



PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA



Sangguniang Panglungsod

RESOLUTION NO. 12-148

A RESOLUTION RATIFYING THE CONSTRUCTION AGREEMENT ENTERED INTO BY THE CITY MAYOR HON. ALDRIN L. SAN PEDRO, IN BEHALF OF THE CITY GOVERNMENT OF MUNTINLUPA WITH MDL RESORT CONTRACTOR FOR THE PROJECT ROAD CONSTRUCTION FROM FILINVEST TO PLEASANT VILLAGE SUBDIVISION, BARANGAY BAYANAN, MUNTINLUPA CITY IN THE AMOUNT OF FIVE MILLION ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED FIFTY PESOS AND TWENTY CENTAVOS (PHP5,119,550.20) WHICH AMOUNT SHALL BE TAKEN FROM THE 20% COMMUNITY DEVELOPMENT FUND (CDF).

- Sponsored by: Hon. Coun. Rafael T. Sevilla
 Co-sponsored: Hon. Coun. Atty. Raul R. Corro
 Hon. Coun. Margarita Amythyst Patdu-Labios, MD
 Hon. Coun. Bal Niefes
 Hon. Coun. Alexander B. Diaz
 Hon. Coun. Ringo A. Teves
 Hon. Coun. Dan Hubert A. Barlis
 Hon. Coun. Luvi P. Constantino
 Hon. Coun. Robert A. Abas
 Hon. Coun. Engr. Neptali S. Santiago
 Hon. Coun. Joselito V. Arevalo
 Hon. Coun. Robert P. Baes
 Hon. Coun. Elmer S. Espeleta
 Hon. Coun. Vergel C. Ulanday
 Hon. Coun. Adorado P. San Pedro

WHEREAS, Article 86 (b)(1)(vi) and Article 86 (b)(1)(viii) of the Local Government Code of 1991, provides that, ***“the City Mayor may represent the city in all its business transactions and sign in its behalf all bonds, contracts, and obligations and such other documents upon authority of the Sangguniang Panlungsod or pursuant to law or ordinances”***;

WHEREAS, to further enhance transparency and accountability the Hon. City Mayor Aldrin L. San Pedro submitted to the Sangguniang Panlungsod the **Construction Agreement** for ratification;

WHEREAS, the Road Construction From Filinvest To Pleasant Village Subdivision, Barangay Bayanan, Muntinlupa City is one of the priority projects of the City Government of Muntinlupa which is part of the city’s CARES under City Ordinance No. 02-045;

WHEREAS, the detailed evaluation of bids conducted on **October 24, 2011** resulted the following:

Name of Bidder	Bid Amount (as read)
MDL RESORT CONTRACTORS	Php 5,119,550.20
AP MELENDREZ CONSTRUCTION	5,124,740.40
PDJ INTEGRATED CONSTRUCTION	5,129,910.70

mcc

[Handwritten signatures and initials throughout the page]



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

Page 2
Resolution No. 12-148

WHEREAS, on **October 25, 2011**, the Bids and Awards Committee (BAC) approved Resolution No. I-10-002-11, "declaring the MDL Resort Contractor as the bidder with the Lowest Calculated Responsive Bid for the Road Construction From Filinvest To Pleasant Village Subdivision, Barangay Bayanan, Muntinlupa City and recommend the approval by the City Mayor;

WHEREAS, on **October 28, 2011**, the City Government of Muntinlupa entered into Construction Agreement with MDL Resort Contractors for the construction of the project amounting to **FIVE MILLION ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED FIFTY PESOS AND TWENTY CENTAVOS (PHP5,119,550.20)** as a result of a public bidding held on **October 21, 2011**;

WHEREAS, the Construction Agreement in consideration of the payments to be made by the City Government to MDL Resort Contractors as winning bidder, the contractor undertakes to execute and complete the works and remedy any defects therein in conformity with the provisions of the said contract in all aspects;

WHEREAS, pursuant to the **Supreme Court** (SC) decision, there is a need for the Sangguniang Panlungsod to *ratify* contracts entered into by the City Mayor for projects and services prior to the issuance of said decision;

WHEREAS, the approval of the Resolution shall be subject to the submission of the legal documents;

NOW THEREFORE, BE IT RESOLVED, AS IT IS HEREBY RESOLVED, by the 6th Sangguniang Panlungsod to ratify the Construction Agreement entered into by the **City Mayor Hon. Aldrin L. San Pedro**, in behalf of the City Government of Muntinlupa with **MDL Resort Contractor** for the project **Road Construction from Filinvest to Pleasant Village Subdivision, Barangay Bayanan, Muntinlupa City** in the amount of **Five Million One Hundred Nineteen Thousand Five Hundred Fifty Pesos and Twenty Centavos (Php5,119,550.20)** which amount shall be taken from the **20% Community Development Fund (CDF)**.

