



Republic of the Philippines  
Province of Cavite  
**CITY OF BACOR**

**Office of the Sangguniang Panlungsod**



**DISTRICT I**

HON. CATHERINE SARINO-EVARISTO  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. RAMON N. BAUTISTA  
City Councilor

HON. ALEJANDRO F. GUTIERREZ  
City Councilor

HON. LEVY M. TELA  
City Councilor

**DISTRICT II**

HON. ROBERTO L. ADVINCULA  
City Councilor

HON. REYNALDO D. PALABRICA  
City Councilor

HON. REYNALDO M. FABIAN  
City Councilor

HON. ROGELIO M. NOLASCO  
City Councilor

HON. ALDE JOSELITO F. PAGULAYAN  
City Councilor

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. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:

HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Noted by:

HON. STRIKE B. REVILLA  
City Mayor

**CITY RESOLUTION NO. 2025-726**  
**Series of 2025**

**A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A MEMORANDUM OF AGREEMENT ON BEHALF OF THE CITY GOVERNMENT OF BACOR WITH THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT ( DHSUD) PERTAINING TO THE PAMBANSANG PABAHAY PARA SA PILIPINO (4PH) PROJECT AT BARANGAY DULONG BAYAN, BACOR CITY, CAVITE.**

Sponsored by:

**Hon. Alde Joselito F. Pagulayan**

Co- Sponsored by:

**Hon. Roberto L. Advincula, Hon. Ramon N. Bautista, 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, and Hon. Michael E. Solis. Hon. Levy M. Tela**

**WHEREAS**, on 8 May 2025, the Office of the City Mayor formally requested the Sangguniang Panlungsod to pass a resolution authorizing the Honorable Mayor Strike B. Revilla to sign a Memorandum of Agreement (MOA) between the City Government of Bacoor and the Department of Human Settlements and Urban Development (DHSUD).

**WHEREAS**, the City Government of Bacoor has been identified by the DHSUD as a priority area for the implementation of the 4PH Program being one of the advanced cities that plays a crucial role in accommodating a diverse array of businesses and industries, providing growth and development across various sectors.

**WHEREAS**, the DHSUD proposed to construct transitory shelter facilities in the City of Bacoor for the benefit of informal settler families to be affected by the 4PH Program.

**WHEREAS**, the City Government of Bacoor is amenable to the said proposal and has offered to the DHSUD to utilize a portion of its land located at Barangay Dulong Bayan, Bacoor City, Cavite as the site of the staging area where the proposed transitory shelter facilities for will be constructed. The DSHSUD accepted







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Liga ng mga Barangay Vice-President

HON. PALM ANGEL S. BUNCIO  
SK Federation President

Attested by:

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

Certified by:

HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Noted by:

HON. STRIKE B. REVILLA  
City Mayor

the said offer and formally proposed that the said parcel of land be the site of the said project under such terms and conditions that may be agreed upon by the said parties.

**WHEREAS**, the Office of the City Mayor submitted a draft Memorandum of Agreement (MOA) between the DHSUD and the City Government to the Sangguniang Panlungsod regarding the said project for its review and consideration. The proposed MOA is hereby deemed incorporated into and made a part of this Resolution as **Annex "A"**.

**NOW THEREFORE**, upon motion of Hon. Alde Joselito F. Pagulayan unanimously seconded by the council in regular session duly assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 5<sup>th</sup> Sangguniang Panlungsod to authorize the City Mayor to sign a MOA with the DHSUD pertaining to the Pambansang Pabahay Para Sa Pilipino (4PH) staging area at Barangay Dulong Bayan, Bacoor City, Cavite.

**RESOLVED LASTLY**, to furnish the Office of the City Mayor, the DHSUD, and other government agencies concerned with copies of this Resolution.

