

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 325

CREATING AND DESIGNATING A BUILDING LOCATED ALONG AYALA
HIGHWAY, LIPA CITY, BATANGAS, AS AN INFORMATION TECHNOLOGY
CENTER 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 recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, **BENIGNO S. AQUINO III**, President of the Philippines, do hereby create and designate, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, Resolution No. 00-411 (s. 2000) and Resolution No. 06-411 (s. 2006) of the PEZA Board of Directors, the **SM City Lipa**, as an Information Technology Center with a gross floor area of 69,814 square meters, more or less, located along Ayala Highway, Lipa City, Batangas containing an aggregate area of **One Hundred Three Thousand Two Hundred Forty (103,240) Square Meters**, more or less, as defined by the following technical description:

Lot 1
TCT No. T-137694
Pcs-041014-007714

A parcel of land (Lot 1 of the consolidation and subdivision plan, Pcs-041014-007714, being a portion of the consolidation of Lot 1225, Cad-218, Lipa Cadastre and Lot 1226-C, Psd-4A-002278, LRC Rec. No.), situated in the City of Lipa, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 2 of the consolidation subdivision plan; on the SE., along line 2-3 by Lot 1226-A, Psd-4A-002278 (Expressway); on the SW., along lines 3-4-5 by Creek; on the NW., along lines 5-6-1 by Lot 1224, Cad-218, Lipa Cadastre.

Beginning at a point marked "1" on plan, being S. 44' deg. 20' W., 389.49 m. from BBM No.16, Cad 218, Lipa Cadastre;

thence	S.	15	deg.	28'	E.,	32.82	m.	to point 2;
thence	S.	60	deg.	04'	W.,	69.38	m.	to point 3;
thence	N.	08	deg.	27'	E.,	32.35	m.	to point 4;
thence	N.	65	deg.	07'	W.,	22.00	m.	to point 5;
thence	N.	69	deg.	38'	E.,	10.94	m.	to point 6;
thence	N.	69	deg.	23'	E.,	60.18	m.	to the point of

beginning; containing an area of **Two Thousand Three Hundred Twenty-Three (2,323) square meters**. All points referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons., 15 x 60 cm., point 3 by Old PS bearings true; date of the original survey March 1925-February 1930, and that of the subdivision survey, May 24, 1993; and was approved on August 6, 1993

Lot 2
TCT No. T-137695
Pcs-041014-007714

A parcel of land (Lot 2, of the consolidation/subdivision plan, Pcs-041014-007714, being a portion of the consolidation of Lot 1225, Cad-218, Lipa Cadastre and Lot 1226-C, Psd-4A-002278, LRC Rec. No.), situated in the City of Lipa, Island of Luzon.

Bounded on the SW., and NW., along lines 1-2-3 by Lot 1224, Cad-218, Lipa Cadastre; on the NE., along line 3-4 by Lot 3, of the consolidation/ subdivision plan; on the SE., along line 4-5 by Lot 1226-A, Psd-4A-002278 (Expressway); on the SW., along line 5-1 by Lot 1, of the consolidation/subdivision plan.

Beginning at a point marked "1" on plan, being S. 44 deg. 20' W., 389.49 m. from BBM No. 16, Cad-218, Lipa Cadastre.

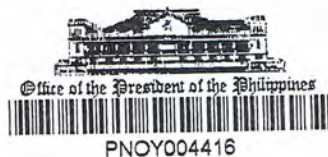
thence	N.	15	deg.	05'	W.,	10.65	m.	to point 2;
thence	N.	71	deg.	23'	E.,	18.38	m.	to point 3;
thence	S.	25	deg.	37'	E.,	38.57	m.	to point 4;
thence	S.	60	deg.	04'	W.,	26.06	m.	to point 5;
thence	N.	15	deg.	28'	W.,	32.82	m.	to the point of

beginning; containing an area of **Nine Hundred One (901) square meters**. All points referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons., 15 x 60 cm., bearings true; date of original survey March 1925-February 1930, and that of the subdivision survey, May 24, 1993 and was approved on August 6, 1993.

Lot 3
TCT No. T-137696
Pcs-041014-007714

A parcel of land (Lot 3 of the consolidation and subdivision plan, Pcs-041014-007714, being a portion of the consolidation of Lot 1225, Cad-218, Lipa Cadastre and Lot 1226-C, Psd-4A-002278, LRC Rec. No.), situated in the City of Lipa, Island of Luzon.

