



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

September 20, 2022

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. 2022-1752040-0438, BEBELITA
E. PANGANIBAN VERSUS CARMELITA E. DAGOS, ET.AL
COVERING LOT NOS. 1281-N AND 1281-O, (CSD-4B-000196-D),
CCS-4B-000355 LOCATED AT BARANGAY SAN FRANCISCO,
BULALACAO, ORIENTAL MINDORO**

Forwarded herewith is the report of Alternative Dispute Resolution (ADR) Proceedings regarding conflict between *Bebelita E. Panganiban and Carmelita E. Dagos, et.al.* covering Lot Nos. 1821-N and 1281-O, (Csd-4B-000196-D), Ccs-4B-000355 located at Barangay San Francisco, Bulalacao, Oriental Mindoro.

The ADR proceeding was executed by ADRO/SI I Marie Ann F. Galit of CENRO Roxas, Oriental Mindoro of which both parties came up to an Amicable Settlement dated July 22, 2022. Hence, an Order of Amicable Settlement (OAS) was issued dated September 20, 2022.

Attached are pertinent documents relative thereto.

For information, record and reference.


ALMA E. GIBE

Copy furnished:

PENRO Planning Unit

Tracking No.: 2209000388

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

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

July 22, 2022

MEMORANDUM

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

FROM : The CENR Officer
Roxas, Oriental Mindoro

SUBJECT : **COPY OF ADR PROCEEDING REPORT RE: ADR CASE NO. 2022-1752040-0438 "BEBELITA E. PANGANIBAN VERSUS CARMELITA E. DAGOS, ET.AL; APPROVED PLAN CCS-4B-000355 COVERING LOT NO. 1281-N AND 1281-O, CSD-4B-000196-D LOCATED AT SAN FRANCISCO, BULALACAO, ORIENTAL MINDORO**

Forwarding herewith the copy of ADR proceeding report for the above-mentioned subject. Please be informed that the parties settled amicably and signed ADR Form No. 9 - Amicable Settlement Agreement dated July 22, 2022.

This report is for additional accomplishment 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:	SEP 06 2022
TIME:	

[Signature]
ENGR. CAESAR E. QUEBEC
[Signature]

Tracking No. 220 9000388



BEBELITA E. PANGANIBAN

Appellant(s),

- versus -

CARMELITA E. DAGOS, ET. AL;

Appellee(s).

X-----X

ADR No. 2022-1752040 - 0438

DENR CASE NO.: 2022-Bul-005

Lot No.: Approved Plan Ccs-48-000355 covering

Pls- Lot Nos. 1281-N & 1281-D, Csd-48-000196-D

Location: San Francisco, Bulalacao,
Oriental Mindoro

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:

Conflicts of Heirs

	DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	RESPONDENT	AUTHORIZED REPRESENTATIVE
1	7/22/22	Bebelita E. Panganiban		Carmelita E. Dagos, et.al;	
2					
3					

ACTION/s TAKEN:

☐ ADR SESSIONS:

1st Session Date : July 22, 2022

Parties Present: both parties are present

Proceedings: ☐ For Continuation

☐ For Resetting/Reason

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*)



Amicable Settlement



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.

m/ann f. galit

MARIE ANN F. GALIT

ADR OFFICER

July 22, 2022

DATE



AMICABLE SETTLEMENT AGREEMENT

We, the claimants of the parcel of land applied for (Approved Plan Ccs-4B-000355 covering Lot No. 1281-N and 1281-O, Csd-4B-000196-D) situated at San Francisco, Bulalacao, Oriental Mindoro, pursuant to DENR Administrative Order No. 2016-30 dated 22 December 2016 hereby declare that we have voluntarily agreed on the following:

Term and Condition 1.

