

**REPUBLIC OF THE PHILIPPINES
CITY OF MUNTINLUPA
METRO MANILA**
X-----X

CONTRACT OF AGREEMENT

**CONSTRUCTION OF REGIONAL PRISON FACILITY AT SABLAYAN,
OCCIDENTAL MINDORO UNDER DESIGN AND BUILT SCHEME**

This Contract of Agreement made on ___ day of DEC 06 2023 2023
between:

The BUREAU OF CORRECTIONS, is a national government agency under the Department of Justice operating under the laws of the Republic of the Philippines, with office at NBP Reservation, 1778 Muntinlupa City, herein represented by Director General, Undersecretary GREGORIO PIO P. CATAPANG, JR., herein referred to as the "PROCURING ENTITY".

-and-

A.G. ARAJA CONSTRUCTION AND DEVELOPMENT CORPORATION, a corporation duly organized and existing in accordance with Philippine law with principal place of business at AGA Bldg., L39, Jaguar Street, Mercado Village, Sta. Rosa City, Laguna, herein represented by its President and Chief Executive Officer, Engr. ARIEL G. ARAJA, herein referred to as the "CONTRACTOR".

(Collectively, the "PARTIES".)

WHEREAS, the Procuring Entity invited Bids for DESIGN AND BUILD PROJECT OF REGIONAL FACILITY AT SABLAYAN, OCCIDENTAL, MINDORO ("PROJECT") and has accepted a bid by the Contractor in the sum of TWO HUNDRED EIGHTY-EIGHT MILLION EIGHT HUNDRED SEVENTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY-NINE PESOS AND 61/100 (P288,878,759.61).

WHEREAS, the Project was rescinded and terminated in November 2019 by the Contractor after a temporary suspension in March 2019 and non-payment of Progress Billing Nos. 1, 2, and 3 by the Procuring Entity, resulting in an Arbitration Case between the Parties before the Construction Industry Arbitration Commission at Construction Industry and Arbitration Commission ("CIAC") docketed as CIAC Case No. 36-2017 entitled "A.G. Araja Construction and Development Corporation vs. Bureau of Corrections";

WHEREAS, during the period for the filing of Motion for Reconsideration on the Decision of Court of Appeals, the Parties, assisted by counsel have decided to amicably settle the dispute between them, wherein consensus has been reached for the continuation of the Project subject to the following terms and conditions:

1. Procuring Entity shall withdraw and not pursue its Motion for Reconsideration and / or any further Appeal or Petition to the Supreme Court from the *Joint Decision* of the Court of Appeals dated 12 April 2023;
2. The budget for the resumption of the Project is Two Hundred Million Pesos ₱200,000,000.00 ("REMAINING BUDGET"), the remaining amount from the original contract Bid of ₱288,878,759.61;
3. Non-construction or exclusion of some building amenities in the submitted Design and Build to suit the REMAINING BUDGET ₱200M, the computation of which is based on the detailed Technical Parameters/Applicable Price Indices for Infrastructure Projects as provided in Sec. 5.2.4 of Appendix 15 of the 2016 revised IRR of RA 9184;
4. Release in full to CONTRACTOR of Forty-Five Million Pesos the ₱45,000,000.00, before the start of the renewed Project, the old-unpaid Project billings representing the cost of the initial construction, which shall be covered by a separate Compromise Agreement and not part of the Remaining Budget for the Project;
5. Submission and approval by the PROCURING ENTITY's Chief of General Services Division of the CONTRACTOR's revised Scope of Work (Design and Construction Phases) based on Remaining Budget of the Project;
6. Clearance from BuCor resident auditor, Commission of Audit (COA) to resume the Project on the remaining ₱200M budget, release of old-unpaid Project billing, and revised Scope of Work of the Project; and
7. CONTRACTOR, in support to the reformation program of the PROCURING ENTITY shall accept PDL to work on the Project subject to the reasonable daily allowance and to such terms and conditions as CONTRACTOR may reasonably imposed and the provisions of Bucor of enough Security Guards and "Bastoneros" to ensure the continuous, safe, and harmonious work on the Project. However, CONTRACTOR shall not be liable in case that the PDL/s escape or leave the working are during and after working hours.

WHEREAS, the PROCURING ENTITY's Chief of the Legal Services and Officer-in-Charge of the Deputy Director General for Administration, after securing clearance from COA, recommended for the resumption of the Project and being the most advantageous to the Philippine Government;

WHEREAS, time is of the essence.

