



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

DENR MIMAROPA RECORDS SECTION
RECEIVED
14 SEP 2022
BY: _____ DATE NO. _____

September 6, 2022

net from 10
DENR MIMAROPA
RECORDS SECTION
RECEIVED
BY: **SEP 21 2022**
DATE NO. _____

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION: The Chief, Licenses, Patents and Deeds
The Chief, Legal Services Division

FROM : The In-Charge,
PENRO Oriental Mindoro

SUBJECT : **ALTERNATIVE DISPUTE RESOLUTION (ADR)
PROCEEDINGS: ADR CASE NO. 2022-1752040-0094, RODRIGO
A. LAROZA -VERSUS- ROSALINA LAROZA-AVILA, COVERING
LOT NO. 2259-A, CSD-4B-000412-D LOCATED AT BARANGAY
KALIGTASAN, BONGABONG, ORIENTAL MINDORO**

Forwarded herewith is the report of Alternative Dispute Resolution Proceedings regarding conflict of *Rodrigo A. Laroza versus Rosalina Laroza-Avila* covering Lot No. 2259-A, Csd-4B-000412-D located at Barangay Cambunang, Bulalacao, Oriental Mindoro, with DENR Case No. M-12-13-L.

The ADR proceeding was executed by ADRO/LMO III Nanette B. Capacio of CENRO Roxas, Oriental Mindoro of which both parties came up to a *Kasunduan* dated December 28, 2021. An Order of Amicable Settlement (OAS) was issued dated September 6, 2022.

Attached are pertinent documents relative thereto.

For information, record and reference.


ALMA E. GIBE

Copy furnished:

PENRO Planning Unit

Tracking No.: 22030000244

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006

MEMORANDUM



Community Environment and Natural Resources Office

CARIDE M. San Mariano, Bureau, General Admissions

Contact No. (02) 878 8888 / (02) 740 0000

VCHP: (043) 288 7118

Email: carmencemariano@denr.gov.ph

April 13, 2022

MEMORANDUM

FOR : The PENR Officer

FROM : The CENR Officer

SUBJECT : ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA
VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259-
A, CSD-4R-000412-D, IDENTICAL TO LOT NO. 2259, PLUS 138
LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL
MINDORO

In compliance with your memorandum dated March 7, 2022 under Tracking No. 2203000078, please be informed that ADR Form No. 5 "Investigation Report on Site Verification on the Public Land Applications" is to be used during voluntary ADR where there is no formal protest but, in this case, the above-mentioned subject is a subsisting case on file wherein the parties agreed to undergo ADR proceedings in order to closed this conflict. In addition, the said form is used by the Land Inspector wherein issues were determined during an on-site inspection in the gathering, processing or evaluation of PLA. It is not necessary to be part of every case that undergo ADR proceedings.

Further, the use of ADR Form No. 3 "Kasunduan" is valid in the ADR proceedings. This office will make sure that the prescribed forms will be used in the next ADR proceedings.

Therefore, the ADR report of the above-mentioned subject is hereby re-submitted as the first accomplishment in land claims and conflict with amicable settlement. It is hereby requested that the amicable settlement be accepted considering that the two lots involved are both potential for Residential Free Patent target.

For records and consideration

RECEIVED BY	DATE

ENGR. CAESAR E. QUIBIC



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxasormindoro@denr.gov.ph

August 8, 2022

MEMORANDUM

FOR : The In-Charge, PENR Officer
Calapan City, Oriental Mindoro

THRU : The CENR Officer
Roxas, Oriental Mindoro

FROM : The LMO II/In-Charge, RPS
Roxas, Oriental Mindoro

SUBJECT : **SUPPLEMENTAL REPORT**
RE: RODRIGO A. LAROZA VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259-A, CSD-4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS-138 LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL MINDORO

In regards with the ADR proceedings conducted for the case entitled "Rodrigo A. Laroza -versus- Rosalina Laroza-Avila covering Lot No. 2259-A, Csd-4B-000412-D, identical to Lot No. 2299, Pls-138 located at Kaligtasan, Bongabong, Oriental Mindoro, please be informed that the following additional verifications were transpired:

1. It shows in the Kasunduan dated December 28, 2021 that the land agreed by the parties are Lot No. 2259-A and 2259-B, Csd-4B-000412-D. Lot 2259-A is for Rosalina Larosa-Avila and 2259-B is for Rodrigo Laroza;
2. The subject of the protest is only Lot 2259-A against the public land application of Rosalina Laroza-Avila.

Considering that the subject of ADR proceeding is only Lot No. 2259-A, Csd-4B-000412-D, it is clear that the parties clarified and agreed upon who will apply for lot A and B. Therefore, premises considered, it is respectfully recommended that an Order for their amicable settlement be issued based on their signed KASUNDUAN.

For records and consideration.


PETERSON F. FABELLON

Tracking No.

