

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 BACOOR WITH MASAITO DEVELOPMENT CORPORATION REGARDING THE DONATION OF OPEN SPACES, SIDEWALKS THE ROAD. ALLEYS AND IN FOLLOWING SUBDIVISIONS, TO WIT: (1) VALLEJO PLACE SUBDIVISION BACOOR CITY, LOCATED AT MOLINO 4, CAVITE: (2) MEADOWPARK SUBDIVISION LOCATED AT MOLINO 4, BACOOR CITY, CAVITE; (3) CITIHOMES SUBDIVISION LOCATED AT MOLINO BACOOR CITY, CAVITE; (4) BELLAZONA 4 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.

> Sponsored by: Hon. Alde Joselito F. Pagulayan

Co-Sponsored by:

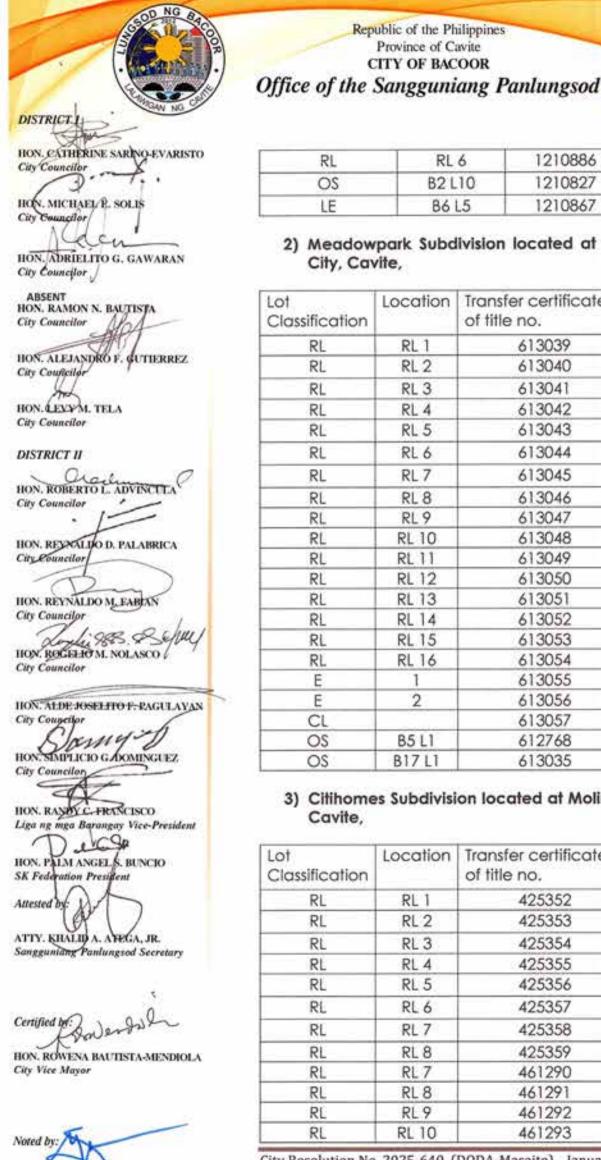
Hon. Roberto L. Advincula, Hon. Palm Angel S. Buncio, Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis, and 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 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; and 6) Bellazona Aragon Subdivision located at Molino 3, Bacoor City, Cavite; Alle Subdivision City, Cavite; Alle Subdivision City, Cavite; Alle Subdivision Statement (Statement Structure) Subdivision Statement (Statement Structure) Statement (Statement Statement Structure) Statement (Statement Structure) Statement (Statement Statement Structure) Statement (Statement Structure) Statement (Stat

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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HON. STRIKE B. REVILLA City Mayor

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

Republic of the Philippines

Province of Cavite CITY OF BACOOR CGBCR-SPBac-03-F02.01

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11/11/2024

BACONC PILIPINAS

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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HON ALDE JOSELITO F. PAGULAYAN City Coungellor

HON SIMPLICIO G. DOMINGUEZ

City Councilor 1

HON. RANNE CERANCISCO Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO SK Federation President

Attested by ATTY. KHALIDA. ANEGA, JR.

