

**SALE THROUGH PUBLIC BIDDING OF
AFPRSBS' PROPERTY AT THE ST MICHAEL TOWER
143 Yakal St., Barangay San Antonio, Makati City**

This Terms of Reference (TOR) document is comprised of two (2) parts - the Bidding Procedures which define the guidelines that shall be followed in connection with the proposed sale via public bidding, of a property owned by the Armed Forces of the Philippines Retirement and Separation Benefits System and the Property Profile which describes the asset that is subject of this bid.

The Public Bidding shall be administered by the Bidding Committee for Real Estate Assets (BCREA). Any decision of and/or action taken by the BCREA is recommendatory and will be subject to the approval/ratification/confirmation of the AFPRSBS Board of Liquidators.

The AFPRSBS Board of Liquidators per Meeting No. 03-2019 held on dated 8 June 2019 approved the sale via public bidding of the property owned by AFPRSBS at the St. Michael International Tower located at 143 Yakal St., Bgy San Antonio Village, Makati City with a floor area of 16,512.19 sqms more or less and lot area of 1,179 sqms subject to the following conditions:

Floor Price:	THREE HUNDRED MILLION PESOS (PhP 300,000,000.00)
Down payment:	Bid deposit of ten percent (10%) of Bid Price via Cashier's or Manager's Check
Balance:	Payable in full via Cashier's or Manager's Check within THIRTY (30) days from Winning Bidder's receipt of the Notice of Award
Others:	Sale shall be on an "as-is, where-is" basis; Deed of Absolute Sale (Tab D) shall be processed upon full payment of the property

Bids received below the floor price shall automatically be rejected at the opening of the Bid Proposal.

AFPRSBS reserves the right to amend or supplement this TOR at any time prior to the Public Bidding.

BIDDING PROCEDURES

I. PROCESS FLOW

The following process flow shall be observed in the bidding process:

- A. Publication of the Invitation to Bid
- B. Pre-Bid Conference
- C. Submission, Opening and Evaluation of Bids
- D. Post-Qualification
- E. Issuance of Notice of Award

II. DEFINITION OF TERMS

- Public Bidding - refers to the method of disposal where interested Parties tender sealed bid proposals which shall be opened before a Committee for evaluation; the entity submitting the highest complying bid shall be declared as the Winning Bidder
- Bidding Committee - the body tasked to administer the public bidding process
- Floor Price - refers to the lowest price at which AFPRSBS is willing to accept from a Bidder for the sale of a Property
- Bid Price - refers to the amount which a Bidder is willing to pay for the Property
- Bidder's Deposit - refers to an amount which serves as an expression of intent to participate in the public bidding of the Property; Said amount shall serve as a partial payment if the sale is awarded to a bidder or shall be refunded to all losing bidders
- Winning Bidder - the entity with the highest complying bid to which the sale shall be awarded

III. GENERAL INFORMATION

A. Invitation to Bid (Annex A)

The Invitation to Bid shall be published once a week for two (2) consecutive weeks in two major broadsheets and on the AFPRSBS website, www.afprsbs.com.

B. Amendment of this TOR

The information and/or procedures contained in this TOR may be amended or replaced at any time prior to the date of public bidding, without giving prior notice or providing any reason. Should any information and/or procedures contained in this TOR be amended or replaced, the Bidding Committee shall inform and send Supplemental Bid Bulletins to all bidders. All Supplemental Bid Bulletins shall be duly acknowledged by each bidder prior to submission of eligibility documents and bid proposals and shall be indicated therein.

C. Participation Fee

A non-refundable Participation Fee of **Fifty Thousand Pesos** (Php **50,000.00**) shall be required from each Bidder. Said fee shall be payable in cash or manager's/cashier's check or via direct deposit to an AFPRSBS bank account. The amount shall be due on or before the scheduled Opening of Bids. Non-payment of which shall disqualify Bidder from submitting its Bid Proposal.

D. Pre-bid Conference

A Pre-Bid video conference that is open to the public shall be held online at **2PM on 13 October 2020**. All interested attendees shall be required to coordinate with the Bidding Committee Secretariat not later than 5pm of 9 October 2020 to be able to get the link for the online Pre-Bid Conference.

However, only those who have paid the Participation Fee shall be allowed to raise questions during said conference and receive Supplemental Bid Bulletins should there be any.

Prospective Bidders are encouraged to attend to ensure that they fully understand the requirements for the bidding. Non-attendance however, will in no way prejudice any Bidder.

Any statement made at the Pre-bid Conference shall not modify the terms and conditions of the bidding unless such statement is specifically identified in writing as an amendment thereto and issued as a Supplemental Bid Bulletin.

E. Requests for Written Clarification

Only those who purchased the Bidding Package can request for clarification and/or make inquiries in writing which should be addressed to the Bidding Committee Chairman. All ***inquiries*** should be received by the Bidding Committee on or before **5PM on 27 October 2020**. All prospective Bidders who have purchased Bid Packages shall be furnished the ***responses to their inquiries*** via a Supplemental Bid Bulletin not later than **5PM on 3 November 2020**. Receipt of Supplemental Bid Bulletins shall be acknowledged by each Bidder prior to their submission of the Eligibility Documents and shall be so indicated therein.

F. Correspondence with the Bidding Committee

All correspondence with the Bidding Committee shall be addressed as follows:

The Chairman
Bidding Committee for Real Estate Assets (BCREA)
AFP Retirement and Separation Benefits System
424 Capinpin Avenue, Camp Aguinaldo
Quezon City 1110

G. Due Diligence

Each prospective Bidder shall be solely responsible for its own due diligence of the Property and all matters relating to the bidding which may, in any manner, affect the nature of its bid proposal. AFPRSBS shall not be responsible for any erroneous interpretation or conclusion by the Bidder from the data furnished to them. Failure of the prospective Bidders to examine and inform itself shall be at its sole risk and no relief for error or omission shall be given.

No verbal agreement or conversation with, nor any verbal clarification from AFPRSBS officers, staff and consultants, or the Bidding Committee, shall affect or modify any of the terms and conditions contained in this TOR. Only amendments, supplements or clarifications that are documented in Supplemental Bid Bulletins circulated to Bidders who have purchased the Bidding Package shall be relied upon as authorized.

The Bidder, by the act of submitting its bid proposal, acknowledges that it has inspected the Property and all the terms and conditions for this public bidding as set forth in the TOR.

The conduct of ocular inspection is at the option of the prospective bidder. Failure of the bidder to conduct an ocular inspection shall be at their sole risk and no relief for error or omission will be given. Ocular inspection of the property should be coordinated with the Bidding Committee.

The Bidders are responsible for having taken steps to carefully review this TOR including its attachments and are deemed to be familiar with all existing laws, decrees, ordinances, acts, rules and regulations which may affect the bidding.

The Bidder shall bear all costs associated with the preparation and submission of the bid, and the AFPRSBS will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

Failure to observe any of the above shall be at the risk of the concerned Bidder.

H. Bid Price

All bid prices shall be quoted in Philippine Pesos.

I. Bidder's Deposit

Each bid must be accompanied by a bidder's deposit in the form of Cashier's or Manager's Check payable to **AFPRSBS** in the amount equivalent to ten percent (10%) of the bid price. The deposit shall form part of the purchase price of the Winning Bidder.

The BCREA shall retain the bid deposits of the bidders with the two (2) highest qualifying bids. The deposits of all other bidders shall be returned at the end of the bidding proper.

