



Philippine Realty & Holdings Corporation

20 October 2021

Subject : Seventh Amendment to the Master Deed with Declaration of Restrictions of the One Balete Condominium Project

Dear Madam:

Philippine Realty and Holdings Corporation (**RLT**), your designated Attorney-in-Fact by virtue of the provisions of the Master Deed with Declaration of Restrictions (**MDDR**) of the One Balete Condominium Project (**OBCP**), the Contract to Sell (**CTS**) and/or the Deed of Absolute Sale (**DOAS**) that you have executed, wishes to notify you of favorable developments concerning the OBCP.

These favorable developments however, are being required by the Department of Human Settlements and Urban Development (**DHSUD**) to be incorporated in the MDDR of the OBCP by way of an amendment to the said MDDR, that will constitute the MDDR's seventh (7th) amendment.

1. The SkyVillas Tower

In coordination with and in partnership with your condominium corporation, the Andrea North Condominium Corporation (**ANCC**), your institutional property managers, PRHC Property Managers Inc. (**PPMI**), Philippine Realty and Holdings Corporation (**RLT**), the developer of OBCP and your Attorney-in-Fact, initiated certain alterations in the SkyVillas Tower that proved to be beneficial to ANCC and to the unit owners and residents alike.

The alterations were presented to you last year to achieve the following general objectives:

- a. To provide the SkyVillas Tower with an Amenity Floor at the Roof Deck Level consisting principally of an event space, a game room, open viewing deck, etc. The entire cost of improvements for the Amenity Floor shall be borne by the developer RLT while ANCC-SkyVillas will shoulder the provision of furniture, fixtures and equipment. ANCC will also determine the appropriate use for the various areas/spaces in the Amenity Floor.
- b. The Roof Deck Level will also house the SkyVillas Property Management Office of the Andrea North Condominium Corporation ("**ANCC-SkyVillas PMO**"). Half of the cost of constructing the ANCC-SkyVillas PMO was shouldered by RLT with the other half to be

- shouldered by ANCC-SkyVillas. Similar to the Amenity Floor, ANCC-SkyVillas will be the one to provide the furniture, fixtures and equipment in the ANCC-SkyVillas PMO.
- c. To re-arrange some parking spaces to provide better access to the basement elevator lobbies.
 - d. Provision of more motorcycle parking slots to accommodate the increasing demand of the residents for parking spaces for their motorcycles and to serve as a source of rental income for ANCC.
 - e. To maximize the utilization of open spaces to create storage areas that will benefit ANCC as another source of rental income.
 - f. Construction of a bigger blower machine room to accommodate additional equipment for the sewage treatment plant (STP) to comply with the new regulations on wastewater quality as contained in Administrative Order No. 2016-08 of the Department of Environment and Natural Resources (DENR) dated 24 May 2016 which was issued pursuant to Sections 19e and 19f of Republic Act 9275 (*Philippine Clean Water Act of 2004*).

We are pleased to inform you that the alterations were approved by the DHSUD on 11 December 2020 by way of an Approved Alteration of Plan (A.P. NO: 20-12-050). The approved alterations as appearing in the DHSUD approval are briefly summarized below:

Location	Nature of Alteration
3 rd Basement	Re-layout of parking area resulting to: increase of parking slots from 95 to 97 slots; additional 7 motorcycle slots; additional 5 storages; re-layout of sewerage treatment plan; and conversion of parking slot 20 into a pathway.
2 nd Basement	Re-layout of parking area resulting to: additional 7 motorcycle slot; additional 5 storages; and conversion of parking slot 18 into a pathway.
1 st Basement	Re-layout of parking area resulting to: decrease of parking slot from 93 to 81 slots; additional 1 motorcycle slot; additional 5 storages; additional provision of home elevator; and conversion of parking slot 24 into pathway.
Ground Floor	Conversion of Den/Guest Room into private elevator from Unit 1B to Basement 1 and walk-in closet with toilet.
General Site Layout	Additional 1 parking slot with driver's quarter.
2 nd Floor	Deduction of the canopy area in the floor area of Unit 2A.
5 th Floor	Installation of skylight roofing.
Roof Deck	Conversion of unused area into an Amenity Area and additional opening of service elevator
Summary of Alterations	As shown in the approved plan, total parking slots decreased from 281 slots (22 tandem slots and 237 regular slots) to 272 slots (18 tandem

Location	Nature of Alteration
	slots and 236 regular slots); additional 15 motorcycle slots; and additional 15 storage areas.

However, the DHSUD in its 11 December 2020 alteration approval required the amendment of the MDDR of OBCP to reflect the above alterations.

2. The Skyline Tower

The DHSUD is also requiring that the removal from the Roof Deck Level of the jacuzzis and the planter boxes be incorporated as well in the MDDR to be amended.

The jacuzzis were removed at the instance of ANCC in 2017 on account of the residents voting overwhelmingly to remove them. As contained in ANCC Memorandum Circular No. 0023-2017 dated 20 April 2017, 132 units voted to remove them while 2 units voted to retain them.

3. Future Towers to be Built – Towers 3, 4 and 5

The Master Plan for the development of the future towers of the OBCP remains the same.

However, the design/floor plans for the Podium and Basement 1 Levels of the three (3) towers will be re-done to highlight the presence of commercial spaces which while they were included in the original plans/design, they were not emphasized.

As originally envisioned, the commercial spaces in the remaining three (3) towers would provide the One Balete community the convenience of having ready access to retail outlets that provide basic household products and services, e.g., groceries, food outlets, clinics, laundry, retail items, grooming, and other similar goods and services.

Consequently, since the MDDR is being amended anyway, the 7th Amendment to the MDDR will reflect that commercial use will be allowed on units that will be located at the Podium and Basement 1 Levels of Towers 3, 4 and 5. There will also be other minor amendments, such as the inclusion in the MDDR of a Section on Definitions and Interpretations, etc.

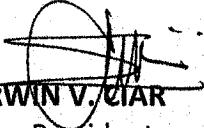
For any clarification or additional information regarding the above-mentioned alterations, please feel free to get in touch with the undersigned at telephone no. 8631-3179 local 345, or via email at erwin.ciar@philrealty.com.ph.

Thank you and best regards.

Very truly yours,

PHILIPPINE REALTY AND HOLDINGS CORPORATION

By:

A handwritten signature in black ink, appearing to read 'ERWIN V. ZIAR', is written over a horizontal line. The signature is somewhat stylized and includes a circular flourish on the left side.

Vice President and Head, Project Construction and Management