

[PROCLAMATION NO. 952, June 02, 2020]

DESIGNATING SEVERAL PARCELS OF LAND LOCATED IN BARANGAYS SAN FERNANDO, LUTA SUR AND SANTIAGO, MUNICIPALITY OF MALVAR, AND BARANGAYS SAN LUCAS AND PLARIDEL, LIPA CITY, BATANGAS PROVINCE FOR INCLUSION IN THE EXISTING LIMA TECHNOLOGY CENTER - SPECIAL ECONOMIC ZONE 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, otherwise known as the "Special Economic Zone Act of 1995," as amended by RA No. 8748, 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, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations and PEZA Board of Directors Resolution Nos. 15-657 (s. 2015) and 16-328 (s. 2016), located in Barangays San Fernando, Luta Sur and Santiago, Municipality of Malvar and Barangays San Lucas and Plaridel, Lipa City, Batangas Province for inclusion in the existing Lima Technology Center - Special Economic Zone, with an aggregate area of **Four Hundred Twelve Thousand Eight Hundred Twenty-Five Square Meters (412,825 m²)**, more or less, as defined by the following technical description:

Lot 3-B Psd-041017-065438

A parcel of land (Lot 3-B [TCT No. T-0184] of the subdivision plan, Psd-041017-065438, being a portion of Lot 3, Psu-195464, LRC Record No.) situated in Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 3-A of the subdivision plan; along lines 2-5 by Lot 5467; on the SE., along lines 5-7 by Lot 5465; on the SW., along lines 7-14 by Lot 5372; along lines 14-16 by Lot 5371; on the NW., along lines 16-1 by Lot 5468, all of Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being N. 53 deg. 12' E., 1,650.32 m. from BLLM 1, Psc-47, Malvar Cadastre.

thence	S.29	deg.45'E.,	15.79 m.	to point 2;
thence	S.31	deg.19'E.,	114.91 m.	to point 3;
thence	N.62	deg.38'E.,	92.89 m.	to point 4;
thence	S.26	deg.14'E.,	191.35 m.	to point 5;
thence	S.56	deg.42'W.,	170.19 m.	to point 6;
thence	S.59	deg.08'W.,	23.95 m.	to point 7;
thence	N.41	deg.12'W.,	63.09 m.	to point 8;

thence	N.39	deg.22'W.,	43.67 m.	to point 9;
thence	N.43	deg.09'E.,	39.24 m.	to point 10;
thence	N.46	deg.36'W.,	18.47 m.	to point 11;
thence	N.57	deg.28'W.,	13.76 m.	to point 12;
thence	N.55	deg.28'W.,	16.31 m.	to point 13;
thence	N.47	deg.05'W.,	76.67 m.	to point 14;
thence	N.14	deg.31'W.,	22.21 m.	to point 15;
thence	N.25	deg.42'W.,	85.10 m.	to point 16;
thence	N.62	deg.07'E.,	121.80 m.	to point of

beginning, containing an area of **Fifty-Seven Thousand Nine Hundred Fifty-Nine Square Meters (57,959 m²)**. All points referred to are indicated on the plan and are marked on the ground by Old P.S. cyl. conc. mons. 15x60 cms. Bearings: True; Date Approved: 01 June 2018.

**Lot 13732-A, Psd-04-011253 and
Lot 13733, Psc-47, Malvar Cadastre
Sp-04-000109-16**

A parcel of land (Lots 13732-A [TCT No. 072-2010003923] and 13733 [TCT No. 62459], Psc-47, Malvar Cadastre of the subdivision plan Sp-04-0000109-16), situated in the Barangay of Bugtong na Pulo, City of Lipa, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 13758-B, (LRC) Psd-20587; on the E., NW. and NE., along lines 2 to 8 by Lot 13734, Cad. 218, Lipa Cadastre; on the NE., along line 8-9 by Lot 13731, Cad. 218, Lipa Cadastre; on the SE., along line 9-10 by Lot 13732-B, Psd-04-011253; on the SW., and SE., along lines 10 to 13 by lot 13494, Cad. 218, Lipa Cadastre; and on the SW. and NW., along line 13-14-1 by Lot 13759, Cad. 218, Lipa Cadastre.

Beginning at a point marked "1" on plan, being S. 38 deg 22' W., 927.45 m. from BBM No. 84, Cad. 218, Lipa Cadastre.

thence	N.69	deg.01'E.,	151.37 m.	to point 2;
thence	S.01	deg.26'W.,	27.04 m.	to point 3;
thence	N.75	deg.44'E.,	2.39 m.	to point 4;
thence	S.31	deg.19'E.,	10.65 m.	to point 5;
thence	N.72	deg.11'E.,	76.95 m.	to point 6;
thence	S.26	deg.30'E.,	8.92 m.	to point 7;
thence	N.66	deg.59'E.,	20.77 m.	to point 8;
thence	S.21	deg.55'E.,	82.20 m.	to point 9;
thence	S.70	deg.33'W.,	114.06 m.	to point 10;
thence	N.24	deg.00'W.,	34.29 m.	to point 11;
thence	S.59	deg.41'W.,	183.20 m.	to point 12;
thence	N.32	deg.26'W.,	11.24 m.	to point 13;
thence	N.25	deg.40'W.,	109.93 m.	to point 14;
thence	N.67	deg.02'E.,	62.71 m.	to point of

beginning, containing an area of **Thirty-One Thousand Thirty-Two Square**

Meters (31,032 m²) . All points are by Old P.S. cyl. conc. mons. 15x40 cms.
Bearings: True; Date Approved: 14 December 2016.