RPS/Mhe-Ann



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

June 27, 2022

MEMORANDUM

TO : The CENR Officer
CENRO Roxas

ATTENTION: The In-Charge,
Regulation and Permitting Section

FROM : The PENR Officer
Oriental Mindoro

SUBJECT : **ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA
VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259-
A, CSD-4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS 138
LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL
MINDORO**



Returned is your Memorandum dated April 25, 2022 regarding ADR proceeding report of Rodrigo A. Laroza -versus- Rosalina Laroza-Avila covering Lot 2259-A, Csd-4B-000412-D, identical to Lot No. 2299, Pls 138 located at Kaligtasan, Bongabong, Oriental Mindoro.

It was ascertained that the case has already a Decision dated September 13, 2013 signed by then Regional Executive Director Edgardo O. Galleon covering Lot 2259-A, Csd-4B-000412-D, quoted as follows:

*"...the parties are hereby enjoined to settle their dispute among themselves to determine who will be the rightful claimant over the subject land (Lot 2259-A) by executing an **Extra-Judicial Settlement of Estate** of their deceased father or in case of disagreement as to the partition of properties, the same should be brought before the proper court to determine their respective claims over the real properties of their late father.*

*WHEREFORE, premises considered, the instant Protest is hereby **DISMISSED** for lack of merit. The CENRO Roxas, Oriental Mindoro is hereby **ORDERED** to hold in abeyance the processing of Free Patent Application No. 045203-348 pending the submission by any of the parties of the pertinent document of partition of properties of the deceased Norberto Laroza."*

As per verbal consultation with Atty. Frances Margarette A. Mendoza of PENRO Office, who also consulted with the Legal Division in the Regional Office, according to her, the **DECISION** shall be strictly implemented and obeyed.

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

On the other hand, it was noticed in the executed "*Kasunduan*" that they agreed and settled the partition conflict over Lot 2259, Csd-4B-000412-D, which is the whole cadastral lot, assigning Lot 2259-A, Csd-4B-000412-D to Rosalina Laroza-Avila, and Lot 2259-B to Rodrigo A. Laroza. However, it may be noticed in all other documents that the subject lot of the ADR is only Lot 2259-A, Csd-4B-000412-D.

Further, please be reminded to utilize and use the prescribed ADR forms provided by the ADR Secretariat / Committee when submitting ADR proceeding reports.

For appropriate action.


ALMA E. GIBE

Tracking No.: 2203000244

TSD/RPS/Dhal

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

March 7, 2022

MEMORANDUM

TO : The CENR Officer
CENRO Roxas

ATTENTION: The Chief
Regulation and Permitting Section

FROM : The PENR Officer
Oriental Mindoro

SUBJECT : **ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA
VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259-
A, CSD-4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS 138
LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL
MINDORO**



Returned is your Memorandum dated March 2, 2022 regarding ADR proceeding report of Rodrigo A. Laroza -versus- Rosalina Laroza-Avila covering Lot 2259-A, Csd-4B-000412-D, identical to Lot No. 2299, Pls 138 located at Kaligtasan, Bongabong, Oriental Mindoro.

Be informed that upon review and evaluation of the documents, the following findings were ascertained:

1. Lacking ADR Form No. 5 (Report on Agreement of Parties to Undertake ADR); and
2. Use the prescribed form provided by the ADR Committee in executing the agreement, ADR Form No. 9 (Amicable Settlement Agreement) and use uniform language.

Kindly attach the necessary documents in support to the voluntary ADR proceeding report for the issuance of corresponding Order of Amicable Settlement (OAS).

For compliance.

Mary June F. Maypa
MARY JUNE F. MAYPA

Tracking No.: 2203000078

TSD/RPS/Dhal



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

Community Environment and Natural Resources Office

Camia St., San Mariano, Roxas, Oriental Mindoro

Contact No.: 0917 876 9985 / 0917 169 0232

VOIP: (043) 289-7118

Email: cenroroxasormindoro@denr.gov.ph

April 25, 2022

MEMORANDUM

FOR : The PENR Officer

FROM : The CENR Officer

SUBJECT : **ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259-A, CSD-4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS-138 LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL MINDORO**

In compliance with your memorandum dated March 7, 2022 under Tracking No. 2203000078, please be informed that ADR Form No. 5 "Investigation Report on Site Verification on the Public Land Applications" is to be used during voluntary ADR where there is no formal protest but, in this case, the above-mentioned subject is a subsisting case on file wherein the parties agreed to undergo ADR proceedings in order to closed this conflict. In addition, the said form is used by the Land Inspector wherein issues were determined during an on-site inspection in the gathering, processing or evaluation of PLA. It is not necessary to be part of every case that undergo ADR proceedings.

Further, the use of ADR Form No. 3 "Kasunduan" is valid in the ADR proceedings. This office will make sure that the prescribed forms will be used in the next ADR proceedings.

Therefore, the ADR report of the above-mentioned subject is hereby re-submitted as the first accomplishment in land claims and conflict with amicable settlement. It is hereby requested that the amicable settlement be accepted considering that the two lots involved are both potential for Residential Free Patent target.

For records and consideration.