Bounded on the NE., along line 1-2 by Lot 1226-B, Psd-4A-002278; on the SE., along lines 2-3-4 by Lot 1226-A, Psd-4A-002278 (Expressway); on the SW., along line 4-5 by Lot 2, of the consolidation/subdivision plan on the NW., along line 5-1 by Lot 1224, Cad-218, Lipa Cadastre.



Beginning at a point marked "1" on plan, being S. 42' deg. 04' W., 340.03 m. BBM No. 16, Cad-218, Lipa Cadastre;

thence	S.	18	deg.	49'	E.,	32.60	m.	to point 2;
thence	S.	59	deg.	15'	W.,	21.51	m.	to point 3;
thence	S.	60	deg.	04'	W.,	5.89	m.	to point 4;
thence	N.	25	deg.	37'	W.,	38.57	m.	to point 5;
thence	N.	71	deg.	23'	E.,	31.39	m.	to the point of

beginning; containing an area of **One Thousand Thirty-Nine (1,039) square meters**. All points referred to are indicated on the plan and are marked on the ground by PS cyl. conc. mons., 15 x 60 cm., points 1-3 by old PS bearings true; date of original survey, March 1925-February 1930, and that of the subdivision survey, May 24, 1993; and was approved on August 6, 1993.

Lot 4
TCT No. T-144031
Pcs-4A-000091

A parcel of land [Lot 4 of the consolidation and subdivision plan Pcs-4A-000091, being a portion of the consolidation of Lot 1224, Cad-218, Lipa Cadastre Lot 1209-A, (LRC) Psd-113266 & Lot 1-B, Psd-39495, LRC Rec. No.], situated in the Barrio of Marauoy, Lipa City.

Bounded on the SW., along line 1-2 by Lot 1210-A; on the NW., along line 2-3 by Lot 1209-B, both of (LRC) Psd-113266; on the NE., and N., along lines 3-4-5-6-7-8-9-10 by Lot 3; on the SE., along line 10-11, by Lot 5; and along lines 11-12-13-14-15-16-17-18; by Lot 6, all of the consolidation and subdivision plan; along lines 18-19-20-21, by Lot 1226; and on along lines 21-22-23, by Lot 1225, both of Cad-218, Lipa Cadastre; on the SW., along lines 23-24-25-26-27-28-29, by creek; and on the NW., along line 29-1 by Lot 1210-A, (LRC) Psd-113255.

Beginning at a point marked "1" on plan, being S. 72' deg. 50' W., 448.25 m. from BBM 16, Cad-218 Lipa Cadastre;

thence	N.	24	deg.	32'	W.,	80.26	m.	to point 2;
thence	N.	72	deg.	50'	E.,	27.71	m.	to point 3;
thence	S.	22	deg.	01'	E.,	119.90	m.	to point 4;
thence	N.	70	deg.	53'	E.,	46.21	m.	to point 5;
thence	N.	70	deg.	53'	E.,	114.09	m.	to point 6;
thence	S.	20	deg.	05'	E.,	110.51	m.	to point 7;
thence	N.	70	deg.	39'	E.,	35.02	m.	to point 8;
thence	N.	49	deg.	00'	E.,	57.25	m.	to point 9;
thence	S.	59	deg.	28'	E.,	32.40	m.	to point 10;
thence	S.	38	deg.	03'	W.,	4.18	m.	to point 11;

thence	S.	38	deg.	03'	W.,	10.27	m.	to point 12;
thence	S.	41	deg.	21'	W.,	19.20	m.	to point 13;
thence	S.	44	deg.	37'	W.,	19.09	m.	to point 14;
thence	S.	47	deg.	54'	W.,	19.19	m.	to point 15;
thence	S.	50	deg.	59'	W.,	17.16	m.	to point 16;
thence	S.	52	deg.	36'	W.,	19.16	m.	to point 17;
thence	S.	56	deg.	39'	W.,	15.38	m.	to point 18;
thence	N.	16	deg.	46'	W.,	24.86	m.	to point 19;
thence	S.	71	deg.	23'	W.,	84.92	m.	to point 20;
thence	S.	15	deg.	05'	E.,	10.65	m.	to point 21;
thence	S.	69	deg.	23'	W.,	60.18	m.	to point 22;
thence	S.	69	deg.	38'	W.,	10.94	m.	to point 23;
thence	S.	88	deg.	04'	W.,	28.37	m.	to point 24;
thence	N.	67	deg.	16'	W.,	18.61	m.	to point 25;
thence	N.	33	deg.	30'	W.,	44.48	m.	to point 26;
thence	N.	47	deg.	30'	W.,	17.51	m.	to point 27;
thence	N.	1	deg.	37'	E.,	10.32	m.	to point 28;
thence	N.	50	deg.	40'	W.,	110.58	m.	to point 29;
thence	N.	66	deg.	09'	E.,	85.97	m.	to the point of