NOW, THEREFORE, for and in consideration of the terms and conditions set forth herein and, in the documents, appended hereto, the Parties hereby agree and stipulate as follows:

Section 1. Contract Documents.

1.1 The following documents shall be deemed to form, be read and construed as part of this Agreement:

- 1.1.1. Original Contract Agreement of the Project and its attachments;
- 1.1.2 Revised Drawing/Plan;

- 1.1.3 Revised Scope of Work (Design and Construction Phase);
- 1.1.4 Detailed Computation as verified and agreed to by the Parties to suit the P200M Remaining Budget for the Revised Scope of Work of the Project based on the detailed Technical Parameters or Applicable Price Indices for Infrastructure Projects as provided in Sec. 5.2.4 of Appendix 15 of the 2016 revised IRR of RA 9184; and
- 1.1.5 Exchanges of memoranda/written communications.

Section 2. Description of the Project.

2.2 The Project refers to the Design and Build of the Regional Prisons Facility at Sablayan, Occidental Mindoro involving the implementation and completion of all Civil, Architectural, Sanitary and Electrical Works.

Section 3. Scope of Work.

3.1 The CONTRACTOR shall in accordance with the provisions of and subject to the conditions contained in the documents referred to in Section 1, with a provision that this construction activities belongs to the CONTRACTOR, and in consideration of the sum of money and other agreements hereinafter stated shall fully and faithfully perform all labor, furnish the needed materials and equipment and perform labor and services necessary to complete the construction of the Project as per approved plan and specifications. The work consists of the following work items:

Item	Description
A.	DESIGN PHASE
1.	Detailed Architectural and Engineering Design Services
	<ul style="list-style-type: none"> - Services for Detailed Architectural and Engineering Design, Complete Signed and Sealed Detailed Engineering Design Plans for Securing Permits, Structural Analysis Signed and Sealed by Structural Engineer and other analysis needed for the Project.
B.	CONSTRUCTION PHASE
1.	General Requirements <ul style="list-style-type: none"> - Mobilization - Temporary Facilities - Occupational Safety and Health - Medicine Cabinet with First Aid Kit - Demobilization - COA Bill Board - Project Bill Board
2.	Site Development Works <ul style="list-style-type: none"> - Structure excavation (Footing, Tie Beam, Retaining Wall, Septic Tank) - Gravel beddings - Drainage System - Soil Testing - Soil Poisoning - Interior pavements and basketball courts

3.	Structural Works - Reinforce Concrete - Perimeter Fence excluding Secondary Fence - Post Tower
4.	Roofing Works - Fabrication and Installation of Structural Steel and Roofing
5.	Architectural Works - Masonry - Door and Jambs with Complete Accessories - Windows - Floor Finishes (ordinary painting only) - Water Proofing - Railings - Ceiling
6.	Sanitary Plumbing Works - Water lines - Sewer lines - Sanitary/Plumbing Fixture - Storm Drainage and Down Spout - Overhead tank and pump system
7.	Mechanical Works - Fire Extinguisher - Fire Hose Cabinet Assembly - Fire Detection and Alarm System
8.	Electrical Works - Electrical Conduit Works - Wires and Wiring Devices - Panel Board - Lighting Fixtures - Electrical Transformer 240/480 KVA
9.	Painting Works - Masonry Painting - Metal Painting - Wood Painting

Section 4. Time of Completion.

4.1 The works to be performed by the Contractor under the contract shall commence after seven (7) days upon receipt and acceptance of the Notice to Resume the Project. The construction shall be completed within Four Hundred Twenty-Five (425) calendar days, including Saturdays, Sundays and holidays.

4.2 However, it shall be clear that the construction phase shall commence upon obtaining the necessary building permit as may be required by law.

4.3 Should the Contractor refuse or otherwise fail to complete the work stipulated herein, the Contractor agrees to pay liquidated damages an amount equal to one-tenth of one percent (0.1%) of the total contract sum for each calendar day of delay until the work is completed and accepted by the PROCURING ENTITY provided that the amount of Liquidated Damages shall in no case exceed 10% of the REMAINING BUDGET and shall amount to complete and

final payment to the PROCURING ENTITY for any and all damages of all kinds due to such delay. Such amount shall be deducted from any money due or which may become due the CONTRACTOR under the contract and/or collect such liquidated damages from Performance Bond of the CONTRACTOR or CONTRACTOR's Surety whichever is convenient to the PROCURING ENTITY.