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENDING TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE	MAY 11 2022
TIME	

[Signature]
ENGR. CAESAR E. QUEBEC

DOCUMENT TRACKING SLIP

DENR-Oriental Mindoro

2203000244

Repetition of the previous issuance 11/only 2022

Description: MEMORANDUM ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259- A, CSD 4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS 138 LOCATED AT KALIGTASAN BONGABONG, ORIENTAL MINDORO

Date Created: 03-10-2022:16:52

Originating Office: CENRO-Roxas

Date Received:	Date Released:	Action Taken:
Office of the CENRO Date: <u>7/6/22</u> <i>Ady the Laro II (RPC) 11/only /1333</i>		LMO II FADGILLON pls act ... <i>9-7-22</i>
	8/19/2022	SI-I Mheanh pls act on this <i>officer flow 07/12/2022</i>
NOEME P. ALCANCIA In-Charge, Records Unit		For verification of Chief, RPC - PENRO

AUG 3 0 2022

AUG 3 0 2022

Forwarded to office of the PENRO

DOCUMENT TRACKING SLIP

CENRO-Oriental Mindoro

2203000244

Description: MEMORANDUM ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA VERSUS ROSALINA LAROZA-AVILA COVERING LOT 2259- A, CSD 4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS 138 LOCATED AT KALIGTASAN BONGABONG, ORIENTAL MINDORO

Date Created: 03-10-2022:16:52

Originating Office: CENRO-Roxas

Date Received:	Date Released:	Action Taken:
		<p>IMO II Capago</p> <p>pls act...</p> <p>9/3-11-22</p> <p>for Chief, RPS 14 March/1130</p> <p>SI Ann Galt, Pls. comply.</p> <p>9/14/22</p> <p>for transmit 4/27/2022 at</p> <p>Forwarded to office of the PENRO</p>
<p>RECORDED 5/5/22 9:59AM</p> <p>MAY 11 2022</p>	<p>MAY 11 2022</p>	

Office of the PENRO

Date: 5-11-22

05-11-2022

Chief MD

For review & action.

Mols page

TSD - 5/11/22 Ym
11:25 AM

05-11-2022

Chief RPS

For review & evaluation, please.

Trunk

05-11-2022

Dhe,

in order

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NOEME P. ALCANCIA
In-Charge, Records Unit