**APPROVED** this 26<sup>th</sup> day of May 2025 at the City of Bacoor, Cavite by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

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

Certified by:

HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.  
Sangguniang Panlungsod Secretary





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SK Federation President

Attested by:

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

Certified by:

HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Noted by:

HON. STRIKE B. REVILLA  
City Mayor



Noted by:

HON. STRIKE B. REVILLA  
City Mayor





**MEMORANDUM OF AGREEMENT**

This Memorandum of Agreement (the "Agreement") is made, entered into, and executed this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

The **DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT (DHSUD)**, a national government agency, with office address at the DHSUD Building, Kalayaan Avenue corner Mayaman Street, Diliman, Quezon City, herein represented by **SECRETARY JOSE RIZALINO L. ACUZAR**, hereinafter referred to as "DHSUD"

and

The **CITY GOVERNMENT OF BACOR**, a political subdivision of the Republic of the Philippines, with its principal office address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Province of Cavite, herein represented by its City Mayor, **HON. STRIKE B. REVILLA**, duly authorized under City Resolution No. \_\_\_\_\_, Series of \_\_\_\_\_, approved by the City Council of Bacoor dated \_\_\_\_\_, and hereinafter referred to as the "LGU BACOR".<sup>1</sup>

The DHSUD and the LGU BACOR may also be individually referred to as "Party", and collectively as "Parties".

**WITNESSETH:**

**WHEREAS**, the DHSUD, created under Republic Act No. 11201 as the primary national government entity responsible for the management of housing, human settlements, and urban development, and as the sole and main planning and policy-making, regulatory and program coordination, and performance monitoring agency for all housing, human settlements, and urban development concerns, mandated to develop and adopt a national strategy to immediately address the provision of adequate and affordable housing to all Filipinos, embarked on the Pambansang Pabahay Para Sa Pilipino (4PH) Program ("4PH Program"), a flagship and priority program pursuant to Executive Order No. 34, s. 2023, which aims to address the need for decent housing and to build on the potential impact of a robust housing sector on the growing economy through collaborative partnership with the Key Shelter Agencies (KSAs), Local Government Units (LGUs), and the private sector;

**WHEREAS**, Executive Order No. 34 series of 2023 directed all National Government Agencies (NGAs) and Instrumentalities, including Government-Owned or -Controlled Corporations, and Local Government Units to submit a detailed inventory of all available and suitable lands for the implementation of the program;

<sup>1</sup> Certified true copy of City Resolution No. \_\_\_\_\_, Series of \_\_\_\_\_, dated \_\_\_\_\_ is attached hereto as Annex "A"

HON. JOSE RIZALINO L. ACUZAR  
Department of Human Settlements and Urban Development  
Secretary

HON. STRIKE B. REVILLA  
City Government of Bacoor  
City Mayor

ATTY. AIMEE TORREFRANCANERI  
City Government of Bacoor  
Attorney

Department of Human Settlements and Urban Development  
Director

HON. JOSE RIZALINO L. ACTUAR  
Department of Planning, Initiatives and  
Urban Development  
Secretary

HON. STARKE B. REVILLA  
City Government of Bacoor  
City Mayor

ATTY. AIMEE TORREFRANCA-NERT  
City Government of Bacoor  
Attorney

Department of Planning, Initiatives and Urban  
Development  
Witness

WHEREAS, the LGU BACCOOR has been identified by the DHSUD as a priority area for the implementation of the 4PH Program, being one of the advanced cities that plays a crucial role in accommodating a diverse array of businesses and industries, providing growth and development across various sectors;

WHEREAS, in a series of meetings between the DHSUD and the LGU BACCOOR, the latter has manifested its support for the 4PH Program and agreed to utilize its land covered by Original Certificate of Title (OCT) Nos. 2016000039 and 2016000040 of the Registry of Deeds for Bacoor City, with an aggregate area of ELEVEN THOUSAND FORTY-SEVEN (11,047) SQUARE METERS and located at Barangay Dulong Bayan, Bacoor City, Cavite ("LGU Land"), for the implementation by the DHSUD of the 4PH Program and urban redevelopment of Bacoor City ("4PH Project in Bacoor City");<sup>2</sup>

WHEREAS, the LGU BACCOOR beneficially owns the LGU Land pursuant to a *Deed of Absolute Sale* between Jessie S. Mariano and the City Government of Bacoor and another *Deed of Absolute Sale* between Anthony S. Mariano and the City Government of Bacoor, both dated 2023;<sup>3</sup>

