700
RL	RL 2	571599	1,094
RL	RL 3	571600	1,013
RL	RL 4	571601	767
RL	RL 5	571602	459
RL	RL 6	571603	113
RL	RL 7	571604	114
OS	8	554336	20
OS	B9 L2	425349	2,776
OS	B9 L3	425350	1,809

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

OS	B9 L4	425351	1,105
OS	B9 L19	484504	5,598
A	B10 L58	484540	27
E	B10 L59	484541	560
E	B11 L12	484553	68
E	B12 L10	484563	68
E	B13 L6	484569	76
E	B14 L6	484575	73

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.
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.

(Signature and acknowledgment pages follow)

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness

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

MASAITO DEVELOPMENT CORPORATION
Donor

CITY GOVERNMENT OF BACOR
Donee

By:

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
MASAITO DEVELOPMENT CORPORATION 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 six (6) 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: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donor

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

For: Masaito Development Corporation
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:

MASAITO DEVELOPMENT CORPORATION, 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 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. ____ 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 Bellazona Navarre 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 ("**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: Masaato Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaato Development Corporation
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RL	RL 17	1083530	667
RL	RL 18	1083531	1,287
RL	RL 19	1083532	2,623
RL	RL 20	1083533	1,246
RL	RL 21	1083534	660
RL	RL 22	1083535	1,129
RL	RL 23	1083536	616
OS	B13 L37	1083368	481
OS	B22 L1	1083503	522
OS	B22 L4	1083506	407

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.
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.

(Signature and acknowledgement pages follow)

⁶ Legend: "OS" - Open Space; "RL" - Road Lot

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

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

**MASAITO DEVELOPMENT
CORPORATION**

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
MASAITO DEVELOPMENT CORPORATION 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: Masaito Development Corporation
Donee

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
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:

MASAITO DEVELOPMENT CORPORATION, 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 Bellazona Castille 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 ("**Subject Properties**") within the Subdivision:

¹ Copy of Board Resolution No. _____ dated _____ Annex "A"

² Copy of City Resolution No. _____ dated _____ Annex "B"

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

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

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

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donor

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

For: Masaito Development Corporation
Witness

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
A	B11 L3	1079206	27
EA	B24 L1	1083509	3,280
EA	B26 L1	1083511	2,495
EC	B22 L3	1083505	204
EC	B22 L5	1083507	34
EC	B26 L3	1083513	141
LE	B11 L4	1079207	406
LE	B11 L7	1079210	10
LE	B22 L2	1083504	638
OS	B3 L1	1079091	1,857
RL	RL 1	1083514	4,081
RL	RL 2	1083515	670
RL	RL 3	1083516	1,796
RL	RL 4	1083517	962
RL	RL 5	1083518	419
RL	RL 6	1083519	851
RL	RL 7	1083520	760
RL	RL 8	1083521	1,021
RL	RL 9	1083522	756
RL	RL 10	1083523	925
RL	RL 11	1083524	121
RL	RL 12	1083525	181
RL	RL 13	1083526	86
RL	RL 14	1083527	57
RL	RL 15	1083528	123
RL	RL 16	1083529	48
RL	RL24	1083537	118
RL	RL 25	1083538	155
RL	RL 26	1083539	148
RL	RL 27	1083540	121
RL	RL 28	1083541	137
RL	RL 29	1083542	159

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 _____ ("Board Resolution") 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:

⁶ Legend: "A" – Alley; "EA" – Excluded Area; "EC" – Existing Creek; "LE" – Legal Easement; "OS" – Open Space; "RL" – Road Lot

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

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.

MASAITO DEVELOPMENT CORPORATION
Donor

CITY GOVERNMENT OF BACOOR
Donee

By:

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
MASAITO DEVELOPMENT CORPORATION 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: Masaito Development Corporation
Devisor

STRIKE B. REVILLA
For: City Government of Bacor
Devisor

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

For: Masaito Development Corporation
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:

MASAITO DEVELOPMENT CORPORATION, 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 Bellazona Aragon 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 ("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: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donor

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

For: Masaito Development Corporation
Witness

FAY ARIANNE W. BUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RL	RL 1	1092246	4,325
RL	RL 2	1092247	3,521
RL	RL 3	1092248	1,101
RL	RL 4	1092249	1,058
RL	RL 5	1092250	913
RL	RL 6	1092251	787
RL	RL 7	1092252	712
RL	RL 8	1092253	680
RL	RL 9	1092254	561
RL	RL 10	1092255	1,147
RL	RL 11	1092256	401
RL	RL 12	1092257	73
RL	RL 13	1092258	230
RL	RL 14	1092259	91
RL	RL 15	1092260	186
RL	RL 16	1092261	116
RL	RL 17	1092262	131
RL	RL 18	1092263	69
RL	RL 19	1092264	174
RL	RL 20	1092265	179
RL	RL 21	1092266	181
RL	RL 22	1092267	67
EA	B2 L52	1091961	29
EA	B2 L53	1091962	934
OS	B19 L1	1092240	4,737
OS	B19 L2	1092241	712
OS	B19 L3	1092242	987
OS	B19 L4	1092243	600
OS	B19 L5	1092244	201
OS	B19 L6	1092245	184

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,

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

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

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.

**MASAITO DEVELOPMENT
CORPORATION**
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
MASAITO DEVELOPMENT CORPORATION 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: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaito Development Corporation
Witness