

[**PROCLAMATION NO. 1229, October 11, 2021**]

**DESIGNATING SEVERAL PARCELS OF LAND SITUATED IN
BARANGAY SAN LUCAS, LIPA CITY, BATANGAS FOR INCLUSION
IN THE EXISTING LIMA TECHNOLOGY CENTER-SPECIAL
ECONOMIC ZONE PURSUANT TO REPUBLIC ACT NO. 7916, AS
AMENDED**

Pursuant to the powers vested in me under Republic Act (RA) No. 7916, otherwise known as the "Special Economic Zone Act of 1995," as amended, and upon the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, RODRIGO ROA DUTERTE, President of the Republic of the Philippines, do hereby designate several parcels of land in Barangay San Lucas, Lipa city, Batangas, for inclusion in the existing Lima Technology Center-Special Economic Zone, with an aggregate area of **Four Hundred Seventy-One Thousand Six Hundred Thirty-Two square meters (471,632 m²)**, more or less, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, and PEZA Board of Directors Resolution No. 19-426 (s.2019) as defined by the following technical description:

**Consolidation Boundary of
Lots 1-C and 1-D, Psd-39545
Sp-04-000019-20**

A parcel of land (Lots 1-C and 1-D, Psd-39545, of the survey plan Sp-04-000019-20, covered by TCT Nos. 38886 and 38885), situated in Barangay San Lucas, City of Lipa, Province of batangas, Island of Luzon.

Bounded on the NW., along lines 2-3-4-5 by San Lucas River with Legal Easement (20.00 m. Wide); on the SE., & NE ., along lines 5-6-7 by Property of Petra Lat; on the SE., along line 7-8 by Propert of Juana Lucena; on the SE., and NE., along line 13-14-15-16 by Carmino Del Barrio; on the SW., along line 16-17 by Property of Magdalena Lat; on the SW., and NW., along line 17-18-19-20-21-22 by Lot 1-O, Psd-39545; on the NE., along line 22-23 by Property of Benito Mendoza; and on the NE., and NW., along line 23-24-25-26-1 by Property of Macario Mayo.

Beginning at a point marked "1" on plan being N. 16 deg. 29'E., 5,503.12 m. from BLLM No. 1, Bo. Inusloban;

thence	N.64	deg.47'E.,	287.74 m.	to point 2;
thence	S.48	deg.35'E.,	177.84 m.	to point 3;
thence	S.30	deg.27'W.,	127.93 m.	to point 4;
thence	S.07	deg.13'E.,	34.52 m.	to point 5;
thence	S.76	deg.51'W.,	25.81 m.	to point 6;
thence	S.10	deg.48'E.,	50.64 m.	to point 7;
thence	S.77	deg.15'W.,	84.75 m.	to point 8;

thence	S.74	deg.13'W.,	24.42 m.	to point 9;
thence	S.03	deg.30'W.,	48.91 m.	to point 10;
thence	S.17	deg.14'W.,	36.59 m.	to point 11;
thence	S.44	deg.02'W.,	18.46 m.	to point 12;
thence	S.50	deg.47'E.,	32.91 m.	to point 13;
thence	S.41	deg.14'W.,	76.67 m.	to point 14;
thence	S.31	deg.42'W	13.60 m.	to point 15;
thence	S.31	deg.42'W	36.82 m.	to point 16;
thence	N.69	deg.54'W.,	133.82 m.	to point 17;
thence	N.61	deg.13'W.,	189.72 m.	to point 18;
thence	N.35	deg.32'W.,	218.54 m.	to point 19;
thence	N.30	deg.42'W.,	222.44 m.	to point 20;
thence	N.33	deg.07'W.,	152.49 m	to point 21;
thence	N.58	deg.43'E.,	198.30 m.	to point 22;
thence	S.24	deg.05'E.,	153.32 m.	to point 23;
thence	S.29	deg.37'E.,	222.82 m.	to point 24;
thence	N.58	deg.43'E.,	41.74 m.	to point 25;
thence	S.26	deg.25'E.,	32.16 m.	to point 26;
thence	N.64	deg.47'E.,	100.00 m.	to the point of

beginning, containing an area of **Two Hundred Sixty-Nine Thousand One Hundred Eighty-One Square Meters (269,181 m²)** more or less. All corners are PS cyl. conc. mons. 15x40 cms.; Bearings Grid; Date prepared: 10 August 2020, and approved on 23 October 2020.

**Boundary of Lots 1 to 3, Pcs-4A-00139
Lots 13986-A to 13986-C, Psd-66501,
Lot 13984 and Lot 13985, Cad-218, Lipa Cadastre
Sp-04-000020-20**

A parcel of land (Lots 1 to 3, Pcs-4A-00139, Lots 13986-A to 13986-C, Psd-66501, Lot 13984 and Lot 13985, Cad-218, Lipa Cadastre, of the survey plan Sp-04-000020-20, covered by TCT Nos. T-44361, T-44362, T-44363, T-50554, 072-2014005664, T-44024, T-48745 and 43631, respectively), situated in Barangay San Lucas, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the SE., & SW., along lines 1-2-3-4-5-6-7-8-10 by Lot 13987, Cad-218, Lipa Cadastre; on the NW., along line 10-11 by Property of Toribio Mendoza; on the NW., along line 11-12 by Property of Abdon Lat; on the NW., along line 12-13 by Property of Encarnation Olave; on the NW., along lines 13-14-15-16 by Property of Perfecto Talacay; on the NE., along line 16-17 by Property of Municipality of Sto. Tomas; and on the NE., & SE., along lines 17-18-19-20-21-22-23-24-1 by San Lucas River with Legal Easement, (20.00 m. Wide).

Beginning at a point marked "1" on plan being S.19 deg. 05'E., 397.24 m. from No. 63, Cad-218, Lipa Cadastre.

thence	S.65	deg.14'W.,	170.71 m.	to point 2;
thence	S.64	deg.26'W.,	216.62 m.	to point 3;