



CITY RESOLUTION NO. 2024 - 493  
Series of 2024

**DISTRICT I**  
HON. CATHERINE SARINO-EVARISTO  
City Councilor

HON. MICHAEL E. SOLIS  
City Councilor

HON. ADRIELITO G. GAWARAN  
City Councilor

HON. VICTORIO I. GUERRERO, JR.  
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:  
MS. CRISTINA R. MALAWIG  
Supervising Admin. Officer

Certified by:  
HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Noted by:  
HON. STRIKE B. REVILLA  
City Mayor

A RESOLUTION AUTHORIZING THE CITY MAYOR, HON. STRIKE B. REVILLA, ON BEHALF OF THE CITY GOVERNMENT OF BACOR TO SIGN A DEED OF DONATION AND ACCEPTANCE WITH BREEZE WOODS DEVELOPMENT CORPORATION REGARDING THE DONATION OF ROAD LOTS, OPEN SPACES AND OTHER FACILITIES IN THE FOLLOWING SUBDIVISIONS: (1) BREEZE WOODS 1, PHASE 2 SUBDIVISION, BARANGAY MAMBOG 1, BACOR CITY, CAVITE; AND (2) BREEZE WOODS 3, BARANGAY MAMBOG 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. Michael E. Solis, and Hon. Levy M. Tela.

WHEREAS, Breeze Woods Development Corporation is the registered owner of the following parcels of land located at 1) Breeze Woods 1, Phase 2 Subdivision, Barangay Mambog 1, and 2) Breeze Woods 3 Subdivision, Barangay Mambog 2, Bacoor City, Cavite particularly described as follows:

1) Breeze Woods 1, Phase 2 Subdivision

KIND OF LOT	Classification	Transfer Certificate Title No.	of	Area Square meter
Blk 2 L19	Open Space	057-2019025643		427
Blk 3 L14	Community Facility	057-2019025658		135
Blk 3 L15	Open Space	057-2019025659		48
Blk 7 L6	Water Impounding	057-2019025722		51
Road Lot 1	Road Lot	057-2019025760		358
Road Lot 2	Road Lot	057-2019025761		1,267
Road Lot 3	Road Lot	057-2019025762		547
Road Lot 4	Road Lot	057-2019025763		554
Road Lot 5	Road Lot	057-2019025764		473
Road Lot 6	Road Lot	057-2019025765		248
Road Lot 7	Road Lot	057-2019025766		208
		<b>TOTAL</b>		<b>4,316</b>



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City Councilor

2) Breeze Woods 3 Subdivision

Block and Lot	Classification	Transfer Certificate Title No.	of	Area Square meter
1	Road Lot	T - 1347447		621
2	Road Lot	T - 1347448		380
3	Road Lot	T - 1347449		801
4	Road Lot	T - 1347450		212
5	Road Lot	T - 1347451		212
6	Road Lot	T - 1347452		560
7	Road Lot	T - 1347455		160
8	Road Lot	T - 1347901		146
Blk 6, Lot 1	Guard House	T - 1342779		20
Blk 3, Lot 4	Open Space	T - 1342506		431
		<b>TOTAL</b>		<b>3,543</b>

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

HON. PALM ANGEL S. BUNCIO  
SK Federation President

**WHEREAS**, Breeze Woods Development Corporation offers to donate the above-mentioned lots and building to the City Government of Bacoor for the purpose of maintaining the concrete roads, alleys, easements and multipurpose building for the benefit of the homeowners of Breeze Woods 1 Phase 2 Subdivision and Breeze Woods 3 Subdivision and for the use of the city government;

**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**, a draft copy of the Deed of Donation and Acceptance covering the said properties was submitted by the Office of the City Mayor to the Sangguniang Panlungsod for review and consideration. The proposed DODA is incorporated hereto and will be made an integral part of this Resolution.

**NOW THEREFORE**, after careful deliberation, upon motion of Hon. Alde 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 Breeze Woods Development Corporation regarding the donation of road lots, open spaces and other facilities in the following subdivisions: (1) Breeze Woods 1, Phase 2 Subdivision, Barangay Mambog 1, Bacoor City, Cavite; and (2) Breeze Woods 3, Barangay Mambog 3, Bacoor City, Cavite. **PROVIDED**, that the said Deed of

Attested by:  
MS. CRISTINA R. MALAWIG  
Supervising Admin. Officer

Certified by:  
HON. REYNALDO D. PALABRICA  
Acting Presiding Officer

Approved by:  
HON. STRIKE B. REVILLA  
City Mayor



**DISTRICT I**

*[Signature]*  
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City Councilor

