



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

June 01, 2023

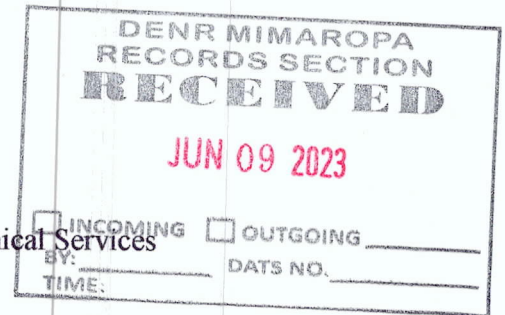
MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

THRU : The Assistant Regional Director for Technical Services

FROM : The OIC-PENRO

SUBJECT : **JUSTIFICATION OF CENRO SOCORRO RE: WORKABLE
LOTS AS A RESULT OF RAPID LAND TENURE APPRAISAL
(RLTA) IN THE MUNICIPALITY OF SAN TEODORO,
ORIENTAL MINDORO**



Furnished is copy of Memorandum dated May 15, 2023 from CENRO Rodel M. Boyles regarding the above-mentioned subject.

Be informed that the two CENROs were instructed to submit justification why the potential / workable lots as described from the submitted RLTA Project Completion Reports are still intact up to present. This Office is still waiting for the response / justification from CENRO Roxas and the same will be submitted to Regional Office once received.

For your information and record.


ALAN VALLE

Tracking Nos.: 2305000059

TSD/RPS

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



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DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENRDO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	MAY 31 2023
TIME:	

May 15, 2023

MEMORANDUM

FOR : The OIC, PENR Officer

FROM : The CENR Officer

SUBJECT : **JUSTIFICATION RE: WORKABLE LOTS AS A RESULT OF RAPID LAND TENURE APPRAISAL (RLTA) IN THE MUNICIPALITY OF SAN TEODORO, ORIENTAL MINDORO**

This pertains to the Memorandum regarding submission of justification for 355 workable lots as a result of Rapid Land Tenure Appraisal (RLTA) in the Municipality of San Teodoro, Oriental Mindoro in CY 2021.

Relative thereto, please be informed that the 355 workable lots are based on the initial result provided for updates as requested by Regional Office. However, these lots have been subjected to a thorough validation because of the undetermined lots due to lack of data in the digitized CCM. Based on the final report submitted through Memorandum dated September 30, 2023, it was mentioned that the 355 lots were reduced to 81 workable lots. The reduction of workable lots are the result of the conducted coordination with the Municipal Assessor of San Teodoro on August 18, 2022 for the discussion of the final map prepared. In the said coordination, they presented some approved plans gathered on their files which were not presented before particularly Psd-04-097246 (AR) and Psd-04-018492 (OLT). In plotting of these plans, it coincided with some of the undetermined lots. Also, there are lots which have been reviewed and found out to be already patented based on its identical lots in Cad-104. However, the submitted 81 workable lots were again added with 9 cleansed lots bringing the potential/workable lots to 90 lots based on the review made by the personnel of MIMAROPA Region – Licences, Patents and Deeds Division (LPDD). The said changes were uploaded to google drive as per agreement which can be accessed through this link (https://drive.google.com/drive/u/3/folders/1w4yhOX0EnEuaPFjFZ3fO_xstOmNTU4ag) last October 14, 2022.

As to date, the determined workable lots were not yet fully subjected for Public Land Subdivision (PLS) survey and patent issuance because necessary coordination, inspections and investigations should be complied first. Nonetheless, our office has already entertained some inquiries pertaining to the identified workable lots. One (1) agricultural lot for subdivision with an area of 12 hectares will be subjected to ADR proceedings based on the conducted preliminary inspection/investigation and another two (2) lots for agricultural



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Department of Environment and Natural Resources
MIMAROPA Region
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patent. Out of these two lots for agricultural patent, one is already available for patent issuance and the other has lacking requirement particularly Tax Declaration. For this year, our office will require the concerned applicants to secure the necessary documents in order to include in the next year targeting.

Also, please be informed that some lots has subsisting application which can be considered. However, these lots has existing Cadastral Proceedings under Cad 104 that must first and foremost be resolved.

Attached is the revised Project Completion Report of the said activity which was uploaded also to the google drive.

For information and record.


RODEL M. BOYLES



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PROJECT COMPLETION REPORT

RAPID LAND TENURE APPRAISAL (RLTA) ACTIVITIES FOR THE MUNICIPALITY OF SAN TEODORO, ORIENTAL MINDORO CY 2021

BACKGROUND:

The Department of Environment and Natural Resources (DENR) is the prime agency mandated to implement programs that will warrant the conservation, protection and sustainable management of the vast natural resources of our country. Under these programs is the improved land administration and management as one of the 10 priority programs of the current administration of DENR.

In the consonance with the improved land administration and management program, the implementation of the Rapid Land Tenure Appraisal (RLTA) has been strategized. The RLTA is a strategy identified by Land Management Bureau (LMB) in support of accelerated land titling of the DENR. This approach will provide an accurate inventory of all the remaining untitled lands all over the Philippines and shall pursue Number 6 of the Duterte Administration's 10-point socio-economic agenda, "ensure security of land tenure to encourage investments, and address bottlenecks in land management and titling agencies." The RLTA is also supported by Technical Bulletin No. 1, series of 2018 entitled, "Procedures in the Implementation of Systematic Adjudication in Support to the Land Titling Program of the DENR."

Further, RLTA serves as the groundwork for the full implementation of DENR Administrative Order (DAO) 2019-08 which directs all Provincial Environment and Natural Resources Offices (PENRO) and Community Environment and Natural Resources Offices (CENRO) to accept public land titling applications at the barangay level.

The inventory of land tenure will prevent double titling and land ownership conflicts because it will determine the present claimants of alienable and disposable lots.

In general, the RLTA is a process to obtain a clear picture of the land tenure situation on the ground before operations (land titling) are entered into. It is intended to determine the approximate workable lots in a particular barangay and is being undertaken to generate the interest of the concerned barangay to support the implementation of a land titling project.

Relative thereto, the DENR Oriental Mindoro thru the DENR-CENRO Socorro, as the agency implementer of this program implemented the RLTA activities within the Municipality of San Teodoro, Oriental Mindoro as Central-Based target for CY 2021.



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MIMAROPA Region
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I. STRENGTHENING PARTNERSHIP WITH LOCAL GOVERNMENT UNITS ON PUBLIC LAND TITLING

This is in relation to the signed Memorandum of Partnership Agreement (MOPA) dated May 29, 2014 between DENR MIMAROPA Region represented by then Regional Executive Director Oscar C. Dominguez and Local Government Unit of San Teodoro, Oriental Mindoro represented by Hon. Salvador R. Py.

And to update this partnership, our Office attended in the SB Committee Meeting last March 09, 2021 to present the overview of Rapid Land Tenure Appraisal and its legal bases as per request of the Municipality of San Teodoro. After that, the said LGU endorsed Sangguniang Bayan Resolution No. 2021-10 entitled **"RESOLUTION AFFIRMING THE MEMORANDUM OF PARTNERSHIP AGREEMENT BETWEEN THE MUNICIPALITY OF SAN TEODORO, ORIENTAL MINDORO AND THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES REGION IV-B"**.





II. CASCADING OF RAPID LAND TENURE APPRAISAL (RLTA)

The Cascading of RLTA for the Municipality of San Teodoro, Oriental Mindoro was held on August 19, 2021 at SB Hall of the Municipality of San Teodoro, Oriental Mindoro. It was conducted via face-to-face and virtual presentation and discussion.

Also, it was participated by the Local Government Unit Officials of San Teodoro (Office of the Mayor, Sangguniang Bayan Representatives, Municipal Assessor, Municipal Planning and Development Coordinator and Barangay Captains and Officials). The learning providers were representatives from License Patents and Deeds Division (LPDD) and Survey and Mapping Division (SMD) of DENR MIMAROPA Region, Registry of Deeds of Oriental Mindoro and PENR Office-Oriental Mindoro.

