

[PROCLAMATION NO. 1070, January 11, 2021]

CREATING AND DESIGNATING SEVERAL PARCELS OF LAND LOCATED IN BARANGAYS SANTOR AND BALITE, MALOLOS CITY, BULACAN AS A SPECIAL ECONOMIC ZONE (INFORMATION TECHNOLOGY PARK) PURSUANT TO REPUBLIC ACT NO. 7916, AS AMENDED BY REPUBLIC ACT NO. 8748

Pursuant to the powers vested in me under Republic Act (RA) No. 7916, or the "Special Economic Zone Act of 1995," as amended by RA No. 8748, and upon recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), **I, RODRIGO ROA DUTERTE**, President of the Philippines, do hereby create and designate several parcels of land located in Barangays Santor and Balite, Malolos City, Bulacan, as an Information Technology Park, to be known as the **First Bulacan Business Park**, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, PEZA Board Resolution No. 00-411 (s. 2000), as amended by Resolution No. 04-295 (s. 2014), and Resolution No. 17-447 (s. 2017) as amended by Resolution Nos. 18-278 and 18-372 (s. 2018), with an aggregate area of **Two Hundred Fifty-Nine Thousand Sixty-Nine square meters (259,069 m²)**, more or less, as defined by the following technical descriptions:

Lot7369-A TCT No. RT-21919 (T-216470) (LRC) Psd-159209

A parcel of land (Lot 7369-A of the subdivision plan [LRC] Psd-159209, being a portion of Lot 7369, Malolos Cadastre, [LRC Cad. Rec. No. 511]), situated in the Barrio of Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the NE., points 1 to 2 by Lot 4420; points 2 to 6 by Lot 4421; and points 6 to 7 by Lot 7591; on the SE., points 7 to 9 by Lot 7590; on the SW., and SE., points 9 to 11 by Lot 7589; on the SW., points 11 to 13 by Lot 7371; on the NW..SW., and SE.,and points 13 to 18 by Lot 7370, all of Malolos Cadastre; and on the NW., points 18 to 19 by Lot 7369-E; and on the NE., points 19 to 20 by Lots 7369-E and 7369-C; and on the NW., points 20 to 1 by Lot 7369-C, all of the subdivision plan.

Beginning at a point marked "1" on plan being S. 29 deg. 13' E., 474.48 m. from BBM No. 53, Malolos Cadastre;

thence	S.61	deg.54'E.,	213.50 m.	to point 2;
thence	S.58	deg.46'E.,	7.52 m.	to point 3;
thence	S.63	deg.19'E.,	17.37 m.	to point 4;
thence	S.58	deg.12'E.,	3.04 m.	to point 5;

thence	S.62	deg.23'E.,	7.08 m.	to point 6;
thence	S.56	deg.08'E.,	96.73 m.	to point 7;
thence	S.31	deg.06'W.,	58.70 m.	to point 8;
thence	S.32	deg.32'W.,	30.67 m.	to point 9;
thence	N.54	deg.32'W.,	14.35 m.	to point 10;
thence	S.44	deg.10'W.,	109.13 m.	to point 11;
thence	N.53	deg.02'W.,	93.69 m.	to point 12;
thence	N.51	deg.56'W.,	75.10 m.	to point 13;
thence	N.36	deg.07'E.,	26.88 m.	to point 14;
thence	N.53	deg.50'W.,	124.80 m.	to point 15;
thence	S.36	deg.40'W.,	44.27 m.	to point 16;
thence	S.38	deg.20'W.,	44.39 m.	to point 17;
thence	N.45	deg.02'W.,	42.76 m.	to point 18;
thence	N.22	deg.14'E.,	94.92 m.	to point 19;
thence	S.60	deg.01'E.,	58.97 m.	to point 20;
thence	N.26	deg.52'E.,	112.37 m.	to the point of

beginning; containing an area of **Sixty Thousand square meters (60,000 m²), more or less**. All points referred to are indicated on the plan and are marked on the ground as follows: points 1 & 19 to 20 by PS and the rest by Old BL.conc.mons. 15x60 cms. Bearings: true; decl 0 deg 30'E., Date of original survey, May 1921-November 1922; and that of the subdivision survey executed by Geodetic Engineer Hipolito C. Bautista, January 1972.