*[Signature]*  
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*[Signature]*  
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*[Signature]*  
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City Councilor

*[Signature]*  
HON. SIMPLICIO G. DOMINGUEZ  
City Councilor

*[Signature]*  
HON. BANDY C. FRANCISCO  
Liga ng mga Barangay Vice President

*[Signature]*  
HON. PALM ANGEL S. BUNCIO  
SK Federation President

Attested by:  
*[Signature]*  
MS. CRISTINA R. MALAWIG  
Supervising Admin. Officer

Certified by:

Approved by:

HON. STRIKE B. REVILLA  
City Mayor

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, Breeze Woods Development Corporation, the officers of the Homeowners Association of (1) Breeze Woods 1, Phase 2 Subdivision, and (2) Breeze Woods 3 Subdivision, the University of the Philippines-Office of the National Administrative Register (UP-ONAR) and all government offices concerned with copies of this resolution.

**APPROVED** this 13<sup>th</sup> day of May 2024 by the 5<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Province of Cavite in a regular session assembled.

I hereby certify that the foregoing resolution was passed by the Sangguniang Panlungsod of Bacoor, Cavite on the 13<sup>th</sup> day of May 2024.

Certified by:

*[Signature]*  
**HON. REYNALDO D. PALABRICA**  
City Councilor /Acting Presiding Officer

Attested by:

*[Signature]*  
**MS. CRISTINA R. MALAWIG**  
Supervising Admin. Officer

Noted by:

*[Signature]*  
**HON. STRIKE B. REVILLA**  
City Mayor

## DEED OF DONATION AND ACCEPTANCE

### KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF DONATION AND ACCEPTANCE**, executed and entered into by and between:

**BREEZE WOODS DEVELOPMENT CORPORATION**, a corporation duly organized and existing under by virtue of the laws of the Philippines, with business address at 2F Pet Plans Tower 444 EDSA Guadalupe Viejo, Makati City, represented in this deed by its Chairman/President, **MR. EVARISTO M. NARVAEZ, JR.**, hereinafter referred to as the "**DONOR**";

-and-

The **CITY GOVERNMENT OF BACCOOR**, a local government existing under the laws of the Republic of the Philippines with principal address Bacoor Government Center, Barangay Bayanah, City of Bacoor, represented by its City Mayor, **HON. STRIKE B. REVILLA**, acting pursuant to Sanggunian Panglunsod Resolution No. \_\_\_\_\_ Series of 2024, hereinafter referred to as the **DONEE**.

### WITNESSETH THAT:

**WHEREAS**, the **DONOR** is the owner and developer of **Breeze Woods 1 Phase 2 Subdivision** located at Barangay Mambog 1, and **Breeze Woods 3 Subdivision**, located at Barangay Mambog 2, Bacoor City, Cavite;

**WHEREAS**, the **DONOR** as the developer of the said subdivision provided adequate open spaces inside the subdivision, pursuant to Presidential Decree No. 1216;

**WHEREAS**, the elevated water tank that is erected on the open space shall be excluded from this donation and shall be subject to a separate usufruct agreement between the **DONOR** or **DONOR's** affiliate (**Breezewoods Water Corporation**) and the **DONEE** over the area where such tank is erected;

**WHEREAS**, the **DONOR** as owner/developer, intends to donate to the **DONEE** the open spaces, road lots other facilities of the aforementioned subdivisions to wit;

#### *Breeze Woods 1 Phase 2 Subdivision*

BLOCK & LOT	CLASSIFICATION	TAX DECLARATION NO.	TCT NO.	AREA (SQ.M.)
B2 L19	Open Space	19-238-0059-01428	TCT- 057-2019025643	427 sq.m.
B3 L14	Community Facility	19-238-0059-01413	TCT- 057-2019025658	135 sq.m.
B3 L15	Open Space	19-238-0059-01412	TCT-057-2019025659	48 sq.m.
B7 L6	Water Impounding	19-238-0059-01351	TCT-057-2019025722	51 sq.m.
Road Lot 1	Road Lot	19-238-0059-01313	TCT-057-2019025760	358 sq.m.
Road Lot 2	Road Lot	19-238-0059-01312	TCT 057-2019025761	1,267 sq.m.
Road Lot 3	Road Lot	19-238-0059-01311	TCT 057-2019025762	547 sq.m.
Road Lot 4	Road Lot	19-238-0059-01310	TCT 057-2019025763	554 sq.m.
Road Lot 5	Road Lot	19-238-0059-06675	TCT 057-2019025764	473 sq.m.
Road Lot 6	Road Lot	19-238-0059-01309	TCT 057-2019025765	248 sq.m.
Road Lot 7	Road Lot	19-238-0059-01308	TCT 057-2019025766	208 sq.m.
			<b>TOTAL</b>	<b>4,316 sq.m.</b>

