LEGACY PLAINS

A CELESTIAL MEADOWS MEMORIAL AND FAMILY PARK
IBO, TOLEDO

Love, Life Legacy...Pass it on

Toledo Business Unit
Legacy Plains, G/F TE Bldg.
Brgy. Poblacion, Luray 1,
Toledo City, Cebu 6038
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Office Hours:
Mon-Sat 8:30am to 5:30pm

Memorial Property Investment Guide

25 YEARS

CELESTIAL MEADOWS
DEVELOPERS CORPORATION

To learn more about the different types of Memorial Property Investment, continue reading this comprehensive guide to make the right investment choice

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About Us

With over 20 years of expertise in the memorial industry, Celestial Meadows crafts exquisite pocket memorial gardens that offer a tranquil haven for families to honor their loved ones. Legacy Plains as one of them blends beauty, peace, and remembrance, where every memory blooms forever.

Project Development Milestone

CELESTIAL MEADOWS
Brgy, Poblacion Ward III, Minglanilla, Cebu

2001
- Minglanilla project launching

LEGACY PLAINS
Brgy Ibo, City of Naga, Cebu

2004
- Naga project launching

LEGACY PLAINS
Brgy Ibo, Toledo City, Cebu

2009
- Toledo City project launching

DIVINE MERCY
Brgy. Bugho, Moalboal, Cebu

2011
- Moalboal project launching

CELESTIAL MEADOWS
Brgy, Poblacion Ward III, Minglanilla, Cebu

2012
- Minglanilla expansion

CELESTIAL MEADOWS
Brgy, Cogon, Compostela, Cebu

2016
- Compostela property aquisition
- Compostela property development

2018
- Compostela Project Launching

2023-2024
- Year of Branding
- Caring brand
- From memorial garden to memorial and family park

Celestial Medows Developers Corp.
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Getting started with **Memorial Property Investing**

- Why invest in a memorial garden property
- Why choose Legacy Plains Memorial and Family Park?
- Types of Memorial Property Investments
- Memorial Property Availability and Financing Options
- Memorial Property Investment Payment Channels
- Steps in Securing your Memorial Property Investment

Why **invest** in a **memorial property**?

A memorial property is a tangible asset and investment

APPRECIATES IN VALUE VALUE OVERTIME

Resell it at a higher value and enjoy returns.

SECURED INVESTMENT

Can withstand any economic and market conditions, less volatile compared to currencies and stocks.

BIG SAVINGS

The only real estate asset safe from inflation effect and not subject to buyer's tax on capital gains

Why **Choose Legacy Plains Memorial and Family Park**?

Committed in delivering quality memorial places and product lines with a unique family park experience

INSPIRING ENVIRONMENT designed to commemorate the cherished memories of your departed loved ones.

A way **for FAMILY GATHERING** with deceased and living loved ones

SAFE VENUE where your kids can participate in **OUTDOOR ACTIVITIES** with the aid of park facilities.

Ecumenical **HOUSE OF PRAYER** where you can practice your religious belief.

PICNIC AREA where families can immerse themselves in nature and savor **FRESH AIR** while enjoying their food.

VIRTUAL TRIPPING

Architect’s Perspective Only

TOLEDO CITY ST. JOHN DE SAHAGUN PARISH CURCH TO LEGACY PLAINS

SINGLE LAWN LOTS TRIPPING

VIRTUAL TRIPPING

Architect’s Perspective Only

OSSUARY VIRTUAL TRIPPING

FOR UPDATING

COURTYARD GARDEN VIRTUAL TRIPPING

FOR UPDATING

VIRTUAL TRIPPING

Architect’s Perspective Only

FAMILY ESTATE VIRTUAL TRIPPING

FOR UPDATING

Types of Memorial Property Investments

LAWN LOT

Availability

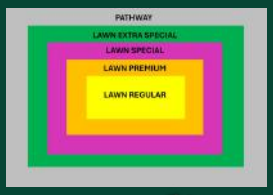
Classification	Toledo City
Lawn Regular	FULY SOLD
Lawn Premium	✓
Lawn Special	✓
Lawn Extra Special	✓

