

Republic of the Philippines
CITY OF BACOOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY RESOLUTION NO. 2014- 123
 Series of 2014

A RESOLUTION GRANTING THE APPLICATION FOR DEVELOPMENT PERMIT OF MASTERPIECE ASIA PROPERTIES INC. FOR ITS NORTH MOLINO MALL PROJECT LOCATED AT MOLINO BLVD., BAYANAN, CITY OF BACOOR, CAVITE.

Sponsored by: Hon. Miguel N. Bautista, Hon. Venus D. De Castro, Hon. Bayani M. De Leon, Hon. Reynaldo M. Fabian, Hon. Edwin G. Gawaran, Hon. Victorio L. Guerrero, Jr., Hon. Hernando C. Gutierrez, Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, Hon. Reynaldo D. Palabrica, and Hon. Avelino B. Solis.

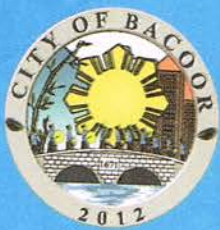
WHEREAS, an application for Development Permit was filed by **Masterpiece Asia Properties Inc.** (the "developer") for a commercial mall project herein described as:

Name of Project:	North Molino Mall
Location:	Molino Blvd., Bayanan, City of Bacoor, Cavite
Land Area:	147,931 sq. m.
Transfer Certificate of Titles:	T-793332; T-0572011013038; T-057-2011013037; T-503485; T-057-20120110870; T-79604; T-371675, T-278111; T-851000; (A-2373)RT-9100; T-835748
Project Classification:	Commercial Mall

WHEREAS, the Committee on Housing and Land Utilization through its Chairman, Hon. Edwin G. Gawaran, after conducting an ocular inspection of the said project and after review and evaluation of the pertinent documents submitted herewith, recommends the issuance of a Development Permit to **Masterpiece Asia Properties Inc.** in accordance with the plans and specification hereto attached and made an integral part hereof, for the project known as **North Molino Mall** located at Molino Blvd., Bayanan, City of Bacoor, Province of Cavite, subject to the prescribed guidelines and regulations under pertinent laws;

WHEREAS, the developer manifested before the Sangguniang Panlungsod that **Masterpiece Asia Properties Inc.** is the legitimate owner of several parcels of land registered under the name of **various juridical entities** (the "land owner") as appearing in the above-mentioned development permit now the subject of the application for the above-mentioned development permit, that the landowner's title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall

District I:
 HON. AVELINO B. SOLIS
 City Councilor
 HON. EDWIN G. GAWARAN
 City Councilor
 HON. MIGUEL N. BAUTISTA
 City Councilor
 HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor
 HON. REYNALDO M. FABIAN
 City Councilor
 HON. VENUS D. DE CASTRO
 City Councilor
 District II:
 HON. REYNALDO D. PALABRICA
 City Councilor
 HON. HERNANDO C. GUTIERREZ
 City Councilor
 HON. GAUDENCIO P. NOLASCO
 City Councilor
 HON. BAYANI M. DE LEON
 City Councilor
 HON. LEANDRO A. DE LEON
 City Councilor
 HON. ROBERTO R. JAVIER
 City Councilor
 HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.
 HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.
 Attested by:
 ATTY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary
 Certified by:
 HON. CATHERINE S. EVARISTO
 City Vice Mayor/Presiding Officer
 Approved by:
 HON. STRIKE B. REVILLA
 City Mayor



Republic of the Philippines
CITY OF BACOOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

be adversely affected by the said development, and that the developer and landowner has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

WHEREFORE, on motion of Honorable Councilor Edwin G. Gawaran unanimously seconded by all members present, in its regular session assembled, **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the Sangguniang Panlungsod of the City of Bacoor, Province of Cavite to grant a Development Permit to **Masterpiece Asia Properties Inc.** for the project to be known as "**North Molino Mall**" covering the herein described property, **PROVIDED** that;

1. The Developer manifests that **Masterpiece Asia Properties, Inc.** is the legitimate owner of the parcels of land subject of the above-mentioned application for a Development Permit, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the said landowner and developer has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

2. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;

3. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and blameless from any and all claims, demand, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

