



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councillor

HON. MICHAEL E. SOLIS
City Councillor

HON. ADRIELITO G. GAWARAN
City Councillor

ABSENT
HON. RAMON N. BAUTISTA
City Councillor

HON. ALEJANDRO F. GUTIERREZ
City Councillor

HON. LEVY M. TELA
City Councillor

DISTRICT II

HON. ROBERTO L. ADVINCULA
City Councillor

HON. REYNALDO D. PALABRICA
City Councillor

HON. REYNALDO M. FABIAN
City Councillor

HON. ROGELIO M. NOLASCO
City Councillor

HON. ALDE JOSELITO F. PAGULAYAN
City Councillor

HON. SIMPLICIO G. DOMINGUEZ
City Councillor

HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:
ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:
HON. STRIKE B. REVILLA
City Mayor

CITY RESOLUTION NO. 2025-639
Series of 2025

A RESOLUTION AUTHORIZING THE CITY MAYOR TO SIGN A DEED OF DONATION AND ACCEPTANCE ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH RICHFIELD PROPERTIES REGARDING THE DONATION OF OPEN SPACES, ROADS, ALLEYS AND SIDEWALKS ON LOTUS GRAND VILLAGE LOCATED AT MOLINO II, BACOR CITY CAVITE AND LOTUS LAKESIDE SUBDIVISION LOCATED AT MOLINO III, BACOR CITY, CAVITE.

Sponsored by:

Hon. Alde Joselito F. Pagulayan

Co-sponsored by:

Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis and Hon. Levy M. Tela.

WHEREAS, on November 29, 2023, the Office of the City Mayor requested the Sangguniang Panlungsod to pass a resolution authorizing Hon. Strike B. Revilla to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Richfield Properties Inc.

WHEREAS, Richfield Properties Inc. is the registered owner of various parcels of land covered by the following Certificates of Title, to wit:

Lotus Grand Village Molino III, Bacoor City, Cavite.

Lot Classification	Location	Transfer Certificate of Title No.	Lot Area (sqm)
EA	B13AL43	057-2012036032	164
EA	B14AL1	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	B13AL42	057-2012036031	28



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Sangguniang Panlungsod Secretary

Certified by:
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:
HON. STRIKE B. REVILLA
City Mayor

OS	BI4AL2	057-2012036034	1,726
OS	B14AL3	057-2012036035	1,080
OS	B15 L16	057-2012036051	526
OS	B16 L1	057-2012036052	644
OS	B1AL12	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	1240198	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
	Total		28,444

Lotus Lakeside Subdivision Molino III, Bacoor City, Cavite.

Lot Classification	Location	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	1,220
EA	B9 L7	057-2014045553	3,293
EA	B9 L11	057-2014045557	335



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SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

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
	Total		21,726

WHEREAS, Richfield Properties Inc. offers to donate the above-mentioned lots to the City Government of Bacoor for



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HON. SIMPLICIO G. DOMINGUEZ
City Councillor

HON. RANDY C. FRANCISCO
Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO
SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA
City Mayor

the purpose of maintaining the concrete roads, alleys and easements for the benefit of the homeowners of Lotus Grand Village and Lotus Lakeside Subdivision and for the use of the city government.

NOW THEREFORE, upon the motion of Hon. Alde Joselito F. Pagulayan, unanimously seconded by the Body, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod in regular session assembled to authorize the City Mayor to sign a Deed of Donation and Acceptance on behalf of the City Government of Bacoor with Richfield Properties Inc. regarding the donation of open spaces, roads, alleys and sidewalks on Lotus Grand Village and Lotus Lakeside Subdivision located at Molino III, Bacoor City, Cavite.

RESOLVED LASTLY, to furnish the Office of the City Mayor, Richfield Properties Inc., the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and other government agencies concerned with copies of this resolution.

APPROVED this 13th day of January 2025 at the City of Bacoor, Cavite by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite.

I hereby certify that the foregoing resolution was passed by the Sangguniang Panlungsod of Bacoor, Cavite on the 13th day of January 2025.

Certified:

HON. ROWENA BAUTISTA-MENDIOLA
Vice Mayor/Presiding Officer

Attested:

ATTY. KHALID A. ATEGA, JR.
Sangguniang Panlungsod Secretary

Approved:

HON. STRIKE B. REVILLA
City Mayor

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.
Director

STRIKE B. REVILLA
For: City Government of Bacoor
Mayor

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

For: Richfield Properties, Inc.
Witness

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

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORRESRANCA-NERI
For: City Government of Bacoor
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 Bacor
Donee

ATTY. AIMEE TORREFRANCANERI
 For: City Government of Bacor
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 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 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 TORRE FRANCA-NERI
For: City Government of Bacoor
Witness

For: Richfield Properties, Inc.
Witness

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

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORRESFRANCA-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
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RL	RL 14	057-2014045681	646
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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:

MS. FAY ARIANNE W. DUONG

Managing Director

CITY GOVERNMENT OF BACOOR

Donee

By:

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 Bacor
Donee

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

For: Richfield Properties, Inc.
Witness