Types of Memorial Property Investments

01 | LAWN LOT

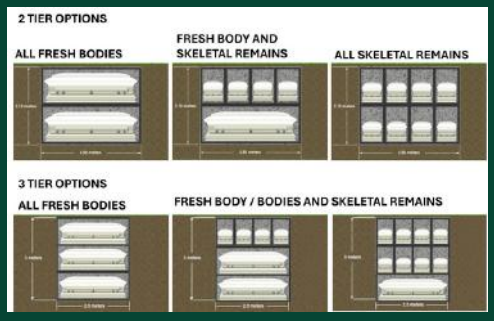
FEATURES

- Single lot measuring 2.5 sqm
- In-ground entombment with 2 or 3-tier excavation depending on project and block location.



- 4 lot classifications:
  1. Lawn Regular
  2. Lawn Premium
  3. Lawn Special
  4. Lawn Extra Special
- Flat marker flushed to the ground

ADVANTAGE



- Can accommodate interment of 2 fresh bodies or a number of skeletal remains or a combination of both
- Lot classification leaves to you the choice to be closer to pathways.
- Each lot comes with Certificate of Perpetual Usufruct

BENEFITS

- Multi-tier interment accommodation saves you more money.
- Your investment includes a certificate of perpetual usufruct, guaranteeing ownership and perpetual use of the property.
- Consolidate your loved ones' remains in one memorial location for easier visits and more meaningful celebrations of their lives and legacies.
- The choice of lot location satisfies your desired walking distance to your lawn lot especially for your PWD visitors.

OSSUARY

Availability

Classification	Toledo City
Grand	✓
Imperial	✓
Royal	✓

Types of Memorial Property Investments

02 | OSSUARY

FEATURES

- Grand
- Royal
- Imperial
- Imperial
- Royal
- Grand

- Above-ground entombment structure with vaults measuring .6m x 0.4m x 0.4m. The number of layers varies by project..

- Each chamber can for in 4 regular sized cinerary urns or 4 skeletal remains

- With elegant cover design accentuated with mactan stones

ADVANTAGE

- You can choose to get the entire vertical / horizontal layer or just a single chamber
- Ready to use. No excavation required.
- Ideal for consolidating skeletal remains from various memorial places, especially public cemeteries
- Each chamber comes with certificate of perpetual usufruct (CPU)

BENEFITS

- Owning the entire vertical or horizontal layer will give you the sense of exclusivity
- The remains of your departed loved ones are protected and shall remain at peace because you own the ossuary chamber.
- Enjoy the convenience of visiting your loved ones in one place for a more meaningful celebration of their lives and legacies.

GARDEN LOTS

Availability

Classification	Toledo City
4 Lot Garden	✓

Types of Memorial Property Investments

03 | GARDEN LOTS

FEATURES

- Size ranges from 10 sqm to 20 sqm with 4 up to 8 contiguous lots Accentuated with 2 half niches at the center.
- Each lot has 2-tier that can accommodate the interment of 2 fresh bodies.
- Located in a prime area within the memorial garden along with other garden lot owners.

ADVANTAGE

- Best for families who prefer bigger open space.
- Guarantees proximity of the deceased bodies of family members
- Larger exclusive area for celebration.
- 2 half niches design can add value to the value of your deceased loved ones

BENEFITS

- Keeps your family's legacy and strong ties
- Save money on your investment cost compared to buying individual lots.
- Allows you to celebrate the love, life and legacy of your departed loved one in one location
- Allows you to celebrate the love, life and legacy of your departed loved one in one location

COURTYARD GARDEN

Availability

Classification	Toledo City
5 Lot CYG Premium	FULLY SOLD
5 Lot CYG Grand	✓

Types of Memorial Property Investments

04 | COURTYARD GARDEN

FEATURES

- Size ranges between 10 sqm and 20 sqm with 4 up to 8 contiguous lots
- Accentuated with structural design of an angel that comes with ossuaries for ash and skeletal remains.
- Located in a premium area together with other courtyard garden owners.