Lot 7369-B
TCT No. RT-27848 (T-216471)
(LRC) Psd-159209

A parcel of land (Lot 7369-B of the subdivision plan {LRC} Psd-159209, being a portion of Lot 7369, Malolos Cadastre [LRC Cadastre Rec. No. 511]) situated in the Barrio of Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the NE., points 10 to 1 by Lot 7369-E of the subdivision plan; on the SE., points 1 to 4 by Lot 7370; on the SW., points 4 to 6 by Lot 7372; and on the NW., points 6 to 9 by Lot 7387; and points 9 to 10 by Lot 7388, all of Malolos Cadastre;

Beginning at a point marked "1" on plan being S.9 deg.00'E., 578.68 m. from BBM No. 53, Malolos Cadastre;

thence	S.45	deg.39'W.,	20.08 m.	to point 2;
thence	S.42	deg.11'W.,	40.80 m.	to point 3;
thence	S.47	deg.55'W.,	32.18 m.	to point 4;
thence	N.73	deg.14'W.,	91.25 m.	to point 5;
thence	N.76	deg.18'W.,	32.83 m.	to point 6;
thence	N.2	deg.31'E.,	3.88 m.	to point 7;
thence	N.4	deg.46'E.,	15.90 m.	to point 8;
thence	N.7	deg.35'E.,	28.19 m.	to point 9;
thence	N.1	deg.28'W.,	7.15 m.	to point 10;

thence S.82 deg.41'E., 181.35 m. to the point of beginning; containing an area of **Ten Thousand square metrs (10,000 m²), more or less.** All points referred to are indicated on the plan and marked on the ground as follows: point 9 by PS and the rest by the Old BL. cyl. conc.mons. 15x60 cms. Bearings:true;del 0 deg.30'E., Date of original survey, May 1921-Nov. 1922; and that of the subdivision survey executed by Geodetic Engineer Hipolito Bautista, January 1972.

Lot 7369-C
TCT No. RT-43586 (T-216472)
(LRC) Psd-159209

A parcel of land (Lot 7369-C of the subdivision plan [LRC] Psd-159209, being a portion of lot 7369, Malolos Cadastre [LRC Cadastre Rec No. 511), situated in the Barrio of Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the NE., points 6 to 1 by Lot 4420, Malolos Cadastre; on the SE., and SW., points 1 to 3 by Lot 7369-A; on the NW., and SW., points 3 to 5 by Lot 7369-E; and on the NW., points 5 to 6 by Lot 7369-D, all of the subdivision plan.

Beginning at a point marked "1" on plan, being S.29 deg.13'E.,474.48 m. from BBM No. 53, Malolos Cadastre;

thence	S.26	deg.52'W.,	112.37 m.	to point 2;
thence	N.60	deg.01'W.,	45.50 m.	to point 3;
thence	N.21	deg.49'E.,	34.75 m.	to point 4;
thence	N.67	deg.37'W.,	45.96 m.	to point 5;
thence	N.19	deg.29'E.,	81.81 m.	to point 6;
thence	S.61	deg.54'E.,	104.86 m.	to the point of

beginning; containing an area of **Nine Thousand Three hundred Eighty-Six square meters (9,386m²), more or less.** All points referred to are indicated on the plan and are marked on the ground by P.S cyl. conc. mons. 15x60 cms; Bearings: true decl 0 deg.30'E. Date of the original survey, may 1921-November 1922; and taht of the subdivision survey executed by Geodetic Engineer Hipolito C. Bautista, January 1972.

Lot 7369-d
TCT No. 279072
(LRC) Psd-159209

A parcel of land (Lot 7369-D) situated in the Barangay Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the SW., points 1 to 3 by Lot 7369-E (LRC) Psd-159209., on the NW., points 3 to 4 by Lot 7355, Malolos Cadastre., on the NW., points 4 to 5 by Lot 7348, malolos Cadastre., on NE., points 5 to 6 by Lot 4420, Malolos Cadastre, on SE., points 6 to 1 by Lot 7369-C (LRC) Psd-159209.

Beginning at a point marked "1" on plan being S. 14 deg. 12'E., 455.78 m. from BBm 53 Malolos Cadastre;

thence	N.72	deg.28'W.,	100.00 m.	to point 2;
thence	N.72	deg.34'W.,	55.75 m.	to point 3;
thence	N.62	deg.28'E.,	99.64 m.	to point 4;
thence	N.59	deg.18'E.,	31.87 m.	to point 5;
thence	S.61	deg.54'E.,	68.09 m.	to point 6;
thence	S.19	deg.29'W.,	81.81 m.	to the point of

beginning: containing an area of **Ten Thousand square meters (10,000 m²), more or less.** by P.S. cyl.conc.mons. 15x60 cms. Bearings: true. All points referred to are indicated on the plan and are marked on the ground as follows: points 3 to 5 by Old BL & the rest are marked as PS cyl. conc. mons. 15x60 cms. Date of original survey, May 1921-November 1922; and that of the subdivision survey executed by Geodetic Engineer Hipolito C. Bautista, January 1972.

Lot 7369-E
TCT No. 039-2020007848
(LRC) Psd-159209

A parcel of land (Lot 7369-E of the subdivision plan [LRC] Psd-159209 being a portion of lot 7369, Malolos Cadastre [LRC Cadastre Rec No. 511]), situated in the Barrio of balite, malolos City, Province of Bulacan, Island of Luzon.