A. OBJECTIVES

1. To provide overview on Rapid Land Tenure Appraisal and its legal bases;
2. To determine the role of DENR and the LGU of Socorro in the implementation of RLTA activities in relation to the forged Memorandum of Partnership Agreement (MOPA);
3. To discuss relevant topics and procedures in relation to RLTA activities; and
4. To gather issues and concerns regarding the implementation of RLTA activities within the Municipality of Socorro, Oriental Mindoro

B. AGENDA

Prior to the presentation of the overview of RLTA, ECOMS I Rayson Alfante presented the rationale and objectives of the activity. He stated that the Department of Environment and Natural Resources (DENR) is the prime agency mandated to implement programs that will warrant the conservation, protection and sustainable management of the vast natural resources of our country. Under these programs is the improved land administration and management as one of the 10 priority programs of the current administration of DENR. For this program, the Rapid Land Tenure Appraisal (RLTA) has been strategized. He said that the RLTA is a process to obtain a clear picture of the land tenure situation on the ground before operations (land titling) are entered into. It is intended to determine the approximate workable lots in a particular barangay and is being undertaken to generate the interest of the concerned barangay to support the implementation of a land titling project. At the same time, he



presented the objectives and program of the activity. Then, it was followed by the presentation of the different topics by the concerned learning providers.

i. Overview of RLTA and its Legal Bases

The overview of RLTA and its legal bases was presented by OIC CENR Rodel M. Boyles. First, he discussed the mandate, mission and vision of the Department and Environment and Natural Resources as well as the ten priority programs of the current administration of DENR Secretary Roy A. Cimatu. CENRO Boyles mentioned that under these priority programs is the improved land administration and management wherein the RLTA has been strategized. Before the presentation of RLTA, he gave discussions on salient features regarding land matters which are relevant to RLTA. It includes the following:

- Comparison of public land classifications under the three constitutions (1935, 1973 and 1987 Philippine Constitutions)
- Other Government Lands
 1. Government lands and public lands
 2. Patrimonial property of the government
 3. Friar lands
 4. Disposable public lands
 5. Non-Disposable public lands
- Non-Registerable Properties
- PD 1529 – Property Registration Decree

Then, it was followed by the presentation regarding RLTA. The RLTA is a strategy identified by Land Management Bureau (LMB) in support of accelerated land titling of the DENR. This approach will provide an accurate inventory of all the remaining untitled lands all over the Philippines. Generally, RLTA is the process to obtain a clear picture of the land tenure situation on the ground before operations are entered into. It is intended to determine the approximate workable lots in a particular barangay and is being undertaken to generate the interest of the concerned barangay to support the implementation of a land titling project.

Also, he mentioned that Republic Act 9176 provides the extension for filing of application for land titling of agricultural lands until the year 2020, while Republic Act 10023 provides the issuance of Free Patent over residential lands. These two (2) laws provide the impetus on the land titling of the country.



He stressed out that the implementation of RLTA is under the agenda # 6 of His Excellency President Rodrigo R. Duterte that aims to ensure security of land tenure to encourage investments and address bottlenecks in land management and titling agencies.

Then the following legal bases of RLTA were presented:

- Memorandum Circular No. 2011-117 "PUBLIC LAND TITLING" was issued by former DILG Secretary Jesse M. Robredo encouraging concerned local authorities to support DAO 2011-06 denominated as "Prescribing the Guidelines for the Implementation of Public Land Titling in Partnership with Local Government Units"
- DENR Administrative Order No. 2011-06 dated May 23, 2011 "Prescribing the Guidelines for the Implementation of Public Land Titling in Partnership with Local Government Units"
- DENR Administrative Order (DAO) 2019-08 which directs all Provincial Environment and Natural Resources Offices (PENRO) and Community Environment and Natural Resources Offices (CENRO) to accept public land titling applications at the barangay level.
- MEMORANDUM OF PARTNERSHIP AGREEMENT (MOPA) between DENR-MIMAROPA Region, represented by then RED Oscar C. Dominguez and Local Government Unit of San Teodoro, represented by Hon. Salvador R. Py, signed May 29, 2014.

ii. Presentation of signed MOPA between DENR-MIMAROPA and LGU Socorro

LMO II Maria Renelyn Alva Culla-Umali, Chief, Regulation and Permitting Section of PENR Office presented the Memorandum of Partnership Agreement which was forged between DENR and LGU of San Teodoro, Oriental Mindoro pursuant to DAO 2011-06. It was signed on May 29, 2014 thru Mayor Salvador R. Py, Oriental Mindoro, who are also the present Municipal Mayor and by then Regional Executive Director Oscar C. Dominguez of DENR Region IV-B. The said MOPA states the roles and responsibilities of both parties.

On the part of LGU San Teodoro, they must appoint a focal person that shall act as liason between the Municipal Government and DENR; create necessary committees for the implementation of agreement, provide IEC strategies and



dissemination, spearhead implementation of agreed activities. They should support the institutionalization and mainstreaming of land administration and management policies, processes and procedures, provide administrative and logistical support; spearhead community mobilization, preparation and organization for titling activities purposes and provide after titling support to beneficiaries.

On the other hand, DENR must conduct land titling activities, provide technical assistance to LGU personnel, materials, equipment and personnel for agreed activities. It will also provide pertinent electronic and paper-based records and data including maps and survey records to the Municipality, and monitoring and quick response assistance to the Municipality in all phases of titling activities. They will conduct and facilitate necessary training and capacity building for Municipal Personnel and authorize them to perform DENR mandated duties subject to existing rules and regulation.

iii. Discussion on the Preparation of Consolidated Cadastral Maps and Land tenure Profile

The topic on the presentation of Consolidated Cadastral Map (CCM) was discussed by a representative from the Survey and Mapping Division (SMD) of DENR MIMAROPA Region thru virtual discussion. He discoursed that the RLTA is a barangay profiling which give a clear picture of the land tenure situation on the ground and determine the approximate workable lots for titling. Its activity consists of preparation of maps; encoding of lot status by the CENRO; conduct of Barangay Orientation and mobilization; conduct of the RLTA (house to house) and preparation of land tenure profile for planning of titling approach. He added that the RLTA will take about 3-6 months to complete said activity depending of the size of the barangay per LGU. Further, Consolidated Cadastral Map (CCM) will show all approved survey in an area, color-coded according to lot disposition status. It is used as reference for parcel information, aid for rapid land tenure appraisal, for systematic adjudication and municipal planning. All records from different agencies involving current status and chain of information about the status of ownership of the lots will be gathered and integrated in one data-base.

However, the discussion on the preparation of Land Tenure Profiling was given by the representative of License and Patents Deeds Division (LPDD) of DENR MIMAROPA Region thru virtual discussion also. He mentioned that the Land Tenure Profile (LTP) contains the information from the validated initial land tenure profiling



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

(house to house interview done by hired enumerators). Information gathered will be integrated to available data from other agencies processing title.

iv. Land Registration Processes and Fees

Ms. Ann Charlotte Miranda, Land Examiner of Register of Deeds discussed the requirements for the registration of lots. She said that the requirements to be secured are the copy of original certificate title from PENRO attached with a transmittal letter and tax declaration or tax clearance from the Municipal Assessors Office where the land is located. She further discussed that the assessed value of the registered lot must be entered to RoD database. Also, the client must wait 40 working days to claim their registered title.

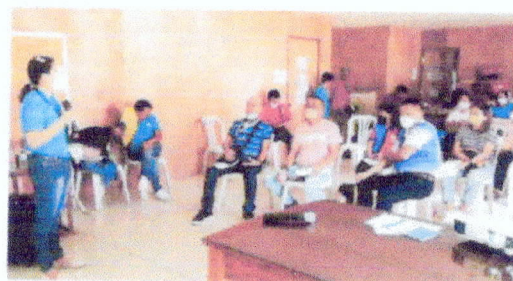
v. Open Forum

After the presentation and discussion of all topic relative to the implementation of RLTA, the open forum was commenced. ECOMS I Rayson Alfante served as the moderator. The questions of the participants were answered and clarified by the OIC-CENRO Rodel M. Boyles, DMO IV Leo G. Capon, LMO III Delia T. Almaraz, Chief, RPS of CENRO Socorro, LMO II Maria Renelyn Alva Culla-Umali, PENRO Chief RPS and the resource speakers.





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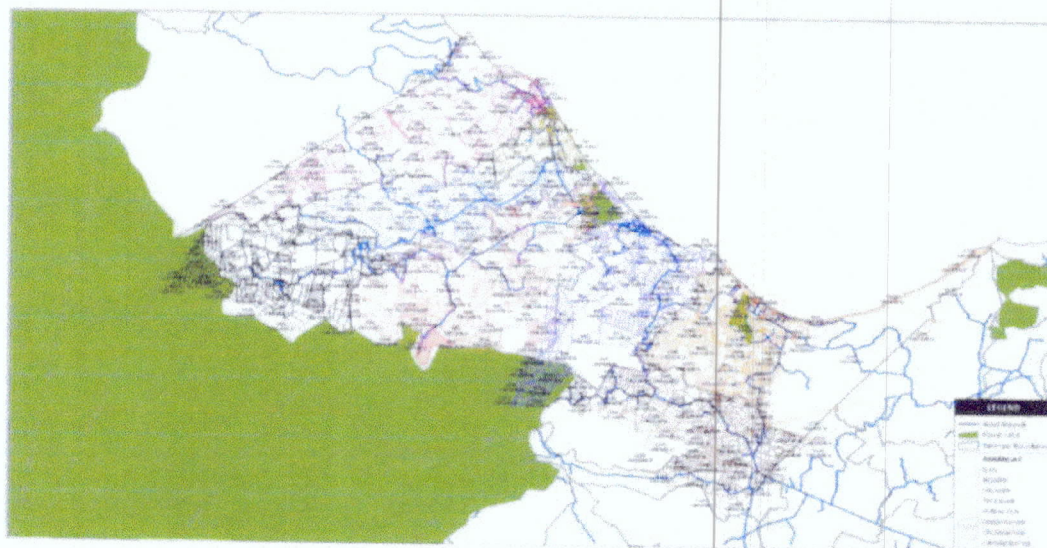




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III. PREPARATION OF CONSOLIDATED CADASTRAL MAP

The Consolidated Cadastral Map (CCM) for the Municipality of San Teodoro, Oriental Mindoro composed of eight (8) barangays was prepared by the DENR MIMAROPA Regional Office.