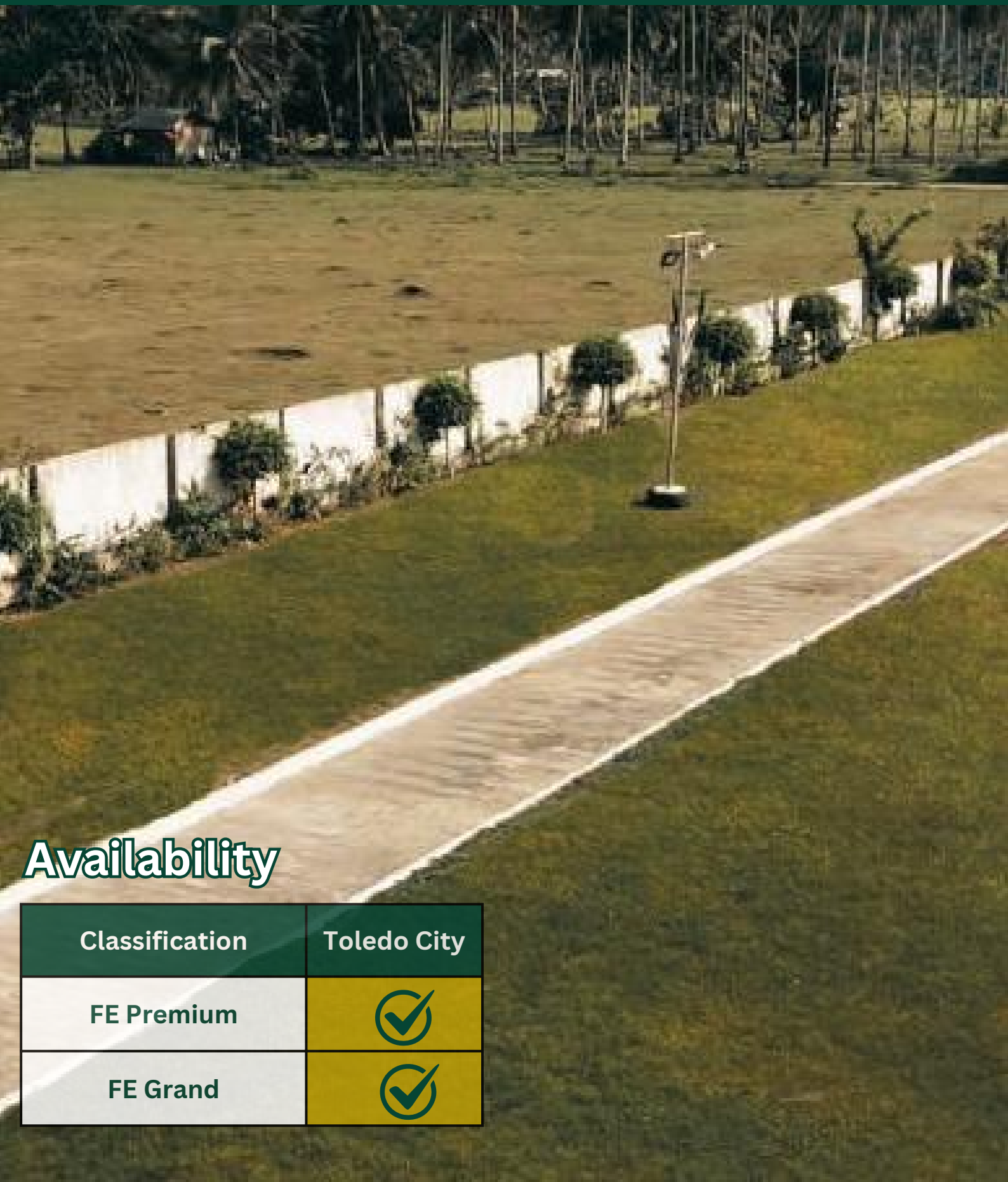
ADVANTAGE

- Structural accents is already included in your investment
- Having a courtyard garden is like having your own pocket garden.
- Allows you to inter ash and skeletal remains without compromising the number of fresh body in-ground entombment.