Section 5. Terms of Payment.

5.1 The PROCURING ENTITY for and in consideration of the faithful and satisfactory fulfillment of the contract by the CONTRACTOR in accordance with terms and condition of contract documents and subject to the deduction provided herein, shall pay to the CONTRACTOR in the amount of TWO HUNDRED MILLION PESOS (P200,000,000.00) only.

5.2 Payment shall be in accordance with the following:

Payment Tranches	Outputs/Deliverables
1 st Tranche: 15% payment of the total contract price (subject to 10% Retention)	Upon signing of the Addendum to Contract of Agreement and approval of documents provision under item number _____ of the Program of works incorporated in the bidding document.
2 nd Tranche: 20% payment of the total contract price (subject to 10% Retention)	Must have reached 20% complete/physically accomplished with the submission of Billing Statement, Progress/Accomplishment Report, Statement of Work Accomplished, Progress Photos, and Narrative Report.
3 rd Tranche: 30% of the total contract price (subject to 10% Retention)	Must have reached 50% complete/physically accomplished with the submission of Billing Statement, Progress/Accomplishment Report, Statement of Work Accomplished, Progress Photos, and Narrative Report.
4 th Tranche: 30% of the total contract price (subject to 10% Retention)	Must have reached 80% complete/physically accomplished with the submission of Billing Statement, Progress/Accomplishment Report, Statement of Work Accomplished, Progress Photos, and Narrative Report.
5 th Tranche: (Final Progress Billing) 20% pay of the contract price (subject to 10% Retention)	Must have reached 100% complete/physically accomplished with the submission of Billing Statement, Progress/Accomplishment Report, Statement of Work Accomplished, Progress Photos, and Narrative Report, Contractor's Certificate of Completion, Contractor's Request for Acceptance and Turn-over Certificate, complete set

	of As-built Plan with signed and sealed by the complete engineering discipline.
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5.3 The release of the Retention Money (10% payment of the total contract price) shall be made upon submission of CONTRACTOR's warranty security which equivalent to the amount of retention money and issued by the private insurance company, notarized Certificate of warranty, signed and approved punch list report.

Section 6. CONTRACTOR's Responsibilities and Conditions.

6.1 CONTRACTOR shall control the generation of dust and flying particles from the operation and shall provide temporary closure to prevent creation of nuisance to the adjacent service area;

6.2 CONTRACTOR shall submit Final Program of works (Refer to Item Nos. 1,2,3 and 3.i of ANNEX A of 2016 Revised IRR of RA 9184 for complete provision); Bill of Quantities; Detailed Cost Estimates; Detailed Unit Price Analysis; List of Materials with Unit Cost; List of Equipment with Rental Unit Cost; Construction Schedule Reflecting a 425 Calendar Days; S-curve with Gantt Chart; PERT-CPM Manpower Schedule; Equipment Utilization Schedule; Site Organization Structure for this Project; and E-copy and Printed Copy for all excel Files above listed within ten (10) calendar days upon receipt of Notice to Resume the Project.

6.3 CONTRACTOR shall submit Updated and Cost To Complete (CTC) Program of Works, Scope of Works, Bill of Quantities, Detailed Cost Estimate (reflected the deviation of material quantities, labor and equipment cost analysis and list of materials with corresponding brand of items to be offered) and provide checklist of the specific scope of works to be accomplished per payment of tranche.

6.4 CONTRACTOR shall assign Credited project engineer/project architect from the resumption until completion stage; CONTRACTOR shall coordinate to the GSS of Sablayan Prison and Penal Farm all the execution works; CONTRACTOR shall provide warning signages, project signboard, contractor's logbook.

6.5 CONTRACTOR shall provide Superintendent of Sablayan Prisons and Penal Farm of the names with attached profile of workers such as Bio-data for those who will enter or stay in the premises as ready reference. In addition, the CONTRACTOR shall ensure compliance to the minimum Health and Safety Protocol.

6.6 CONTRACTOR shall submit a statement of works accomplishment and narrative report as requirement of the billing request;

6.7 CONTRACTOR shall submit weekly progress reports with attached progress photos to PROCURING ENTITY Implementing Team, Civil Engineering Section of General Services Division;

6.8 CONTRACTOR shall provide/submit As-Built Plan with completely signed and sealed by the Licensed Engineer/Architect per Engineering Discipline as requirement in the billing request;

6.9 CONTRACTOR shall provide the GSS, SPPF delivery receipts or list of all materials brought inside the SPPF including list of equipment and tools.