IV. PREPARATION OF LAND TENURE PROFILE

A. Initial Land Tenure Profile (ILTP)

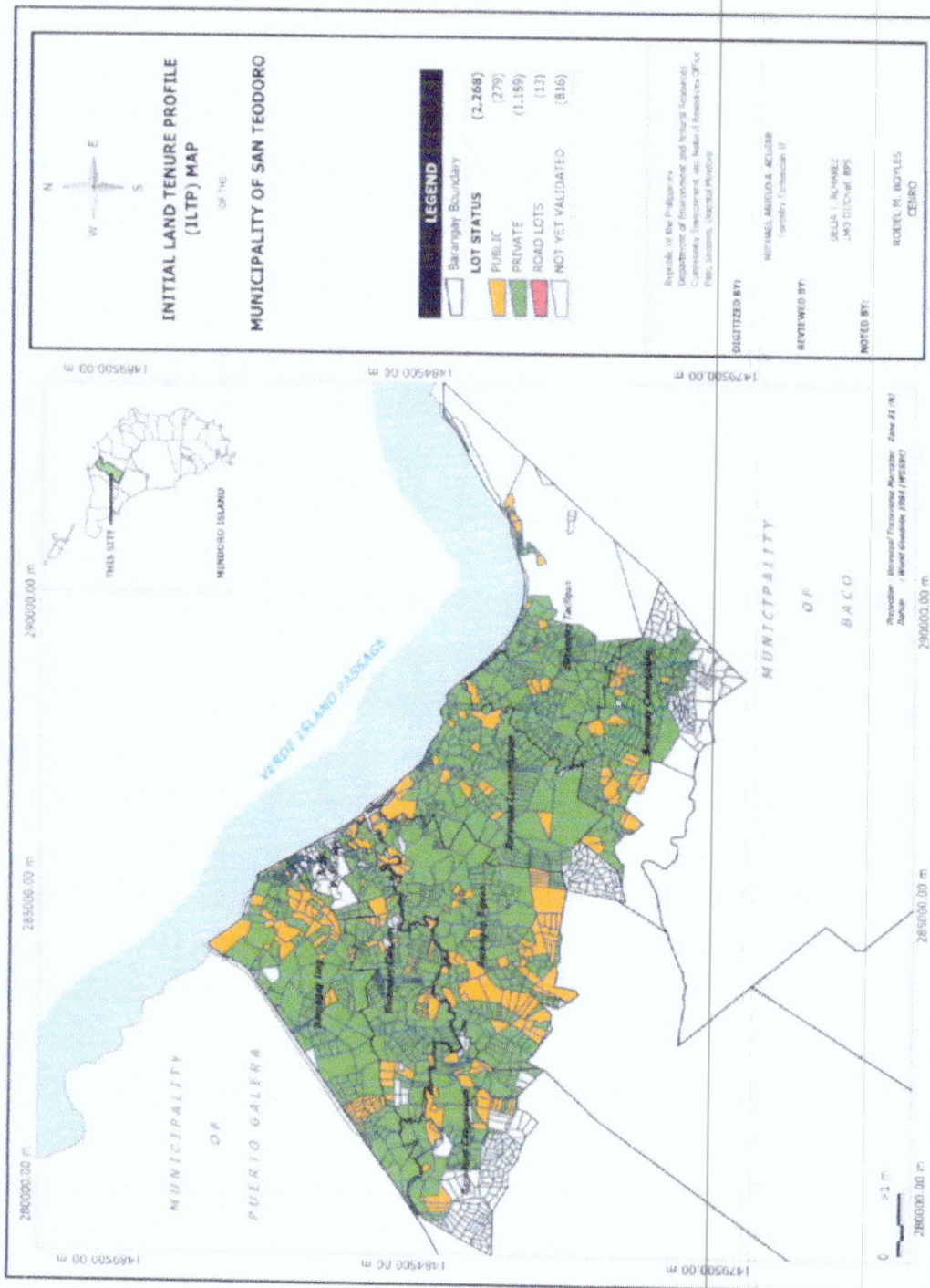
In the preparation of Initial Land Tenure Profile, the data that have been used are from available records of CENRO Socorro, Municipal Tax Map Control Roll and extracted data from prepared Consolidated Cadastral Map (CCM).

Using the available data, this office prepared Initial Land Tenure Profile (ILTP) maps wherein 279 public lots and 1159 private lots were determined. However, a total of 816 lots were recorded as not yet validated due to lack of records from our office and to the Municipal Assessor as well as from provided records of isolated lots from the Regional Office.

Attached are the maps of Initial Land Tenure Profile for the Municipality of San Teodoro, Oriental Mindoro.



Municipality of San Teodoro (Consolidated ILTP Maps)

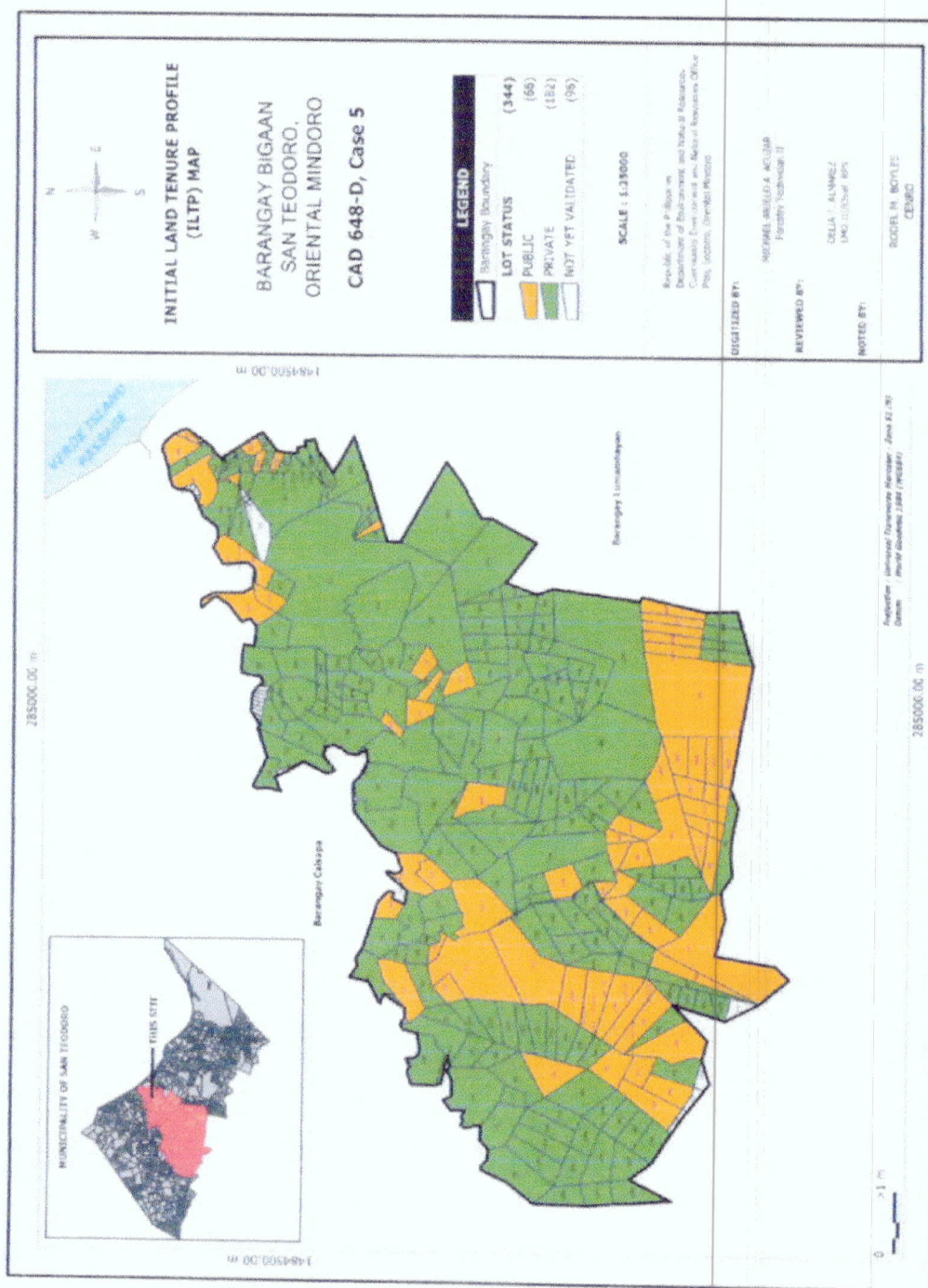




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Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office