BENEFITS

- Best for families who prefer bigger space with a touch of exlusivity
- Save money on your investment compared to buying separate lots and ossuary chambers
- Allows you to celebrate the love, life, and legacy of your departed loved one semi-exclusively.

FAMILY ESTATE



Availability

Classification	Toledo City
FE Premium	✓
FE Grand	✓

Types of Memorial Property Investments

05 | FAMILY ESTATE

FEATURES

- Size ranges between 37.5 to 50 sqm approximately 15 contiguous lots.
- Buildable with a mausoleum based on your own design approved by the company.
- Multi-inventory that can accommodate different types of interment based in structural design.

ADVANTAGE

- Fully private and exclusive
- Option to have your mausoleum built in-house or DIY based on approved design to serve your customized needs
- Interment types you desire are dictated by your preferred design allowing you to maximize the utilization of your mausoleum property.

BENEFITS

- A symbol of your family's legacy from generation to generation.
- Privacy in celebrating the love, life, and legacy of your departed loved ones.
- Protect your family indoor during bad or hot weather.
- Contributes to stronger family ties with the feelings of being together today and beyond.
- You investment is covered with a certificate of perpetual usufruct that guarantees the ownership and perpetual use of the property.

MEMORIAL PROPERTY VIDEOS

OSSUARY

Video for updating

FAMILY ESTATE

Video for updating

MEMORIAL PROPERTY VIDEOS

PAWS MEMORIAL GARDEN

Video for updating

PAWS MEMORIAL GARDEN

Architect’s Perspective Only

Coming Soon!

They also deserve to leave their footprints when they go

Memorial Property

Availability and Financing Options

Memorial Property
Financing Options

1. Financing Terms
   1.1 Spot cash with Discount
   1.2 Installment Terms:
   - 12 Months
   - 24 Months
   - 36 Months
   - 48 Months
   - 60 Months

2. Investment Pricing Breakdown (Sample Computation)

	Lot/Unit Contract Price	Structure (If Any)	Total
Contract Price	P 84,525.00	P 0.00	P 84,525.00
Discount (If any)	00.00	0.00	
Net of Discount	P 84,525.00	P 0.00	P 84,525.00
Add: 12% VAT	10,123.00	0.00	10,123.00
Sub-Total	P 94,668.00	P 0.00	P 94,668.00
Add: Maintenance Care Fund (MCF)			15,000 .00
TOTAL CONTRACT PRICE			P 109,668.00

Memorial Property
Investment Payment Channels

Memorial Property
Investment Payment Channels

1. Log in to your GCash Account
2. Go to Bills
3. Got to Real Estate
4. Select Celestial Meadows
5. Fill in the required information to proceed with the payment

Proceed to any of the following ECPay outlets:

- Seven Eleven
- Cebuana Lhullier
- Prince Warehouse
- Gaisano Malls
- and other ECOPay outlets

1. Log in to your bank account or any mobile banking channels such as GCash or Paymaya
2. Choose the bank transfer option
3. Select PNB
4. Supply the account details (refer to PNB Account Details)

Proceed to any pf the Mlhuillier branches nationwide and pay using the following codes enrolled (Refer to PNB Account Details) with MKJLP system (Ask assistance from any MLhuillier Personnel)

Proceed to any Celestial Meadows offices to swipe your debit or credit card.

Business unit addresses can be found on the contact page of this guide.

PNB Account Details
for Mlhuiller and Bank Transfer

The following bank account details are used as code for MLhuiller and bank transfer payments

LEGACY PLAINS MEMORIAL AND FAMILY PARK TOLEDO CITY
Code: LPDC2
Bank Name: PHILIPPINE NATIONAL BANK
Account Name: Legacy Plains Developers Corp.
Acct # 3055 7000 3672