Adopted, by the 6th **Sangguniang Panlungsod of Muntinlupa** this 12th day of **March, 2012**, on its 69th **Regular Session**.

CONCURRED:

DISTRICT I:

COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member



Sangguniang Panglungsod

Page 3
Resolution No. 12-148


COUN. BAL NIEFES
Member

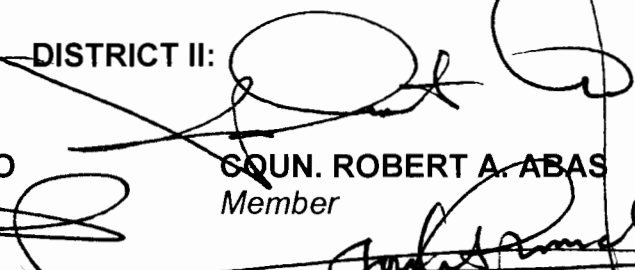

COUN. ALEXANDER B. DIAZ
Member


COUN. RINGO A. TEVES
Member


COUN. DAN HUBERTA A. BARLIS
Member

DISTRICT II:


COUN. LUVI P. CONSTANTINO
Member


COUN. ROBERT A. ABAS
Member


COUN. ENGR. NEPTALI S. SANTIAGO
Member



COUN. JOSELITO V. AREVALO
Member


COUN. ROBERT P. BAES
Member


COUN. ELMER S. ESPELETA
Member


COUN. RAFAEL T. SEVILLA
Member


COUN. VERGEL C. ULANDAY
Member


COUN. ADORADO P. SAN PEDRO
Sectoral Representative
President
Association of Barangay Captains

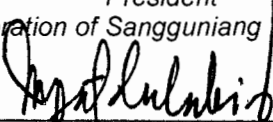
ABSTAIN:

COUN. ALLEN F. AMPAYA
Member

ABSENT:

COUN. ATTY. PATRICIO L. BONCAYAO, JR.
Member

COUN. EULOGIO DS. DIOKO, II
Sectoral Representative
President
Federation of Sangguniang Kabataan







**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



Sangguniang Panglungsod

**Page 4
Resolution No. 12-148**

I HEREBY CERTIFY, as to the correctness of the foregoing Resolution.

CECILIA C. LAZARTE
Secretary

ATTESTED:

COUN. ATTY. RAUL R. CORRO
Majority Floor Leader/Acting Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor

Date: _____

Norie/6th SP

DEED OF DONATION

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF DONATION, made and entered into by and between the **ESTATE OF FELIMON T. BUENAVENTURA, JR, AND TERESITA ROSALINDA BUENAVENTURA MARIANO**, represented in this act by **RODOLFO M. MARIANO**, of legal age, residing at 40 Kanlaon St., Sta Mesa Heights Quezon, City, hereinafter called the **DONOR**, and the **CITY GOVERNMENT OF MUNTINLUPA**, a public corporation with office address at the City Hall, National Highway, Putatan, Muntinlupa City, Metro Manila, represented in this act by its City Mayor, **ALDRIN L. SAN PEDRO**, who is of legal age, Filipino, married and a resident of Muntinlupa City, hereinafter known and referred to as the **DONEE** through the **Pleasant Village Homeowners' Association Inc. (PVHA)**, a corporation duly organized and existing under Philippine laws with office address at 229 Mandarin Avenue Pleasant Village Subdivision, Muntinlupa City represented herein by its President, **DANILO D. GARCIA**.

That the **DONOR** is the owner of a parcel of land in Pleasant Village, situated in Bayanan, Muntinlupa City, Metro Manila, Philippines, identified and covered by Transfer Certificate of Title No.464499, and particularly described as follows:

"A parcel of land (**lot 98, block 1** , of the subdivision (LRC) Psd-196505, being a portion of Lot 1487 -K FLS 2159-D, L.R.C Record No. 6137), situated in the Barrio of Putatan, Municipality of Muntinlupa, province of Rizal, island of Luzon. Bounded on the N., points 3 to 4 by lot 1487-L, FLS 2159-D on the E., points 4 to 1 by lot 99, Block1; on the S., on the S points 1 to 2 by Road lot 2; and on the W., points 2 to 3 by lot 97, Block 1; all of the subdivision ., Beginning at a point marked "1" on plan being X X X containing an area of THREE HUNDRED (300) SQUARE METERS."