**Lots 13755 and 13756, Cad. 218, Lipa Cadastre,
Lot 13814-A, (LRA) Psd-E2017001691
and Lot 13758-A, (LRC) Psd-20587
Sp-04-000111-16**

A parcel of land (Lots 13755 [OCT No. 8023 (28232)] and 13756 [TCT No. T-16878], Cad. 218, Lipa Cadastre, Lot 13814-A [portion of TCT No. 072-T-37664], (LRA) Psd-E2017001691 and Lot 13758-A [TCT No. 072- 37597], (LRC) Psd-20587, of the subdivision plan Sp-04-000111-16), situated in Barangay Bugtong na Pulo, Lipa City, Batangas Province, Island of Luzon.

Bounded on the NE. and NW. along lines 1-3 by Lot 13752, Cad. 218, Lipa Cadastre; on the NE., SE. and NW., along lines 3-10 by Lot 13751, Cad. 218, Lipa Cadastre; on the NE., SE. and NW., along lines 10-14 by Lot 13814-B, (LRA) Psd-E2017001691; on the NE., along line 14-15 by Lot 13741, Cad. 218, Lipa Cadastre; on the SE. and NE., along lines 15-17 by Lot 13738, Cad. 218, Lipa Cadastre; on the SE., along lines 17-19 by Lot 13735, Cad. 218, Lipa Cadastre; on the SE., along lines 19-22 by Lot 13734, Cad. 218, Lipa Cadastre; on the SW., along line 22-23 by Lot 13758-B, (LRC) Psd-20587; on the NW. and SW., along lines 23-27 by a creek; on the SW., along lines 27-30 by Lot 13757, Cad. 218, Lipa Cadastre; on the SW., along line 30-31 by Lot 13782, Cad. 218, Lipa Cadastre; and on the NE. and NW., along lines 31-32-1 by Lot 13754, Cad. 218, Lipa Cadastre.

Beginning at a point marked "1" on plan, being S. 49 deg. 04' W., 577.39 m. from BBM No. 84, Cad. 218, Lipa Cadastre.

thence	S.24	deg.03'E.,	71.65 m.	to point 2;
thence	N.66	deg.17'E.,	31.18 m.	to point 3;
thence	S.29	deg.39'E.,	36.49 m.	to point 4;
thence	S.28	deg.47'E.,	13.60 m.	to point 5;
thence	S.65	deg.43'W.,	18.51 m.	to point 6;
thence	S.21	deg.26'E.,	35.55 m.	to point 7;
thence	S.69	deg.25'W.,	10.86 m.	to point 8;
thence	S.24	deg.00'E.,	27.11 m.	to point 9;
thence	N.63	deg.37'E.,	89.53 m.	to point 10;
thence	S.26	deg.48'E.,	16.52 m.	to point 11;
thence	S.64	deg.12'W.,	26.54 m.	to point 12;
thence	S.20	deg.32'E.,	23.77 m.	to point 13;
thence	N.64	deg.47'E.,	32.94 m.	to point 14;
thence	S.26	deg.48'E.,	22.06 m.	to point 15;
thence	S.61	deg.54'W.,	21.29 m.	to point 16;
thence	S.23	deg.18'E.,	17.62 m.	to point 17;
thence	S.57	deg.00'W.,	19.50 m.	to point 18;
thence	S.67	deg.26'W.,	55.25 m.	to point 19;
thence	S.70	deg.30'W.,	5.12 m.	to point 20;
thence	S.68	deg.12'W.,	102.85 m.	to point 21;
thence	S.66	deg.41'W.,	3.25 m.	to point 22;

thence	N.19	deg.11'W.,	108.64 m.	to point 23;
thence	N.45	deg.06'E.,	4.08 m.	to point 24;
thence	N.21	deg.41'W.,	27.23 m.	to point 25;
thence	N.04	deg.59'E.,	22.19 m.	to point 26;
thence	N.82	deg.52'W.,	5.00 m.	to point 27;
thence	N.15	deg.23'W.,	27.85 m.	to point 28;
thence	N.22	deg.38'W.,	27.81 m.	to point 29;
thence	N.24	deg.12'W.,	15.42 m.	to point 30;
thence	N.22	deg.45'W.,	33.53 m.	to point 31;
thence	S.66	deg.38'E.,	4.34 m.	to point 32;
thence	N.66	deg.53'E.,	76.80 m.	to point of

beginning, containing an area of **Thirty-Three Thousand Two Hundred Eight Square Meters (33,208 m²)**. All points are marked by Old PS cyl. conc. mons. 15x60 cm, Bearings: grid. Date of original survey: March 1929 to February 1930. Date approved: 28 April 2020. Geodetic engineer: Mariiou L. Legaspi.