That we, the Heirs of Marcial Eje and Severa Peria-Salde namely: Bebelita E. Panganiban, Reynalda E. Panganiban, Cristina Nuestro Andres, Corazon E. Cantos, Carmelita E. Dagos, Evelyn E. Torres, Francisco S. Eje, Freddie S. Eje and Frannie Joseph S. Eje have come to an agreement that the approved plan Ccs-4B-000355 will be distributed as follows:

1. Lot No. 1	- Evelyn E. Torres	200 sqm
2. Lot No. 2	- Carmelita E. Dagos	200 sqm
3. Lot No. 3	- Elvie D. Cantos	200 sqm
4. Lot No. 4	- Corazon E. Cantos	200 sqm
5. Lot No. 5	- Kim Jonh Elco E. Cantos	200 sqm
6. Lot No. 6	- Kieven E. Cantos	200 sqm
7. Lot No 7	- Nelson E. Dagos, Jr.	200 sqm
8. Lot No. 8	- Rheymondrey E. Torres	200 sqm
9. Lot No. 9	- Ryan Patrick E. Torres	200 sqm
10. Lot No. 10	- Kay Neal E. Dagos	200 sqm
11. Lot No. 11	- Kiel Elvon E. Cantos	400 sqm
12. Lot No. 12	- Kurt Vienzón E. Cantos (minor) Rep. By Corazon E. Cantos	400 sqm
13. Lot No. 13	- Kiezel May E. Cantos	400 sqm
14. Lot No. 14	- John Fredjay M. Eje (minor) Rep. By Freddie S. Eje	400 sqm
15. Lot No. 15	- Freddie S. Eje	400 sqm
16. Lot No. 16	- Francisco S. Eje	286 sqm
17. Lot No. 17	- Juffry E. Nuestro	400 sqm
18. Lot No. 18	- Bebelita E. Panganiban	400 sqm
19. Lot No. 19	- Editha T. Eje	514 sqm
20. Lot No. 20	- Hrs. Of Severa Peria-Salde Rep. By Freddie S. Eje	1,877 sqm
21. Lot No. 21	- Rica Joy M. Eje (minor) Rep. By Freddie S. Eje	118 sqm

[Signature]

[Signature]

R. Panganiban

Be Panganiban Dagos

Qeto mesa

[Signature]

[Signature]

Term and Condition 2.

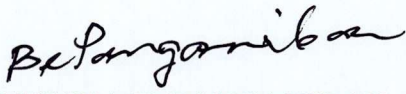
That, the heirs agreed that they will apply for public land applications at DENR CENRO-Roxas located at San Mariano, Roxas, Oriental Mindoro;



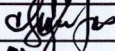


Term and Condition 3.


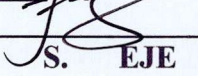
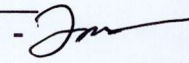
That, we agreed that the conflicts is now settled and the issues will be ordered closed and dismissed;

We have read and fully understand the contents of this Agreement and voluntarily affixed our signatures herein, which shall form part of the records. The same shall constitute as full and final settlement of any Protest or Complaint each party may have against the other in relation to the subject lot.

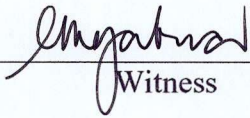
IN WITNESS WHEREOF, the Parties hereto have mutually and voluntarily agreed to the above stipulations, and sign this Agreement, at DENR CENRO-ROXAS, Oriental Mindoro, on this 21st day of July, 2022 for the consideration and approval of the Honorable Office.

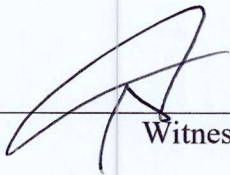

BEBELITA E. PANGANIBAN
NAME AND SIGNATURE
Protestant/Claimant

REYNALDA E. PANGANIBAN 
CRISTINA N. ANDRES - 
CORAZON E. CANTOS - 
CARMELITA E. DAGOS - 
EVELYN E. TORRES - 



FRANCISCO S. EJE - 
FREDDIE S. EJE - 
FRANNIE JOSEPH S. EJE - 
NAME AND SIGNATURE
Respondent/Claimant

Signed in the presence of:


Witness


Witness

Attested by: 
MARIE ANN F. GALIT
SPECIAL INVESTIGATOR I/ADRO

Noted by:

ENGR. CAESAR E. QUEBEC
CENR OFFICER




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

ADR Form 8 (Voluntary/Mandatory)
Notice for ADR Proceedings

BEBELITA E. PANGANIBAN
Claimant(s)/Protestant(s),

- versus -

CARMELITA E. DAGOS, et. Al.
Respondent(s).

DENR CASE NO.: 2022-Bul-005
ADR Case No.: 2022-1752040-0438
F.P.A. No.:
OCT/TCT No.:
Lot No.: Approved Plan Ccs-4B-000355
Location: San Francisco, Bulalacao,
Oriental Mindoro
Area.: 10,123 square meters

X-----X

NOTICE FOR ADR PROCEEDINGS

Voluntary ADR Proceedings pursuant to Agreement to Undertake
Alternative Dispute Resolution Proceedings dated July 18, 2022.