beginning; containing an area of **Forty One Thousand Two Hundred Sixty-Eight (41,268) square meters**. All points referred to are indicated on the plan and are marked on the ground as follows: points 1, 2, 19, 20, 21 and 29 by B.L. cyl. conc. mons., points 22 to 28 by stakes, and the rest by PS cyl. conc. mons., bearings true; date of the original survey March 1925-February 1930 and that of the consolidation and subdivision survey, October 1-5, 1977, date approved, August 22, 1978.

Lot 1210-A
TCT No. T-144032
Psd-113266

A parcel of land [Lot 1210-A of the subdivision plan (LRC) Psd-113266, being a portion of Lot 1210 of the cadastral survey of Lipa, LRC Cad. Rec. No. 1271] situated in the District of Marauoy, City of Lipa, Island of Luzon.

Bounded on the NE., points 10-1, by Lot 1209 on the SE., points 1-2 by Lot 1389, both of Lipa Cadastre; on the SW., points 2-8 by a creek, on the NW., and NE., points 8-10 by Lot 1210-B of the subdivision plan.

Beginning at a point marked "1" on plan, being S. 83' deg. 20' E., 214.80 m. from BBM 17, Lipa Cadastre;

thence	S.	66	deg.	09'	W.,	89.68	m.	to point 2;
thence	N.	58	deg.	42'	W.,	10.66	m.	to point 3;
thence	N.	79	deg.	26'	W.,	24.30	m.	to point 4;
thence	N.	68	deg.	45'	W.,	12.64	m.	to point 5;



thence	N.	82	deg	23'	W.,	53.78	m.	to point 6;
thence	N.	70	deg.	50'	W.,	14.83	m.	to point 7;
thence	N.	32	deg.	22'	W.,	18.50	m.	to point 8;
thence	N.	32	deg.	14'	E.,	126.66	m.	to point 9;
thence	S.	68	deg.	45'	E.,	110.63	m.	to point 10;
thence	S.	24	deg.	32'	E.,	80.26	m.	to the point of

beginning; containing an area of **Eighteen Thousand Seven Hundred Forty-One (18,741) square meters**. All points referred to are indicated on the plan and are marked on the ground as follows: points 8, 9 & 10 by PS cyl. conc. monc., 15 x 60 cm., and the rest by old BL cyl. conc. mons., 15 cm.; bearings true; declination 1 deg. 21' E., date of original survey March 1925-February 1930, and that of the subdivision survey, September 29, 1969.

Lot 1226-B
TCT No. T-137693
Psd-4A-002278

A parcel of land (Lot 1226-B of the subdivision plan Psd-4A-002278, being a portion of Lot 1226, Cad-218, Lipa Cadastre, LRC Cad. Record No.) situated in the City of Lipa.

Bounded on the SW., along line 1-2, by Lot 1226-C of the subdivision plan; on the NW., and NE., along lines 2-3-4 by Lot 1224-A, Cad-218, Lipa Cadastre; and on the SE., along lines 4-5-1 by Lot 1226-A of the subdivision plan.

Beginning at a point marked "1" on plan, being S. 37' deg. 28' W., 356.92 m. from BBM 16, Lipa Cadastre;

thence	N.	18	deg.	49'	W.,	32.60	m.	to point 2;
thence	N.	71	deg.	23'	E.,	35.15	m.	to point 3;
thence	S.	16	deg.	46'	E.,	24.85	m.	to point 4;
thence	S.	56	deg.	35'	W.,	8.63	m.	to point 5;
thence	S.	59	deg	15'	W.,	26.48	m.	to the point of

beginning; containing an area of **One Thousand (1,000) square meters**. All points referred to are indicated on the plan and are marked on the ground as follows: point 3 by old B.L. cyl. conc. mons., 15 x 60 cm., and the rest by PS cyl. conc. mons., bearings true; date of original survey March 1925-February 1930, and that of the subdivision survey November 2, 1978, date approved November 7, 1978.