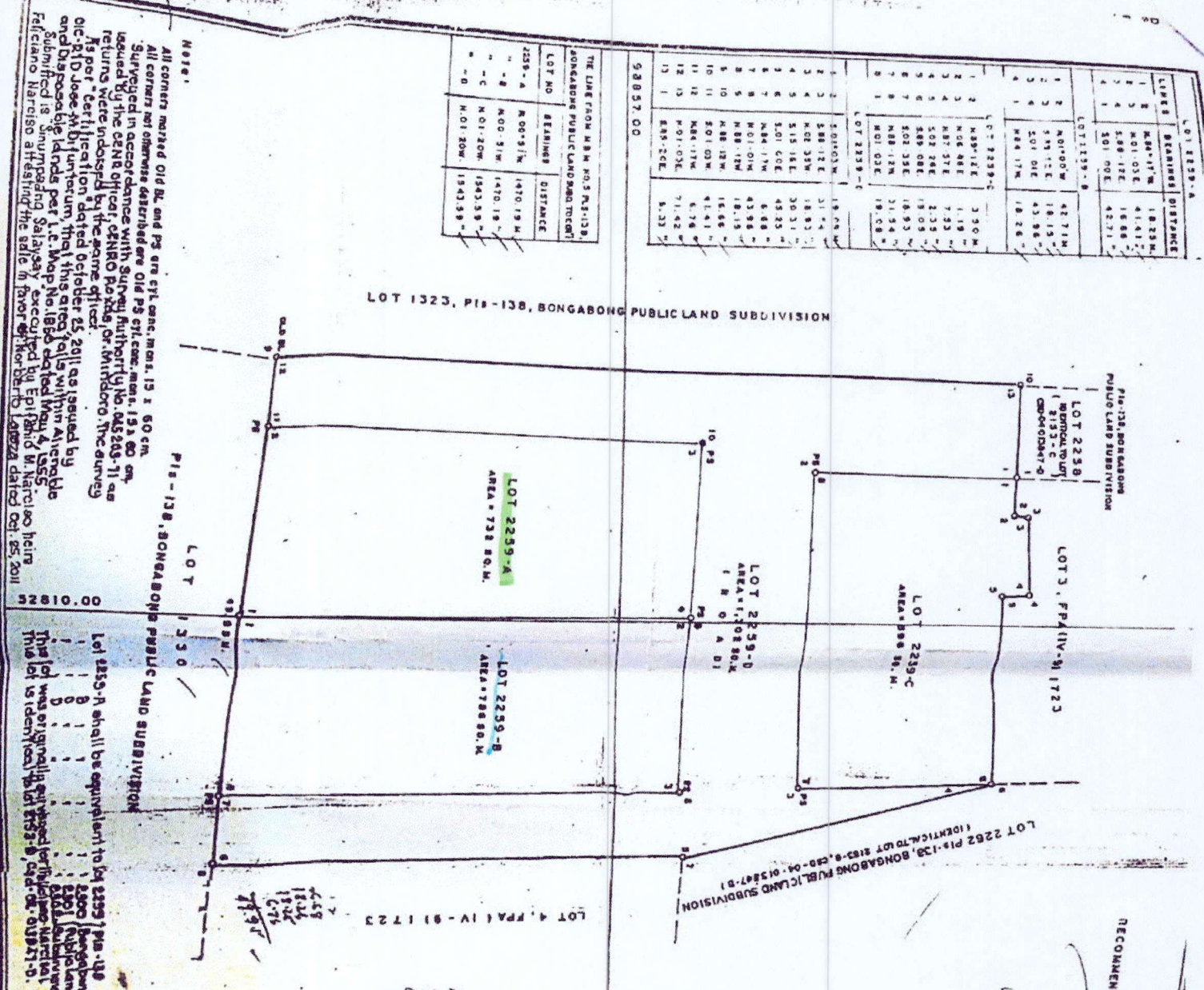
AUG 30 2022

AUG 30 2022

Forwarded to Office of the PENRO

LOT 2239-A		
LINE	BEARINGS	DISTANCE
1	N 84° 17' W	18.23 M
2	N 01° 05' E	41.41 "
3	S 88° 12' E	16.68 "
4	S 01° 00' E	42.71 "
LOT 2239-B		
1	N 01° 00' W	42.71 M
2	S 88° 12' E	16.68 "
3	S 01° 01' E	43.86 "
4	N 84° 17' W	18.26 "
LOT 2239-C		
1	N 84° 12' E	3.50 M
2	N 06° 48' E	1.19 "
3	N 87° 37' E	7.33 "
4	S 02° 28' E	2.35 "
5	S 88° 08' E	18.05 "
6	S 02° 35' E	18.93 "
7	N 88° 12' W	21.34 "
8	N 01° 02' E	19.58 "
LOT 2239-D		
1	S 01° 03' W	18.64 M
2	N 06° 35' W	31.64 "
3	S 01° 18' E	18.93 "
4	S 01° 18' E	30.31 "
5	S 01° 02' E	43.35 "
6	N 84° 17' W	6.48 "
7	N 01° 01' W	43.96 "
8	N 88° 12' W	18.15 "
9	N 88° 12' W	16.68 "
10	N 01° 03' W	41.41 "
11	N 01° 03' W	5.76 "
12	N 01° 03' E	71.42 "
13	N 88° 12' E	5.33 "
53857.00		

LOT 1323, PIS-138, BONGABONG PUBLIC LAND SUBDIVISION



RECOMMENDING APPROVAL

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SUBDIVISION
PLAN OF LOT 2239
PIS-138, BONGABONG PUBLIC LAND SUBDIVISION
AS SURVEYED FOR
ROSALINA LAROZA-AVILA, et al.

SITUATED IN THE
BARANGAY OF KALISTASAN
MUNICIPALITY OF BONGABONG
PROVINCE OF ORIENTAL MINDORO
ISLAND OF MINDORO
CONTAINING AN AREA OF 3,416 SQ. M.
PICS - TAPERS REZONE NO.
BEARINGS 6818
SCALE 1:300 M

I hereby certify that this is a correct plan of the survey made by me personally or under my direct supervision in accordance with the provisions of the Public Land Act of 1903, and the rules and regulations of the Public Engineering Act of 1908, and the rules and regulations of the Department of Lands and Survey.

Department of Environment and Natural Resources
LAND MANAGEMENT SERVICES
Regional Office - MINDANAO
Cebu City, Philippines

APPROVED
This approved plan, however, shall not be considered as title to the land.
DATE: 12/12/2011
OFFICIAL SEAL

VERIFICATION FEE
Paid Under
O.R. No. 123456789
Date: 12/12/2011
Lm. 13 Centra

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ORIENTAL MINDORO) S.S.
MUNICIPALITY OF ROXAS)
X-----X

AFFIDAVIT

WE, **ROGARCIANO A. LAROZA, ROMARICO A. LAROZA, both married and RODELIO A. LAROZA, single**, all of legal ages, Filipinos, and with residence and postal addresses at Kaligtasan, Bongabong, Oriental Mindoro after having been duly sworn on oath in accordance with law, freely and voluntarily, without undue pressure from anyone or fear of intimidation, hereby depose and say:

That we belong to the heirs of the deceased **LIBERTAD ATILANO-LAROZA** who died on August 20, 1989 at Kaigtasan, Bongabong, Oriental Mindoro which was her residence at the time of her death and **NORBERTO LAROZA** who died on February 14, 2003 at AFP V. Luna Road, Quezon City;

That our parents left a certain parcel of land, identical to Lot 2259, Pls-138, (portion) with an area of 1,642 square meters, situated at Barrio Dayhagan, Municipality of Bongabong, Province of Oriental Mindoro,

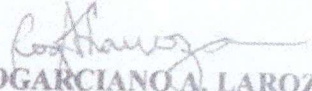
That portion of which with an area of 883 square meters is claimed and occupied by our youngest sister, **ROSALINA LAROZA-AVILA**, Filipino, of legal age, married to Antonio A. Avila, and with residence and postal address at Kaligtasan, Bongabong, Oriental Mindoro, and more particularly described as follows: Portion of Lot 2259, Pls-138, Bongabong Public Land Subdivision bounded as On the West & North, by remaining portion; on the East, by remaining portion claimed and occupied by Rodrigo Laroza and on the South, by Lot 1330, Pls -138 containing an area of EIGHT HUNDRED EIGHTY THREE (883) SQUARE METERS;

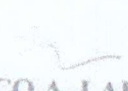
That during the lifetime of our said parents, a verbal assignment for the abovementioned lot was assigned to our youngest sister, **ROSALINA LAROZA-AVILA** but unfortunately documents was not consummated due to their sudden death.