J. Grounds for Forfeiture of Bidder's Deposit

1. Withdrawal or modification of the Bid after the deadline for submission of bids.
2. Post-disqualification of the Bidder with the highest bid due to misrepresentation, fraudulent acts, falsification, submission of spurious/fake documents or commission of offense in connection with the bidding process.
3. Failure of the Winning Bidder to:
 - a. pay the Cash Bid less Bidder's Deposit
 - b. submit the necessary documents upon written advice from AFPRSBS of the approval of the bid or the required submission of the necessary documents
 - c. comply with the requirements stated in the TOR
 - d. Any circumstances or reason that provides AFPRSBS a reasonable and valid basis to believe that the Bidder is or has been rendered incapable of completing its obligation as proposed

IV. BIDDER ELIGIBILITY REQUIREMENTS

Any person (natural or juridical) authorized by law to acquire, own, hold or develop real properties in the Philippines may be allowed to participate in the public bidding.

Outlined below are the requirements per type of bidder:

A. Individual Buyer (Filipino)

1. Duly accomplished Eligibility Statement (Form 1)
2. Buyer's Information Sheet (Form 2)
3. Copies of two (2) valid government-issued IDs
4. Certificate of Employment and Compensation, if employed
5. Certified True Copy of Latest Income Tax Return (ITR)
6. Certificate from at least one savings/commercial/universal bank, legally operating in the Philippines, stating that the bidder is known to them, is their client and has a good financial and credit standing
7. Waiver of Rights to seek legal remedies (Form 3)
8. Confidentiality Agreement (Form 4)

B. Sole Proprietorship (Filipino)

1. Duly accomplished Eligibility Statement (Form 1)
2. Buyer's Information Sheet (Form 2)
3. Certified True Copy of DTI Registration and Business Profile
4. Certified True Copy of Latest Income/Business Tax Return and Tax Clearance
5. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the bidder is located
6. Copy of Audited Financial Statements for last two (2) years with stamp received by the BIR
7. Certificate from at least one savings/commercial/universal bank, legally operating in the Philippines, stating that the bidder is known to them, is their client and has a good financial and credit standing
8. Waiver of Rights to seek legal remedies (Form 3)
9. Confidentiality Agreement (Form 4)

C. Corporation/Partnership/Joint Venture (JV)/Consortium

1. Duly accomplished Eligibility Statement (Form 1)
2. Buyer's Information Sheet (Form 2)
3. Certified True Copy of SEC Registration and Company Profile of the Bidder; or in case of a foreign entity, at least 60% Filipino-owned and licensed to do business in the Philippines
4. Certified True Copy of Articles of Incorporation/Partnership, By-Laws, as amended, if any
5. Certified True Copy of Latest Income/Business Tax Return and Tax Clearance
6. Certified True Copy of Mayor's/Business Permit issued by the City or Municipality where the principal place of business of the bidder is located
7. Copy of Audited Financial Statements for the last 2 years with stamp received by the BIR
8. Certificate from at least one savings/commercial/universal bank, legally operating in the Philippines, stating that the bidder is known to them, is their client and has a good financial and credit standing
9. Board Resolution duly certified by Bidder's Corporate Secretary expressly authorizing participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto.
10. Waiver of Rights to seek legal remedies (Form 3)
11. Confidentiality Agreement (Form 4)
12. For a JV or Consortium, copy of the duly notarized JV Agreement/Memorandum of Agreement (MOA)/Understanding/MOU which:
 - a. Briefly describes the JV/Consortium, its individual members and the extent of the participation of each member;
 - b. Identifies the lead member of the JV/Consortium who is authorized by all its members to represent and sign any and all documents, receive notices/instructions and to make payments for and on behalf of the JV/Consortium; and,

- c. Provides that the members shall be jointly and severally liable for the obligations of the bidder under the award/contract.
13. For JV or Consortiums yet to be formed specifically to participate in this bidding, in the absence of a Joint Venture Agreement (JVA), a duly notarized statement from all the potential joint venture partners stating that they will enter into and abide by the provisions of the JVA in the instance that the bid is successful shall be included in the bid. Failure to enter into a joint venture in the event the JV or consortium is declared as the winning bidder shall be grounds for disqualification of the winning bidder and forfeiture of its bid deposit. Each partner in the JV or consortium shall submit the legal eligibility documents. The submission of technical and financial eligibility documents by any of the JV or consortium partners shall constitute a valid bid.

D. Government Corporations/Entities

1. Duly accomplished Eligibility Statement (Form 1)
2. Buyer's Information Sheet (Form 2)
3. Board Resolution duly certified by the Corporate Secretary expressly authorizing participation in the bidding process, nominating, appointing and authorizing a representative to communicate, represent, sign and execute contracts and other documents relative thereto.
4. Certified True Copy of Charter or applicable law on the creation of the entity.
5. Proof of funds availability, e.g certification from banks or other financial institutions that such government corporations/entities are not dependent agencies of the government of the Philippines (GOP).
6. Copy of Audited Financial Statements for the past 2 years
7. Waiver of Rights to seek legal remedies (Form 3)
8. Confidentiality Agreement (Form 4)

Annex B is a checklist of the Eligibility Documents while sample forms can be found in Annex C.

V. PREPARATION AND SUBMISSION OF BIDS

Each Bidder shall submit two (2) sets of documents. The first set should contain the original Eligibility Documents and one (1) copy thereof. The second set of documents should contain the original Bid Proposal and a copy thereof. In the event of any discrepancy between the original and the copies, the original shall prevail.

All documents, except for unamended printed literature, shall be signed or initialled by the duly authorized representative(s) of the prospective Bidder.

Any erasure shall be valid only if it is signed by the Bidder or the duly authorized representative

A. Packaging of Requirements

1. Eligibility Documents

Bidders shall enclose their original Eligibility Documents, in one sealed envelope marked "ORIGINAL – ELIGIBILITY DOCUMENTS," while the copy shall similarly be sealed and duly marked as "COPY-ELIGIBILITY DOCUMENTS."

Both envelopes shall then be enclosed in one single envelope marked "ELIGIBILITY DOCUMENTS."

2. Bid Proposal (Form 5)

The original Bid Form and Manager's/Cashier's Check for Bid Deposit shall be contained in one sealed envelope marked "ORIGINAL – BID PROPOSAL," while the copies thereof shall be similarly sealed and marked as "COPY- BID PROPOSAL."

Both envelopes shall then be enclosed in one single enveloped marked "BID PROPOSAL."

The envelopes marked "ELIGIBILITY DOCUMENTS" and "BID PROPOSAL" , shall then be contained in one single envelope.

B. Marking of envelopes

All envelopes should be marked with the following:

1. the name of the Property to be bid in capital letters;
2. the name and address of the bidder in capital letters;
3. be addressed to the Bidding Committee as identified in para III-E of this TOR; and
4. bear a warning "DO NOT OPEN BEFORE..." the date and time for the opening of Bids

If envelopes are not sealed and marked as required, AFPRSBS will assume no responsibilities for the misplacement or premature opening of the Bids

Bidders shall submit the Eligibility Documents and Bid Proposal including Bid Deposit to the Bidding Committee on or before the Opening of Bids at **10AM on of 17 November 2020**. Meeting venue shall be announced via Bid Bulletin not later than 13 November 2020.