6.10 CONTRACTOR shall provide complete uniform with ID and basic PPE for all the construction workers and personnel;

6.11 CONTRACTOR shall provide Detailed Estimate reflecting the list of Labor Cost, Material Cost and Equipment Cost.

6.12 CONTRACTOR shall complete the Project on approved Design with some adjustment as to construction of some amenities building to suit the remaining budget of P200M.

Section 7. Other General Requirements.

7.1 All the recommendations of the Third-Party who conducted the Testing Procedures on the existing foundation and columns of the Project shall be faithfully observed.

7.2 All the dimension/level etc. indicated in the drawing plans are to be verified on the site;

7.3 All materials are subjected for approval of the PROCURING ENTITY's Implementing Team, CES GSD;

7.4 Any discrepancies, either between written dimension and site dimensions shall be brought to the CES GSD office before executing the works. The CES GSD shall promptly act to resolve such discrepancies and inform the CONTRACTOR in writing of such resolution. The CONTRACTOR shall not be liable for any damages or delay in case the CES GSD fails to resolve or fails to inform CONTRACTOR in writing of such resolution.;

7.5 All equipment, tools, scaffolding and other personnel needed shall be provided by the CONTRACTOR; however, in support of the rehabilitation programs of the persons deprived of liberty (PDL), CONTRACTOR may accept them to work on the Project subject to payment of reasonable amount of daily allowance subject to such requirements, terms and conditions as the CONTRACTOR may reasonably impose upon such PDLs, including the decision as to which part of the PROJECT they shall be involved and the duration of such involvement. The CONTRACTOR shall not be liable for any and all damages and/or injury resulting from the fault or negligence of the PDLs;

7.6 All works shall comply with the National Building Code of the Philippines, Fire Code of the Philippines, Philippine Electrical Code and BuCor rules and regulations and other pertinent laws, rules and regulations.

Section 8. CONTRACTOR's Minimum Major Equipment and Tools Requirements.

8.1 The minimum equipment and tools requirement are the following:

1 Unit Backhoe with 0.50 cu.m. Bucket Capacity	1 Unit Payloader with 0.50 cu.m. Capacity	2 Unit Dump Truck with 0.50 cu.m. Capacity	1 unit of Road Grader
1 unit of Vibrato Compactor	1 unit of Water Tank Truck 400 L	1 unit of Concrete Batch Plant (Improvise)	3 unit of Transit Mixer 5 m ³
2 units of Concrete Vibrator (Engine driven)	2 units of Concrete Screeder	1 unit of Concrete Cutter (self-propelled) 20 hp	1 unit of Bar Cutter (Motor Driven) 5.5 hp
1 unit of Service Vehicle (at least 2015 model)			

Section 8. Guarantee.

8.1 The CONTRACTOR hereby guarantees the works stipulated in this contract and all the materials it will apply and use in the construction as well as workmanship of all its work under this contract shall make good of its own and/or its own expenses.

8.2 After final acceptance of the PROJECT by the PROCURING ENTITY, the CONTRACTOR shall assume full responsibility for any damage or destruction of the works except those occasioned by force majeure or the fault or negligence of the PROCURING ENTITY or its agents and representatives. They shall require to put up a warranty security dominated in Philippine Pesos provided in Sec. 62.2.2.3.3 of the 2016 Implementing Rules and Regulations of RA 9184 and shall remain effective for one (1) year from the date of issuance of the certificate of final acceptance and shall be returned without delay after the lapse of the said 1-year period.

Section 9. Termination Contract

9.1 Termination for Default of CONTRACTOR. The PROCURING ENTITY shall terminate this Contract for default when any of the following conditions attend its implementation:

9.1.1 Due to the CONTRACTOR's fault and while the Works are on-going, it has incurred a negative slippage of fifteen percent (15%) or more in accordance with Presidential Decree 1870 and the same is not remedied by the CONTRACTOR within a period of fifteen (15) days; or

9.1.2 Due to the CONTRACTOR's fault and after the Contract time has expired, it has incurred a negative slippage of ten percent 20% or more in the completion of Works; or