4. The Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** (entitled: "An ordinance Requiring All Subdivision Developers Doing Business In The Province Of Cavite To Provide Slope Protection, A One-Meter Path Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof.") **Municipal Resolution No. 82-S-95** (entitled: "Resolution Increasing The Payment Of Development Permit Fee From Its Present Rate Of P0.50 Per Square Meter To P10.00 Per Square Meter In Accordance With The General Guidelines, Rules, Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing And Approval Of Subdivision Plan."), **Municipal Ordinance No. 4-S-2011** (entitled: "An Ordinance Mandating The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite") and **Municipal Ordinance No. 5-S-2011** (entitled: "An Ordinance Requiring The Installation Of A "Grease And Used Oil Waste

District I:

HON. AVELINO B. SOLIS
 City Councilor

HON. EDWIN G. GAWARAN
 City Councilor

HON. MIGUEL N. BAUTISTA
 City Councilor

HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor

HON. REYNALDO M. FABIAN
 City Councilor

HON. VENUS D. DE CASTRO
 City Councilor

District II:

HON. REYNALDO D. PALABRICA
 City Councilor

HON. HERNANDO G. GUTIERREZ
 City Councilor

HON. GAUDENCIO P. NOLASCO
 City Councilor

HON. BAYANI M. DE LEON
 City Councilor

HON. LEANDRO A. DE LEON
 City Councilor

HON. ROBERTO R. JAVIER
 City Councilor

HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.

HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.

Attested by:
 HON. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:
 HON. CATHERINE S. EVARISTO
 City Vice Mayor/Presiding Officer

Approved by:
 HON. STRIKE B. REVILLA
 City Mayor



Republic of the Philippines
CITY OF BACOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

Disposal System" In All Business Establishments Operating In Bacoor, Cavite") and other pertinent ordinances or resolutions approved by the Sangguniang Panlungsod of Bacoor, or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor;

5. The Developer undertakes to devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9003 also known as the "Ecological Solid waste Management Act of 2000" within one (1) year after the issuance of the above-mentioned development permit;

6. For every hectare comprising the shopping mall project subject of the application for a Development Permit, the Developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the city within six (6) months after its completion to enable the city government to effectively meet the needs of prospective customers of the said shopping mall. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within a residential subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is located in case the Developer decides on constructing the said property within a residential subdivision project;

7. The Developer undertakes to pay a one-half percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (PhP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;

8. The Developer hereby undertakes to require all its employees—or the employees of its contractors or suppliers—who will be reporting for work within the territorial jurisdiction of the City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor; as well as comply with City Ordinance No. 2013-035

9. The Developer undertakes to provide the City Government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to

District I:

HON. AVELINO B. SOLIS
 City Councilor

HON. EDWIN G. GAWARAN
 City Councilor

HON. MIGUEL N. BAUTISTA
 City Councilor

HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor

HON. REYNALDO M. FABIAN
 City Councilor

HON. VENUS D. DE CASTRO
 City Councilor

District II:

HON. REYNALDO D. PALABRICA
 City Councilor

HON. HERNANDO C. GUTIERREZ
 City Councilor

HON. GAUDENCIO P. NOLASCO
 City Councilor

HON. BAYANI M. DE LEON
 City Councilor

HON. LEANDRO A. DE LEON
 City Councilor

HON. ROBERTO R. JAVIER
 City Councilor

HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.

HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.

Attested by:

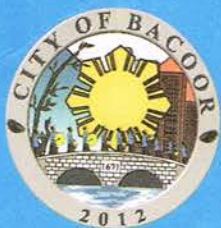
ATTY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:

HON. CATHERINE S. EVARISTO
 City Vice Mayor/Presiding Officer

Approved by:

HON. STRIKE B. REVILLA
 City Mayor



Republic of the Philippines
CITY OF BACOOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—within its development project;

10. The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of City of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided: that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the City Mayor. Provided further, that types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). Provided further, that the cost of planting and maintaining the said trees, which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the Developer for the entire duration of one (1) year following its planting;

11. The Developer undertakes to design its shopping mall in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or city road so that motor vehicles entering or exiting the said mall shall not impede the orderly flow of traffic. Provided, further, that the Developer shall provide sufficient space for the construction of various vehicle stops, traffic stop lights, parking lots, public transport terminals and other devices/structures/systems that will mitigate traffic congestion within and around the said shopping mall;

12. The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions, if any. Provided, further, that the design of the said roads should contribute to the mitigation of traffic congestion within and around the said shopping mall;

13. The Developer undertakes to install high-definition, all weather closed circuit television cameras at strategic locations within the shopping mall within one (1) year after the approval of its Development Permit in compliance with the Municipal Government's crime prevention program pursuant to **Municipal Ordinance No. 18-S-2009** which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.") as well as comply with City Ord. No. 2013-018.