Lot 5372-B
Csd-041017-012543-D

A parcel of land (Lot 5372-B [Tax Declaration No. 15-0004-01155] of the subdivision plan, Csd-041017-012543-D, being a portion of Lot 5372, Psc-47, Malvar Cadastre, LRC Record No.) situated in Barangay of Luta Sur, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., along lines 1-2-3 by Lot 5373; on the SW., and NW., along lines 3-4-5 by Lot 5369, both of Psc-47, Malvar Cadastre; on the N., and NW., along lines 5-6-7 by Creek; on the NW., along line 7-8 by Lot 5371; on the NE., and SE., along lines 3-9-10-11-12-13-14-15 by Lot 5370, both of Psc-47, Malvar Cadastre; on the SE., along line 15-1 by Lot 5372-A, of the subdivision plan.

Beginning at a point marked "1" on plan, being S, 58 deg. 40' E., 1702.01 m. from BLLM No. 1, Psc-47, Malvar Cadastre.

thence	N.41	deg.51'W.,	25.15 m.	to point 2;
thence	N.32	deg.26'W.,	128.44 m.	to point 3;
thence	N.37	deg.10'W.,	34.30 m.	to point 4;
thence	N.53	deg.15'E.,	58.43 m.	to point 5;
thence	S.88	deg.17'E.,	18.69 m.	to point 6;
thence	N.64	deg.01'E.,	27.12 m.	to point 7;
thence	N.71	deg.23'E.,	19.48 m.	to point 8;
thence	S.47	deg.05'E.,	76.67 m.	to point 9;
thence	S.55	deg.28'E.,	16.31 m.	to point 10;
thence	S.57	deg.28'E.,	13.76 m.	to point 11;
thence	S.46	deg.36'E.,	18.47 m.	to point 12;
thence	S.43	deg.09'W.,	39.24 m.	to point 13;
thence	S.39	deg.22'E.,	43.67 m.	to point 14;
thence	S.41	deg.12'E.,	4.42 m.	to point 15;
thence	S.59	deg.15'W.,	116.74 m.	to point of

beginning, containing an area of **Twenty-Four Thousand Square Meters (24,000 m²)**. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x60 cms; Corners 2 to 14 by Old PS; Bearings; True; Date of Original Survey: 05 November 1967 - 08 March 1968; that of the subdivision survey, 09 December 1994, and approved on 15 April 1994.

**Lot 5390, Psc-47, Malvar Cadastre
Ap-04-016580**

A parcel of land (Lot 5390 [Tax Declaration Nos. 15-0007-00340 and 15- 0007-00342], Psc-47, Malvar Cadastre of the subdivision plan Ap-04- 016580) situated in Barangay of San Fernando, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5385 (Vincent Lontoc) Psc-47, Malvar Cadastre; on the NW., along line 2-3 by Lot 5383, Psc-47, Malvar Cadastre (Pedro Lantin); on the N., and NE., along lines 3 to 5 by Lot 5391 (Moises Lantin) Psc-47, Malvar Cadastre; on the SE., along line 5-6 by Lot 5389, Psc-47, Malvar Cadastre; on the SE., along line 6-7 by Lot 5442, Psc-47, Maivar Cadastre; on the SE., along line 7- 8 by Lot 5388, Psc-47, Maivar Cadastre; and on the SW., and SE., along lines 8 to 10-1 by Lot 5386 (Pedro Lontoc) Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being S. 38 deg. 05' E., 1,868.53 m. from BLLM No. 1, Psc-47, Malvar Cadastre.

thence	N.23	deg.31'W.,	108.97 m.	to point 2;
thence	N.69	deg.46'E.,	92.27 m.	to point 3;
thence	N.87	deg.29'E.,	47.04 m.	to point 4;
thence	S.24	deg.21'E.,	180.97 m.	to point 5;
thence	S.11	deg.50'W.,	9.41 m.	to point 6;
thence	S.65	deg.21'W.,	14.24 m.	to point 7;
thence	S.69	deg.04'W.,	104.85 m.	to point 8;
thence	N.24	deg.42'W.,	2.87 m.	to point 9;
thence	S.68	deg.59'W.,	7.45 m.	to point 10;
thence	N.27	deg.36'W.,	94.40 m.	to point of

beginning, containing an area of **Twenty-Seven Thousand Four Hundred Twenty Square Meters (27,420 m²)** . All points are by PS cyl. conc. Mons. 15x40 cms. Bearings Grid; Date of Original Survey: 05 November 1967 - 08 March 1968; Date Approved: 15 March 2017.

**Lot 5380-C
Csd-041017-012421-D**

A parcel of land (Lot 5380-C [Tax Declaration No. 15-0007-00106] of the subdivision plan, Csd-041017-012421-D, being a portion of Lot 5380, Psc-47, Malvar Cadastre, LRC Record No.) situated in Barangay of San Fernando, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5380-B, of the subdivision plan; on the NE., along line 2-3 by Lot 5372, Psc-47, Malvar Cadastre; on the SE., along line 3-1