



Republic of the Philippines
Province of Cavite
CITY OF BACOR

Office of the Sangguniang Panlungsod



DISTRICT I

HON. CATHERINE SARINO-EVARISTO
City Councilor/Acting City Vice Mayor

HON. MIGUEL N. BAUTISTA
City Councilor

HON. ADRIELITO G. GAWARAN
City Councilor

HON. MANOLO S. GALVEZ JR.
City Councilor

HON. RICARDO F. UGALDE
City Councilor

HON. LEVY M. TELA
City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA
City Councilor

HON. REYNALDO D. PALABRICA
City Councilor

HON. ROGELIO M. NOLASCO
City Councilor

HON. REYNALDO M. FABIAN
City Councilor

HON. SIMPLICIO G. DOMINGUEZ
City Councilor

HON. HORACIO M. BRILLANTES JR.
City Councilor

HON. RANDY C. FRANCISCO
City Councilor/ABC President

HON. PALM ANGEL S. BUNCIO
City Councilor- SK Federation President

Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor/Presiding Officer

Noted:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor



CITY RESOLUTION NO. 2025-860
Series of 2025

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, TO SIGN A DEED OF DONATION AND ACCEPTANCE BETWEEN THE CITY GOVERNMENT OF BACOR AND RICHFIELD PROPERTIES INC. PERTAINING TO THE DONATION OF TEN (10) EXCLUDED AREAS WITHIN LOTUS LAKESIDE SUBDIVISION, BARANGAY MOLINO 3, BACOR CITY, CAVITE.

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-sponsored by:

Hon. Simplicio Dominguez, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran.

WHEREAS, on October 20, 2025, the Office of the City Administrator requested the Sangguniang Panlungsod to pass a resolution authorizing Hon. Strike B. Revilla to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Richfield Properties Inc.

WHEREAS, Richfield Properties Inc. is the registered owner and developer of Lotus Lakeside Subdivision, Barangay Molino 3, Bacoor City, Cavite that provides adequate roads, alleys sidewalks, and other open spaces inside the subdivision, pursuant of Presidential Decree (PD) No. 957, as amended by P.D. No. 1216

WHEREAS, on January 16, 2025, Richfield Properties Inc., owner of the excluded areas (Subject Properties) within the Subdivision, issued a letter to the City Government of Bacoor informing the latter that it has completed the construction and repair of the subject properties and its intention to donate the same in favor of the city government covering the following Certificates of Title, to wit:

Lot Classification	Location	Transfer Certificate of Title No.	Lot Area (sqm)
Excluded Area	Block 2 Lot 9	057-2014045442	212
Excluded Area	Block 2 Lot 10	057-2014045443	19
Excluded Area	Block 2 Lot 12	057-2014045445	139
Excluded Area	Block 9 Lot 6	057-2014045552	1,221
Excluded Area	Block 9 Lot 7	057-2014045553	3,293
Excluded Area	Block 9 Lot 11	057-2014045557	335
Excluded Area	Block 11 Lot 7	057-2014045572	347
Excluded Area	Block 12 Lot 15	057-2014045588	250
Excluded Area	Block 12 Lot 16	057-2014045589	489
Excluded Area	Block 19 Lot 4	057-2014045658	39



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Attested by:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer

Certified by:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor/Presiding Officer

Noted:

HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor



WHEREAS, this donation will benefit the homeowners of Lotus Lakeside Subdivision and for the use of the city government.

WHEREAS, a draft Deed of Donation and Acceptance (DODA) was sent by the Office of the City Administrator to the Sangguniang Panlungsod for review and consideration. The said DODA is made an integral part of this Resolution as **Annex "A"**.

NOW THEREFORE, upon motion of Hon. Horacio M. Brillantes, Jr. duly seconded by the rest of the Council **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 6th Sangguniang Panlungsod of the City of Bacoor, Cavite to authorize the City Mayor, Hon. Strike B. Revilla, to sign a Deed of Donation and Acceptance between the City Government of Bacoor and Richfield Properties Inc. pertaining to the donation of ten (10) excluded areas within Lotus Lakeside Subdivision, Barangay Molino 3, Bacoor City, Cavite.

RESOLVED FURTHER, to furnish the Office of the City Mayor, Office of the City Administrator, Office of the Richfield Properties Inc., Office of the Homeowners of Lotus Lakeside Subdivision and other offices and government agencies concerned with copies of this resolution.

APPROVED this 17th day of November during the 20th Regular Session of the 6th Sangguniang Panlungsod of the City of Bacoor.

I hereby certify that the contents of the foregoing Resolution are true and correct.

