



DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
KAGAWARAN NG KAPALIGIRAN AT LIKAS YAMAN



MEMORANDUM

FOR/TO : **The Regional Executive Director**
DENR Region IV-A

The Director
Land Management Bureau

The PENR Officer
PENR Office Laguna

The Chief
Library, Strategic Communication and Initiatives Service

The OIC-Chief
Records Management Division

FROM : **The Director**
Administrative Service

SUBJECT : **CERTIFIED COPY OF PROCLAMATION NO. 452 DATED
JANUARY 18, 2024 ENTITLED "CREATING AND DESIGNATING
SEVERAL PARCELS OF LAND LOCATED AT BARANGAY
BIÑAN, BIÑAN CITY, LAGUNA, AS A SPECIAL ECONOMIC ZONE
(INFORMATION TECHNOLOGY PARK), PURSUANT TO
REPUBLIC ACT NO. 7916, AS AMENDED BY REPUBLIC ACT NO.
8748"**

DATE : FEB 13 2024

Respectfully forwarded herewith is a certified copy of Proclamation No. 452 dated January 18, 2024 duly signed by Executive Secretary, Lucas P. Bersamin.

For information and guidance.


ROLANDO R. CASTRO

cc: **The Office of the Secretary**
DENR

Atty. Kamilie N. Espino
Malacañang Records Office
Office of the President, Malacañang, Manila

MEMO NO. 2024 - 121



MALACAÑAN PALACE
MANILA

BY THE PRESIDENT OF THE PHILIPPINES

PROCLAMATION NO. 452

**CREATING AND DESIGNATING SEVERAL PARCELS OF LAND
LOCATED AT BARANGAY BIÑAN, BIÑAN CITY, LAGUNA, 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 the recommendation of the Board of Directors of the Philippine Economic Zone Authority (PEZA), I, **FÉRDINAND R. MARCOS, JR.**, President of the Philippines, do hereby create and designate several parcels of land, to be known as **Sevina Park Commercial**, subject to the provisions of RA No. 7916, as amended, its Implementing Rules and Regulations, PEZA Board of Directors Resolution No. 00-411 (s. 2000), as amended by Resolution No. 04-295 (s. 2004), Resolution No. 22-325 (s. 2022), as a Special Economic Zone (Information Technology Park), located at Barangay Biñan, Biñan City, Laguna, with an aggregate area of **Fifteen Thousand Six Hundred Eighty-One square meters (15,681 m²)**, more or less, as defined by the following technical descriptions:

**Lot 1-A
Psd-04-266447
TCT No. 170-2023001816**

A parcel of land (Lot 1-A, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the SW., along line 1-2 by Road Lot 2, Pcs-04-031932; on the NW., along line 2-3 by Road Lot 1, Pcs-04-031932; on the NE., along line 3-4 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; and on the SE., along line 4-1 by Lot 1-B, Psd-04-266447.

Beginning at a point marked "1" on plan, being N. 72 deg. 44' W., 767.00 m. from Mon. No. 24, Biñan Estate:

thence	N.	08	deg.	31	'	W.,	44.69	m.	to point 2;
thence	N.	79	deg.	00	'	E.,	53.53	m.	to point 3;
thence	S.	13	deg.	42	'	E.,	47.20	m.	to point 4;
thence	S.	81	deg.	29	'	W.,	57.74	m.	to the point of

THE PRESIDENT OF THE PHILIPPINES

beginning, containing an area of **Two Thousand Five Hundred Fifty-Two square meters (2,552 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 April 2022.

Lot 1-B
Psd-04-266447
TCT No. 170-2023001817

A parcel of land (Lot 1-B, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1-A, Psd-04-266447; on the NE., along line 2-3 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; on the SE., along line 3-4 by Lot 1-C, Psd-04-266447; and on the SW., along line 4-1 by Road Lot 2, Pcs-04-031932.

Beginning at a point marked "1" on plan, being N. 72 deg. 44' W., 767.00 m. from Mon. No. 24, Biñan Estate:

thence	N.	81	deg.	29	'	E.,	57.74	m.	to point 2;
thence	S.	13	deg.	42	'	E.,	42.17	m.	to point 3;
thence	S.	81	deg.	29	'	W.,	61.55	m.	to point 4;
thence	N.	08	deg.	31	'	W.,	42.00	m.	to the point of

beginning, containing an area of **Two Thousand Five Hundred Five square meters (2,505 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 April 2022.

Lot 1-C
Psd-04-266447
TCT No. 170-2023001818

A parcel of land (Lot 1-C, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the SW., along line 1-2 by Road Lot 2, Pcs-04-031932; on the NW., along line 2-3 by Lot 1-B, Psd-04-266447; on the NE., along line 3-4 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; and on the SE., along line 4-1 by Lot 1-D, Psd-04-266447.

Beginning at a point marked "1" on plan, being N. 78 deg. 30' W., 735.06 m. from Mon. No. 24, Biñan Estate:

thence	N.	08	deg.	31	'	W.	40.00	m.	to point 2;
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thence N. 81 deg. 29 ' E. 61.55 m. to point 3;
 thence S. 13 deg. 42 ' E. 40.16 m. to point 4;
 thence S. 81 deg. 29 ' W. 65.18 m. to the point of

beginning, containing an area of **Two Thousand Five Hundred Thirty-Five square meters (2,535 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 April 2022.

Lot 1-D
Psd-04-266447
TCT No. 170-2023001819

A parcel of land (Lot 1-D, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1-C, Psd-04-266447; on the NE., along line 2-3 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; on the SE., along line 3-4 by Lot 1-E, Psd-04-266447; and on the SW., along line 4-1 by Road Lot 2, Pcs-04-031932.