VI. EVALUATION OF BIDDERS' ELIGIBILITY AND OPENING OF BIDS

- A. Eligibility requirements and bid proposals shall be opened subsequently within the time, date and place specified by the Bidding Committee for the Opening of Bids. All Bidders are encouraged to attend. However, non-attendance shall in no way prejudice a bidder.
- B. The envelopes containing the Eligibility Documents from prospective bidders shall be opened first and documents therein examined to check if all the Eligibility Documents are complied with. After reviewing the documents, the Bidding Committee shall mark on the envelope containing the Eligibility Documents, "ELIGIBLE" or "INELIGIBLE", the time, date and place of the opening of said envelope.
- C. Only Bidders that strictly comply with ALL eligibility requirements shall be declared "ELIGIBLE," and their Bid Proposals shall be opened. In this regard, failure to submit the requirements, or incomplete submission of any of the requirements merits a "failed" rating and shall be considered INELIGIBLE to further participate in the bidding. The Bidding Committee shall mark the set of Eligibility Documents submitted by the said Bidder/s as "INELIGIBLE". Bid proposals of "INELIGIBLE" bidders shall NOT be opened.
- D. The bids to be opened shall be evaluated based on the highest bids.
- E. *In case of a tie in the bid price, term and payment period, a new sealed bidding shall immediately be conducted among the tied bidders until such tie is broken.*
- K. The Committee shall retain the Bid Deposits of the bidders with the two (2) highest qualifying bids. The deposits of all other bidders shall be returned at the end of the bidding proper.

VII. POST QUALIFICATION

- A. The Bidding Committee shall conduct post-qualification for a period of up to five (5) working days from the date of Opening of Bids to verify the accuracy and authenticity of all the documents and information submitted by the Bidder with the highest bid. Any material inconsistency or error in the submitted documents shall be a ground for disqualification.
- B. If the bidder with the highest bid passes post-qualification, it shall be declared as the Winning Bidder and the bid deposit of the second highest bidder shall be returned. The Bidding Committee shall then recommend to the AFPRSBS Board of Liquidators that the sale of the Property be awarded to the Winning Bidder.
- C. If the bidder with the highest bid fails post-qualification, *it shall be a ground for disqualification and forfeiture of the bid deposit in favour of AFPRSBS.* The

Bidding Committee shall then subject the next highest bidder to post-qualification.

VIII. AWARD OF SALE

Within fifteen (15) working days from announcement of award, the Bidding Committee shall issue a Notice of Award to the Winning Bidder. The Winning Bidder shall submit its/his/her confirmation of the receipt of Notice of Award to the Bidding Committee within five (5) working days from receipt thereof.

IX. RIGHTS AND RESPONSIBILITIES OF THE WINNING BIDDER

- A. Strictly comply with the terms and conditions of this TOR and the Contract/s executed with AFPRSBS and maintain all warranties and representations for its duration.
- B. Be responsible for the payment of all applicable taxes, licenses, fees and charges due for the transaction, except for Capital Gains Tax, if any.
- C. Deliver the duly signed Contract/s to the AFPRSBS together with the full payment
- D. If the Winning Bidder is a corporation, a Board Resolution/Secretary's Certificate approving the transaction and appointment of its authorized signatory shall be required.

Failure of the Winning Bidder to comply with the requirements shall render the award nullified and the Bid Deposit forfeited in favour of AFPRSBS.

X. RIGHTS AND RESPONSIBILITIES OF AFPRSBS

- A. Deliver possession and ownership of the Property to the Winning Bidder, on an "as-is, where-is" basis upon execution of the Deed of Absolute Sale.
- B. Payment of Capital Gains Tax, if any.
- C. Cancel the sale in case the Winning Bidder fails to complete payment within the specified period.

XI. FAILURE OF BIDDING

The Bidding Committee shall declare a failure of bidding under any of the following circumstances:

- A. There is NO bidder.
- B. There is only one (1) bidder.
- C. The highest bid is below the floor price.
- D. All bidders are declared ineligible.
- E. All eligible bidders failed in the post qualification.

Properties that have undergone two (2) failed biddings under the same terms and conditions of sale, *may* be offered for negotiated sale to interested parties.

XII. WAIVER

AFPRSBS shall be held free and harmless from any liability, costs and expenses, suit or allegation arising out of the participation by the private/public sector entities in this bidding procedure. The decision of the Bidding Committee is final. All Bidders waive all rights to seek legal action to prevent AFPRSBS from awarding and executing a contract with the Winning Bidder. Prospective Bidders shall submit a waiver together with the Bid requirements.

XIII. ANTI-CORRUPTION POLICY

- A. The Bidders or any of their representatives are prohibited from communicating with or contacting, directly, or indirectly, any of the AFPRSBS trustees, officers and employees on matters concerning the bidding process except for queries and clarifications of their proposal which must be in writing and addressed to the Bidding Committee Chairman.
- B. The Bidders or any of their representatives shall not offer or give, directly or indirectly, any amount, benefit or advantage to any of the AFPRSBS trustees, officers and employees. Violation of this shall be a ground for disqualification or revocation of the award, if any, without prejudice to damages that AFPRSBS may recover for any loss or damage that may result therefrom.

XIV. TIMETABLE OF ACTIVITIES

	Activity	Timetable
1	Publication of Invitation to Bid	28 September and 5 October 2020
2	Sale of Bid Documents	28 September to 16 November 2020
3	Due Diligence of Bidders	
4	Pre-Bid Conference	13 October 2020
5	Deadline for Submission of Written Requests, for Clarification, Inquiries	27 October 2020
6	Issuance of Bid Bulletin in response to Inquiries/Clarifications	3 November 2020
7	Submission of Eligibility Documents, Bid Proposal	17 November 2020
8	Opening and Evaluation of Eligibility documents, Bid Proposals	
9	Conduct of Post-Qualification	18 to 24 November 2020
10	Approval of Winning Bidder by Board of Liquidators	TBA
11	Announcement of Winning Bidder and Issuance of Notice of Award (NOA)	Within 5 working days from #10
12	Receipt of written confirmation from winning bidder	Within working days from #11
13	Full Payment of Winning Bidder	Within 30 days from #11
14	Execution of Deed of Absolute Sale	Within 5 working days from #13

XV. AFPRSBS' RESERVED RIGHTS

- A. AFPRSBS reserves the right to reject any or all eligibility documents, to waive any defect or informality thereon or minor deviations, which do not affect the substance and validity of the Bid.
- B. AFPRSBS reserves the right to review other relevant information affecting the Bidder or its Eligibility Documents before its declaration as eligible to participate in the bidding proper. Any misrepresentation made in the Eligibility Documents or any change in the situation of the Bidder, which affects its eligibility, shall render the said Bidder as ineligible and shall disqualify it/him/her from further participation.
- C. AFPRSBS reserves the right to call off this bidding prior to the acceptance of the bids and call for a new bidding under amended rules, without any liability whatsoever to any or all the Bidders.
- D. AFPRSBS reserves the right to reset the date of the Pre-Bid Conference, the date of Bidding and other pertinent activities or otherwise revise the timetable for the disposition at hand in any case as it may be deemed necessary, but especially on Force Majeure or fortuitous events that shall mean events which could not have been foreseen or which were inevitable and beyond control of the AFPRSBS.

PROPERTY PROFILE

AFPRSBS' PROPERTY AT THE ST. MICHAEL'S TOWER

The property is located at the St Michael International Tower (SMIT) along 143 Yakal St., Bgy San Antonio Village, Makati City. SMIT is an unfinished building comprised of 30 storeys with spaces allocated for 271 condominium units and 112 parking slots plus a basement, mezzanine, penthouse and roofdeck/helipad.