Sanggunlang Panlungsod Secretary

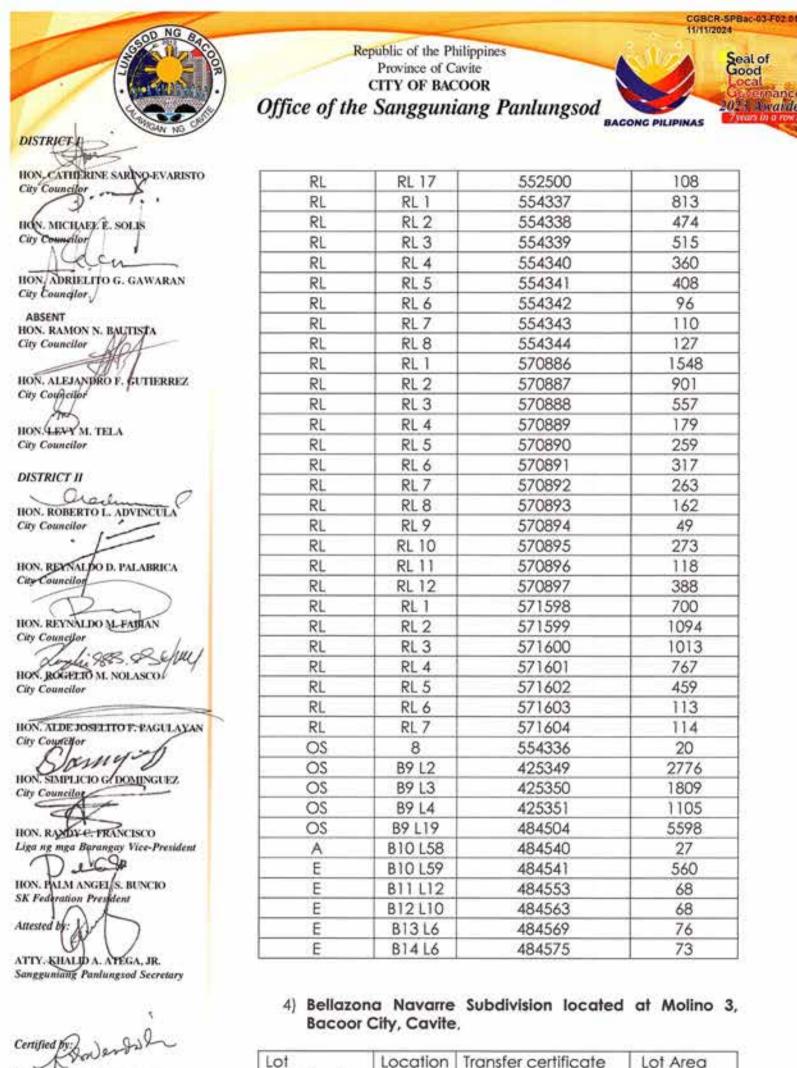
Certified by ا ف

10N. ROWENA BAUTISTA-MENDIOLA Dity Vice Mayor

Voted by: ION, STRIKE B. REVILLA ity Mayor

1.1-	INE IN	101210	
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	RL3	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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Classification

RL

RL

RL

HON. ROWENA BAUTISTA-MENDIOLA City Vice Mayor

Noted by HON. STRIKE B. REVILLA City Mayor

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RL 17

RL 18

RL 19

of title no.

1083530

1083531

1083532

(sqm)

667

1287

2623

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man

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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

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	B11L4	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

HON, CATHFRINE SARING-EVARISTO City Councilor . HON. MICHAEL E. SOLIS City Councilor 0 21 HON ADRIELITO G. GAWARAN City Councilor ABSENT HON. RAMON N. BAUTISTA City Councilor HON. ALEJANDRO F. SUTIERREZ City Councilor 200 HON. LEVY M. TELA City Councilor DISTRICT II arach HON, ROBERTO L. ADVINCULA City Councilor HON. REVNALPO D. PALABRICA City Councilor HON. REYNALDO M. FABIAN City Councilor Logli 983. AS 1 HI HON. ROGELIO M. NOLASCO City Councilor HON. ALDE JOSELITO F. RAGULAYAN City Courcilor Janny HON. SIMPLICIO G/DOMINGUEZ City Councilor < 2 HON. RANDY C. PRANCISCO Liga ng mga Burangay Vice-President elcon HON. PALM ANGEL S. BUNCIO SK Federation President Attested by: ł ATTY. KHALID A. AHEGA, JR. Sangguniang Panlungsod Secretary

DISTRICT.I

Certified by:

HON. RÓWENA BAUTISTA-MENDIOLA City Vice Mayor

Noted by: HON. STRIKE B. REVILLA City Mayor



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.