For and in consideration of the good relations which the **DONEE** has with the **DONOR** through the **PVHA**, and as an act of liberality and generosity, the **DONOR** hereby voluntarily and freely gives, transfer and conveys, by way of donation, to said **DONEE**, his heirs, executors, administrators and assigns, all of the right, title and interest which said **DONOR** has in the above-described real property.

The **DONOR** hereby states, for the purpose of giving full effect and validity to this donation, that he has reserved to himself sufficient property, in full ownership or in usufruct, which is necessary and adequate for his support in consonance with his standing in society.

The **DONOR** further states, for the same purpose as expressed in the next preceding paragraph, that this donation is not made with the object of defrauding his creditors, having reserved to himself property sufficient to answer for his debts contracted prior to this date.

The **DONEE** hereby received and accepts this gift and donation made in his favor by the **DONOR** through the **PVHA**, and he hereby agrees to use the said property solely for the purpose of swapping the said property with an adjacent lot of which the latter lot is going to be used as a road right of way going to **FILINVEST CORPORATE CITY** and which road shall be connected to Corporate Avenue.

Further, The **DONEE** also agrees that should the property be not used for the purpose for which it is herein stated, the **DONEE** shall revert the ownership of said property to the **DONOR**. The **DONEE** expresses its appreciation and gratefulness for the kindness and generosity of the **DONOR** through the **PVHA**.

IN WITNESS WHEREOF, the **DONOR** and the **DONEE** have hereunto subscribed their names this _____.


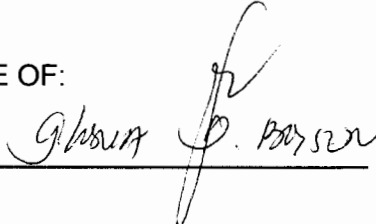
THE CITY GOVERNMENT OF MUNTINLUPA
DONEE

As represented by:


ALDRIN L. SAN PEDRO
City Mayor

ESTATE OF FELIMON T. BUENAVENTURA, JR,
AND TERESITA ROSALINDA BUENAVENTURA MARIANO
DONOR


RODOLFO M. MARIANO
Heir

SIGNED IN THE PRESENCE OF:
 DANILO GARCIA
President, PVHA
 Gloria J. Borson

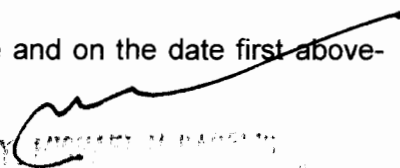
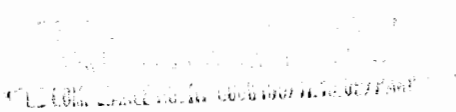
ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF Muntinlupa S.S.A

BEFORE ME, a NOTARY PUBLIC for and in _____ this _____ day of _____ 2012, personally appeared RODOLFO M. MARIANO and ALDRIN L. SAN PEDRO with their corresponding CTC No. 35148147 issued on 01-09-2012 issued at City of Muntinlupa and CTC No. _____ issued on _____ issued at _____ respectively, known to me and to me known to be that a same person who executed the foregoing Deed of Donation and acknowledged to me that same is their free and voluntary act and deed.

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

Doc. No. 74
Page No. 14
Book No. 11
Series of 2012.


ATTY. EMERSON M. MARIANO
Notary Public


DEED OF DONATION INTER VIVOS

KNOW ALL MEN BY THESE PRESENTS:

This **DEED** made and executed in Muntinlupa City, Metro, Manila, NCR, Philippines, by and between:

THE ESTATE OF FELISA TAMIO DE BUENAVENTURA, AND THE ESTATE OF FELIMON BUENAVENTURA, SR., hereinafter known and referred to as the **DONORS**.

PLEASANT VILLAGE HOMEOWNERS ASSOCIATION, a registered HOA under the Housing Land Use and Regulatory Board (HLURB) with office address at Hyatt Street, Pleasant Village, Bayanan, Muntinlupa City, Philippines, represented in this act by its President, **DANILO GARCIA**, who is of legal age, Filipino, married and a resident of Muntinlupa City, hereinafter known and referred to as the **DONEE**.