Construction of the building started in August 1990 and was expected to be completed in September 1995. Construction completely stopped sometime in 1997.

Total floor area with Condominium Certificates of Title (CCTs) is approximately 28,458.858 sqms, more or less. There are still no CCTs for the common areas.

Ownership structure of the whole building is broken down as follows:

OWNER	AREA (sqms)	Number of CCTs	Units
AFPRSBS (58,029 %)	16,512.190	213	208 condo units G/F 102-105 Penthouse
LKG (23.43 %)	6,667.970	9	3 parking floors 3 condo units Mezzanine 101 Basement 101 Ground Floor 101
ST MICHAEL (17.99 %)	5,120.510	53	51 condo units 29/F PG unit Roofdeck
LAW FIRM (0.55%)	158.190	2	2 condo units
TOTAL	28,458.858	277	

The portion owned by AFPRSBS has a total floor area of 16,512.190 sqms covered by 213 CCTs and the lot where the building is erected which is identified as Lot 2, Psd-35704 with an area of 1,179 sqms more or less covered by TCT No. 227367. The CCTs and TCT are all in the name of AFPRSBS.

LAND DATA

It is covered by Transfer Certificate of Title No 227367 issued on February 24 2010 in favour of the AFP Retirement and Separation Benefits System.

The plan of the property as plotted from the technical description appearing in the title reveals that the land is almost rectangular in shape with frontage of about 24.50 meters along Yakal St. and an average of 48.30 meters

The terrain of the land may be considered as generally flat. Its average elevation conforms to the existing grade of the fronting street.

BUILDING CONDITION

Number of Storeys	Thirty (30)
Estimated Floor Area	29,637 sqm including basement
General Framing	Reinforced concrete
Walls	Concrete hollow blocks
Interior Wall Finish	Plastered cement
Exterior Wall Finish	Plastered cement
Roofing	Reinforced concrete roof deck
Flooring	Reinforced concrete
Floor Finish	Plain cement and partly wood parquet
Partitions	Concrete hollow blocks (unplastered)
Ceiling	Partly plywood
Windows	Glass on analok and steel frame sliding
Doors	Partly plywood flush-type
Others	The building remains unfinished and has been abandoned for about 20 years. Building is about 65% complete.

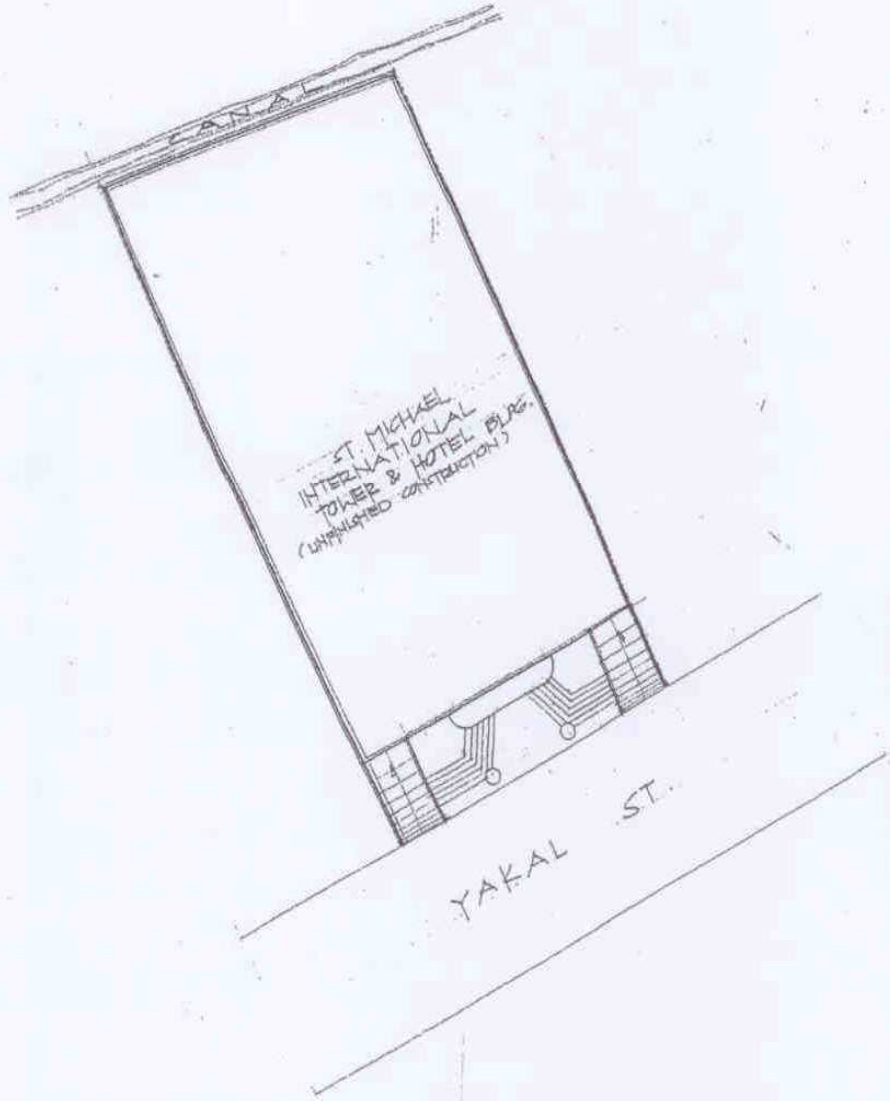
NEIGHBORHOOD DATA

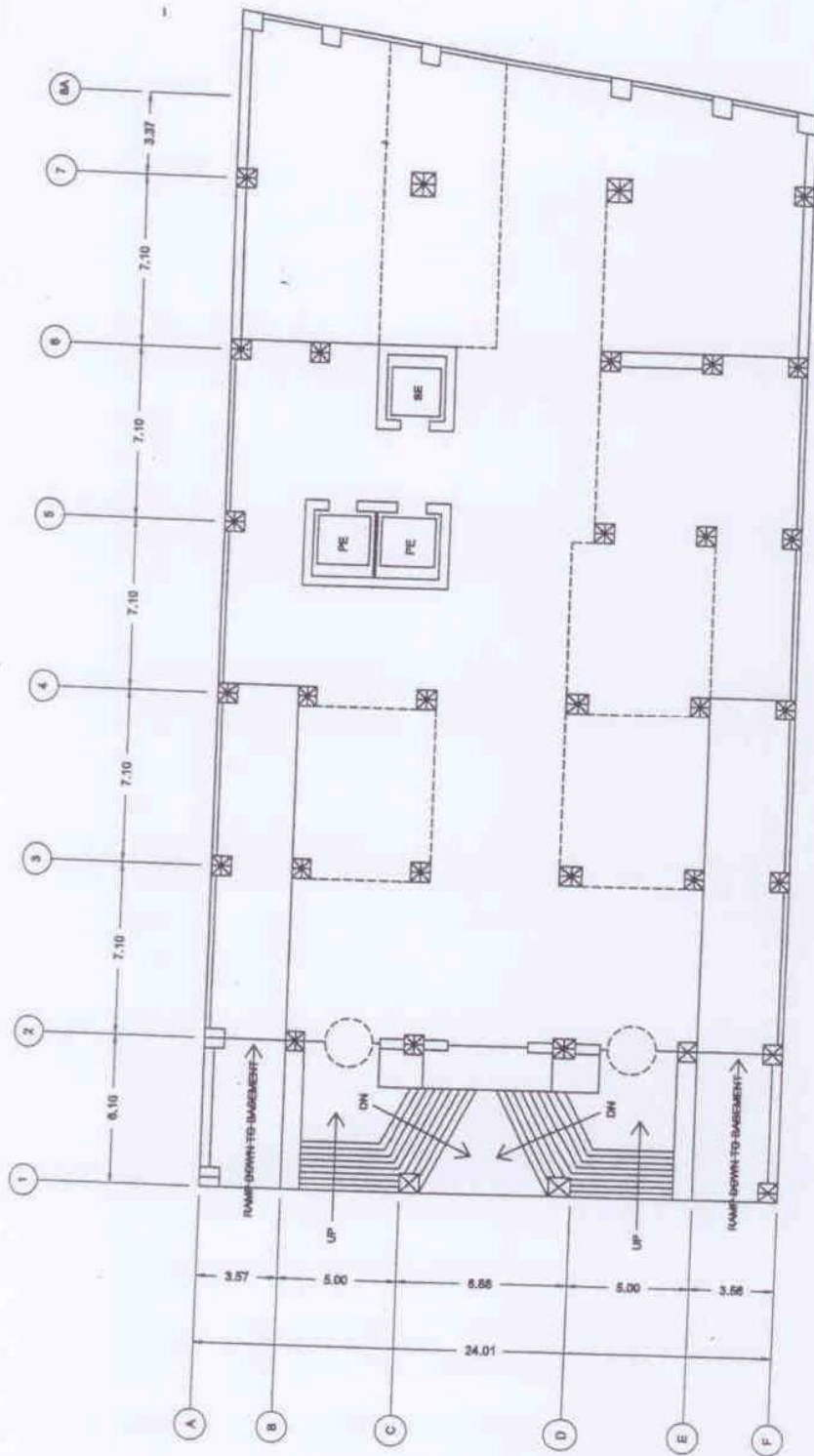
The property is located in an area where land development is predominantly commercial in usage.

