



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor

HON. MICHAEL E. SOLIS
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

ABSENT
HON. RAMON N. BAUTISTA
City Councilor

HON. ALEJANDRO F. GUTIERREZ
City Councilor

HON. LEVY M. TELA
City Councilor

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HON. SIMPLICIO G. DOMINGUEZ
City Councilor

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

HON. PALM ANGEL S. BUNCIO
SK Federation President

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

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

**CITY RESOLUTION NO. 2025-640
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 MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, ROAD, ALLEYS AND SIDEWALKS IN THE FOLLOWING SUBDIVISIONS, TO WIT: (1) VALLEJO PLACE SUBDIVISION LOCATED AT MOLINO 4, BACOR CITY, CAVITE; (2) MEADOWPARK SUBDIVISION LOCATED AT MOLINO 4, BACOR CITY, CAVITE; (3) CITIHOMES SUBDIVISION LOCATED AT MOLINO 4, BACOR CITY, CAVITE; (4) BELLAZONA NAVARRE SUBDIVISION LOCATED AT MOLINO 3, BACOR CITY, CAVITE; (5) BELLAZONA CASTILLE SUBDIVISION LOCATED AT MOLINO 3, BACOR CITY, CAVITE; AND (6) BELLAZONA ARAGON SUBDIVISION LOCATED AT MOLINO 3, 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, Masaito Development Corporation is the registered owner of the following parcels of land located at 1) Vallejo Place Subdivision located at Molino 4, Bacoor City, Cavite; 2) Meadowpark Subdivision located at Molino 4, Bacoor City, Cavite; 3) CitiHomes Subdivision located at Molino 4, Bacoor City, Cavite; 4) Bellazona Navarre Subdivision located at Molino 3, Bacoor City, Cavite; 5) Bellazona Castille Subdivision located at Molino 3, Bacoor City, Cavite; and 6) Bellazona Aragon Subdivision located at Molino 3, Bacoor City, Cavite particularly described as follows:

1) Vallejo Place Subdivision located at Barangay Molino 4, Bacoor City, Cavite,

Lot Classification	Location	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



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Sangguniang Panlungsod Secretary

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

RL	RL 6	1210886	277
OS	B2 L10	1210827	100
LE	B6 L5	1210867	187

2) Meadowpark Subdivision located at Molino 4, Bacoor City, Cavite,

Lot Classification	Location	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	1446
CL		613057	2128
OS	B5 L1	612768	2913
OS	B17 L1	613035	814

3) CitiHomes Subdivision located at Molino 4, Bacoor City, Cavite,

Lot Classification	Location	Transfer certificate of title no.	Lot Area (sqm)
RL	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



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SK Federation President

Attested by
ATTY. KHALID A. ANEJA, JR.
Sangguniang Panlungsod Secretary

Certified by
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor

Voted by
HON. STRIKE B. REVILLA
City Mayor

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	1070
RL	RL 22	461305	1729
RL	RL 1	425306	2809
RL	RL 2	425307	1035
RL	RL 3	425308	1055
RL	RL 4	425309	887
RL	RL 5	425310	693
RL	RL 6	425311	552
RL	RL 1	484577	4530
RL	RL 3	484578	2208
RL	RL 4	484579	411
RL	RL 5	484580	229
RL	RL 6	484581	1647
RL	RL 7	484582	1332
RL	RL 8	484583	1008
RL	RL 9	484584	2273
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
RL	RL 15	484590	153
RL	RL 1	530302	306.21
RL	RL 1	552484	6060
RL	RL 2	552486	1037
RL	RL 3	552487	1049
RL	RL 4	552488	1066
RL	RL 5	552489	1086
RL	RL 6	552490	1137
RL	RL 7	552491	1189
RL	RL 9	552492	1242
RL	RL 10	552493	2069
RL	RL 11	552494	1553
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



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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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