HON. MICHAFL E. SOLIS City Gauncilor HON, ADRIELITO G. GAWARAN City Councilor ABSENT HON. RAMON N. BAUTISTA City Councilor HON. ALEJANDRO F. GUTIERREZ City Connectior HONLLESSY M. TELA City Councilor DISTRICT II

HON_CATHERINE SARINO-EVARISTO

DISTRICT

City Councilor

Cha HON. ROBERTO L. ADVINCUL City Councilor

My Councilor

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HON. REVIALOO D. PALABRICA
City Councilo
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HON. REYNALDO M. FABIAN City Councilor

HON. ROGELO M. NOLASCO

HON. ALDE JOSELITO F. PAGULAYAN

City Councilor 10estig HON: SIMPLICIO C/ DOMINGUEZ

City Councilog < 1

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

HON. BALM ANGEL S. BUNCIO SK Federation President

Anested by:

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

Certified by:

HON, ROWENA BAUTISTA-MENDIOLA City Vice Mayor

Noted by: HON. STRIKE B. REVILLA City Mayor

OD NG B DISTRICT HON: CATHERINE SARINO-EVARISTO City Councilor HON. MICHAEL E. SOLIS City Councilor Cn HON. ADRIELITO G. GAWARAN City Comjeilor ABSENT HON. RAMON N. BAUTISTA City Councilor HON. ALEJANDRO F GUTTERREZ City Councillor HON LEVY M. TELA City Councilor DISTRICT II ala HON. ROBERTO L. ADVINCTL City Councilor HON, BETNALDO D. PALABRICA Cir Counciller HON, REYNALDO M. FABIAN City Councilor HON ROGETIO M. NOLASCO NU City Councilor HON ALDE JOSELITO'S. PAGULAYAN City Compilor ama HON. SIMPLICIO &. DOMINGUEZ City Councilor HON. RANDY C. FRANCISCO Liga ng mga Barangay Vice-President ela HON. PALM ANGEL S. BUNCIO SK Federation President Attested by: ł ATTY, KHAIJID A. MEGA, JR. Sangguntang 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.



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

HON. PALM ANGELS. 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:

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 ______ (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 _____? (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 toads, 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:

PAY ARTAN'NE W, DUÓNG For: Maadio Development Corporation Dorror

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For: Masaio Development Corporation

Copy of Board Resolution No. _____ dated _____ is attached hereto as Annea "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 *2"

Lot Classification⁶ Location⁷ Transfer Certificate Lot Area of Title No. (sqm) 1210881 B7 L13 144 RL 1210882 876 RL 2 RL. 391 1210883 RL RI.3 2000 RL 4 1210884 855 RL RL 1210885 583 RL 5 RL. 277 **RL 6** 1210886 08 **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.
- 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.
- 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)

For: City Cinversath of Baopor Pfiness

EAY ARIANNE W. BUONG Fue: Massico Development Corporation

STRUKE B. REVILLA For City Government of Breek

Dortee

ATTY, AIMEE TORREFRANCA-NERI

Far: Massito Development Corporation

⁶ Legend: "RL" - Road Let, "OS" - Open Space; "LE" - Legal Easement.

² 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 BACOOR 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)

For: Meatio Development Corporation

) S.S.

20100

FAY ARLANNE W. DUONG

in BEFORE ME. Notary Public, this: а , personally appeared the following persons, who are identified by me

through competent evidence of identity:

Name	Competent Evidence of	Date and Place of Issue, and
·	Identity	Expiry
MASAITO DEVELOPMENT CORPORATION		
By:		Ę
MS. FAY ARIANNE W. DUONG		1
CITY GOVERNMENT OF BACOOR		1
By:		
HON. STRIKE B. REVILLA		

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.

ERI	by the party	and her with
PRANCA.N	WIT. written.	NESS MY
ATTY, ATMEE TORRE For: City Governme Withese	Doc. No. Page No. Book No. Series of	

For. Messica Development Corporation

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 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:

FAY ARIANNE W. DUONG For Massic Development Corparation Dator

For: Massite Development Corporation

³ Copy of Board Resolution No. _____ dated _____ is attached hereto as Annex "A"

³ 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"

^{*} Copy of Certificate of Completion dated ______ is attached hereto as Annex "D"

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

Lot Classification ⁶	Location ⁷	Transfer Certificate	Lot Area
L		of Title No.	(sq <u>m</u>)
F RL .	RL 1	613039	2,205
RL	RL 2	613040	5,501
RL -	RL 3	613041	659
RL	RL4	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	i,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	l	613055	941
E	2	613056	1,446
CL	i	613057	2,128
	B5 LI	612768	. 2,913
OS	B17 L1	613035	814

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.
- The DONOR affirms that this donation is not made with intent to defined 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

fy is

CITY GOVERNMENT OF BACOOR Donee

Donor

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.