Ayala Center and Cash & Carry serve as the commercial shopping centers in the area and are accessible from the property by public transportation. Other community centers like public markets, churches, hospital/clinics, post office and public and private schools are likewise accessible from the property.

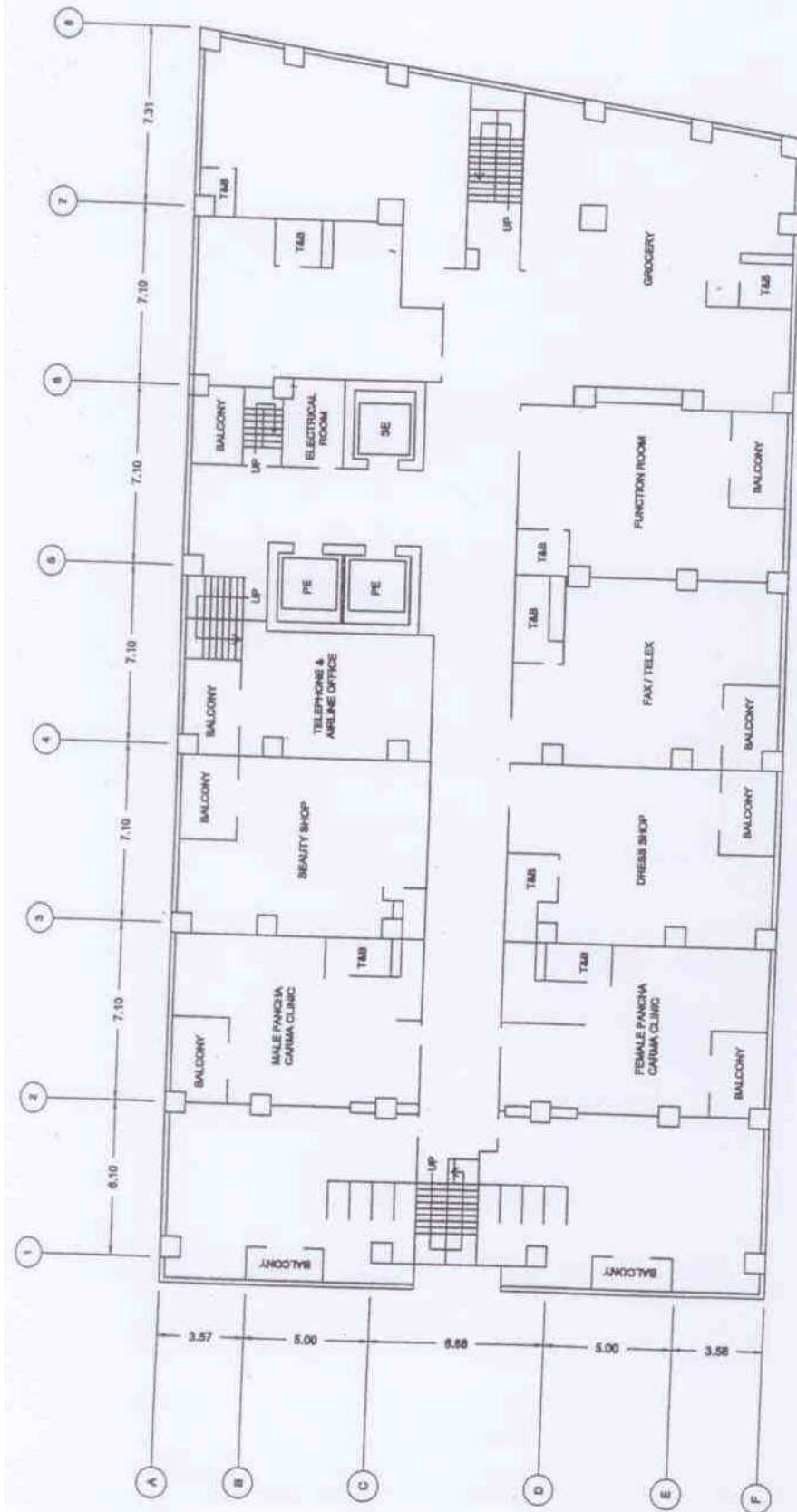
UTILITIES

Electric power, water supply and telecommunication facilities are available at the site. Street lights, garbage collection, foot and mobile patrol of the Philippine National Police, and other community facilities and utilities maintained by the city government.

