

DESIGNATING SEVERAL PARCELS OF LAND LOCATED AT BARANGAYS BAGONG POOK, LUTA SUR, AND SAN FERNANDO, MUNICIPALITY OF MALVAR, PROVINCE OF BATANGAS, FOR INCLUSION INTO THE EXISTING L...

PROCLAMATION NO. 381, October 18, 2023

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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 the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, FERDINAND R. MARCOS, JR., President of the Philippines, do hereby designate several parcels of land, located at Barangays Bagong Pook, Luta Sur, and San Fernando, Municipality of Malvar, Province of Batangas, for inclusion into the exiting Lima Technology Center-Special Economic Zone, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, and PEZA Board of Directors Resolution No. 22-148 (s. 2022), with an aggregate area of One Hundred Thirty-Nine Thousand Three Hundred Eight square meters (139,308 m²), more or less, as defined by the following technical description:

Lot 5513, Psc-47, Malvar Cadastre
SK-04-000070-22
OCT No. 2023000046

A parcel of land (Lot 5513, Psc-47, Malvar Cadastre) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 5512, Psc-47, Malvar Cadastre; on the NW., along line 2-3 by Lot 5511, Psc-47, Malvar Cadastre; on the E., along line 3-4 by Lot 5510, Psc-47, Malvar Cadastre; and on the SE., and SW., along lines 4-5-1 by Lot 5514-A, Psc-04-005727.

Beginning at a point marked "1" on plan, being S. 67 deg. 40' E., 2,132.82 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

70

deg.

34'

E.,

18.82

m.

to point 2;

thence

N.

64

deg.

14'

E.,

86.57

m.

to point 3;

thence

S.

30

deg.

40'

E.,

57.35

m.

to point 4;

thence

S.

65

deg.

28'

W.,

111.22

m.

to point 5;

thence

N.

24

deg.

44'

W.,

56.83

m.

to the point of

beginning; containing an area of Six Thousand Seventy-Three square meters (6,073 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5521-D, Csd-4A-000627-D

SK-04-000069-22

OCT No. 2023000047

A parcel of land (Lot 5521-D, Csd-4A-000627-D) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot A, Psc-66501; on the SW., along line 2-3 by Lot 5521-C, Csd-4A-000627-D; on the NW., along line 3-4 by Lot 5522, Psc-47, Malvar Cadastre; and on the NE., along line 4-1 by Lot 5521-E, Csd-4A-000627-D.

Beginning at a point marked "1" on plan, being S. 61 deg. 44' E., 3,182.65 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

S.

52

deg.

55'

W.,

84.88

m.

to point 2;

thence

N.

22

deg.

54'

W.,

56.03

m.

to point 3;

thence

N.

65

deg.

59'

E.,

82.13

m.

to point 4;

thence

S.

23

deg.

10'

E.,

36.83

m.

to the point of

beginning; containing an area of Three Thousand Eight Hundred Twenty-Two square meters (3,822 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5521-E, Csd-4A-000627-D

SK-04-000069-22

OCT No. 2023000052

A parcel of land (Lot 5521-E, Csd-4A-000627-D) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot 13985, Cad-218, Lipa Cadastre; on the SW., along line 2-3 by Lot 5521-D, Csd-4A-000627-D; on the NW., along lines 3-5 by Lot 5521, Psc-47, Malvar Cadastre; and on the NW., along line 5-1 by Lot 5444, Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being S. 65 deg. 11' E., 3,278.45 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

S.

52

deg.

39'

W.,

217.56

m.

to point 2;

thence

N.

23

deg.

10'

W.,

36.83

m.

to point 3;

thence

N.

65

deg.

59'

E.,

4.65

m.

to point 4;

thence

N.

64

deg.

14'

E.,

114.50

m.

to point 5;

thence

N.

59

deg.