Pursuant to the DAO No. 2016-30 you are requested to appear on July 22, 2022 at 9 a.m./p.m. at CENRO-ROXAS, San Mariano, Roxas, Oriental Mindoro 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 19th of July, 2022 at Roxas, Oriental Mindoro, Philippines.

ADagos

Marie Ann F. Galit
MARIE ANN F. GALIT
ADR Officer



July 15, 2022

MEMORANDUM

TO : ADR Officer, Marie Ann F. Galit

FROM : The CENR Officer

SUBJECT : **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS OVER APPROVED PLAN CCS-4B-000355 LOCATED AT SAN FRANCISCO, BULALACAO, ORIENTAL MINDORO**

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.

ENGR. CAESAR E. QUEBEC



July 18, 2022

MEMORANDUM

FOR : The LMO II/OIC, RPS

FROM : The Land Management Inspector

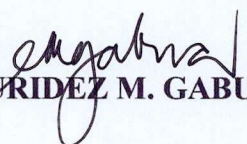
SUBJECT : **INVESTIGATION REPORT ON SITE VERIFICATION ON THE PUBLIC LAND APPLICATIONS OF APPROVED PLAN CCS-4B-000355 LOCATED AT SAN FRANCISCO, BULALACAO, ORIENTAL MINDORO**

Today, July 18, 2022, we went to San Francisco, Bulalacao for the acceptance of public land applications for the approved plan of Lot No. 1281-N and 1281-O, Csd-4B-000196-D under Ccs-4B-000355.

On site verification, it was held and determined that the Heirs of Isaac Famini is in actual occupation of the lot. However, the heirs have some conflicts in regards with their claim and partition of the land.

To settle their issues, the interested parties have voluntarily agreed to submit themselves to ADR proceedings.

Attached herewith is the Agreement to Undertake ADR Proceedings (ADR Form 4).


EURIDEZ M. GABUCO



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

ADR Form 4 (Voluntary)
Agreement to Undertake ADR Proceedings

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. 2022-1752040-0438

B. Panganiban

BEBELITA E. PANGANIBAN

Protestant/Claimant

Partition of Co-heirs in the approved
plan Ccs-4B-000355

Respondent/Claimant

Lot 1281-N and 1281-O, Csd-4B-000196-D
San Francisco, Bulalacao, Oriental Mindoro
Lot No. and Location

X-----X

AGREEMENT TO UNDERTAKE ALTERNATIVE DISPUTE RESOLUTION
PROCEEDINGS

We, the claimants of the parcel of public land identified as Lot No. 1281-R and 1281-S, Csd-4B-000196-D, situated at San Francisco, Bulalacao, 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

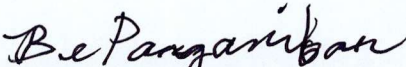
and conditions which will govern the ADR Proceedings including those relating to obligations of confidentiality on the ADRO and on the parties.

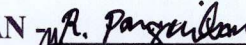
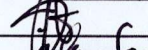
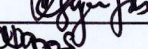
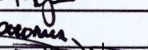

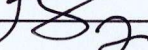
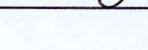

We agree that we may stop the ADR process at any point of the proceeding by informing the ADRO and parties involved. Despite withdrawal, the parties shall continue to be bound by the confidentiality provisions of this agreement and agree not to use information gained in the ADR sessions against other 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 July 22, 2022 at DENR CENRO-Roxas, Oriental Mindoro 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 CENRO-Roxas, Oriental Mindoro, on this 18th day of July, 2022.


BEBELITA E. PANGANIBAN
NAME AND SIGNATURE
Mobile Number:
Address:

REYNALDA E. PANGANIBAN 
CRISTINA N. ANDRES - 
CORAZON E. CANTOS - 
CARMELITA E. DAGOS - 
EVELYN E. TORRES - 
FRANCISCO S. EJE - 
FREDDIE S. EJE - 
FRANNIE JOSEPH S. EJE - 
NAME AND SIGNATURE
Mobile Number:
Address:

Attested by:


MARIE ANN F. GALIT
ADR Officer