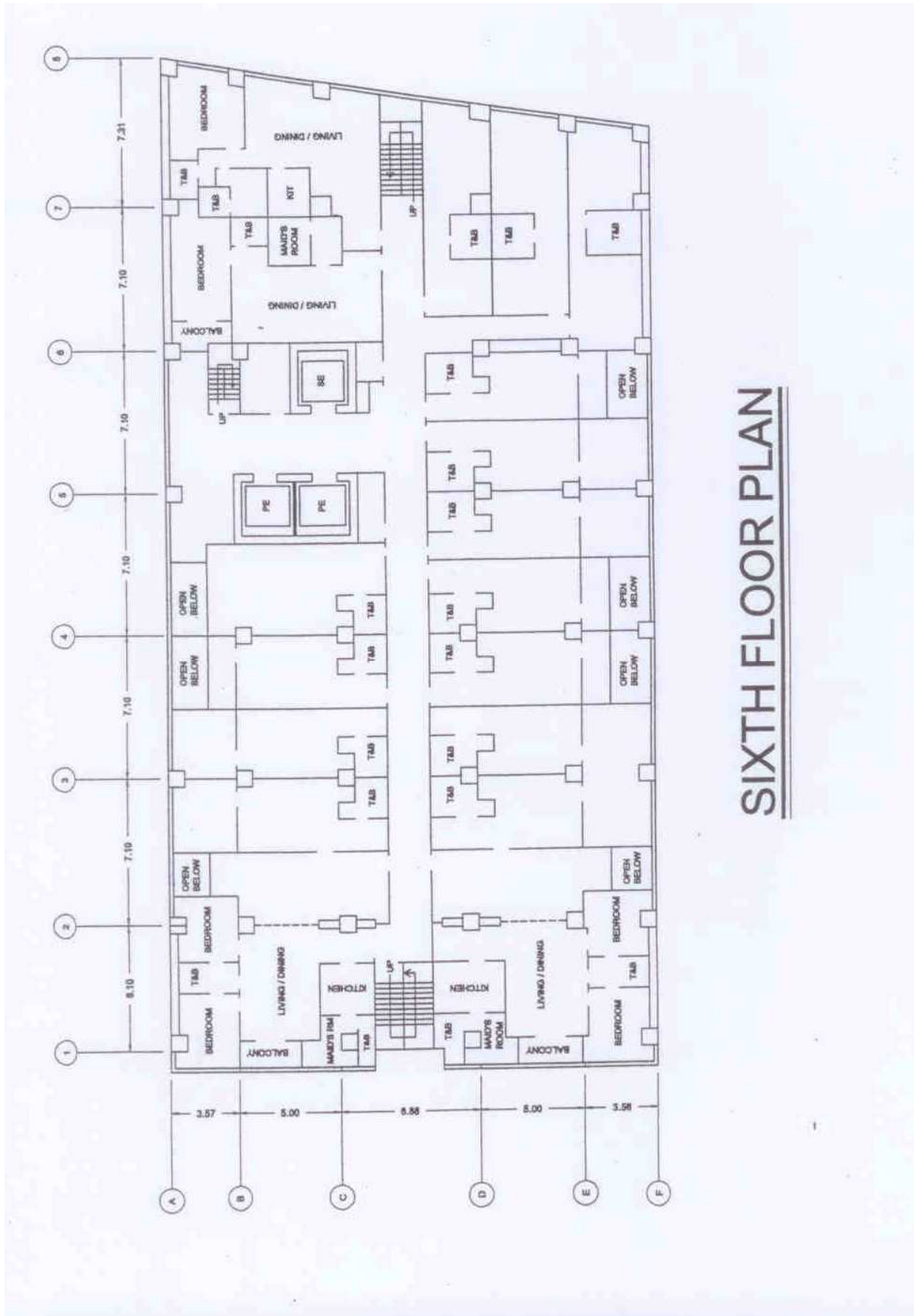




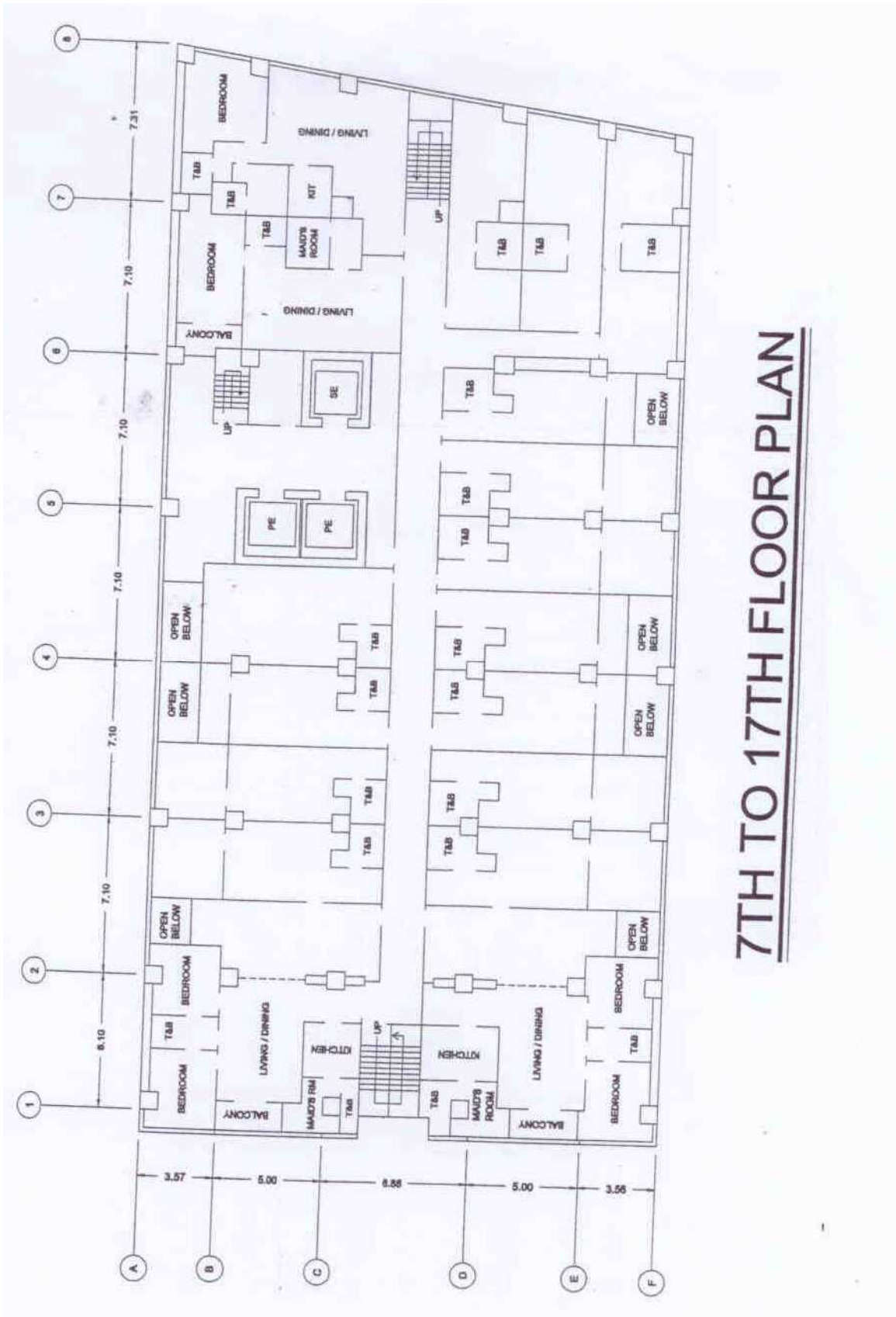
GROUND FLOOR PLAN



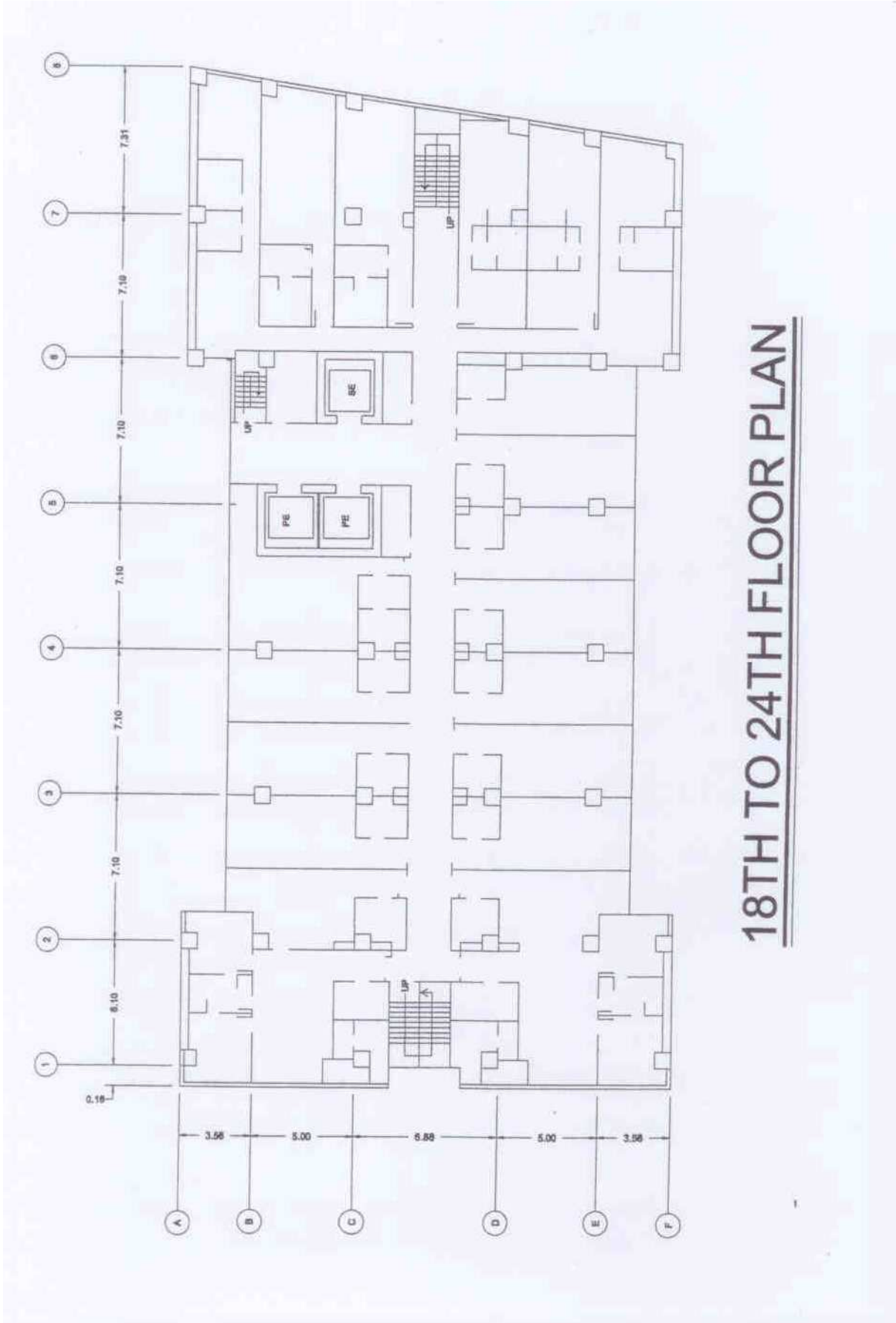