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	1548
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	1094
RL	RL 3	571600	1013
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	2776
OS	B9 L3	425350	1809
OS	B9 L4	425351	1105
OS	B9 L19	484504	5598
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

4) **Bellazona Navarre Subdivision located at Molino 3, Bacoor City, Cavite.**

Lot Classification	Location	Transfer certificate of title no.	Lot Area (sqm)
RL	RL 17	1083530	667
RL	RL 18	1083531	1287
RL	RL 19	1083532	2623



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

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

RL	RL 20	1083533	1246
RL	RL 21	1083534	660
RL	RL 22	1083535	1129
RL	RL 23	1083536	616
OS	B13 L37	1083368	481
OS	B22 L1	1083503	522
OS	B22 L4	1083506	407

5) Bellazona Castille Subdivision located at Molino 3, Bacoor City, Cavite,

Lot Classification	Location	Transfer certificate of title no.	Lot Area (sqm)
A	B11 L3	1079206	27
EA	B24 L1	1083509	3280
EA	B26 L1	1083511	2495
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	1857
RL	RL 1	1083514	4081
RL	RL 2	1083515	670
RL	RL 3	1083516	1796
RL	RL 4	1083517	962
RL	RL 5	1083518	419
RL	RL 6	1083519	851
RL	RL 7	1083520	760
RL	RL 8	1083521	1021
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	RL 24	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



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Sangguniang Panlungsod Secretary

Certified by:
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City Vice Mayor

Noted by:
HON. STRIKE B. REVILLA
City Mayor

6) Bellazona Aragon Subdivision located at Molino 3, Bacoor City, Cavite

Lot Classification	Location	Transfer certificate of title no.	Lot Area (sqm)
RL	RL 1	1092246	4325
RL	RL 2	1092247	3521
RL	RL 3	1092248	1101
RL	RL 4	1092249	1058
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	1147
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	4737
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, Masaito Development Corporation offers to donate the above-mentioned lots and open spaces to the City Government of Bacoor for the purpose of maintaining the concrete roads, alleys, sidewalks and easements for the benefit of the homeowners of 1) Vallejo Place Subdivision located at Molino 4, Bacoor City, Cavite; 2) Meadowpark Subdivision located at Molino 4, Bacoor City, Cavite; 3) Citihomes Subdivision located at Molino 4, Bacoor City, Cavite; 4) Bellazona Navarre Subdivision located at Molino 3, Bacoor City, Cavite; 5) Bellazona Castille Subdivision located at Molino 3, Bacoor City, Cavite; and 6) Bellazona Aragon Subdivision located at Molino 3, Bacoor City, Cavite.



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SK Federation President

Attested by:
ATTY. KHAJID A. YTEGA, JR.
Sangguniang Panlungsod Secretary

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

Noted by:
HON. STRIKE B. REVILLA
City Mayor

WHEREAS, pursuant to the provisions of Presidential Decree No. 1216, the owner or developer of a subdivision project is required to donate road lots in the subdivision to the city or municipality where the subdivision is located;

WHEREAS, the draft copies of the Deed of Donation and Acceptance (DODA) covering the said properties were submitted by the Office of the City Mayor to the Sangguniang Panlungsod for review and consideration. The various copies of proposed **DODA** are incorporated herein and made part of this Resolution as **Annex "A" to "G"**.

NOW THEREFORE, after careful deliberation, upon motion of Hon. Aide Joselito F. Pagulayan which was duly seconded by all the members of the City Council in a regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED**, by the Sangguniang Panlungsod to authorize the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Donation and Acceptance on behalf of the City Government of Bacoor with Masaito Development Corporation regarding the donation of road lots, open spaces, alleys and sidewalks in the following subdivisions: 1) Vallejo Place Subdivision located at Molino 4, Bacoor City, Cavite, 2) Meadowpark Subdivision located at Molino 4, Bacoor City, Cavite, 3) Citihomes Subdivision located at Molino 4, Bacoor City, Cavite, 4) Bellazona Navarre Subdivision located at Molino 3, Bacoor City, Cavite, 5) Bellazona Castille Subdivision located at Molino 3, Bacoor City, Cavite, and 6) Bellazona Aragon Subdivision PROVIDED, that the said Deed of Donation must state that the various real property taxes owed by the donor to the City Government of Bacoor shall be paid by the donor;