WHEREAS, the construction of the staging area at a portion of LGU Land located at Dulong Bayan, Bacoor City, Cavite, is crucial as it will help fast-track and ensure the timely completion of the 4PH Project in Bacoor City ("Staging Area");<sup>4</sup>

WHEREAS, Department Circular No. 2024-007, series of 2024, was issued supplementing Department Order No. 04, series of 2021, which authorized the developers' direct participation in the Pambansang Pabahay Para sa Pilipino (4PH) Program as incentivized compliance to the Balanced Housing Development Program, including but not limited to, construction and development of staging buildings or areas, expenses for social preparation activities, and resettlement assistance for project-affected families;<sup>5</sup>

WHEREAS, the LGU BACCOOR, through City Resolution No. \_\_\_\_\_, Series of \_\_\_\_\_, dated \_\_\_\_\_, has allowed the DHSUD to utilize a portion of the LGU Land as the site for the staging area, wherein the transitory shelter facilities will be constructed;

WHEREAS, pursuant to the said City Resolution, the use of the portion of the LGU Land shall be free for a period of three (3) years, or until the four (4) 4PH lined-up projects finally materialize, whichever is earlier, provided that it is subject to extension upon the approval of the Sangguniang Panlungsod. The use of the portion of the LGU Land as a transitory shelter facility and staging area shall not exceed the completion date of the construction of the housing units in the above-mentioned 4PH Project in Bacoor City;

<sup>2</sup> Copies of OCT Nos. 2016000039 and 2016000040 are attached hereto as Annex "B" and Annex "C", respectively

<sup>3</sup> Copies of *Deed of Absolute Sale* between Jessie S. Mariano and the City Government of Bacoor and *Deed of Absolute Sale* between Anthony S. Mariano and the City Government of Bacoor are attached hereto as Annex "D" and Annex "E", respectively

<sup>4</sup> Copy of 4PH Staging Area Plan (Top View) is attached hereto as Annex "F"

<sup>5</sup> Copy of List of Project-Affected Families is attached hereto as Annex "G"

HON. JOSE RIZALINO L. ACUZAR  
Department of Human Settlements and  
Urban Development  
Secretary

WHEREAS, the Parties have mutually agreed to put their resources together and enter into this Agreement to set forth the terms and conditions for the implementation of the foregoing Projects;

NOW, THEREFORE, for and in consideration of the foregoing premises and the terms and conditions mutually agreed upon, the Parties hereby stipulate, as follows:

#### ARTICLE I COVERAGE/PURPOSE

Section 1. This Agreement pertains to and shall govern the use of the portion of the LGU Land located at Barangay Dulong Bayan, Bacoor City, Province of Cavite, with a total area of 11,047 sqm and covered by OCT Nos. 2016000039 and 2016000040 of the Registry of Deeds for Bacoor City, as the Staging Area for the resident beneficiaries from Bacoor City, pending construction and completion of the 4PH Project in Bacoor City.

#### ARTICLE II RESPONSIBILITIES OF THE PARTIES

Section 1. RESPONSIBILITIES AND OBLIGATIONS OF THE DHSUD. The DHSUD shall facilitate, through direct participation of an interested developer as Incentivized Compliance to the Balanced Housing Development Program, the construction and development of a staging area for the implementation of the 4PH Project in Bacoor City, in collaboration with the LGU BACCOOR and other relevant agencies.

It shall also:

- a. Oversee and monitor the construction of the transitory shelter facilities in the Staging Area;
- b. Sit as co-chair in the Local Inter-Agency Committee (LIAC) to be created by the LGU for the conduct of social preparation of the affected ISFs;
- c. Furnish the LGU Bacoor with all necessary documents, permits, and licenses issued by pertinent national and local government agencies/offices, as part of its commitment to utilize the lot with utmost diligence and care;
- d. Ensure regular and close coordination with the LGU Bacoor Technical Team in relation to the construction of the transitory shelter facilities in the Staging Area until their turnover to the project-affected ISFs;
- e. Refrain from directly or indirectly assigning or transferring its right to temporarily use the Lot as a staging area or any portion thereof under any circumstance whatsoever, and any such contract made in violation of this provision shall be null and void.
- f. Ensure that all the movable properties, including utilities and other similar connections, are removed from the property, and that the property is returned to its vacant, bare state after the expiration of this Agreement;