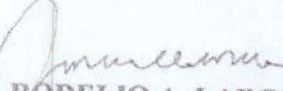
That we hereby recognize the absolute and exclusive ownership by said **ROSALINA LAROZA-AVILA** for the said lot and for which we hereby **ACKNOWLEDGE and CONFIRM** the said conveyance of our parents in favor of Rosalina Laroza-Avila.

That is respectfully request the Community Environment and Natural Resources in San Mariano, Roxas, Oriental Mindoro to process her Free Patent Application and also the Honorable Register of Deeds to issue a corresponding title in favor of the said **ROSALINA LAROZA-AVILA** and we interpose no objection to its issuance.

IN TRUTH WHEREOF, We have hereunto set our hands on this 6th day of May, 2004 at Roxas, Oriental Mindoro


ROGARCIANO A. LAROZA
Affiant

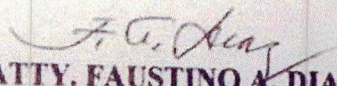

ROMARICO A. LAROZA
Affiant


RODELIO A. LAROZA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 6th day of May, 2004, affiant exhibiting to me their:

ROGARCIANO A. LAROZA CTC # 13401712 on May 6, 2004 at Roxas, Or. Mindoro.
ROMARICO A. LAROZA CTC # 13401713 on May 6, 2004 at Roxas, Or. Mindoro
RODELIO A. LAROZA CTC # 13401714 on May 6, 2004 at Roxas, Or. Mindoro

Doc. No. 306 ;
Page No. 40 ;
Book No. XXV ;
Series of 2004 .


ATTY. FAUSTINO A. DIAZ
Notary Public
Until December 31, 2005
PTR NO. 00401176:01-12-2004



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office
Camia St., San Mariano, Roxas, Oriental Mindoro
Contact No.: 0917 876 9985 / 0917 169 0232
VOIP: (043) 289-7118
Email: cenroroxasormindoro@denr.gov.ph

March 2, 2022

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **COPY OF ADR PROCEEDING REPORT RE: RODRIGO A. LAROZA -VERSUS- ROSALINA LAROZA-AVILA COVERING LOT NO. 2259-A, CSD-4B-000412-D, IDENTICAL TO LOT NO. 2299, PLS-138 LOCATED AT KALIGTASAN, BONGABONG, ORIENTAL MINDORO**

Forwarded are the necessary documents of Rodrigo A. Laroza -versus- Rosalina Laroza-Avila who undergone voluntary ADR proceeding. The parties agreed to undergo ADR proceedings last December 23, 2021 which resulted for a Kasunduan dated December 28, 2021 though this case was subject by a DECISION dated September 13, 2013.

The parties agreed to withdraw the protest and they will file public land application to their assigned area.

This will be our Mode of Verifications (MOV) for ADR.

For records and consideration.

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE ORIENTAL MINDORO	
PENR TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	MAR 11 4 2022
TIME:	

[Signature]
ENGR. CAESAR E. QUEBEC



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION IV-B, MIMAROPA
1515 L & S Bldg., Roxas Boulevard, Ermita, Manila

RODRIGO A. LAROZA
Protestant,

- versus -

ROSALINA LAROZA-AVILA
Respondent

X-----X

DENR Case No. M-12-13-L

Lot 2259-A (Csd. 4B-000412-D)
identical to Lot 2299, Pls-138
Area: 732 Sq. Meters
Brgy. Kaligtasan, Bongabong,
Oriental Mindoro



DECISION

For resolution is the Protest, dated December 26, 2011, filed by Rodrigo A. Laroza against Free Patent Application No. 045203-348 filed by Rosalina Laroza-Avila over a parcel of land located at Barangay Kaligtasan, Bongabong, Oriental Mindoro, identified as Lot 2259-A with an area of 732 square meters.

An Order of Investigation was issued by then PENRO Arthur B. Serna dated April 25, 2012.

After careful evaluation of the submitted documents, it was found out that the contending parties are siblings who are the legal heirs of the late Norberto Laroza. Based on the Investigation Report dated January 23, 2013 submitted by CENRO Isagani Manalili, this case is a simple case of family conflict regarding inheritance.

In the absence of a document pertaining to partition, judicial or extra-judicial, of all the properties left by their deceased father, this Office has no jurisdiction to determine the share or to adjudicate the properties to the legal heirs.

In this regard, the parties are hereby enjoined to settle their dispute among themselves to determine who will be the rightful claimant over the subject land (Lot 2259-A) by executing an Extra-Judicial Settlement of Estate of their deceased father or in case of disagreement as to the partition of properties, the same should be brought before the proper court to determine their respective claims over the real properties of their late father.