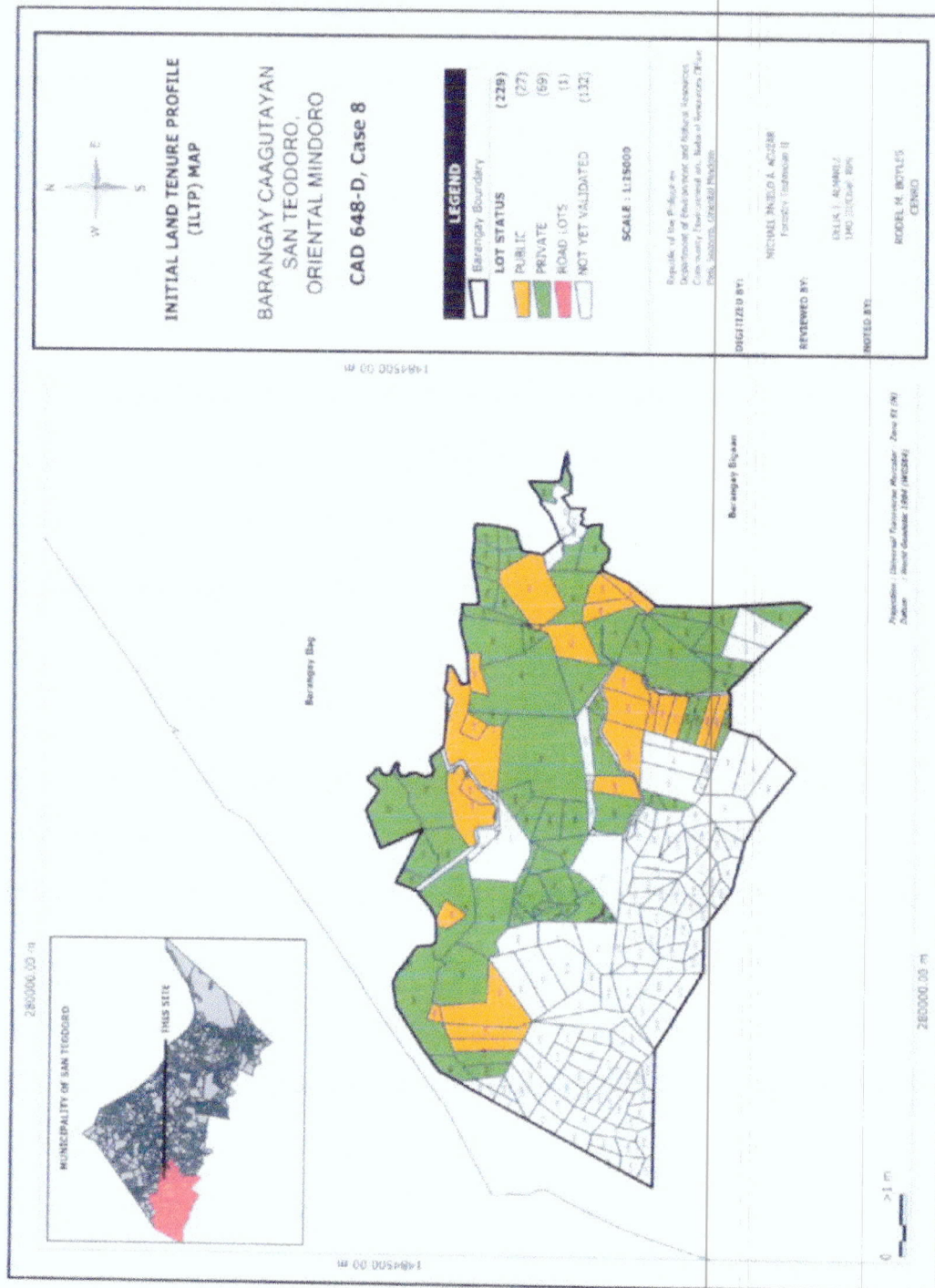
Initial Land Tenure Profile (ILTP) Maps Per Barangay

1. Barangay Bigaan, San Teodoro, Oriental Mindoro



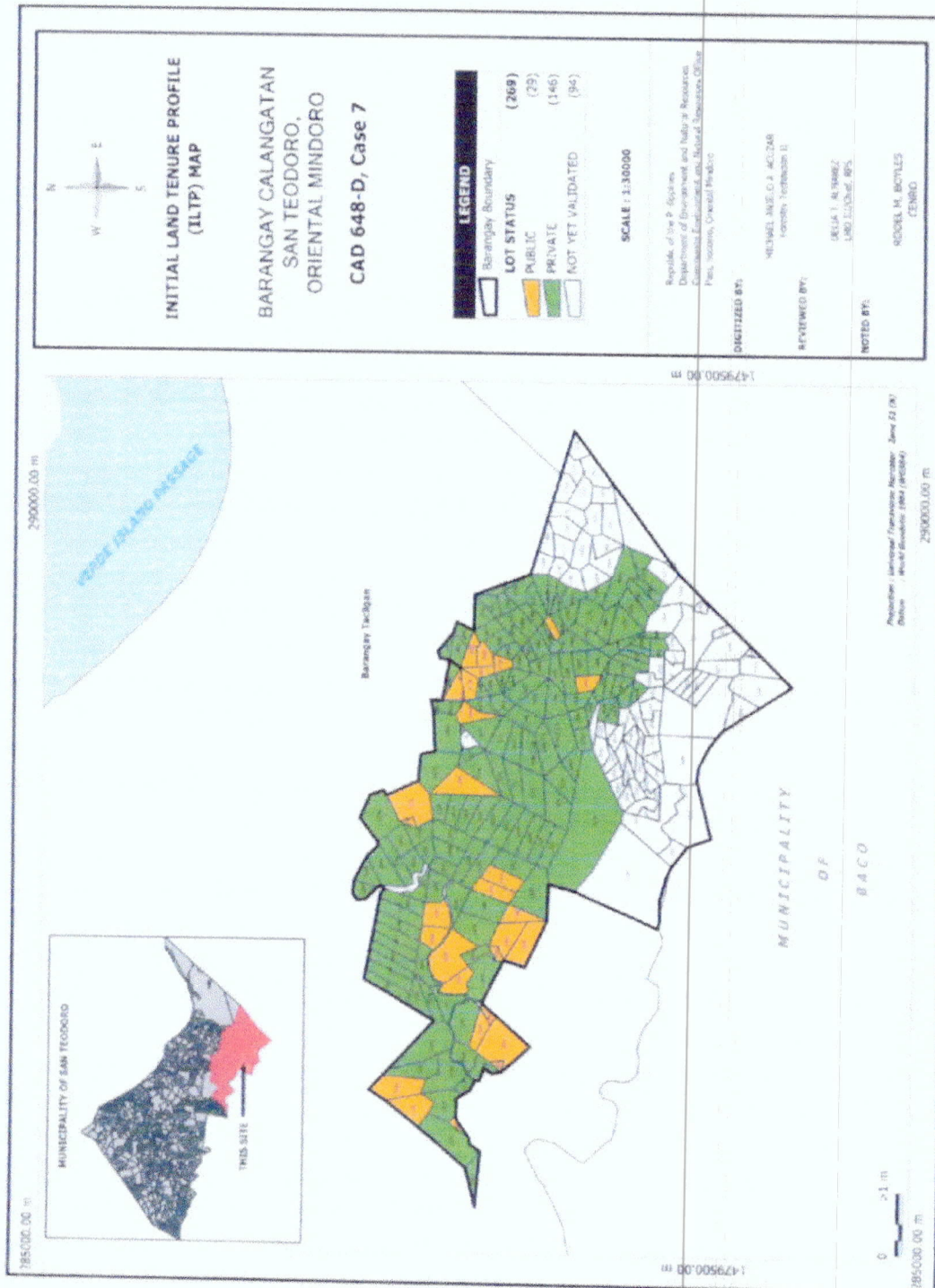


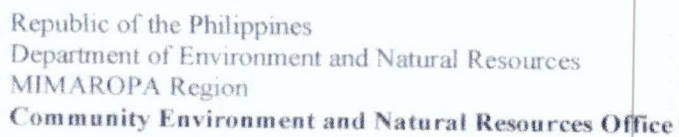
2. Barangay Caagutayan, San Teodoro, Oriental Mindoro





3. Barangay Calangatan, San Teodoro, Oriental Mindoro





INITIAL LAND TENURE PROFILE (ILTP) MAP

BARANGAY CALSAPA, SAN TEODORO, ORIENTAL MINDORO, CAD 648-D, Case 4

LEGEND

- Barangay Boundary
- LOT STATUS
 - PUBLIC (262)
 - PRIVATE (36)
 - NOT YET VALIDATED (175)