HON. STRIFE B. REVILLA  
City Government of Bacoor  
City Mayor

ATTY. AIMEE TORRESFRANCA-NERI  
City Government of Bacoor  
City Councilor

Department of Human Settlements and Urban  
Development  
Witness

HON. JOSE RIZALINO L. ACUZAR  
Department of Human Settlements and  
Urban Development  
Secretary

- g. Peacefully turn over the LGU Land to the LGU BACOR and deliver the same free from any material, obstruction, or occupants, at the expiration of this Agreement; and
- h. Extend other necessary support and assistance pursuant to its statutory mandate in order to implement this project.

**Section 2 RESPONSIBILITIES AND OBLIGATIONS OF LGU BACOR AS THE LOT OWNER.** The LGU BACOR shall:

HON. STRIKE B. REVILLA  
City Government of Bacor  
City Mayor

- a. Allow the free use of a portion of the LGU Land as the Staging Area for a period of three (3) years from the date of the execution of this Agreement, subject to the approval of an extension by the LGU BACOR through a City Resolution for the purpose and upon written notice of DHSUD at least thirty (30) days prior to the expiration of such period;
- b. Provide the necessary technical and legal documents, such as, but not limited to, the location map and copy of the OCTs covering the LGU Land, City Resolution, etc., that may be necessary/required for the application of building permit, energization, and provision of water connection at the Staging Area;
- c. Authorize the utility providers to install connections in the Staging Area; and
- d. Extend other necessary support and assistance pursuant to its statutory mandate in order to implement this project.

ATTY. AIMEE TORREALBA-NERI  
City Government of Bacor  
City Attorney

**Section 3. RESPONSIBILITIES AND OBLIGATIONS OF THE CITY GOVERNMENT OF BACOR.** The LGU BACOR shall:

Department of Human Settlements and Urban  
Development  
Witness

- a. Assist the DHSUD in the implementation of the 4PH Project in Bacor City;
- b. Convene and serve as the Chair of the LIAC and ensure that the schedule of social preparation activities is consistent with the construction timeline of the Staging Area.
- c. Conduct the census and tagging of the affected ISFs;
- d. Provide the list and socio-economic profile of the affected ISFs to the DHSUD.
- e. Preserve peaceful possession of the LGU Land and prohibit the proliferation of illegal activities therein or the occupation thereof by non-resident beneficiaries during the effectivity of this Agreement;
- f. Guarantee the payment of any outstanding balance incurred for the installation and use of necessary basic facilities/utilities such as water, electricity, etc., by the resident beneficiaries in the Staging Area; and
- g. Extend other necessary support and assistance pursuant to its statutory mandates in order to implement this project.

### ARTICLE III EFFECTIVITY, DURATION, AND TERMINATION OF AGREEMENT

**Section 1.** This Agreement shall be effective upon execution and shall remain in full force and effect for a maximum period of three (3) years, or until the four (4) 4PH lined-up projects finally materialize, whichever is earlier, provided that it is subject to extension upon the approval of the Sangguniang Panlungsod, or unless terminated by consent of the Parties, or upon written notice given by any Party to the other Party/ies concerned, in which event the termination shall be effective thirty (30) days from the date of receipt of such notice.

**Section 2.** Any of the following and similar instances shall constitute a ground for termination:

- a. Failure, omission, or neglect by any of the Party or Parties to comply with any of its material obligations under this Agreement; or
- b. Inability by any of the Party or Parties to perform any of its obligations under this Agreement by reason of fortuitous events, force majeure, or any cause beyond its control.

**Section 3.** In case any of the foregoing grounds for termination are present, the concerned party shall send a written notice of termination to the other party within a reasonable time from the happening, or upon knowledge, of any such ground for termination.

**Section 4.** In the event that a notice of termination is sent by any of the Parties, the other Parties shall take immediate steps to end this Agreement in a prompt and orderly manner, with the purpose of reducing expenditures to a minimum.

### ARTICLE IV MISCELLANEOUS PROVISIONS

**Section 1. GOOD FAITH.** In complying with and implementing the terms of this Agreement, the Parties shall exercise good faith and cooperation to ensure the fulfillment of their common objective.