Steps in **Securing** your Memorial Property Investment

Steps in **Securing** your Memorial Property Investment

STEP 01

Choose your preferred memorial property to receive a quote

LAWN LOT
OSSUARY
GARDEN
COMMMUNITY VAULT
FAMILY NICHE
FAMILY ESTATE

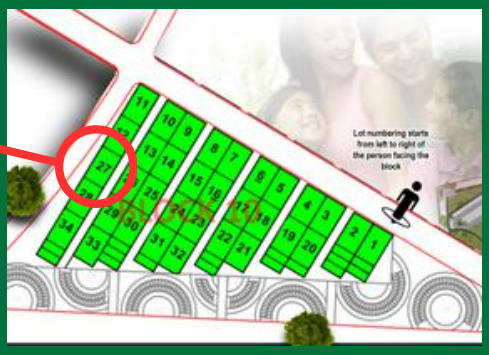
STEP 02

Choose your preferred memorial property location

Site Viewing Options:

- On-Line site viewing
- Physical site viewing

Phase 3
Block 10
Lot 27



STEP 03

Settle required amount to reserve the property

Minimum amount required:

- Full payment for spot cash
- First monthly amortization or DP of chosen term.

Mode of Payment Options

- Over the counter in any of the Celestial Meadows Business Units
- Bank-to-Bank Transfer
- Wire Transfer
- Debit / Credit Card
- On-Date Check / Manager's Check

STEP 04

Sign related investment agreement

Requirement for agreement preparation:

- 1 valid ID
- 3 specimen signature

Signing Options

- On-the spot signing
- Scheduled Signing

If Abroad or outside Cebu

- Authorized signatory w/ SPA
- Digital Signature

Interment
Serenity Service

Serenity Service
Requirements and Inclusions

1. **Interment Fee and Other Charges**
   - The interment fee shall be settled separately and is not included in the amount of the memorial property investment
   - To avoid rush fee, interment must be requested at least 3 days before the intended date
   - Monday and holiday schedules are subject to Monday and Holiday Fees

2. **Senior Citizen Discount**
   - Senior citizen discount of 20% applies only to fresh body interment.
   - The senior citizen must be the deceased person.
   - The appointee who will process the interment request must present the deceased person's senior identification card while processing the interment service request at the branch office of Celestial Meadows.

3. **Interment Service Standard Set-Up**

Serenity Service
Requirements and Inclusions

4 Interment Service Request Requirements

Request for Interment Requirements	Fresh	Transfer (Skeletal)	Urn (Ash)
Death Certificate	✓	✓	✓
Buyer's ID	✓	✓	✓
Certificate of Perpetual Usufruct / Certificate of Full Payment	✓	✓	✓
If processor is an appointee			
• **Authorization letter from buyer**	✓	✓	✓
• **Proof of relationship to the deceased (e.g. Birth certificate, Marriage certigicate)**	✓	✓	✓
Completely filled-out interment service agreement	✓	✓	✓
Burial permit	✓	✓	✓
Transfer permit (if the wake is not within the City/municipality to where the deceased will be inteered	✓	✓	✓

Serenity Service
Requirements and Inclusions

Request for Interment Requirements	Fresh	Transfer (Skeletal)	Urn (Ash)
Exhumation Permit		✓	
Cremation permit			✓

Things to know when **Investing** in a **Memorial** Property

Memorial Property
Investment General Provisions

01| **Minimum Payment Requirement for Reservation**

- The required reservation minimum amount is equivalent to the monthly amortization of your chosen financing term or 20% for spot cash.
- The reservation fee must be settled immediately after choosing the memorial property location in consonance with the first-to-pay, first-served basis.

02| **Maintenance care fund**

- A part of your part payment will be set aside as Maintenance Care Fund to be used for collective preservation , upkeep, and care of common area.

03| **Delay Payment, Cancelation and Forfeiture**

- Monthly amortization delays are subject to a 2% late payment charge on the total payment due compounded monthly.
- If delays reach 60 days, Celestial Meadows reserves the right to cancel the investment agreement.
- Buyer may request for restructuring within 7 days from the date of receipt of notice to cancel subject to account restructuring policy.
- All payments are forfeited upon cancellation and shall be treated as reservation fee and liquidated damages for breach of contract and cover other administrative or legal charges.