SCALE : 1:100000

Prepared by: Republic of the Philippines, Department of Agriculture and Natural Resources, Community Empowerment and Rural Extension Division, PDA, Section, Oriental Mindoro

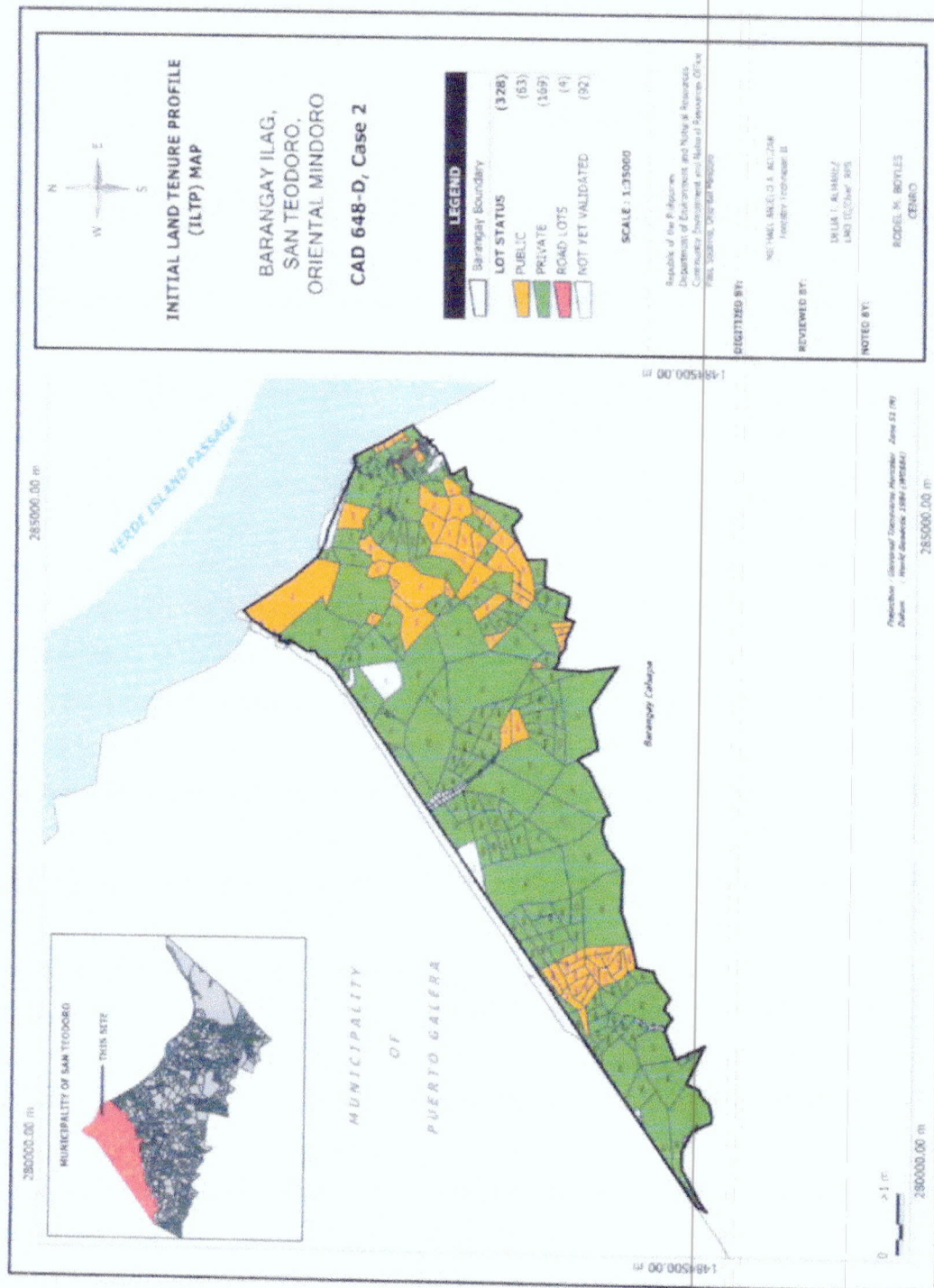
REVIEWED BY: METCAL, MUELDA, MCNAB, (Section Chief)

NOTED BY: DELIA S. ALVAREZ, LMO Technical SPS

PROJECTED BY: RODEL M. BOYLES, CEMO



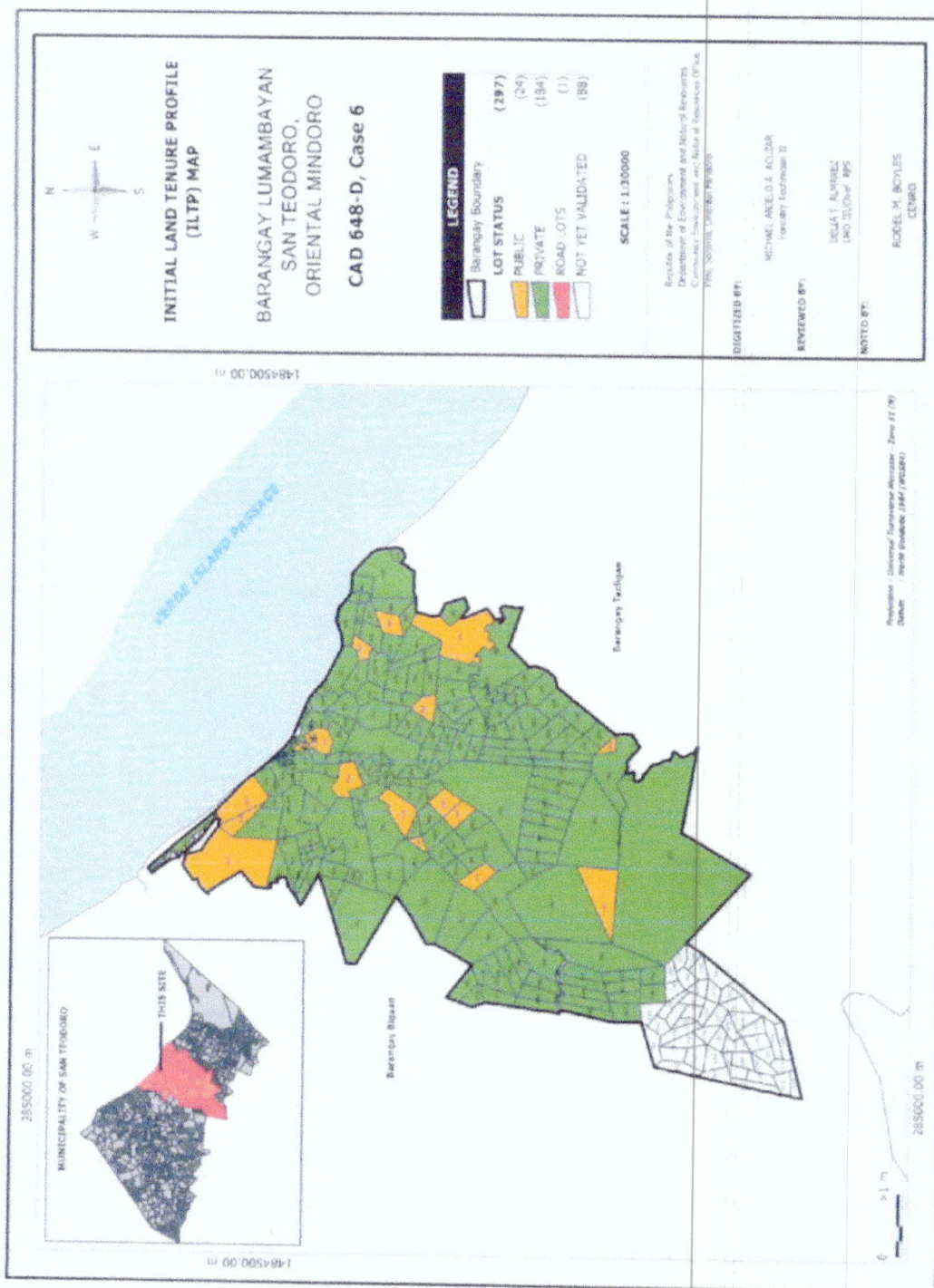
5. Barangay Ilag, San Teodoro, Oriental Mindoro