FAY ARIANNE W. DUONG For: Musuito Development Corporation

> STRUKE B. REVILLA For: City Covernment of Basoor

Donor

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6.3

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:		1
MS. FAY ARIANNE W. DUONG		_
CITY GOVERNMENT OF BACOOR 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 scal.

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

蓄	by the party a	ing per Mit
FRANCA-N nt of Bacoca	WITH written.	NESS MY
AFTY, AIMEE TORREI For. City Government	Doe, No. Page No. Book No. Series of	

For: Masaio 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:

FAY ARLANN F.W. DUONG For Massics Development Corporation Douter

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STRIKE B. REVILLA For Cây Gaverment of Bastor Domee

AFTY, AIMTEE TURNEFRANCA-NER) For: City Government of Bactor Pilmens

For: Massilo Development Corporation

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

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

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

⁴ Copy of Certificate of Completion dated ______ is alteched as Annex "D"

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

F	Lot Classification ⁶	Location ⁷	Transfer Certificate	Lot Area
			of Title No.	(sqm)
FAY ARIANNE W. DUONG For: Messilo Development Corporation Donor	RL	RL 1	425352	2,412
50 2 2	RL	RL 2	425353	5,326
ι.	RL	RL 3	425354	1,199
Velopm Doad	RL	RL 4	425355	1,189
Ϋ́ς Ϋ́ς	RL	RJ. 5	425356	1,168
	RL	RL 6	425357	1,012
22	RL	RL 7	425358	824
£	RL	RL 8	425359	497
	RL	RL 7	461290	2,931
	RL	RL 8	461291	1,274
STRIKE B. NEVILLA For, Chy Government of Bacoor Domee	RL,	RL 9	461292	71
STRIKE B. REVILLA Chy Government of Bar Dense	RL	RL 10	461293	91
	RL	RL 1	461294	92
C.B. R.E.	ŘĽ.	RL 12	461295	93
	j RL	RL 13	461296	453
	RL	RL 14	461297	947
5	RL !	RL 15	461298	177
	RL	RL 16	461299	609
	RL	RL 17	461300	612
	RL -	RL 18	461301	610
3	RL	RL 19	461302	612
2 2	RL	RL 20	461290 461291 461292 461293 461294 461295 461296 461297 461298 461299 461300 461301 461302 461303 461304 461305 461306 461307 461308 461309 461308 461309 461310	374
L S A	RL	RL 21	461304	1,070
5	RL	RL 22	461305	1,729
VUNKE WEINENCE Withogs	RL	RL I	461306	2,809
222	RL	RL 2		1,035
9 2 2	RL	RL 3	461308	1,055
ξÜ K	RL	RL 4	461309	887
ATTY, AIMEE TORREFRANCA-NERU Fue: City Government of Bardon Wilney	RL	RL 5	461310	693
2	RL	RL 6		552
	RL	RL 1	484577	4,530
	RL	RL 3	484578	2,208
5	RI.	RL 4	484579	411
orbiti	RL	RL 5	484580	229
5	RL !	RL 6	484581	1,647
Eut	RL I	KL 7	484582	1,332
For: Masaito Development Corporation Hitness	RL	RL 8	484583	1,008
Ľ₹	RL .	RL 9	484584	2,273
jiko [RL	RL 10	484585	921
Mass	RL	RLII	484586	
	RĹ	RL 12	484587	80
_	RL	RL 13	484588	206
	RL	RL 14	484589	180

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⁶ Legend: "A" - Alley; "E" - Easement; "OS" - Open Space; "RL" - Road Lot ² Legend: "B" - Block No.; "L" - Lot No.; "RL" - Road Lot No.