04| **Possesion and Use of Memorial Property**

- Use of property is allowed upon full payment only.
- Property is intended solely for the interment of deceased humane beings.

Memorial Property
Investment General Provisions

05| **Declaration of Covenants**

- Buyer to adhere to do's and dont's as outlined in the deed of restrictions
- Celestial Meadows may update restrictions without prior notice.

06| **Declaration of Covenants**

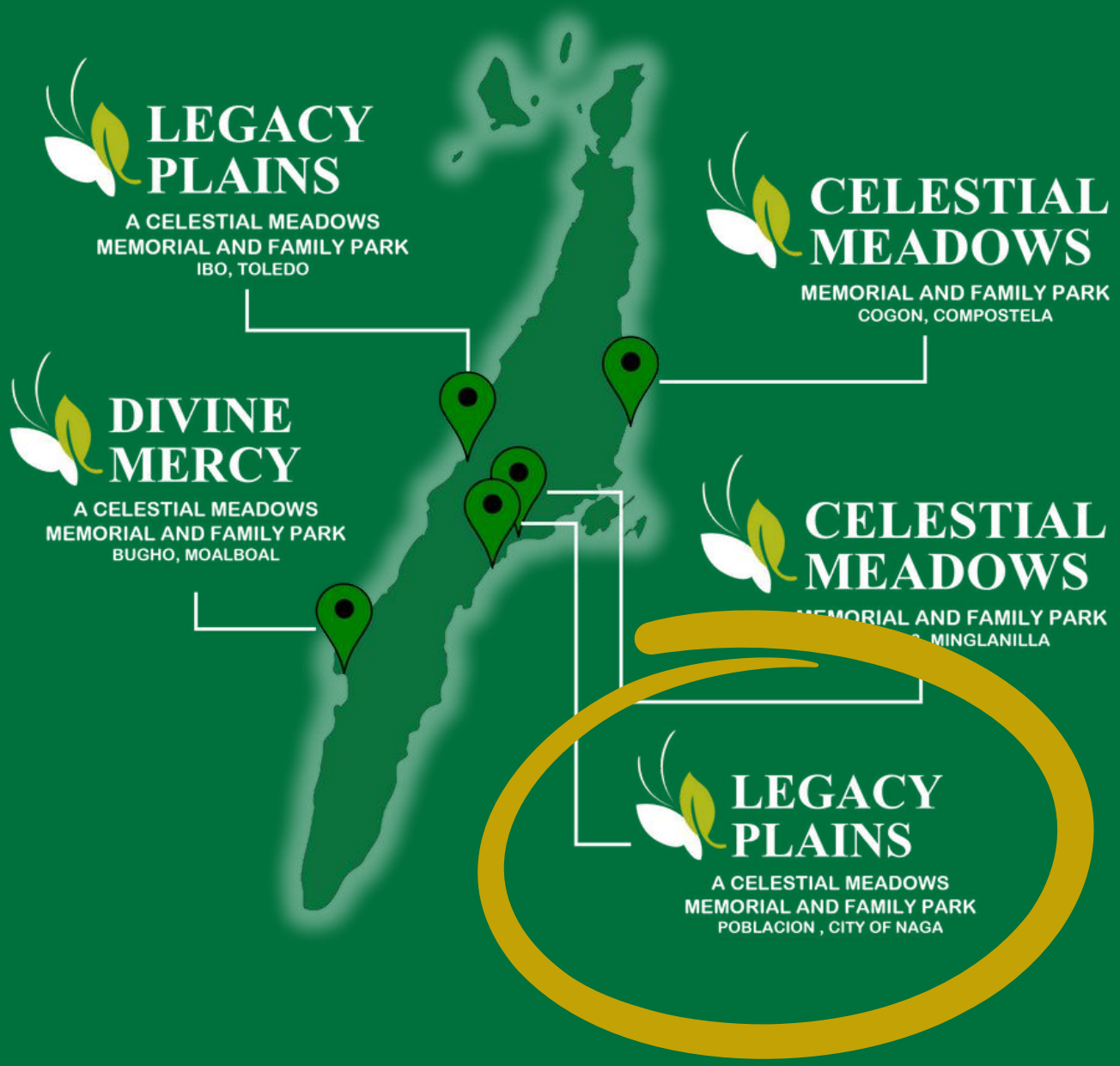
- Certificate of perpetual usufruct will be issued to the buyer within 90 days from date of full payment.