**Breeze Woods 3 Subdivision**

LOT NO.	CLASSIFICATION	TD NO.	TCT NO.	AREA (SQ.M.)
1	Road Lot	19-238-0061-02002	T-1347447	621 sq.m
2	Road Lot	19-238-0061-02003	T-1347448	380 sq.m.
3	Road Lot	19-238-0061-02004	T-1347449	801 sq.m
4	Road Lot	19-238-0061-02005	T-1347450	212 sq.m.
5	Road Lot	19-238-0061-02006	T-1347451	212 sq.m.
6	Road Lot	19-238-0061-02007	T-1347452	560 sq.m.
7	Road Lot	19-238-0061-02008	T-1347455	160 sq.m
8	Road Lot	19-238-0061-02009	T-1347912	146 sq.m.
Lot 4 Block 3	Open Space	19-238-0061-01975	T-1342506	431 sq.m.
Block-6 Lot-1	Guardhouse	19-238-0061-01976	T-1342779	20 sq.m.
			<b>TOTAL</b>	<b>3,543 sq.m.</b>

**NOW, THEREFORE,** the **DONOR** hereby voluntarily and freely gives, transfers and conveys by way of donation unto said **DONEE** all of its rights, titles and interest over the following enumerated real properties, thereon, free from all liens and encumbrances.

Attached hereto are the copies of the following documents for each real estate development project:

**1. Breeze Woods 1 Phase 2 Subdivision**

(1) Letter of Intent to Donate the above-enumerated properties in **Breeze Woods 1, Phase 2 Subdivision**; (2) Certified True Copies of the Transfer Certificate of Title of the properties; (3) Real Property Tax Receipts; (4) Tax Clearance of the properties; (5) Certified True Copies of Tax Declaration of the properties; (6) Secretary's Certificate; (7) Certificate of Completion issued by the Department of Human Settlements and Urban Development (DHSUD); and (8) Certificate of Compliance issued by the City Government of Bacoor pursuant to Memorandum Order No. 21, Series of 2023.

**2. Breeze Woods 3 Subdivision**

(1) Letter of Intent to Donate the above-enumerated properties in **Breeze Woods 3 Subdivision**; (2) Certified True Copies of the Transfer Certificate of Title of the properties; (3) Real Property Tax Receipts; (4) Tax Clearance of the properties; (5) Certified True Copies of Tax Declaration of the properties; (6) Secretary's Certificate; (7) Certificate of Completion issued by the Department of Human Settlements and Urban Development (DHSUD); and (8) Certificate of Compliance issued by the City Government of Bacoor dated 22 August 2011 for the donation of 100 trees.

These documents and such other documents pertaining to the above-mentioned properties are made integral parts of this Deed.

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** shall be in charge of the transfer of the properties upon acceptance of the donation from the **DONOR**.

The **DONEE** hereby receives and accepts the donation made in its favor by the **DONOR** and expresses its appreciation and gratefulness to the **DONOR**.

IN WITNESS WHEREOF, the DONOR and the DONEE have hereunto subscribed and affixed their signature on this \_\_\_\_ day of June, 2024 at the City of Bacoor, Province of Cavite.

**BREEZE WOODS DEVELOPMENT CORPORATION**  
**DONOR**

**CITY GOVERNMENT OF BACOOR**  
**DONEE**

By:

By:

**EVARISTO M. NARVAEZ, JR.**  
*Chairman/President*

**HON. STRIKE B. REVILLA**  
*City Mayor*  
SP Resolution No. \_\_\_\_\_ Series of 2024

SIGNED IN THE PRESENCE OF:

**ATTY. AIMEE TORREFRANCA-NERI**  
*City Administrator*

**ACKNOWLEDGMENT**

REPUBLIC OF THE PHILIPPINES)  
CITY OF BACOOR

)S.S.

BEFORE ME, this \_\_\_\_ day of \_\_\_\_ 2024, in the City of Bacoor, Cavite personally appeared:

Name	ID No.	Issued at	Issued on
EVARISTO M. NARVAEZ, JR			
HON. STRIKE REVILLA			

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

This instrument refers to a Deed of Donation and Acceptance consisting of THREE (3) pages, including the page which this acknowledgment is written, and signed by the parties and two witnesses on each and every page hereof.

**WITNESS MY HAND AND SEAL.**

NOTARY PUBLIC

Doc. No. \_\_\_\_\_;  
Page No. \_\_\_\_\_;  
Book No. \_\_\_\_\_;  
Series of 2024.