14. The Developer undertakes to require any security agency that it will hire to guard the residential subdivision to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

15. The Developer undertakes to complete the perimeter fence of its shopping mall, if any, covered by its application for a Development Permit within one (1) year from the date of approval of the said permit;

District I:

HON. AVELINO B. SOLIS
 City Councilor

HON. EDWIN G. GAWARAN
 City Councilor

HON. MIGUEL N. BAUTISTA
 City Councilor

HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor

HON. REYNALDO M. FABIAN
 City Councilor

HON. VENUS D. DE CASTRO
 City Councilor

District II:

HON. REYNALDO D. PALABRICA
 City Councilor

HON. HERNANDO C. GUERRER
 City Councilor

HON. GAUDENCIO P. NOLASCO
 City Councilor

HON. BAYANI M. DE LEON
 City Councilor

HON. LEANDRO A. DE LEON
 City Councilor

HON. ROBERTO R. JAVIER
 City Councilor

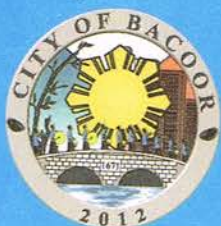
HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.

HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.

Attested by:
 HON. KHALD A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:
 HON. CATHERINE S. EVARISTO
 City Vice Mayor/Presiding Officer

Approved by:
 HON. STRIKE B. REVILLA
 City Mayor



Republic of the Philippines
CITY OF BACOOR
 Province of Cavite

OFFICE OF THE SANGGUNIANG PANLUNGSOD

16. The Developer undertakes to finish the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that, if the developer can not complete the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the aforementioned period before the same expires; and

17. The Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer's application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

RESOLVED FURTHER, that copies of this Resolution be furnished to all concerned offices.

RESOLVED MOREOVER, that this Resolution shall be published once at a local publication of general circulation in order to become effective.

RESOLVED LASTLY, that any misrepresentation made by the Developer shall result in the revocation hereof.

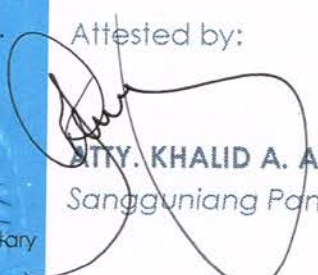
ADOPTED UNANIMOUSLY by the Sangguniang Panlungsod this 19th day of May 2014 at the City of Bacoor, Cavite.

I hereby certify that the foregoing Resolution was approved in accordance with law and that the contents hereof are true and correct.

Certified by:


HON. CATHERINE S. EVARISTO
 Vice Mayor/ Presiding Officer

Attested by:


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

Approved by:


HON. STRIKE B. REVILLA, PhD
 City Mayor

District I:
HON. AVELINO B. SOLIS
 City Councilor
HON. EDWIN G. GAWARAN
 City Councilor
HON. MIGUEL N. BAUTISTA
 City Councilor
HON. ROWENA BAUTISTA- MENDIOLA
 City Councilor
HON. REYNALDO M. FABIAN
 City Councilor
HON. VENUS D. DE CASTRO
 City Councilor

District II:
HON. REYNALDO D. PALABRICA
 City Councilor
HON. HERNANDO C. GUTIERREZ
 City Councilor
HON. GAUDENCIO P. NOLASCO
 City Councilor
HON. BAYANI M. DE LEON
 City Councilor
HON. LEANDRO A. DE LEON
 City Councilor
HON. ROBERTO R. JAVIER
 City Councilor
HON. MA ELIZA H. BAUTISTA
 City Councilor - SKF Pres.
HON. VICTORIO L. GUERRERO, JR.
 City Councilor - ABC Pres.

Attested by:
CITY. KHALID A. ATEGA, JR.
 Sangguniang Panlungsod Secretary

Certified by:
HON. CATHERINE S. EVARISTO
 City Vice Mayor/Presiding Officer

Approved by:
HON. STRIKE B. REVILLA
 City Mayor