Certified:

HON. CATHERINE SARINO-EVARISTO
Acting City Vice Mayor

Attested:

MS. CRISTINA R. MALAWIG
Supervising Administrative Officer



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Acting City Mayor

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HON. ROWENA BAUTISTA-MENDIOLA
Acting City Mayor



DEED OF DONATION AND ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS:

This *Deed of Donation and Acceptance* ("Deed") is made and executed by and among:

RICHFIELD PROPERTIES, INC., a duly organized and existing association under the laws of the Republic of the Philippines, with office address at 11/F Philippine AXA Life Center, Sen. Gil Puyat Ave. cor. Tindalo St., Brgy. San Antonio, Makati City 1200, herein represented by its Technical Services Manager, **ENGR. CONSTANTINO PERZ S. PAUS**, pursuant to his authority conferred and embodied in Secretary's Certificate dated _____¹ (hereinafter referred to as the "**DONOR**");

and

CITY GOVERNMENT OF BACOR, a local government unit created and existing under the laws of the Republic of the Philippines, with principal office and postal address at Bacoor Government Center, Bacoor Boulevard, Barangay Bayanan, Bacoor City, Cavite, represented herein by its City Mayor, **HON. STRIKE B. REVILLA**, pursuant to his authority conferred and embodied in City Resolution No. _____ dated _____² (hereinafter referred to as the "**DONEE**").

Both shall be collectively referred to as the "**Parties**".

WITNESSETH:

WHEREAS, the **DONOR** is the owner and developer of Lotus Lakeside Subdivision ("**Subdivision**") located at Molino 3, Bacoor City, Cavite;

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 of the following excluded areas ("**Subject Properties**") within the Subdivision:

Lot Classification	Location	Transfer Certificate of Title No. ³	Lot Area (sqm)
Excluded Area	Block 2 Lot 9	057-2014045442	212
Excluded Area	Block 2 Lot 10	057-2014045443	19
Excluded Area	Block 2 Lot 12	057-2014045445	139
Excluded Area	Block 9 Lot 6	057-2014045552	1,221

¹ Copy of Secretary's Certificate is attached hereto as ANNEX "A"

² Copy of City Resolution is attached hereto as ANNEX "B"

³ Copies of the Transfer Certificates of Title are attached hereto as ANNEX "C", ANNEX "C-1", ANNEX "C-2", ANNEX "C-3", ANNEX "C-4", ANNEX "C-5", ANNEX "C-6", ANNEX "C-7", ANNEX "C-8", and ANNEX "C-9"

ENGR. CONSTANTINO PEREZ S. PAUS
For: Richfield Properties, Inc.
Donor

Excluded Area	Block 9 Lot 7	057-2014045553	3,293
Excluded Area	Block 9 Lot 11	057-2014045557	335
Excluded Area	Block 11 Lot 7	057-2014045572	347
Excluded Area	Block 12 Lot 15	057-2014045588	250
Excluded Area	Block 12 Lot 16	057-2014045589	489
Excluded Area	Block 19 Lot 14	057-2014045658	39

WHEREAS, on 16 January 2025, the DONOR issued a letter to the DONEE formally informing the latter that it has completed already the construction and repair of the Subject Properties within the Subdivision and its contemporaneous intent to donate the same in favor of the DONEE;⁴

WHEREAS, in furtherance thereof, the DONOR issued the above-mentioned Secretary's Certificate wherein it intends, authorizes, and resolves to donate the Subject Properties within the Subdivision to the DONEE, 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 within 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 TORRESFRANCA-NERI
For: City Government of Bacoor
Witness

ELMER H. SALADAS
For: Richfield Properties, Inc.
Witness

⁴ Copy of letter is attached hereto as ANNEX "D"

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

RICHFIELD PROPERTIES, INC.

Donor

By:

CITY GOVERNMENT OF BACOR

Donee

By:

ENGR. CONSTANTINO PERZ S.

PAUS

Technical Services Manager

HON. STRIKE B. REVILLA

City Mayor

C.R. No. _____ dated _____

SIGNED IN THE PRESENCE OF:

MR. ELMER H. SALADAS

(Signature over Printed Name)

Witness

ATTY. AIMEE TORREFRANCA-NERI

(Signature over Printed Name)

Witness

REPUBLIC OF THE PHILIPPINES)
BACOR CITY, CAVITE) S.S.

ACKNOWLEDGEMENT

BEFORE ME, a Notary Public, this _____ in
_____, personally appeared the following persons, who are identified by me
through competent evidence of identity:

Name	Competent Evidence of Identity	Date and Place of Issue, and Expiry
RICHFIELD PROPERTIES, INC. By: ENGR. CONSTANTINO PERZ S. PAUS		
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 _____

ENGR. CONSTANTINO PERZ S. PAUS
For: Richfield Properties, Inc.
Donor

STRIKE B. REVILLA
For: City Government of Bacor
Donor

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

ELMER H. SALADAS
For: Richfield Properties, Inc.
Witness