WHEREFORE, premises considered, the instant Protest is hereby **DISMISSED** for lack of merit. The CENRO Roxas, Oriental Mindoro is hereby **ORDERED** to hold in abeyance the processing of Free Patent Application No. 045203-348 pending the submission by any of the parties of the pertinent document of partition of properties of the deceased Norberto Laroza.

SO ORDERED.

Manila, Philippines 13 SEP 2013

cc:

Rodrigo A. Laroza

Rosalina Laroza-Avila

DENR

No. 8 Everlasting St., Roxas District, Quezon City

Kaligtasan, Bongabong, Oriental Mindoro

CENRO, Oriental Mindoro

EDGARDO O GALEON
Regional Executive Director
MIMAROPA

CERTIFIED XEROX COPY
9-17-13

ADR Form 4 (Voluntary)
Agreement to Undertake ADR Proceedings

Republic of the Philippines
Department of Environment and Natural Resources
CENRO/PENRO/RD

IN RE:

- ☒ Agricultural Free Patent Application
☐ Residential Free Patent Application
☐ Homestead Patent Application
☐ Miscellaneous Sales Patent Application
☐ Sales Patent under R.A. No. 730
☐ Tenurial Instrument Application
☐ Others

ADR Case No. _____

RODRIGO A. LAROZA

Protestant/Claimant

ROSALINA LAROZA - AVILA

Respondent/Claimant

2259-A (Csd-4B-000412-D) Identical to Lot 2299, Pls-128
Lot No. and Location
x Kaligtasan, Bongabong, O. Mdo. x

**AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION
PROCEEDINGS**

We, the claimants of the parcel of public land identified as Lot 2259-A (Csd-4B-000412-D) situated at Brgy Kaligtasan, Bong Oriental Mindoro hereby declare and voluntarily agree to undergo Alternative Dispute Resolution (ADR) Proceedings in the pursuit of reaching our agreements/concessions on our dispute/s or conflict/s and work collaboratively together to obtain a mutually satisfying resolution of our issues.

This undertaking is in accordance with Section 17 of DENR Administrative Order (DAO) No. 2016-30 and all related laws, rules and regulations in the settlement of disputes and disposition of public land.

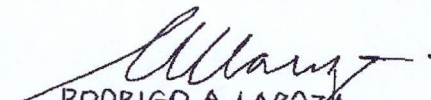
We stipulate and agree to submit all disputes, claims or controversies to the ADR Officer (ADRO) or competent authority in accordance with DAO No. 2016-30 and the terms and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree not to use information gained in the ADR sessions against other party.

We abide by this Undertaking and are fully aware that any agreements reached on the ADR proceedings shall form part of the records of the pending application and be utilized in the disposition of the public land by the concerned DENR Office.

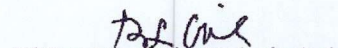
We mutually agree to meet on December 28, 2021 at CENARD - Roxas, Or. Mdo.
for the initial ADR Proceedings and succeeding settings thereafter. Only the
parties and or duly authorized representatives shall attend the ADR proceedings.

IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to
the above stipulations, and signed this Undertaking, at San Mariano, Roxas, Or. Mdo. on this 23rd day of
December, 2021.


RODRIGO A. LAROZA
NAME AND SIGNATURE

Mobile Number:

Address:


ROSALINA LAROZA AVILA
NAME AND SIGNATURE

Mobile Number:

Address:

Attested by:


NANETTE B. CAPACIO
ADR Officer

December 24, 2021

MEMORANDUM

FOR : The ADR Officer, Nanette B. Capacio
FROM : The OIC-CENR Officer
SUBJECT : **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS
OVER LOT NO. 2259-A, CSD-4B-000412-D, IDENT. TO LOT NO.
2299, PLS-138**

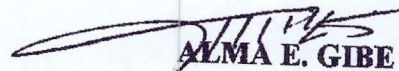
In view of the agreement of the parties to undertake ADR Proceedings as evidenced by the signed Agreement to Undertake ADR Proceedings (ADR Form 4) pursuant to Section 17 of DAO No. 2016-30 dated December 22, 2016 and related laws, rules and regulations, you are hereby directed to immediately conduct ADR proceedings.

As ADR Officer, you shall act with the highest degree of diligence and integrity, and perform duties not limited to the following:

1. Personally conduct the proceedings without delay;
2. Conduct the proceedings in the venue designated for the purpose;
3. Maintain neutrality and impartiality in all aspects of the proceedings;
4. Ensure that parties have understood and agreed with the terms and conditions, which will govern the ADR proceedings;
5. Observe confidentiality of the proceedings; and
6. In case of conflict of interest, the ADR Officer shall disclose such fact, and immediately inform his/her immediate supervisor and voluntarily inhibit from the assignment.

There must be at least one (1), but not more than three (3) ADR sessions and no two (2) sessions may be held on the same day unless the parties agree otherwise. The sessions must be completed within thirty (30) days from the first ADR session.

For immediate compliance.