52'

E.,

92.58

m.

to the point of

beginning; containing an area of Three Thousand Four Hundred Fifty-Four square meters (3,454 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5522, Psc-47, Malvar Cadastre

SK-04-000069-22

TD No. 15-0001-00409

A parcel of land (Lot 5522, Psc-47, Malvar Cadastre) located at Barnagay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., and SE., along lines 1-2-3 by Lot 5450, Psc-47, Malvar Cadastre; on the SW., and NW., along lines 3-4-5- by Lot 5519, Psc-47, Malvar Cadastre; on the NW., along line 5-6 by Lot 5523, Psc-47, Malvar Cadastre; on the NW., along line 6-7 by Lot 5524, Psc-47, Malvar Cadastre; on the NW., along line 7-8 by Lots 1 and 2, both of Psc-4A-002763; on the NE., along line 8-9 by Lot 5444, Psc-47, Malvar Cadastre; on the SE., along line 9-10 by Lot 5521-E, Csd-4A-000627-D; and on the SE., along line 10-1 by Lot 5521-D, 5521-C, 5521-B, all of Csd-4A-000627-D.

Beginning at a point marked "1" on plan being S. 58 deg. 55' E., 3,025.23 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

15

deg.

17'

W.,

36.43

m.

to point 2;

thence

S.

82

deg.

07'

W.,

26.55

m.

to point 3;

thence

N.

21

deg.

46'

W.,

74.22

m.

to point 4;

thence

N.

70

deg.

19'

E.,

88.65

m.

to point 5;

thence

N.

60

deg.

46'

E.,

92.06

m.

to point 6;

thence

N.

62

deg.

05'

E.,

56.09

m.

to point 7;

thence

N.

56

deg.

35'

E.,

93.20

m.

to point 8;

thence

S.

34

deg.

16'

E.,

136.96

m.

to point 9;

thence

S.

64

deg.

14'

W.,

114.50

m.

to point 10;

thence

S.

65

deg.

59'

W.,

220.86

m.

to the point of

beginning; containing an area of Forty Thousand Two Hundred Eighty-Two square meters (40,282 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5444, Psc-47, Malvar Cadastre

SP-04-000003-22

OCT No. P-1254

A parcel of land (Lot 5444, Psc-47, Malvar Cadastre) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., along line 1-2 by Lot 5522, Psc-47, Malvar Cadastre (Victor Basilan); on the NW., along lines 2-3-4 by Lot 2, Psu-4A-002763, Sp-04-000003-22; on the NE., and SE., along lines 4-5-6-7 by Akle Rive

(20.00 m. wide) with legal easement (20.00 m. wide); and on the SE., along lines 7-8-9-1 by Lot 5521, Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being S. 63 deg. 51' E., 3,226.21 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

34

deg.

16'

W.,

136.96

m.

to point 2;

thence

N.

56

deg.

35'

E.,

62.30

m.

to point 3;

thence

N.

58

deg.

45'

E.,

113.15

m.

to point 4;

thence

S.

36

deg.

03'

E.,

30.07

m.

to point 5;

thence

S.

07

deg.

57'

W.,

78.87

m.

to point 6;

thence

S.

22

deg.

01'

E.,

52.19

m.

to point 7;

thence

S.

61

deg.

26'

W.,

11.12

m.

to point 8;

thence

S.

67

deg.

12'

W.,

7.36

m.

to point 9;

thence

S.

59

deg.

52'

W.,

92.58

m.

to the point of

beginning; containing an area of Twenty Thousand One Hundred Eighty-Five square meters (20,185 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 10-11 December 2021 and was approved on 04 March 2022.

Lot 5521-B, Csd-4A-000627-D

SK-04-000069-22

OCT No. 2023000053

A parcel of land (Lot 5521-B, Csd-4A-000627-D) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SE., along line 1-2 by Lot A, Psd-66501; on the SW., along line 2-3 by Lot 5521-A, Csd-4A-000627-D; on the NW., and SW., along lines 3-4-5-6 by Lot 5450, Psc-47, Malvar Cadastre; on the NW., along line 6-7 by Lot 5522, Psc-47, Malvar Cadastre; and on the NE., along line 7-1 by Lot 5521-C, Csd-4A-000627-D.

Beginning at a point marked "1" on plan, being S. 58 deg. 57' E., 3,117.08 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

S.

52

deg.

55'

W.,

101.68

m.

to point 2;

thence

N.

25

deg.

32'

W.,

64.62

m.

to point 3;

thence

N.

57

deg.

53'

E.,

8.85

m.

to point 4;

thence

N.

62

deg.

03'

E.,

27.86

m.

to point 5;

thence

N.

05

deg.