07| **Joint and Several Liability**

- Where a party to the agreement comprises more than one buyer (co-buyer), the obligation and liabilities apply to both.
- When a notice is served to one, it is deemed that notice is also served to the co-buyer.

Celestial Meadows Developers Corporation

Memorial and Family Parks



LEGACY PLAINS MEMORIAL AND FAMILY PARK

BRGY. IBO, TOLEDO CITY
CEBU 6038

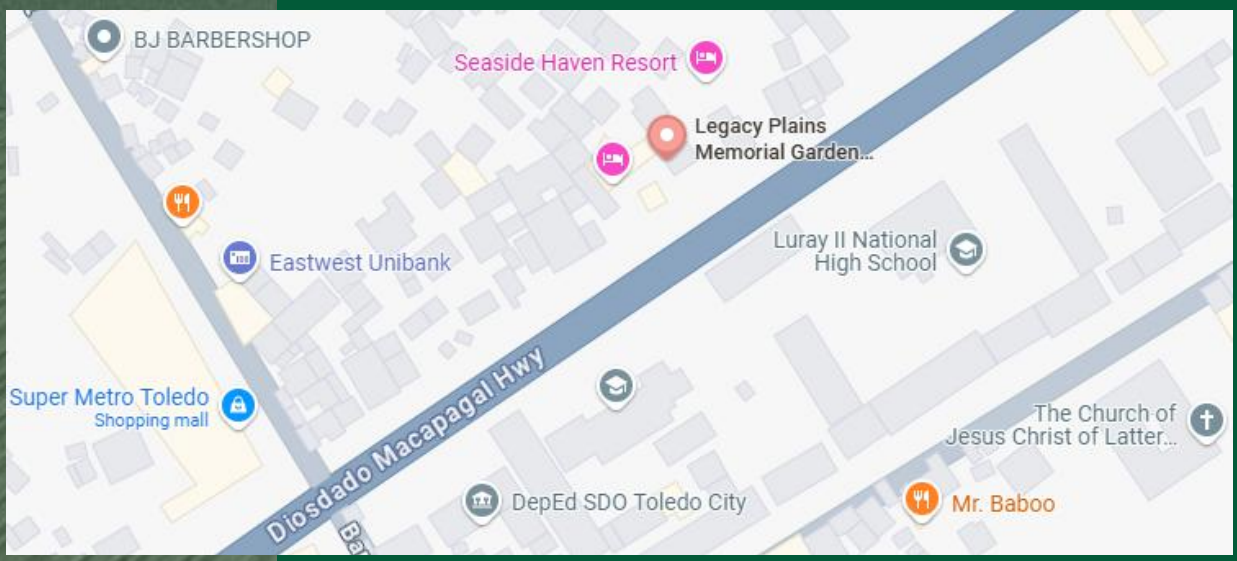
HLURB LTS No. 08917
Date Issued: Feb. 6, 2004

Contact Us

LEGACY PLAINS TOLEDO BUSINESS UNIT

Legacy Plains, G/F TE Bldg.
Brgy. Poblacion, Luray 1
Toledo City, Cebu 6038
Tel No. +63 32 256-3821
Office Hours: Mon-Sat 8:30am to 5:30pm

DIRECTIONS



BLOCK 6 COURT
BLOCK 3
BLOCK 4
OSSUARY
BLOCK 2
GARDEN LOTS
LEGACY
PLAINS
A CELESTIAL MEADOWS
MEMORIAL AND FAMILY PARK
IBO, TOLEDO
Love, Life Legacy...Pass it on

YARD GARDEN
BLOCK 5
FAMILY ESTATE
LAWN LOTS

Love, Life, Legacy...Pass it on

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