ALMA E. GIBE

RODRIGO A. LAROSA
Claimant(s)/Protestant(s),

- versus -

ROSALINA LAROSA - AVILA
Respondent(s).

x-----x

DENR CASE NO.: LOC-301

ADR Case No.:

F.P.A. No.: 045 203-348

OCT/TCT No.:

Lot No.: 2259-A, Cad-46-000412-D,

CAD/PSU No. ident. to Lot No. 2299, Pls-138

Location: Kaighasan, Pangasinan, Or. Mdo,

NOTICE FOR ADR PROCEEDINGS

Mandatory ADR Proceedings

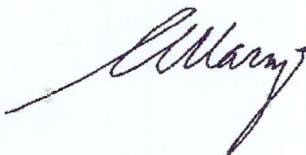
Voluntary ADR Proceedings pursuant to Agreement to Undertake Alternative
Dispute Resolution Proceedings dated December 23, 2021

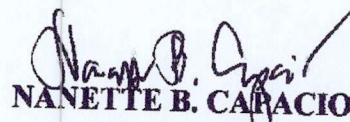
Pursuant to the DAO No. 2016-30 you are requested to appear on December 28, 2021
at 9 a.m./p.m. at the CENRO/PENRO/REGIONAL OFFICE/LAND
MANAGEMENT BUREAU/LEGAL SERVICE for the conduct of ADR proceedings.

Your personal appearance on the above date, time, and venue is required. Should you be unavailable, you may send your authorized representative with a Special Power of Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the ADR proceedings. Issued this 24th of December, 2021 at Roxas, Oriental Mindoro, Philippines.

Received by:

 Mary Pr. & Ave


NANETTE B. CARACIO
ADR Officer

KASUNDUAN

Kami, **RODRIGO A. LAROZA**, bilang Unang Panig at **ROSALINA LAROZA-AVILA**, bilang Ikalawang Panig, kapwa nasa hustong gulang, kapwa mga Pilipino at nakatira sa Bayan ng Bongabong, Oriental Mindoro ay nanunumpa alinsunod sa itinadhana ng batas at pumapasok sa Kasunduan upang sa ikakalutas ng aming usapin sa lupa sa pamamagitan ng mga sumusunod:


Na kami, ay nagkaroon ng usapin sa lupa na kilala bilang Lote Numero 2259-A, Csd-4B-000412-D, na may sukat lawak na 732 metros kwadrado at matatagpuan sa Kaligtasan, Bongabong, Oriental Mindoro.

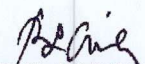
Na ako, Unang Panig ay pumapayag na matituluhan sa aking kapatid na si Rosalina Laroza-Avila ang nabanggit na lote.

Na ako, Ikalawang Panig ay pumapayag na matituluhan ang karatig na lote na kilala bilang Lote Numero 2259-B, Csd-4B-000412-D, na may sukat lawak na 786 metros kwadrado sa aking nakakatandang kapatid na si Rodrigo A. Laroza.


Na kami, nagkakasundo na tapusin na ang usaping ito at humihiling na ang mga nabanggit na lote ay matituluhan sa bawat isa sa amin sa lalong madaling panahon.

NILAGDAAN SA HARAP KO, nang magkabilang Panig na nagkasundo at kusang loob na nagkaayos sa mga nabanggit sa itaas, at kusang loob na naglagda sa Kasunduang ito, dito sa CENRO-Roxas, Oriental Mindoro, ngayong ika- 28 ng Disyembre 2021 para sa konsiderasyon at pag-aproba ng Honorable Office, ayon sa DENR DAO 2016-31.


RODRIGO A. LAROZA
Pangalan at Lagda

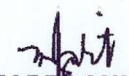

ROSALINA LAROZA-AVILA
Pangalan at Lagda

Nilagdaan sa harap ko:



EURIDEZ M. GABUCO
Saksi


SIMPLICIO C. CALINOG
Saksi

Prepared by:


MARIE ANN F. GALIT
SPECIAL INVESTIGATOR I

Attested by:


NANETTE B. CAPACIO
LMO III/Chief, RPS

Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
OFFICE OF THE SECRETARY
Visayas Avenue, Diliman, Quezon City

RODRIGO A. LAROSA
Appellant(s),

- versus -

ROSALINA LAROSA-AVILA
Appellee(s).

X-----X

ADR No. _____

DENR CASE NO.: LCC-301

Lot No.: 2259-A, Csd-48-000412-D,

Pls- ident. to lot No. 2299, Pls-132

Location: Kaligtacan, Pangasinan, Or. Ndo.