004419

Lot 3-G
TCT No. T-166944
Pcs-4A-012245

A parcel of land (Lot 3-G of the subdivision plan, Pcs-4A-012245, being a portion of Lot 3, Pcs-4A-000091, LRC Record Nos. 1271 & 13937) situated in the Barrio of Maraouy, City of Lipa, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1209-B, (LRC) Psd-113266; along line 2-3 by Lot 1208, Cad-218, Lipa Cadastre; and along lines 3-4-5, by Lot 1-A, Psd-39495; on the NE., and NW., along lines 7-8-9, by Lot 1204; on the N., along line 9-10, by Lot 1207, both of Cad-218, Lipa Cadastre; on the E., along lines 10-11-12 by Lot 5, Pcs-4A-000091; on the S., and E., along lines 12-13-14, by Lot 3-F; on the E., along line 14-15, by Lot 3-E; along line 15-16, by Lot 3-D along line 16-17, by Lot 3-C along line 17-18, by Lot 3-B; and along line 18-19 by Lot 3-A all of the subdivision plan; on the SE., and SW along lines 19-20-21-22-23-24-1 by Lot 1 Pcs-4A-000091 (Jose Katigbak).

Beginning at a point marked "1" on plan, being S. 83' deg. 10' W., 438.25 m. from BBM No.16, Cad-218 Lipa Cadastre;

thence	N.	72	deg.	50'	E.,	43.87	m.	to point 2;
thence	N.	72	deg.	50'	E.,	70.14	m.	to point 3;
thence	N.	74	deg.	21'	E.,	96.30	m.	to point 4;
thence	N.	24	deg.	37'	E.,	0.53	m.	to point 5;
thence	S.	16	deg.	39'	E.,	79.30	m.	to point 6;
thence	N.	74	deg.	36'	E.,	80.85	m.	to point 7;
thence	S.	14	deg.	47'	E.,	42.07	m.	to point 8;
thence	N.	67	deg.	45'	E.,	80.97	m.	to point 9;
thence	N.	71	deg.	58'	E.,	10.80	m.	to point 10;
thence	S.	11	deg.	52'	W.,	4.48	m.	to point 11;
thence	S.	15	deg.	09'	W.,	13.49	m.	to point 12;
thence	S.	70	deg.	06'	W.,	86.38	m.	to point 13;
thence	S.	1	deg.	58'	W.,	17.00	m.	to point 14;
thence	S.	1	deg.	58'	W.,	9.70	m.	to point 15;
thence	S.	1	deg.	58'	W.,	9.70	m.	to point 16;
thence	S.	1	deg.	58'	W.,	9.70	m.	to point 17;
thence	S.	1	deg.	58'	W.,	9.70	m.	to point 18;
thence	S.	1	deg.	58'	W.,	9.70	m.	to point 19;
thence	S.	49	deg.	00'	W.,	57.25	m.	to point 20;
thence	S.	70	deg.	39'	W.,	35.02	m.	to point 21;
thence	N.	20	deg.	05'	W.,	110.51	m.	to point 22;
thence	S.	70	deg.	53'	W.,	114.09	m.	to point 23;
thence	S.	70	deg.	53'	W.,	46.21	m.	to point 24;
thence	N.	22	deg.	01'	W.,	119.90	m.	to the point of

beginning; containing an area of **Thirty Seven Thousand Nine Hundred Sixty-Eight (37,968)** square meters. All points referred to are indicated on the plan and are marked on the ground as follows: points 6, 7, 8 & 9 by old BL cyl. conc. mons. 12, 13, 14, 15, 16, 17 & 18 by PS cyl. conc. mons and the rest by old PS cyl. conc. mons. Bearings true; date of original survey March 1925-February 1930, and that of the subdivision survey, July 25, 1982; date approved August 17, 1982.


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

DONE, in the City of Manila, this ^{26th} day of January, in the year of our Lord, Two Thousand and Twelve.

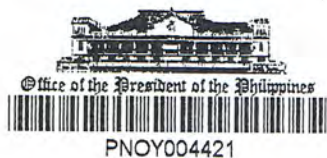


004421

By the President:



PAQUITO N. OCHOA, JR.
Executive Secretary



CERTIFIED COPY:



MARIANITO M DIMAANDAL
DIRECTOR IV
MALACANANG RECORDS OFFICE

1-21-2012 1-21-2012