Bounded on the NE., points 10 to 12 by Lot 7369-D; on the NE. and SE. points 12 to 14 by Lot 7369-C; on the SW. and SE., points 14 to 16 by Lot 7369-A, all of the subdivision plan; on the SW., points 16 to 1 by Lot 7370, Malolos Cadastre; and points 1 to 2 by Lot 7369-B of the subdivision plan; on the SW., points 2 to 5 by Lot 7388; on the NW., points 5 to 7 by Lot 7368; points 7 to 9 by Lot 7358; and points 9 to 10 by Lot 7357, all of Malolos Cadastre.

Beginning at a point marked "1" on plan being S.9 deg.00'E., 578.68 m. from BBM No. 53. Malolos Cadastre;

thence	N.82	deg.41'W.,	181.35 m.	to point 2;
thence	N.1	deg.28'W.,	0.26 m.	to point 3;
thence	N.16	deg.07'W.,	22.25 m.	to point 4;
thence	N.6	deg.52'W.,	27.76 m.	to point 5;
thence	N.84	deg.41'E.,	13.49 m.	to point 6;
thence	N.11	deg.40'E.,	52.78 m.	to point 7;
thence	N.7	deg.16'E.,	25.68 m.	to point 8;
thence	N.9	deg.55'E.,	11.33 m.	to point 9;
thence	N.65	deg.54'E.,	35.95 m.	to point 10;
thence	S.72	deg.34'E.,	55.75 m.	to point 11;
thence	S.72	deg.28'E.,	100.00 m.	to point 12;
thence	S.67	deg.37'E.,	45.96 m.	to point 13;
thence	N.21	deg.49'E.,	34.75 m.	to point 14;
thence	N.60	deg.01'W.,	13.47 m.	to point 15;
thence	S.22	deg.14'W.,	94.92 m.	to point 16;
thence	N.70	deg.10'W.,	3.51 m.	to the point of

beginning; containing an area of **Thirty Thousand square meters (30,000m²), more or less**. All points referred to are indicated on the plan and marked on the ground as follows: points 2& 11 to 15 by PS and the rest by Old BL cyl. conc. mons.; 15x60 cms. Bearings: True; decl 0 deg. 30'E., Date of the original survey, May 1921-November 1922; and that of the subdivision survey, executed by Geodetic Engineer Hipolito C. Bautista, January 1972.

Lot 7385
TCT No. T-118615

A parcel of land (Lot 7385), situated Barangay Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the SW., NW., NE., and SE., points 1 to 7 by Lot No. 7386, Malolos Cadastre; and on the SE., points 7 to 1 by Lot No. 7384, Malolos Cadastre.

Beginning at a point marked "1" on plan, being N.56 deg. 19'W., 501.51 m. from BBM No. 74, Malolos Cadastre;

thence	N.64	deg.18'W.,	52.50 m.	to point 2;
thence	N.34	deg.23'E.,	44.81 m.	to point 3;
thence	N.40	deg.22'E.,	14.61 m.	to point 4;
thence	S.53	deg.09'E.,	13.21 m.	to point 5;
thence	S.63	deg.05'E.,	32.79 m.	to point 6;
thence	S.18	deg.24'W.,	04.56 m.	to point 7;
thence	S.30	deg.32'W.,	50.83 m.	to the point of

beginning; containing an area of **Two Thousand Eight Hundred Twenty-Three square meters (2,823 m²), more or less**. Description of corners: by Old Points. Bearings: True. Date of original survey, 01 September 2020, executed by Geodetic Engineer Larry L. Arroza. Date approved: 18 September 2020.

Lot 7386
TCT No. T-190549

A parcel of land (Lot 7386, Malolos Cadastre), situated in the Barangay of Balite, Malolos City, Province of Bulacan, Island of Luzon.

Bounded on the NE., points 1 to 3 by Lot 7387, Malolos Cadastre; on the SE., points 3 to 4 by Lot 7373, Malolos Cadastre; on the SE., points 4 to 5 by Lot 7380, Malolos Cadastre; on the SE., points 5 to 6 by Lot 7381, Malolos Cadastre; On the SE., points 6 to 13 by Lot 7383, Malolos Cadastre; on the SW., points 13 to 14 Malolos Cadastre by Lot 7384; on the SE., points 14 to 20 Lot 7385, Malolos Cadastre; on the SE., point 20 to 21 Lot 7384, Malolos Cadastre; on the SE., point 21 to 27 Lot 7400, Malolos Cadastre; on the SW., points 28 to 30 by Lot 9752, Malolos Cadastre; on the SW., and NW., points 30 to 33 by Lot 7394, Malolos Cadastre; on the NW., point 33 to 34 by Lot 7393, Malolos Cadastre; on the NW., points 34 to 38 Lot 7392, Malolos Cadastre; on the NW., points 38 to 42 by Lot 7391, Malolos Cadastre; on the NW., points 42 to 44 by Lot 7390, Malolos Cadastre; and on the NW., points 44 to 49 to 1 by Lot 7388, Malolos Cadastre;