FAY ARIANNE W. DUONG For Massic Development Corporation Date:

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STRIKE B. REVILLA For: Clty Government of Becor Dome

ATTY, AIMEE TORREFRANCA-NERI For: City Government of Bacoor Bigmeet

> Far: Massito Development Corporation *Binass*

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	R1, 13	552496	186
RL	RĽ 14	552497	164
RL	RL 15	552498	96
RL.	RL 16	552499	69
RL	RL 17	552500	108
RU.	RL I	554337	813
RL	RL2	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	113
RL	RL 1	570886	1,548
RL	RL 2	570887	901
RL	RL 3	570888	557
RL	RL4	570889	179
RL	RL S	570890	259
RL	RL 6	570891	317
 RL	RL 7	570892	263
RL	RL 8	570893	162
	RL9	570894	49
RL	RL 10	570895	273
	RL 11	570896	118
	RL 12	570897	388
RL RL	RL 1	571598	700
RL	RL 2	571599	1,094
	RL 2	571600	
	RL 4	571601	t,013
	RL 5	571602	767
RL	RL 5 RL 6		459
RL	RL 7	571603	1 113
OS	KL / 8	571604	114
		554336	20
OS	B9 L2	425349	2,776
O\$	B9 L3	425350	1,809

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FAY ARIANNE W. DUONG For: Masaho Development Corporation Denor

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425351 1,105 **O**S <u>89 L4</u> 5,598 484504 os B9 L19 27 484540 B10 L58 A 484541 560 Ë B10 L59 484553 68 BH L12 E 68 B12 L10 484563 E 76 Ē B13 L6 484569 484575 73 B14 L6 E

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:

- 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.
- 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, fres, 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)

CCA-NERI STRIKE R. REVILLA 12000 For: City Government of Bacose Dance

ATTY. ATMEE TORREFRANCA-NERI For City Government of Bacow Bismers IN WITNESS WHEREOF, the Parties have hereunto affixed their signatures this ______ in ______, Philippines.

MASAITO DEVELOPMENT CORPORATION Donor

By:

L

CITY GOVERNMENT OF BACOOR 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)

FAY ARIANNE W. DUONG Fat: Massio Development Corporation Donor

STRUKE B. REVTILLA

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Public, BEFORE ME. Notary this 8

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) S.S.

, personally appeared the following persons, who are identified by me through competent evidence of identity:

Name	Competent Evidence of Identity	Date and Place of Jssue, and Expiry
MASAITO DEVELOPMENT CORPORATION By: MS. FAY ARIANNE W. DUONG		
CITY GOVERNMENT OF BACOOR By: HON. STRIKE B. REVILLA		
known to me and to me made known to be the same instrument and acknowledged to me that the same is her	-	

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.

ERI	by the party	and her wit
raanca-N si of Bacoor	WIT written.	NESS MY
ATTY, ALAIZE TORRES For, City Government Withese	Doc. No. Page No. Book No. Series of	; ; ;

For: Massilo Development Corporation

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 ______ (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:

FAY ARLANNE VI, BUONG For: Masaito Developuted Corporation Danor

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STRIKE B. REVILLA For. City Government of Bacoor Donae

ATTY, AIMEE TORREFFANCA-NEM For: City Government of Broost (Pilmans)

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

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

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

^{*}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 Annea. "E"

Lot Classification ⁶	Location ⁷	Transfer Certificate of Title No.	Lot Area (sqm)
RL j	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		1083535	1,129
RL	RL 23	1083536	616
ÖS	B13 L37	1083368	481
OS	B22 L1	1083503	522
OS	B22 L4	1083506	407

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FAY ARIÁNNE W. DUDNG For: Massito Development Corporation Dator

STRIKE R, REVILLA For City Government of Breeser

ATTY. AIMERTORREFRANCA.NEW For City Government of Bacoor

For: Musaito Development Corporation

Dempe

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:

- 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.
- 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.
- 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.
- All taxes, fees, charges, and expenses necessary for transferring the certificate of title and tax declaration pertaining to this donation shall be exclusively home by the DONOR.

(Signature and acknowledgement pages follow)

2

^{*} 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 ________ in _______, Philippines.

MASAITO DEVELOPMENT CORPORATION Donor

By:

• •

CITY GOVERNMENT OF BACOOR 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

) S.S.

REPUBLIC OF THE PHILIPPINES)

FAY ARIANNE W. DUONG For, Masaito Development Corporation

STRIKE B, REVILLA

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:

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Notary Public. this in BEFORE ME. a , 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:		i
MS. FAY ARIANNE W. DUONG		
CITY GOVERNMENT OF BACOOR		
By:		
HON. STRIKE B. REVILLA		

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.