FIFTH FLOOR PLAN



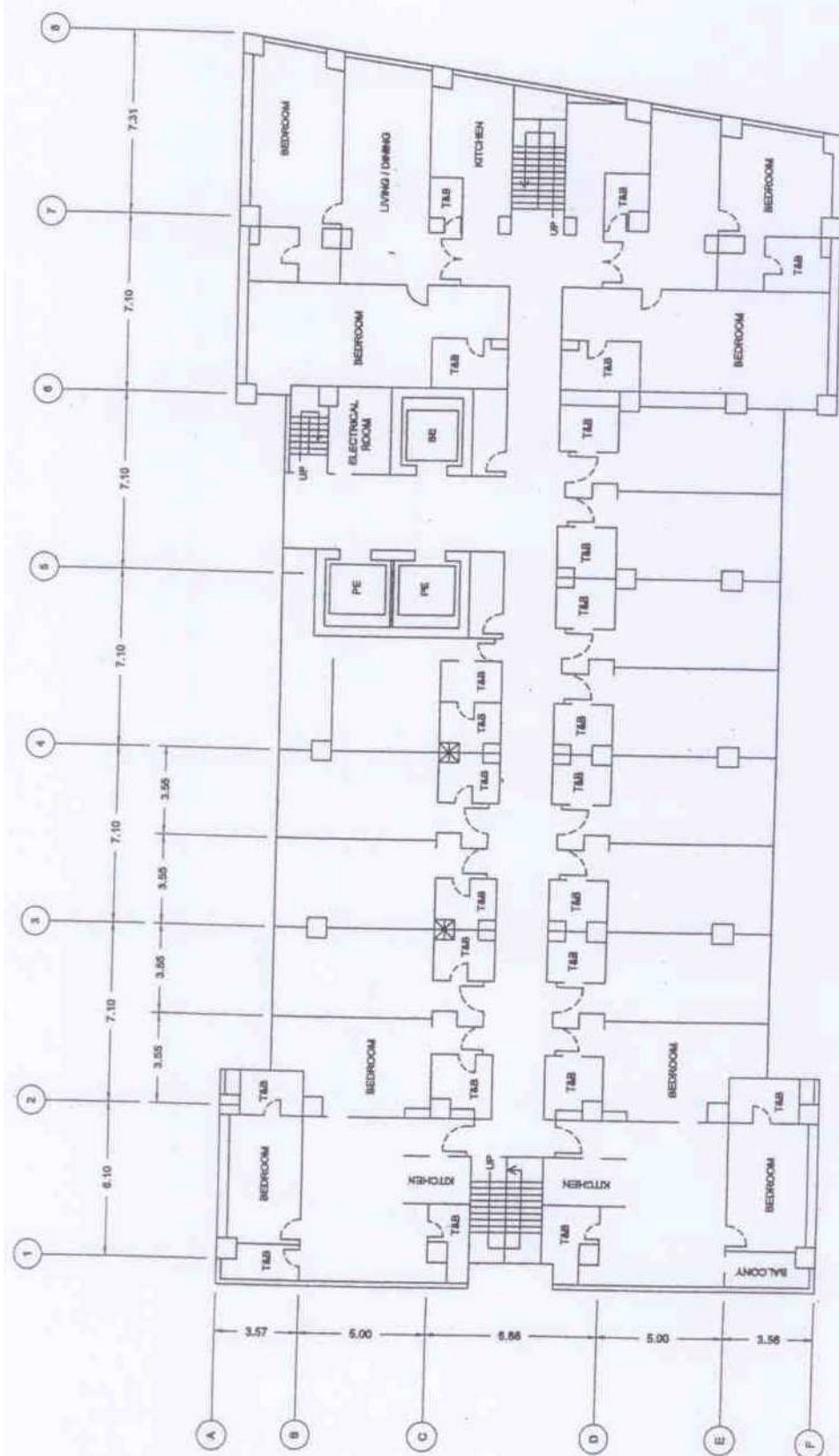
SIXTH FLOOR PLAN



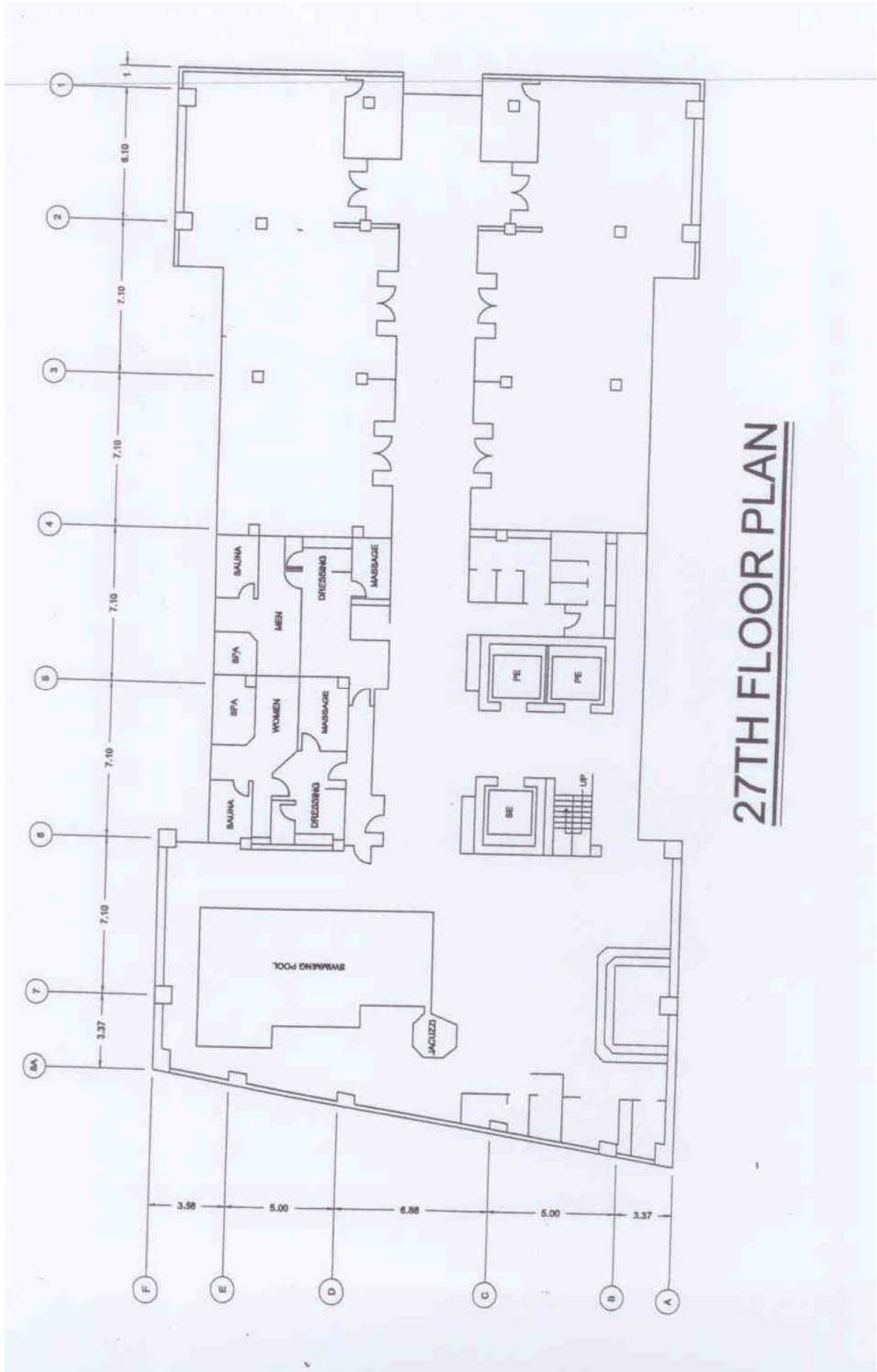
7TH TO 17TH FLOOR PLAN