RESOLVED FURTHER, to furnish the Office of the City Mayor, Masaito Development Corporation, the officers of the Homeowners Association of 1) Vallejo Place Subdivision located at Molino 4, Bacoor City, Cavite, 2) Meadowpark Subdivision located at Molino 4, Bacoor City, Cavite, 3) Citihomes Subdivision located at Molino 4, Bacoor City, Cavite, 4) Bellazona Navarre Subdivision located at Molino 3, Bacoor City, Cavite, 5) Bellazona Castille Subdivision located at Molino 3, Bacoor City, Cavite, 6) Bellazona Aragon Subdivision located at Molino 3, Bacoor City, Cavite, the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and all government offices concerned with copies of this resolution.

UNANIMOUSLY APPROVED this 13th day of January 2025 by the 5th Sangguniang Panlungsod of the City of Bacoor, Cavite in regular session duly assembled.



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

[Signature]
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

Noted by:

HON. STRIKE B. REVILLA
City Mayor

I hereby certify that the foregoing Resolution was approved in accordance with law.

Certified:

[Signature]
HON. ROWENA BAUTISTA-MENDIOLA
City Vice Mayor/Presiding Officer

Attested:

[Signature]
ATTY. KHALID A. ATEGA JR.
Sangguniang Panlungsod Secretary

Noted:

[Signature]
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:

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 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
Owner

STRIKE B. REVILLA
For: City Government of Bacoor
Mayor

ATTY. AMEE TORREFLANCA-NERI
For: City Government of Bacoor
Witness

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Witness

FAY ARIANNE W. BUONG
For: Masalito 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
Donor

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

FAY ARIANNE W. BUONG
For: Masalito 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 Bacor
Donee

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 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"

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. AINIE TORREFRANCA-NERI
For: City Government of Bacoor
Witness

For: Masaito Development Corporation
Witness

FAY ARIANNE W. DUONG
For: Masailo Development Corporation
Donor

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masailo 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
Donor

STRIKE B. REVILLA
 For: City Government of Bacoor
Donor

AITY 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 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 TURMÉFRANCA-NERI
For: City Government of Bacoor
Witness

For: Masaito Development Corporation
Witness

FAY ARIANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

ATTY. AIMEE TORREFRANCA-NERU
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	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: Massaso Development Corporation
Deputy

STRIKE B. REVILLA
For: City Government of Buzzard
Deputy

ATTY. ANNEE TORREFRANCA-NERI
For: City Government of Buzzard
Witness

For: Massaso 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: Masahito 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: Masahito Development Corporation
Witness

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 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
 Deedee

STRIKE B. REVILLA
 For: City Government of Bacor
 Deedee

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 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 ARJANNE W. DUDONG
For: Masaito Development Corporation
Donor

STRIFE 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 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

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 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 Bacor
 Donor

ATTY. AMEE TORREFRANCANERI
 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:

MASAYTO 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 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: Masayto Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masayto Development Corporation
Witness

FAY ARLANNE W. DUONG
For: Masaso Development Corporation
Donor

STRIFE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masaso 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	RL 24	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.

**MASAJTO 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 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:

MASATTO 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 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: Masatto Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

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

For: Masatto Development Corporation
Witness

FAY ARLANNE W. DUONG
For: Masaito Development Corporation
Donor

STRIKE B. REVILLA
For: City Government of Bacoor
Donee

AFTY. 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 ARLANNE 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 ARLANNE W. DUONG
 For: Masaito Development Corporation
 Debtor

STRIKE B. REVILLA
 For: City Government of Bacoor
 Donor

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

For: Masaito Development Corporation
 Witness