00'

W.,

31.51

m.

to point 6;

thence

N.

65

deg.

59'

E.,

55.14

m.

to point 7;

thence

S.

23

deg.

05'

E.,

74.37

m.

to the point of

beginning; containing an area of Seven Thousand Three Hundred Seventy-Four square meters (7,373 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5526-A, Csd-4A-001594-D

SK-04-000069-22

OCT No. 2022000263

A parcel of land (Lot 5526-A, Csd-4A-001594-D) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 5526-B, Csd-4A-001594-D; on the SE., along line 2-3 by Lots 1 and 2, both of Psd-4A-002763; on the SE., and NE., along lines 3-4-5 by Lot 5524, Psc-47, Malvar Cadastre; on the SE., along line 5-6 by Lot 5523, Psc-47, Malvar Cadastre; on the SW., along line 6-7 by Lot 5528, Psc-47, Malvar Cadastre; on the NW., and SW., along line 7-8-9 by Lot 5527, Psc-47, Malvar Cadastre; and on the NW., along line 9-1 by Lot 2, Psd-4A-002763.

Beginning a point marked "1" on plan, being S. 57 deg. 25' E., 2,922.46 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

S.

29

deg.

56'

E.,

87.46

m.

to point 2;

thence

S.

59

deg.

05'

W.,

69.60

m.

to point 3;

thence

S.

58

deg.

51'

W.,

53.55

m.

to point 4;

thence

S.

27

deg.

55'

E.,

29.52

m.

to point 5;

thence

S.

64

deg.

46'

W.,

91.86

m.

to point 6;

thence

N.

18

deg.

49'

W.,

43.31

m.

to point 7;

thence

N.

65

deg.

30'

E.,

82.87

m.

to point 8;

thence

N.

29

deg.

33'

W.,

73.69

m.

to point 9;

thence

N.

58

deg.

20'

E.,

124.45

m.

to the point of

beginning; containing an area of Fourteen Thousand Five Hundred Sixty-One square meters (14,561 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5526-B, Csd-4A-001594-D

SK-04-00069-22

OCT No. 2023000049

A parcel of land (Lot 5526-B, Csd-4A-001594-D) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on NW., NE., and SE., along lines 1-2-3-4 by Lot 2, Psc-4A-002763; and on the SW., along line 4-1 by 5526-A, Csd-4A-001594-D.

Beginning at a point marked "1" on plan, being S. 67 deg. 25' E., 2,922.46 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

58

deg.

29'

E.,

42.96

m.

to point 2;

thence

S.

29

deg.

44'

E.,

87.90

m.

to point 3;

thence

S.

59

deg.

05'

W.,

42.65

m.

to point 4;

thence

N.

29

deg.

56'

W.,

87.46

m.

to the point of

beginning; containing an area of Three Thousand Seven Hundred Fifty-Two square meters (3,752 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 1, Psd-4A-002763

SP-04-000024-22

TCT No. 056-2023002418

A parcel of land (Lot 1, Psd-4A-002763) located at Barangay Bagong Pook, Municipality of Malvar, Province Batangas, Island of Luzon.

Bounded on the NW., along line 1-2, by the property of Cresencia Kalaw; on the NE., along line 2-3, by Lot 2, Psd-4A-002763; on the SE., along line 3-4, by the property of Victor Basilan; and on the SW., along line 4-1 by the property of Teofilo Reaño.

Beginning at a point marked "1" on plan, being S. 65 deg. 18' E., 2,952.56 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

59

deg.

05'

E.,

35.91

m.

to point 2;

thence

S.

25

deg.

12'

E.,

137.52

m.

to point 3;

thence

S.

56

deg.

35'

W.,

36.94

m.

to point 4;

thence

N.

24

deg.

52'

W.,

139.23

m.

to the point of

beginning; containing an area of Five Thousand square meters (5,000 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5524, Psc-47, Malvar Cadastre

SK-04-000069-22

OCT No. 2023000050

A parcel of land (Lot 5524, Psc-47, Malvar Cadastre) located at Barangay Bagong Pook, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the SW., and NW., along line 1-3 by Lot 5526-A, Csd-4A-001594-D; on the NE., along line 3-4 by Lot 1, Psc-4A-002763; on the SE., along line 4-5 by Lot 5522, Psc-47, Malvar Cadastre; and on the SW., along line 5-1 by Lot 5523, Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being S. 64 deg. 05' E., 2,946.61 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

27

deg.