That the **DONORS** are the registered owner of two parcels of lots designated as the Open Spaces of Pleasant Village, situated in Bayanan, Muntinlupa City, Metro Manila, Philippines, identified and covered by Transfer Certificate of Title No. 093509 (formerly TCT No. 464530), and Transfer Certificate of Title No. _____ (formerly TCT No. 79467 & 464676) and particularly described as follows:

Transfer Certificate of Title 093509

Parcels of land (Lot 129, Block 1 of the subdivision plan (LRC) Psd-196505, being a portion of Lot 1487-K, FLS 2159-D, L.R.C. Record No. 6137, situated in the Barrio of Putatan, Municipality of Muntinlupa, Province of Rizal, Island of Luzon..... Containing an area of TWO THOUSAND FOUR HUNDRED NINETY EIGHT (2,498) SQUARE METERS, less the portion expropriated by the government for the South Luzon Expressway, and

Transfer Certificate of Title _____ (FORMERLY 79467)



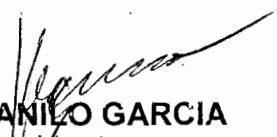
Parcels of land (Lot 9 OPEN SPACE Block 6 of the subdivision plan (LRC) Psd-196505, being a portion of Lot 1487-K, FLS 2159-D, L.R.C. Record No. 6137, situated in the Barrio of Putatan, Municipality of Muntinlupa, Province of Rizal, Island of Luzon..... Containing an area of THREE THOUSAND NINETY ONE (3,091) SQUARE METERS, net of the retained areas due to government expropriation for the South Luzon Expressway and the past, present development inside the Village, and the proposed improvements in the Open Space.

That for and in consideration of the improvements to be made by the **DONEE** in the Open Space, needed by the Association for the construction of the Multi-Purpose Hall, for the provision of Playground and Parks, **and other purposes** which the Association may adopt within its Constitution and By-Laws, and, provided that it will not be sub-divided and will not be offered for sale, and as an act of cooperation, liberality and generosity, the **DONORS**, hereby voluntary and freely gives, transfers and conveys unto the said **DONEE**, his executors and administrators, all of the rights, title and interest which the **DONORS** have in the above-described real properties

That the **DONEE** hereby receives and accepts this donation made in favor of the Pleasant Village Homeowners Association and expresses his appreciation and gratefulness for the generosity and civic mindedness of the **DONORS**;

That the **DONORS** hereby acknowledge notice of this acceptance of this donation by the **DONEE**.

IN WITNESS WHEREOF, the **DONORS** and the **DONEE** have hereunto affixed their signatures this _____ day of _____ Muntinlupa City, Philippines.

<p>ESTATES OF FELISA TAMIO DE BUENAVENTURA AND ESTATES OF FELIMON BUENAVENTURA, SR. DONORS</p> <p>Represented by its Compulsory Heir:</p> <p> BELLA A. GUERRERO</p> <p>FELIMON T. BUENAVENTURA, JR. and TERESITA ROSALINDA BUENAVENTURA MARIANO substituted in her stead by:</p> <p> RODOLFO M. MARIANO</p>	<p>PLEASANT VILLAGE HOMEOWNERS ASSOCIATION</p> <p>Represented by:</p> <p> DANILO GARCIA President</p> <p>WITH OUR CONFORMITY:</p> <p>THE CITY GOVERNMENT OF MUNTINLUPA</p> <p>Represented by:</p> <p>HON. ALDRIN L. SAN PEDRO City Mayor</p>
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Signed In the presence of:

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MUNTINLUPA CITY)
X-----X

BEFORE ME, this ____ day of _____ at Muntinlupa
City, personality appeared the following persons to wit:

NAME	CTC NO./I. D. NO.	PLACE OF ISSUE	DATE OF ISSUE
BELLA A. GUERRO			
RODOLFO M. MARIANO	35148/47	MUNTINLUPA	1-9-12
RODOLFO B. MARIANO, JR.			
DANILO J. CARANDANG			
ALDRIN L. SAN PEDRO			

Known to me to be the same persons who executed the foregoing instrument and they acknowledge to me that the same is their free act and deed.

This acknowledgement is written has been signed by the parties and their instrumental witnesses.