Heres	Doc. No.	i
\$	Page No.	;
•	Book No.	;
	Series of	

For: Massito Development Corporation

ATTY: AIMEE TORREFRANCA-NERJ For City Doverment of Bacor

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 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:

cy5,

FAY ARLANNE W. DUONG For: Mousite Development Corporation

Danor

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For: Massite Development Corporation

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"

^{*} 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 Apper "E"

	Lot Classification ⁶	Location ⁷	Transfer Certificate	Lot Area
1			of Title No.	(anpa)
[A	B11 L3	1079206	27
[EA	B24 L1	1083509	3,280
È [EA	B26 L1	1083511	2,495
FOR C	EC	B22 L3	1083505	204
	EC	B22 L5	1083507	34
	EC	B26 L3	1083513	141
	LE	B11L4	1079207	406
Í	LB	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
, İ	RL	RL 3	1083516	1,796
Dank	RĽ	RĽ 4	1083517	962
-1	RL	RL 5	1083518	419
	RL	RL 6	1083519	851
	RL	RL 7	1083520	760
	RĽ.	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
Aforess	RĹ	RL 14	1083527	57
Hê H	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

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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" - Read Lot

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

2

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)

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	BEFORE ME, a Notary Public,	this who a	in re identified by me
փո	ough competent evidence of identity;		
[Name	Competent	Date and Place
		Evidence of Identity	of Issue, and Expiry
t	ASAITO DEVELOPMENT CORPORATION	-	
	18. FAY ARIANNE W. DUONG		
C	TTY GOVERNMENT OF BACOOR		
	y: ION. STRIKE B. REVILLA		

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.

E	by the party	and her wit
FRANCA-N nt of Bucoc	WIT1 written.	NESS MY
ATTY, AIMEE TORRE For: City Uowmmer Pilmers	Doc, No. Pege No. Book No. Series of	

For, Masaito Development Corporation

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, Scn. Gil Puyat Ave. cor. Tindato 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 ______ (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, Betangay 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 Beilazona 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 ______;*

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 owner^s of the following open spaces, roads, alleys, and sidewalks ("Subject Properties") within the Subdivision:

FAY AREANNE W. DUONG For: Massilo Development Corporation Domor

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STRIKE D. REVILLA For: City Government of Bacour Doned

ATTY, AIMSEE TORREFRANCA-NERI For City Coveniment of Bacoor Witness

For: Missilo Development Corporation

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

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

⁵ Copy of DHSUD Certificate of Registration is attached hereto as Annex "C"

^{*} 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"

lión	Lot Classification6	Location?	Transfer Certificate	Lot Area (sqm)
For: Masaito Development Corportion Donor	RL	RL 1	1092246	4,325
ē.	RL	RL 2	1092247	3,521
Masaito Development Corport Doutor	RL	RL3	1092248	1,101
velogia Dogor	RL .	RL 4	1092249	1,058
1		RL 5	1092250	913
	RL		1092251	787
	RL	RL 7	1092252	712
	RL	RL 8	1092253	680
	RL	RL 9	1092254	561
	RL I	RL 10	1092255	1,147
For City Covernment of Ballour	RL RL	RL 11	1092256	401
8	RL	RL 12	1092257	73
ž,	RL	RL 13	1092258	230
Llontee	RL	RL 14	1092259	19
5	RL	RL 15	1092260	186
	RL	RL 16	1092261	I16
, i	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
8	RL.	RL 22	1092267	67
1466	ÉA	B2 L52	1091961	29
5	EA	B2 L53	1091962	934
remance Virgess	OS	B19L1	1092240	4,737
	OS	B19 L2	1092241	712
Port Lify Covernent of Broom Winners	OS	B19 L3	1092242	987
li Li	OS	B19 L4	1092243	600
Ĺ	ÓŠ	B19 L5	1092244	201
	OS	B19L6	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,

For: Massite Development Corporation

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⁴ 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.

- 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 bereunto affixed their signatures this ______ in ______ in ______, Philippines.

MASAITO DEVELOPMENT CORPORATION Donor

2

CITY GOVERNMENT OF BACOOR Donse

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

) S.S.

REPUBLIC OF THE PHILIPPINES)

FAY ARLANNE W. DEONG For Massilo Development Corporation

STRIKE B. REVILLA For City Government of Bacoor

Pore Dore

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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 BACOOR		
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.

ERI	by the party and her wr		
ATTY, AMEETORREFRANCA-N For: City Government of Baccor Binness	WIT? written.	NESS MY	
	Doc. No. Page No. Book No. Series of		

For Mastite Development Corporation Witness