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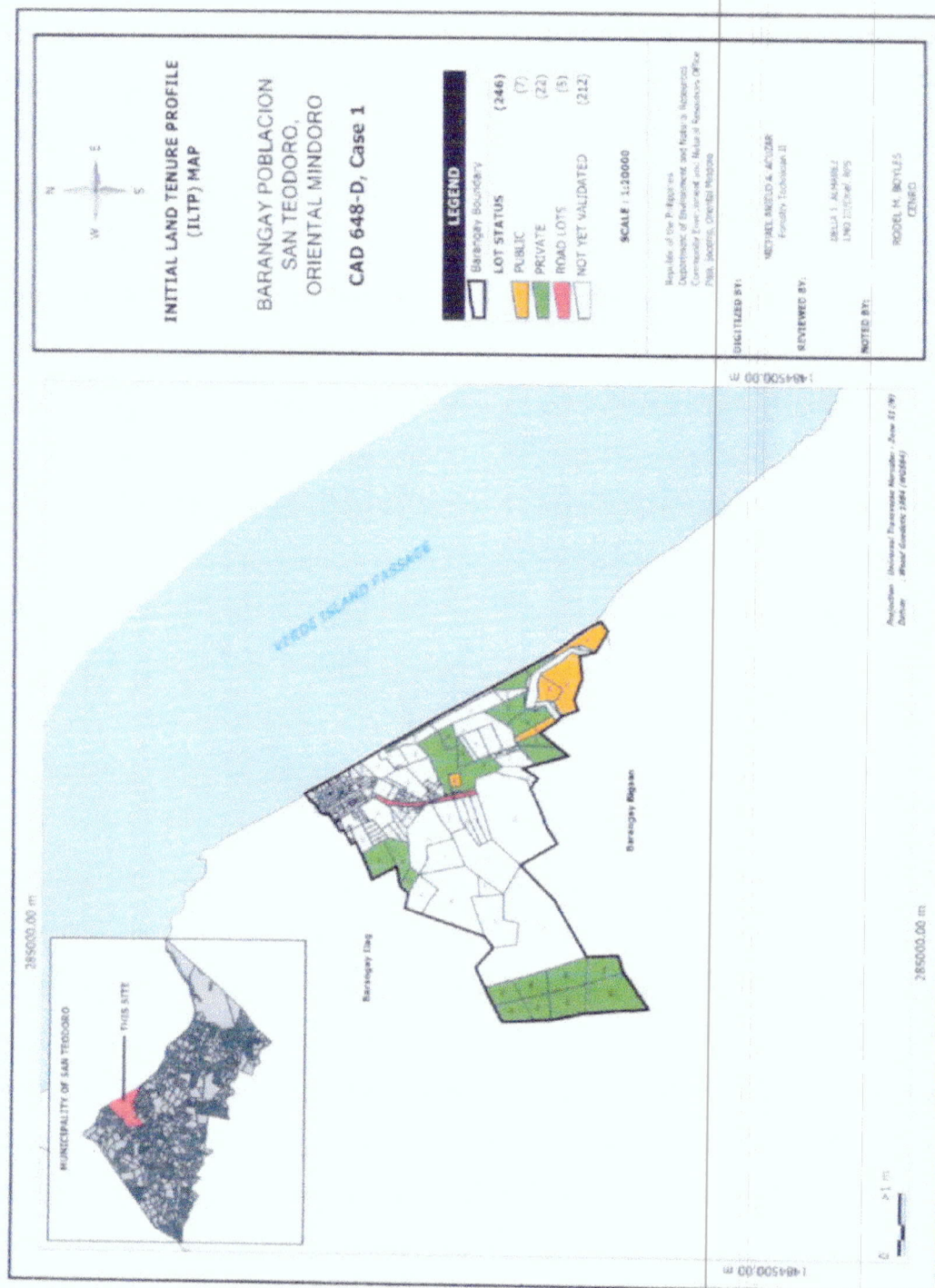
6. Barangay Lumambayan, San Teodoro, Oriental Mindoro





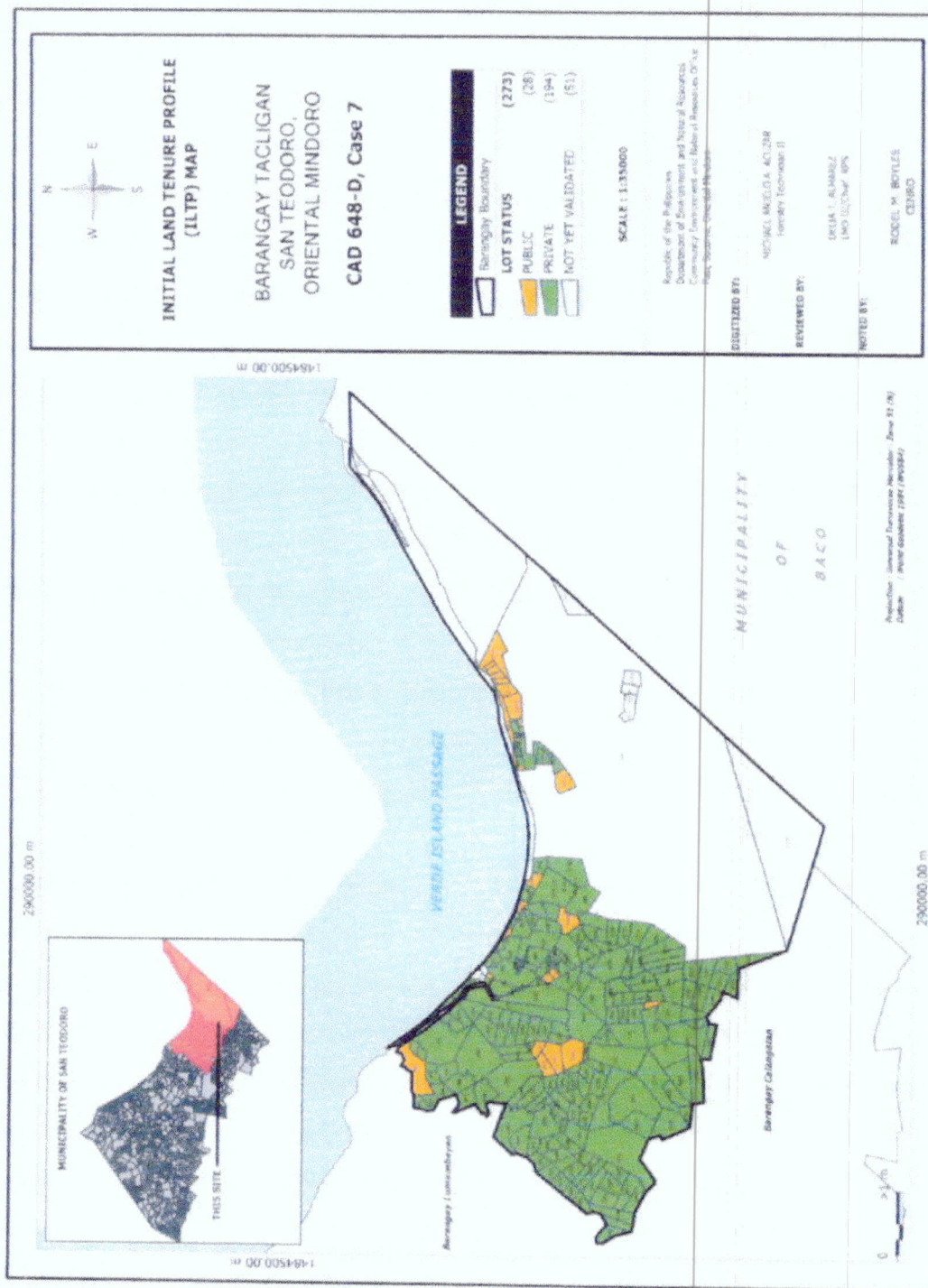
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7. Barangay Poblacion, San Teodoro, Oriental Mindoro





8. Barangay Tacligan, San Teodoro, Oriental Mindoro





B. Land Tenure Profile (LTP)

Through careful validation and thorough assessment of all data gathered using the available records from CENRO Socorro, encoded Municipal Tax Map Control Roll, extracted data from prepared Consolidated Cadastral Map (CCM), consolidated data during the conduct of house-to-house survey, researched approved plans and additional digitized plans from the Regional Office including verification of identical lots of Cad 648 to Cad 104, a total of 647 lots problematic lots, 90 workable lots, 1473 tilted lots and 34 unpatented lots were determined as shown in the table below.

Table A. Summary data of Land Tenure Profile (LTP map for the Municipality of San Teodoro, Oriental Mindoro

Municipality: San Teodoro, Oriental Mindoro										
Barangay	Problematic Lots			Workable Lots		Titled Lots			Unpatented Lots	
	Undeter mined	Claims & Conflicts	With Cad. Proceedings	For. Subdi vision	For Appli cation	LRA	DAR	DENR	Road Lots	Forest Land
Bigaan	41	4	16	4	22	228	8	14	0	7
Caagutayan	35	2	14	1	15	52	37	36	4	10
Calangatan	70	10	13	5	16	154	8	8	0	1
Calsapa	35	0	9	0	5	188	0	25	0	0
Ilag	56	0	31	0	20	208	2	7	4	0
Lumambayan	61	0	23	0	1	205	1	4	1	1
Poblacion	126	0	75	0	0	35	0	4	5	1
Tachigan	20	0	6	1	0	221	27	1	0	0
Sub-Total	444	16	187	11	79	1291	83	99	14	20
TOTAL	647 lots			90 lots		1473 lots			34 lots	

The problematic lots were classified into three (3) categories: (1) undetermined lots, (2) lots with claims and conflicts and (3) lots with cadastral proceedings. These undetermined lots are lots with no available records of survey data subject for validation to determine exactly its identical lot to Cad 104 and further, to verify its status from available records of allocation book and tax map control roll. The lots with



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claims and conflicts can be also considered as workable lots upon resolving the problems involved through necessary proceedings. However, lots with cadastral proceedings have subsisting application which need verification from LRA to determine its status and can be also considered as workable lots based on its status.