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

Doc. No. _____
Page No. _____
Book No. _____
Series of 2012

Seen Or. Guerrero

[Handwritten signature]

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MUNTINLUPA CITY)
X-----X

BEFORE ME, this ____ day of _____ at Muntinlupa
City, personality appeared the following persons to wit:

NAME	CTC NO./I. D. NO.	PLACE OF ISSUE	DATE OF ISSUE
BELLA A. GUERERRO			
RODOLFO M. MARIANO	35148/47	MUNTINLUPA	1-9-12
RODOLFO B. MARIANO, JR.			
DANILO J. CARANDANG			
ALDRIN L. SAN PEDRO			

Known to me to be the same persons who executed the foregoing instrument and they acknowledge to me that the same is their free act and deed.

This acknowledgement is written has been signed by the parties and their instrumental witnesses.

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

Doc. No. _____
Page No. _____
Book No. _____
Series of 2012

Ben A. Guerrero

[Signature]

124-6180

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Commission
REGISTRY OF DEEDS FOR THE PROVINCE OF RIZAL

Transfer Certificate of Title

No. 464676 ✓

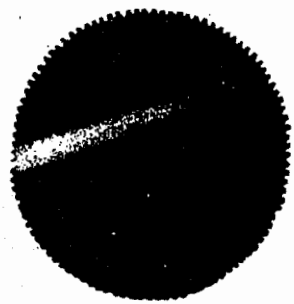
IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Muntinlupa
Provincia of Rizal bounded and described as follows:

A parcel of land (Lot 9 OPEN SPACE/ Block 6/ of the subdivision plan (LRC) Psd-196505, being a portion of Lot 1487-K, FLS 2159-D, L.R.C. Record No. 6137), situated in the Barrio of Putatan, Municipality of Muntinlupa, Province of Rizal, Island of Luzon. Bounded on the N., points 2 to 3 by Road Lot 4; on the E., NE., points 3 to 5 by Lot 8; Block 6; on the SE., points 5 to 11 by Road Lot 3; and on the SW., W., points 11 to 1 and 1 to 2 by Lots 1 to 7, Block 6; all of the subdivision plan. Beginning at a point marked "1" on plan, being S. 67 deg. 32'W., 470.75 m/ from Mon. 4, Muntinlupa Estate; thence N. 2 deg. 00'W., 80.00 m. to point 2; thence E A S T xxxxxxxx91.87 m. to point 3; thence S O U T H xxxxxxxx12.80m. to point 4; thence S. 25 deg. 48'E., 13.03 m. to point 5; thence S. 64 deg. 38'W., 37.22 m. to point 6; thence S. 62 deg. 11'W., 14.79 m. to point 7; thence 57 deg. 07'W., 14.86 m. to point 8; thence S. 52 deg. 07'W., 14.85 m. to point 9; thence S. 47 deg. 06'W., 14.85 m. to point 10; thence S. 44 deg. 35'W., 12.88 m. to point 11; thence N. 42 deg. 44'W., 6.06 m. to the point of beginning; containing an area of FOUR THOUSAND EIGHT HUNDRED SEVENTY FIVE (4,875) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground by P.S. Cyl. Conc. Mons. 15 x 60 mm; bearings true; date of the Original Survey, During 1907, and that the Subdivision Survey was executed by Ernesto C. de Guzman Geodetic Engineer, from March 2 to June 15, 1969.
FELISA TANIO DE BUENAVENTURA, filipina, of legal age, married to Filemon Buenaventura,

as owner thereof in fee simple, subject to such of the incumbrances mentioned in Section 39 of said Act as may be subsisting, and ~~is~~ intended to Public use.

IT IS FURTHER CERTIFIED that said land was originally registered on the 24th day of September, in the year nineteen hundred and thirteen, in the Registration Book of the Office of the Register of Deeds, Province of Rizal, Volume A-7, page 84, as Original Certificate of Title No. 684, pursuant to Decree No. 6137, issued in L. R. C. Record No. 6137.
CERTIFIED TRUE COPY

This certificate is a transfer from Transfer Certificate of Title No. 45076 235 which is cancelled by virtue hereof in so far as the above-described land is concerned.



Entered at Pasig, Rizal
Philippines, on the 6th day of November,
in the year nineteen hundred and seventy-four,
at 10:31 a.m.

Attest:
VIVIAN V. DACANAY 3872
Actg. Reg. of Deeds

615 Int. 4, Echague, Manila, Phils.
(Owner's postal address) PDSU/

OSCAR EUSEBIO
Register of Deeds