Beginning at a point marked "1" on plan, being N. 78 deg. 30' W., 735.06 m. from Mon. No. 24, Biñan Estate:

thence N. 81 deg. 29 ' E. 65.18 m. to point 2;
 thence S. 13 deg. 42 ' E. 38.16 m. to point 3;
 thence S. 81 deg. 29 ' W. 68.63 m. to point 4;
 thence N. 08 deg. 31 ' W. 38.00 m. to the point of

beginning, containing an area of **Two Thousand Five Hundred Forty-Two square meters (2,542 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 April 2022.

Lot 1-E
Psd-04-266447
TCT No. 170-2023001820

A parcel of land (Lot 1-E, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the SW., along line 1-2 by Road Lot 2, Pcs-04-031932; on the NW., along line 2-3 by Lot 1-D Psd-04-266447; on the NE., along line 3-4 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; and on the SE., along line 4-1 by Lot 1-F, Psd-04-266447.

Beginning at a point marked "1" on plan, being N. 84 deg. 06' W., 713.13 m. from Mon. No. 24, Biñan Estate:

thence	N.	08	deg.	31	'	W.	36.00	m.	to point 2;
thence	N.	81	deg.	29	'	E.	68.63	m.	to point 3;
thence	S.	13	deg.	42	'	E.	36.15	m.	to point 4;
thence	S.	81	deg.	29	'	W.	71.89	m.	to the point of

beginning, containing an area of **Two Thousand Five Hundred Twenty-Nine square meters (2,529 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 April 2022.

Lot 1-F
Psd-04-266447
TCT No. 170-2023001821

A parcel of land (Lot No. 1-F, portion of the subdivision of Lot 1, Block 10, Pcs-04-031932), located at Barangay of Biñan, City of Biñan, Province of Laguna, Island of Luzon.

Bounded on the NW., along line 1-2 by Lot 1-E, Psd-04-266447; on the NE., along line 2-3 by Lot 2711-B-3-A-2 (Road 30.00 m. wide), Psd-04-241340; on the SE. and SW., along lines 3-4-5-6 by Lot 2711-B-3-B, Psd-04-191702; and on the SW. and NW., along lines 6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-1 by Road Lot 2, Pcs-04-031932.

Beginning at a point marked "1" on plan, being N. 84 deg. 06' W., 713.13 m. from Mon. No. 24, Biñan Estate:

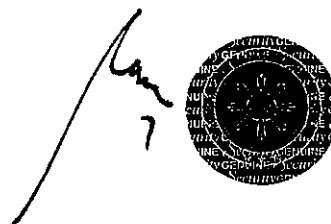
thence	N.	81	deg.	29	'	E.	71.89	m.	to point 2;
thence	S.	13	deg.	42	'	E.	44.94	m.	to point 3;
thence	S.	81	deg.	13	'	W.	6.13	m.	to point 4;
thence	S.	84	deg.	46	'	W.	29.94	m.	to point 5;
thence	S.	88	deg.	18	'	W.	31.56	m.	to point 6;
thence	N.	89	deg.	56	'	W.	0.80	m.	to point 7;
thence	N.	59	deg.	30	'	W.	1.10	m.	to point 8;
thence	N.	45	deg.	02	'	W.	1.10	m.	to point 9;
thence	N.	30	deg.	34	'	W.	1.10	m.	to point 10;
thence	N.	16	deg.	06	'	W.	1.10	m.	to point 11;
thence	N.	01	deg.	38	'	W.	1.10	m.	to point 12;
thence	N.	02	deg.	58	'	E.	1.08	m.	to point 13;
thence	N.	01	deg.	10	'	W.	1.13	m.	to point 14;
thence	N.	05	deg.	24	'	W.	1.13	m.	to point 15;
thence	N.	09	deg.	38	'	W.	1.13	m.	to point 16;
thence	N.	13	deg.	52	'	W.	1.13	m.	to point 17;
thence	N.	18	deg.	05	'	W.	1.13	m.	to point 18;

thence	N.	22	deg.	19	'	W.	1.13	m.	to point 19;
thence	N.	26	deg.	33	'	W.	1.13	m.	to point 20;
thence	N.	30	deg.	46	'	W.	1.13	m.	to point 21;
thence	N.	35	deg.	00	'	W.	1.13	m.	to point 22;
thence	N.	39	deg.	14	'	W.	1.13	m.	to point 23;
thence	N.	43	deg.	27	'	W.	1.13	m.	to point 24;
thence	N.	47	deg.	41	'	W.	1.13	m.	to point 25;
thence	N.	51	deg.	55	'	W.	1.13	m.	to point 26;
thence	N.	56	deg.	09	'	W.	1.13	m.	to point 27;
thence	N.	60	deg.	22	'	W.	1.13	m.	to point 28;
thence	N.	08	deg.	31	'	W.,	18.49	m.	to the point of

beginning, containing an area of **Three Thousand Eighteen square meters (3,018 m²)**, more or less. All points are referred on the plan and are marked on the ground by P.S. cyl. conc. mons. 15 x 40 cms; Bearings: True; date of survey on 12 January 2022 and approved on 11 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 January, in the year of our Lord, Two Thousand and Twenty-Four



By the President:


LUCAS P. BERSAMIN
 Executive Secretary



Office of the President
 MALACAÑANG RECORDS OFFICE
CERTIFIED COPY

 ATTY. KHARILLE N. ESPINO
 1-19-2024 ACTING DIRECTOR IV