The titled lots were categorized based on the involved issuing agency. These agencies are Land Registration Authority, Department of Agrarian Reform and Department of Environment and Natural Resources. The lots under this category were verified based on the data from allocation books, tax map control roll and approved plans. Also, some lots were validated through house to house survey.

The unpatented lots are road lots and lots fall under forest land classification.

Moreover, the workable lots are categorized into two (2): first, lots for subdivision and second, lots for application. The lots for application are subject for issuance of LRA certification. While, lots for subdivision may result for more workable lots considering of its sizes and also subject for issuance of LRA certification.

Barangay	Workable Lots		
	For Subdivision	For Application	
		Residential	Agricultural
Bigaan	4	0	22
Caagutayan	1	1	14
Calangatan	5	0	16
Calsapa	0	0	5
Ilag	0	0	20
Lumambayan	0	1	0
Poblacion	0	0	0
Tacligan	1	0	0
TOTAL	11	2	77



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Listed below are the issues and concerns that were encountered during the implementation of the program.

- The Municipality of San Teodoro has cadastral proceedings and has two (2) existing Cadastral data, the Cad 104 and Cad-648
- The provided digitized CCM was based on lot number under Cad-648 and its identical lots to Cad-104 was not reflected
- No available records of survey data in some cadastral lots
- All available records of CENRO Socorro and the Municipal Assessor Office are based on Cad-104
- The Municipal Tax Map Control Roll of San Teodoro is not computerized encoded

And to address those problems, this office undertook various activities and strategies to gather the necessary data.

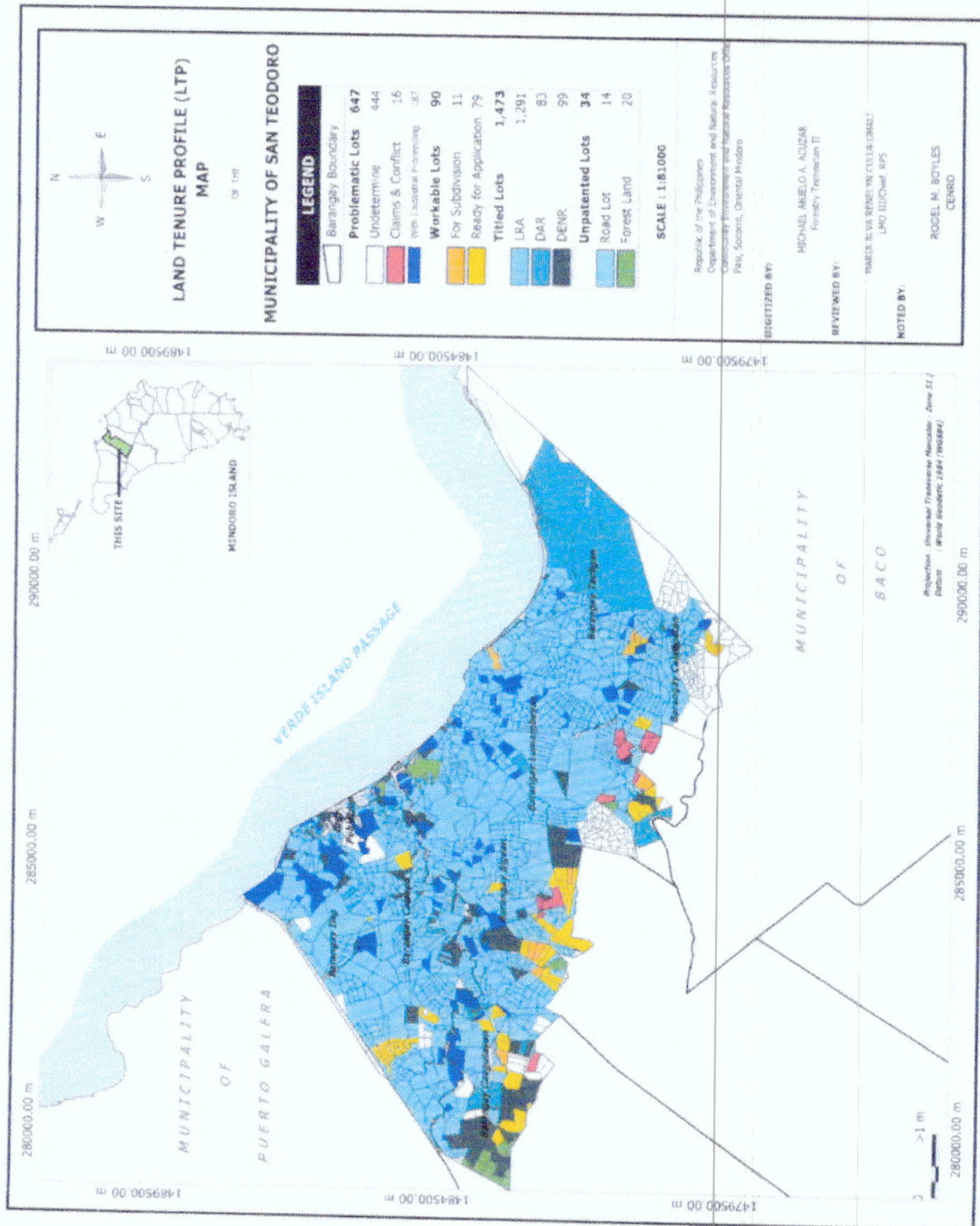
- Close coordination with the Regional Office – Surveys and Mapping Division for their technical assistance to verify the undetermined lots as well as for the digitization of some gathered approved plans
- Conducted consultation with the concerned LGU regarding the status of identified lots
- Gathering relevant data from the LGU and other agencies as well as to some clients
- Detailed checking of identical lots from Cad 648 to Cad 104 based on the available records

Presented below are the maps of Land Tenure Profile for the Municipality of San Teodoro, Oriental Mindoro.



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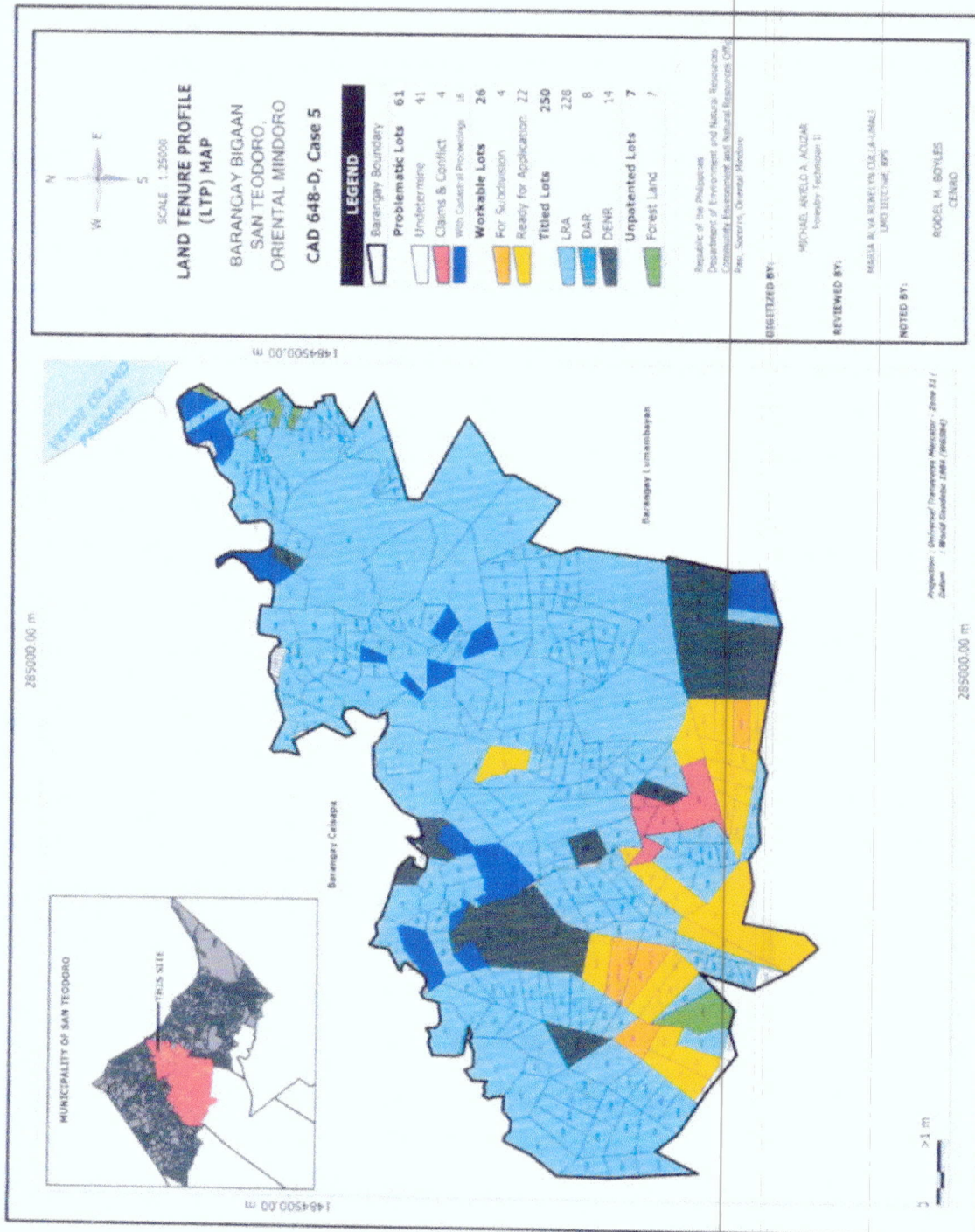
Municipality of San Teodoro (Consolidated LTP Maps)