The Parties shall, in the performance of their respective obligations and responsibilities, closely coordinate and consult with one another, as needed, to facilitate the efficient implementation of this Agreement and the timely implementation/completion of the Project.

**Section 2. BINDING EFFECT.** This Agreement shall inure to the benefit of, and be binding upon, the Parties hereto and their respective successors-in-interest and permitted assigns.

**Section 3. SEPARABILITY.** If any provision of this Agreement is found by any court of competent jurisdiction to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect the other provisions of this Agreement, and all provisions not affected by such invalidity or unenforceability shall



remain in full force and effect. If necessary for the complete implementation of this Agreement, the Parties agree to discuss/negotiate and attempt to substitute for any invalid or unenforceable provision a valid and enforceable provision that achieves to the greatest extent possible the objectives of the invalid or unenforceable provision.

**Section 4. COUNTERPARTS.** This Agreement may be executed by the Parties in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**Section 5. AMENDMENTS.** Any amendment or additional term or condition to this Agreement must be in writing. The Parties hereto may, at any time, by mutual agreement, execute a supplement or amendment for the purpose of adding provisions to or changing or eliminating provisions of this Agreement.

**Section 6. SETTLEMENT OF DISPUTES.** The Parties herein commit to exerting efforts to resolve amicably any dispute, of any kind whatsoever, in connection with or arising out of this Agreement, prior to filing any suit or action before any quasi-judicial agencies or the courts.

**Section 7. NOTICES AND REQUESTS.** Notices and requests must be sent to the principal offices of the Parties.

**Section 8. GOVERNING LAW AND VENUE OF SUIT.** This Agreement shall be governed by and construed according to the laws of the Republic of the Philippines. The venue of any court with respect to this Agreement shall be the proper court of Bacoor City only, to the exclusion of any other venue.

**IN WITNESS WHEREOF,** the Parties' duly authorized signatories have hereunto affixed their signatures this \_\_\_\_\_ at \_\_\_\_\_, Philippines.

<b>DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT</b>  By:  <b>JOSE RIZALINO L. ACUZAR</b> <i>Secretary</i>	<b>CITY GOVERNMENT OF BACOR</b>  By:  <b>STRIKE B. REVILLA</b> <i>City Mayor</i> City Resolution No. _____ Series of 2025
<b>SIGNED IN THE PRESENCE OF:</b>	
(Signature over Printed Name)  <i>Witness</i>	<b>ATTY. AIMEE TORREFRANCA-NERI</b> <i>City Administrator</i>

*(Acknowledgment pages follow)*

REPUBLIC OF THE PHILIPPINES

)  
) S.S.

**FIRST ACKNOWLEDGMENT**

BEFORE ME, a notary public for and in \_\_\_\_\_ personally appeared this \_\_\_\_\_ the following person who is identified by me through competent evidence of identity:

NAME	COMPETENT EVIDENCE OF IDENTITY	VALIDITY DETAILS
JOSE RIZALINO L. ACUZAR		

Known to me and to me made known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free voluntary act and deed.

This Agreement, consisting of eight (8) 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 parties and their 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 \_\_\_\_\_

HON. JOSE RIZALINO L. ACUZAR  
Department of Interior, Security and  
Urban Development  
Secretary

HON. STRIKE B. REVILLA  
City Government of Bacoar  
City Mayor

ATTY. AMEE TORRES RANCA-NERI  
City Government of Bacoar  
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Deputations of Human Settlements and Urban  
Development  
Fitness

REPUBLIC OF THE PHILIPPINES

)  
) SS.

**SECOND ACKNOWLEDGMENT**

BEFORE ME, a notary public for and in \_\_\_\_\_ personally appeared this \_\_\_\_\_, the following person who is identified by me through competent evidence of identity:

NAME	COMPETENT EVIDENCE OF IDENTITY	VALIDITY DETAILS
STRIKE B. REVILLA		

Known to me and to me made known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free voluntary act and deed.

This Agreement, consisting of eight (8) 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 parties and their witnesses, and sealed with my notarial seal.

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Department of Human Settlements and Urban Development  
Witness