9.1.3 When the CONTRACTOR, without any valid or justifiable ground

9.1.3.1 abandons the Contract Works, refuses or fails to comply with a valid instruction of the PROCURING ENTITY or fails to proceed expeditiously and without delay despite a written notice by the PROCURING ENTITY;

9.1.3.2 after receiving Notice from the PROCURING ENTITY's representative that failure to correct a particular Defect is a fundamental breach of Contract, fails to correct the Defect within a reasonable period of time determined by the PROCURING ENTITY's representative

communicated to the CONTRACTOR in writing and which period shall in case be less than fifteen (15) days;

9.1.3.3 does not actually have on the Site the minimum essential equipment listed in the Bid necessary to execute the Works in accordance with the approved PERT-CPM network diagram and equipment utilization schedule as required under the Contract;

9.1.3.4 does not execute the Works in accordance with the Contract or persistently or flagrantly neglects to carry out its obligation under this Contract;

9.1.3.5 neglects or refuses to remove materials or to perform a new work that has been rejected as defective or unsuitable; or

9.1.3.6 sub-contracts any part of this Contract without approval by the PROCURING ENTITY which approval shall not be unreasonably withheld.

9.1.4 The CONTRACTOR causes a fundamental breach of this Contract. Fundamental breaches of Contract shall include, but shall not be limited to, the following:

9.1.4.1 The CONTRACTOR stops work for twenty eight (28) days when no stoppage work is shown on the current Program of Work and the stoppage has not been authorized by the PROCURING ENTITY's representative.

9.1.4.2 The CONTRACTOR is declared bankrupt or insolvent as determined with finality by a court of competent jurisdiction. In this event, termination will be without compensation/payment to the CONTRACTOR except payment for works already performed and including supplies/materials for the PROJECT already delivered on site and accepted by the PROCURING ENTITY as of termination date, provided that such termination will not prejudice or affect any right of action or remedy which has accrued or will accrue thereafter to the PROCURING ENTITY and/or the CONTRACTOR. In the case of the CONTRACTOR's insolvency, any CONTRACTOR's equipment which the PROCURING ENTITY instructs in the notice is to be used until the completion of the work.

9.1.4.3 The PROCURING ENTITY's representative gives Notice that failure to correct a particular Defect is a fundamental breach of Contract and the CONTRACTOR fails to correct it within a reasonable period of time determined by the PROCURING ENTITY's representative.

9.1.4.4 The CONTRACTOR does not maintain a Security, which is required.

9.1.4.5 The CONTRACTOR has delayed the completion of the Works by the number of days for which the maximum amount of liquidated damages can be paid.

9.1.4.6 In case it is determined prima facie by the PROCURING ENTITY that the CONTRACTOR has engaged, before or during the implementation of Contract, in unlawful deeds and behavior relative to contract acquisition and implementation, such as, but not limited to, the following:

9.1.4.6.1 corrupt, fraudulent, collusive, coercive and destructive practices;

9.1.4.6.2 drawing up or using forged documents;

9.1.4.6.3 using adulterated materials, means or methods, or engaging in production contrary to rules of science or the trade; and

9.1.4.6.4 any act analogous to the foregoing.

9.1.4.7 The PROCURING ENTITY will seek to impose the maximum civil, administrative and/or criminal penalties available under the applicable law on individuals and organizations deemed to be involved with corrupt, fraudulent, or coercive practices.

9.1.4.8 If this Contract is terminated, the CONTRACTOR shall stop work immediately, make the Site safe and secure, and leave the Site as soon as reasonably possible.

9.1.4.9 All materials on the Site, Plant, and Works, including equipment purchased and funded under the Contract shall be deemed to be the property of the PROCURING ENTITY if this Contract is terminated because of the CONTRACTOR's default.

9.1.5 Termination by Convenience. The PROCURING ENTITY may terminate this Contract, in whole or in part, at any time for its convenience. The HOPE may terminate this Contract for the convenience of the PROCURING ENTITY if the HOPE has determined the existence of conditions that make Project Implementation economically, financially or technically impracticable and/or unnecessary, such as, but not limited to, fortuitous events or changes in law and National Government policies.

9.1.6. The CONTRACTOR shall likewise have the right to validly terminate this Contract without incurring any liability and without prejudice to its money and other claims against the PROCURING ENTITY if the latter suspends the Project for a period exceeding thirty (30) days.