REPORT ON ADR PROCEEDINGS

This controversy is respectfully returned to the CENR Officer/PENR Officer/Regional Director/LMB Director/Legal Affairs Service after ADR Proceedings:

Type of Complaint/Claims and Conflict:

TWO or more claimant (inheritance)

	DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	RESPONDENT	AUTHORIZED REPRESENTATIVE
1		Rodrigo A. Larosa		Rosalina Larosa-Avila	
2					
3					

ACTION/s TAKEN:

☐

ADR SESSIONS:

1st Session Date : December 28, 2022

Parties Present: Rodrigo Larosa and Rosalina Larosa-Avila

Proceedings: ☐ For Continuation

☐ For Resetting/Reason - Kasunduan

2nd Session Date :

Parties Present:

Proceedings: ☐ For Continuation

☐ For Resetting/Reason

3rd Session Date :

Parties Present:

Proceedings: ☐ For Continuation

☐ For Resetting/Reason

☒ **SUCCESSFUL SETTLEMENT** (with attachment)

☐ Compromise Agreement

☒ Withdrawal of the Protest

☐ **UNSUCCESSFUL SETTLEMENT** (Protest returned to Claims and Conflicts Proceedings pursuant to Section 25 of DAO No. 2016-30.)

☐ Protestant refused to settle due to _____

☐ Respondent refused to settle due to _____

☐ Non-appearance of parties.

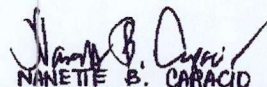
☐ Protestant/Respondent failed/refused to submit the required offer for Amicable Settlement.

☐ The submitted offer(s) for Amicable Settlement appears irreconcilable causing impasse or impossibility to come up with Compromise Agreement.

☐ Lack of authority to enter into Amicable Settlement

☐ Others _____

I hereby attest to the correctness of the information contained herein.


NANETTE B. CARACIO

ADR OFFICER

December 29, 2021

DATE



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES
Suqui, Calapan City, Oriental Mindoro

IN RE:

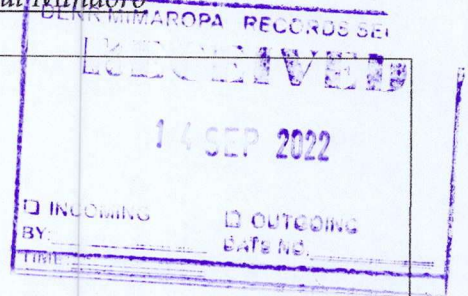
- ☐ Agricultural Free Patent
☐ Residential Free Patent
☐ Homestead Patent
☐ Miscellaneous Sales Patent
☐ Sales Patent under RA 730
☒ Other

Lot No. 2259-A, Csd-4B-000412-D
identical to Lot 2299, Pls 138, located at
Kaligtasan, Bongabong, Oriental Mindoro
(Identity of Land)

RODRIGO A. LAROZA
(Protestant/Claimant)

ROSALINA LAROZA-AVILA
(Claimant-Respondent)

ADR Case No: 2022-1752040-0094



X-----X

ORDER OF AMICABLE SETTLEMENT¹

Submitted for consideration and approval is the Amicable Settlement (Kasunduan) forged by and between **RODRIGO A. LAROZA** and **ROSALINA LAROZA-AVILA** whereby the parties voluntarily and amicably settled their dispute in the above-entitled case, to wit:

AMICABLE SETTLEMENT AGREEMENT²

"We, the claimants of the parcel of land, Lot 2259-A, Csd-4B-000412-D, situated at Barangay Kaligtasan, Bongabong, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016³ hereby declare that we have voluntarily agreed on the following:

"Terms and Conditions":

Na ako, Unang Panig ay pumapayag na matituluhan sa aking kapatid na si Rosalina Laroza-Avila and nabanggit na lote.

Na ako, Ikalawang Panig ay pumapayag na matituluhan ang karatig na lote na kilala bilang Lote Numero 2259-B, Csd-4B-000412-D, na may sukat na 732 metros kwadrado sa aking nakatatandang kapatid na si Rodrigo A. Laroza.

¹ Form for PENRO/RD to be issued only by said Offices

² Quote the Amicable Settlement signed by parties

³ Section 21 (Amicable Settlement), DENR Administrative Order No. 2016-30 dated 22 December 2016, Guidelines in the Conduct of Alternative Dispute Resolution (ADR) in Land Management and Disposition.

Na kami ay nagkakasundo na tapusin na ang usaping ito at humihiling na ang mga nabanggit na lote ay matituluhan sa bawat isa sa amin sa lalong madaling panahon.

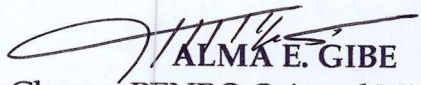
xxx

This Office finds that the Amicable Settlement was duly entered into voluntarily by the parties with the terms and conditions thereof not contrary to law, morals, good customs, public order or public policy. The Amicable Settlement is hereby APPROVED.

The approved settlement has the force and effect of a decision or judgment. The parties are hereby ordered to faithfully comply with the terms and conditions of the agreement.

SO, ORDERED.

Calapan City, Oriental Mindoro, Philippines, September 6, 2022.


ALMA E. GIBE
In-Charge, PENRO Oriental Mindoro

Copy furnished:

RODRIGO A. LAROZA
Kaligtasan, Bongabong, Oriental Mindoro

ROSALINA LAROZA-AVILA
Kaligtasan, Bongabong, Oriental Mindoro

DENR-CENRO, Roxas
San Mariano, Roxas, Oriental Mindoro

DENR-MIMAROPA, Region
Ermita, Manila