55

W.,

29.52

m.

to point 2;

thence

N.

58

deg.

51

E.,

53.55

m.

to point 3;

thence

S.

24

deg.

52

E.,

139.23

m.

to point 4;

thence

S.

62

deg.

05

W.,

56.09

m.

to point 5;

thence

N.

22

deg.

3252'

W.,

106.96

m.

to the point of

beginning; containing an area of Seven Thousand Three Hundred Seventy-Two square meters (7,372 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 01 July 2022 and was approved on 26 October 2022.

Lot 5372-A, Csd-041017-012543-D

SP-041017-001

OCT No. P-3884

A parcel of land (Lot 5372-A, Csd-041017-012543-D) located at Barangay Luta Sur, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 5372-B, Csd-041017-012543-D; on the NE., along line 2-3 by Lot 5370, Psc-47, Malvar Cadastre; on the SE., along line 3-4 by Lot 5435, Psc-47, Malvar Cadastre; on the SE., along line 4-5 by Lot 5392-B and A, Psc-4A-002987; and on the SW., along lines 5-6-1 by Lot 5373, Psc-47, Malvar Cadastre.

Beginning at a point marked "1" on plan, being S. 58 deg. 40' E., 1,702.07 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

27

deg.

55

W.,

29.52

m.

to point 2;

thence

N.

58

deg.

51

E.,

53.55

m.

to point 3;

thence

S.

24

deg.

52

E.,

139.23

m.

to point 4;

thence

S.

62

deg.

05

W.,

56.09

m.

to point 5;

thence

N.

22

deg.

3252'

W.,

106.96

m.

to the point of

beginning; containing an area of Eight Thousand One Hundred Seventy square meters (8,170 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 07 April 2022 and was approved on 28 April 2022.

Lot 5392-B, Psd-4A-002987

SP-041017-001

TCT No. T-37519

A parcel of land (Lot 5392-B, Psd-4A-002987) located at Barangay San Fernando, Municipality of Malvar, Province of Batangas, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 5372-A, Csd-041017-0125430D, Sp-041017-001; on the NE., and SE., along line 2-10 by Creek (10.00 m wide); on the SW., along line 10-11 by Lot 5391, Psc-47, Malvar Cadastre; and on the NW., and SW., along lines 11-12-1 by Lot 5392-A, Psd-4A-002987.

Beginning at a point marked "1" on plan, being S. 58 deg. 51' E., 1,787.62 m. from BLLM No. 1, Psc-47, Malvar Cadastre:

thence

N.

55

deg.

07'

E.,

73.40

m.

to point 2;

thence

S.

50

deg.

26'

E.,

23.86

m.

to point 3;

thence

S.

20

deg.

43'

E.,

33.32

m.

to point 4;

thence

S.

52

deg.

43'

E.,

20.78

m.

to point 5;

thence

S.

14

deg.

23'

E.,

65.49

m.

to point 6;

thence

S.

26

deg.

00'

E.,

22.43

m.

to point 7;

thence

S.

38

deg.

35'

W.,

24.79

m.

to point 8;

thence

S.

47

deg.

41'

W.,

56.57

m.

to point 9;

thence

S.

28

deg.

16'

W.,

99.58

m.

to point 10;

thence

N.

18

deg.

24'

W.,

93.29

m.

to point 11;

thence

N.

73

deg.

58'

E.,

50.47

m.

to point 12;

thence

N.

18

deg.

24'

W.,

151.00

m.

to the point of

beginning; containing an area of Nineteen Thousand Two Hundred Sixty-Three square meters (19,263 m²), more or less. All points referred to are indicated on plan and all corners are marked on the ground by PS cyl. conc. mons. 15 x 60 cm; Bearings: True; Prepared on 07 April 2022 and was approved on 28 April 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

DONE, in the City of Manila, this 18th day of October, in the year of Our Lord, Two Thousand and Twenty-Three.

(SGD.) FERDINAND R. MARCOS, JR.

By the President:

(SGD.) LUCAS P. BERSAMIN

Executive Secretary

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