Section 10. Settlement of Disputes

10.1 If any dispute or difference of any kind whatsoever shall arise, BOTH PARTIES agree in connection with the implementation of the contract covered by 2016 Implementing Rules and Regulation of RA No. 9184 to resolve amicably such dispute or difference by mutual consultation.

10.2 Any and all dispute, arising from the implementation of a contract covered by 2016 Implementing Rules and Regulation of RA No. 9184 shall be submitted to arbitration in the Philippines according to the provision of RA 876 otherwise known as the "Arbitration Law" and RA 9285 otherwise known as the "Arbitration Dispute Resolution Act of 2004." Provided, however, that the disputes

that are within the competence of the Construction industry Arbitration Commission to resolve shall be referred thereto.

Section 11. Safeguards and Warrants

11.1 The CONTRACTOR shall provide and do everything necessary to perform its obligation under this contract according to the true intent and meaning of the other contract documents taken together particularly drawing, plans and specifications provided that the same shall be inferred there from and should the CONTRACTOR find any discrepancy in the drawings, plans and specifications, he shall immediately refer the same to the PROCURING ENTITY or its authorized representative whose decision in writing and communicated to the CONTRACTOR within seven (7) working days from referral shall be followed. Otherwise, the CONTRACTOR shall not be bound to perform the same and shall not be liable for any effect thereof.

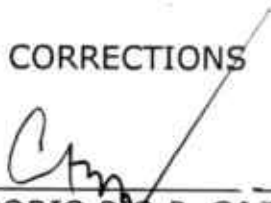
11.2 Notwithstanding any provisions of this contract, a Party has the right to terminate the contract without the necessity of judicial action by giving notice to the defaulting party upon the latter's failure to comply strictly with any of the terms of this contract.

11.3 The CONTRACTOR is likewise mandated to implement the construction safety and health program indicated in the technical proposal which includes, among others, requiring its employees to have Identification Cards which should be available anytime when inspected by the representative of the PROCURING ENTITY.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed in accordance with the laws of the Republic of the Philippines on the day and year first above written.

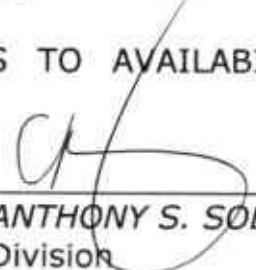
For:

BUREAU OF CORRECTIONS



Usec. GREGORIO PIO P. CA. TAPANG, JR.
Director General


CERTIFIED AS TO AVAILABILITY OF FUNDS:



Atty. CEASAR ANTHONY S. SOLIS
Chief, Budget Division

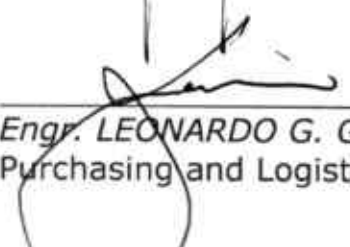
For:

A.G. ARAJA CONSTRUCTION AND DEVELOPMENT CORPORATION



Engr. ARIEL G. ARAJA
President and Chief Executive Officer

SIGNED IN THE PRESENCE OF:



Engr. LEONARDO G. GOROSPE
Purchasing and Logistic Manager

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES
CITY OF MUNTINLUPA
METRO MANILA

X-----X

BEFORE ME. this _____ day of DEC 06 2023 at the City of Muntinlupa personally appeared

NAME	VALID ID	ISSUED ON/AT
USEC GREGORIO PIO P CATAPANG, JR.	Ltr DL with A01-580-416638	2024-07-11
ENGR ARIEL G ARAJA	Ltr DL with C10-84-037677	2022-11-21

Known to me and to me known to be the same persons who executed the foregoing contract consisting of twelve (12) pages excluding annexes but including the page containing this Acknowledgement, for the purpose set forth herein and they acknowledged to me that the same is their true act and deed.

WITNESS MY HAND AND SEAL.

Doc. No. 487 ;
Page No. 99 ;
Book No. XC ;
Series of 2023.

~~Atty. MARKO S. LASERNA~~
Notary Public until Dec. 31, 2023
City of Sta. Rosa, Laguna, Not. Com. No. 0044-SRCL
Roll No. 48048/MCLE VII-0020753/06-06-2022
IBP No. 280080/01-10-2023/ PTR No. 4574574 Sta. Rosa City
01-03-2022/Laserma Law Office, F. Reyes St.,
Balibago, City of Sta. Rosa, Laguna, Philippines