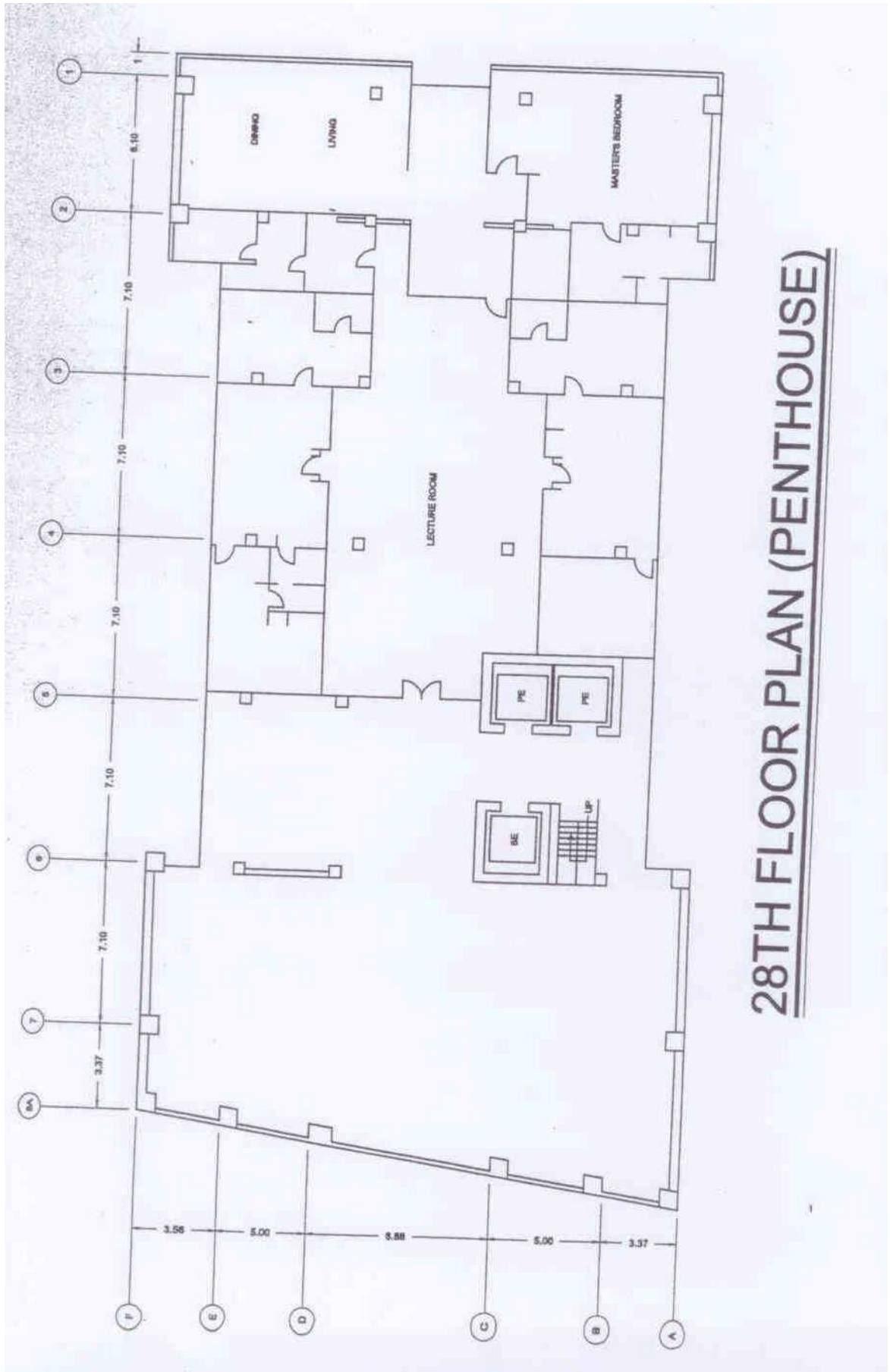
18TH TO 24TH FLOOR PLAN



25TH FLOOR PLAN



27TH FLOOR PLAN



28TH FLOOR PLAN (PENTHOUSE)