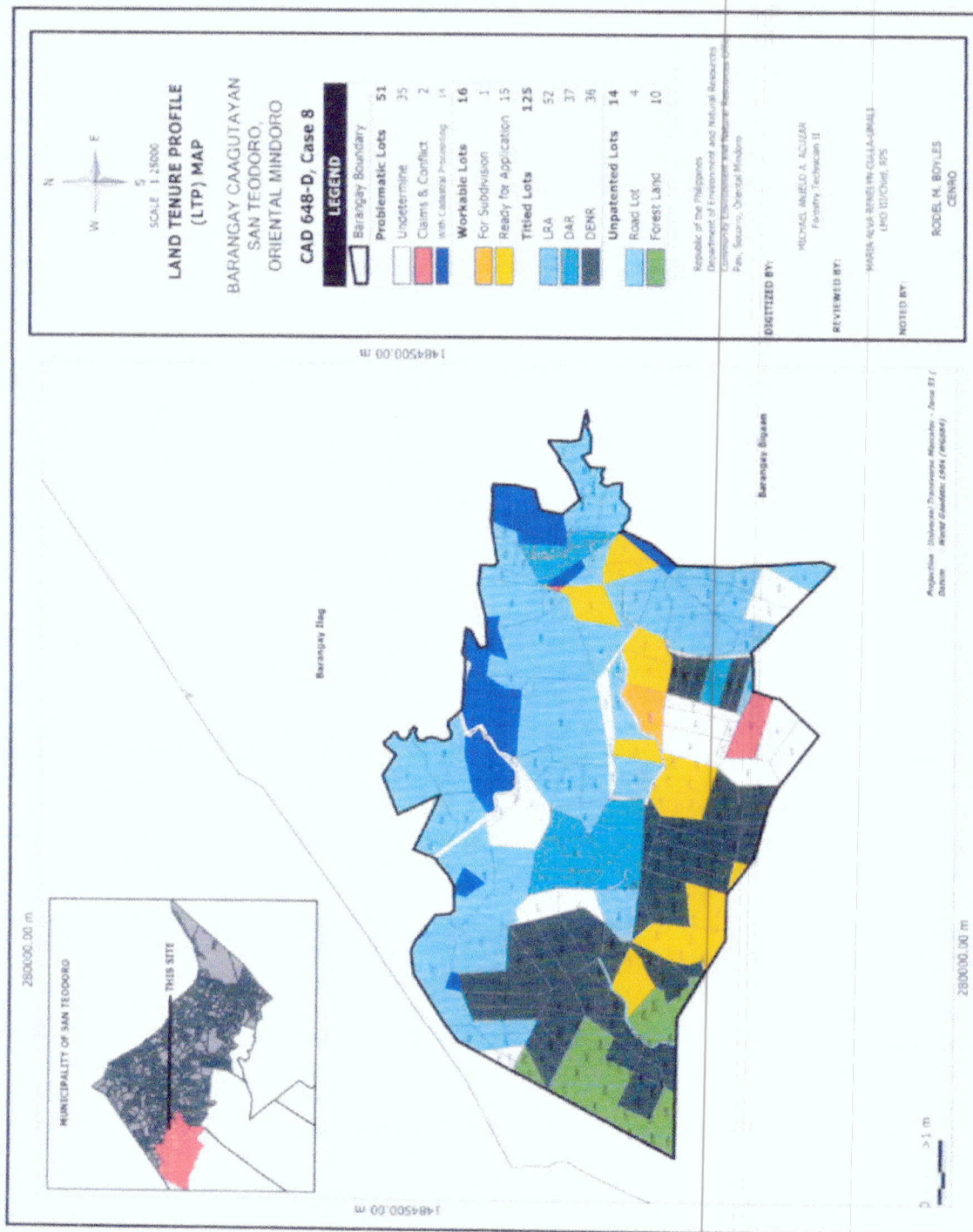
Land Tenure Profile (LTP) Maps Per Barangay

1. Barangay Bigaan, San Teodoro, Oriental Mindoro



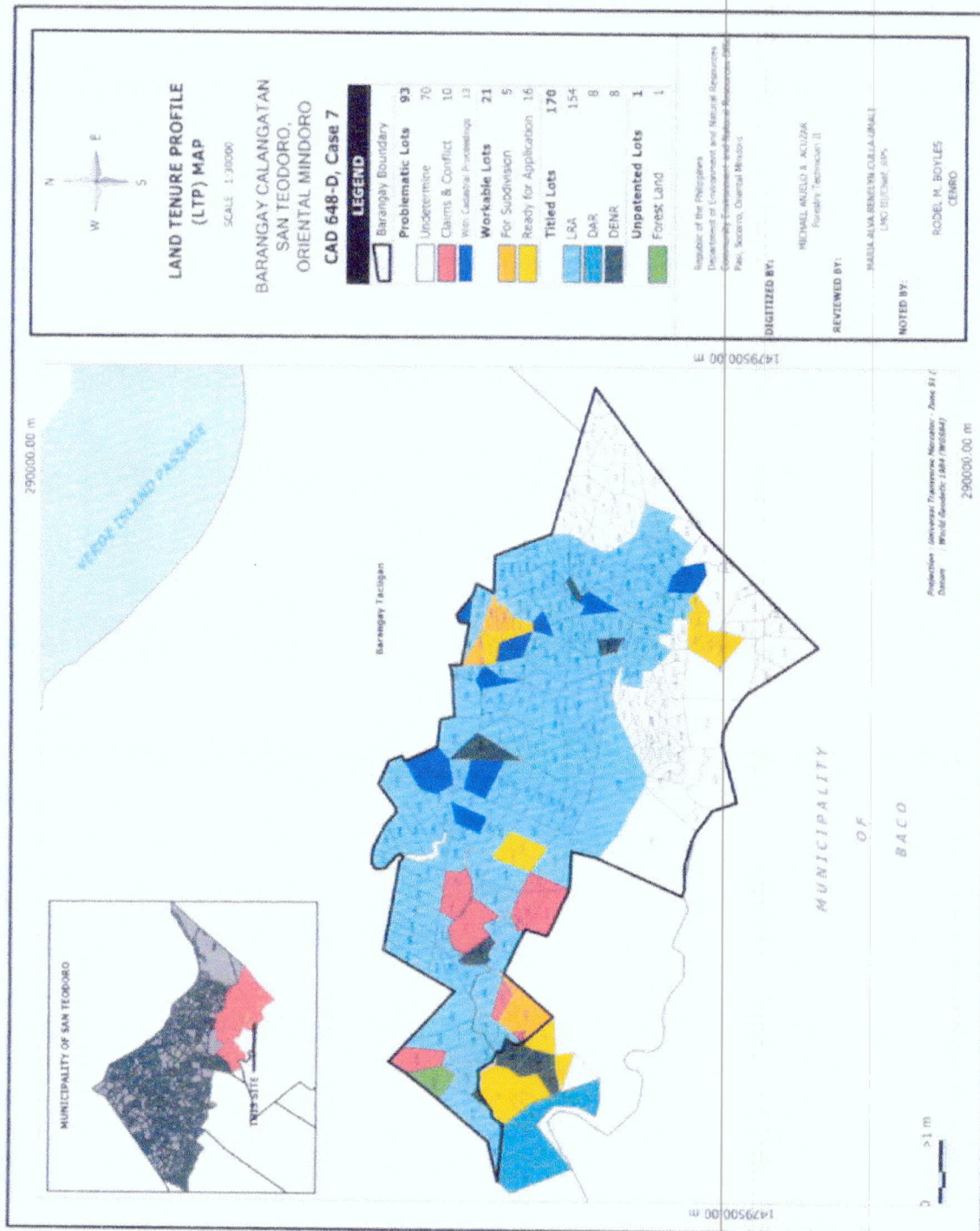


2. Barangay Caagutayan, San Teodoro, Oriental Mindoro



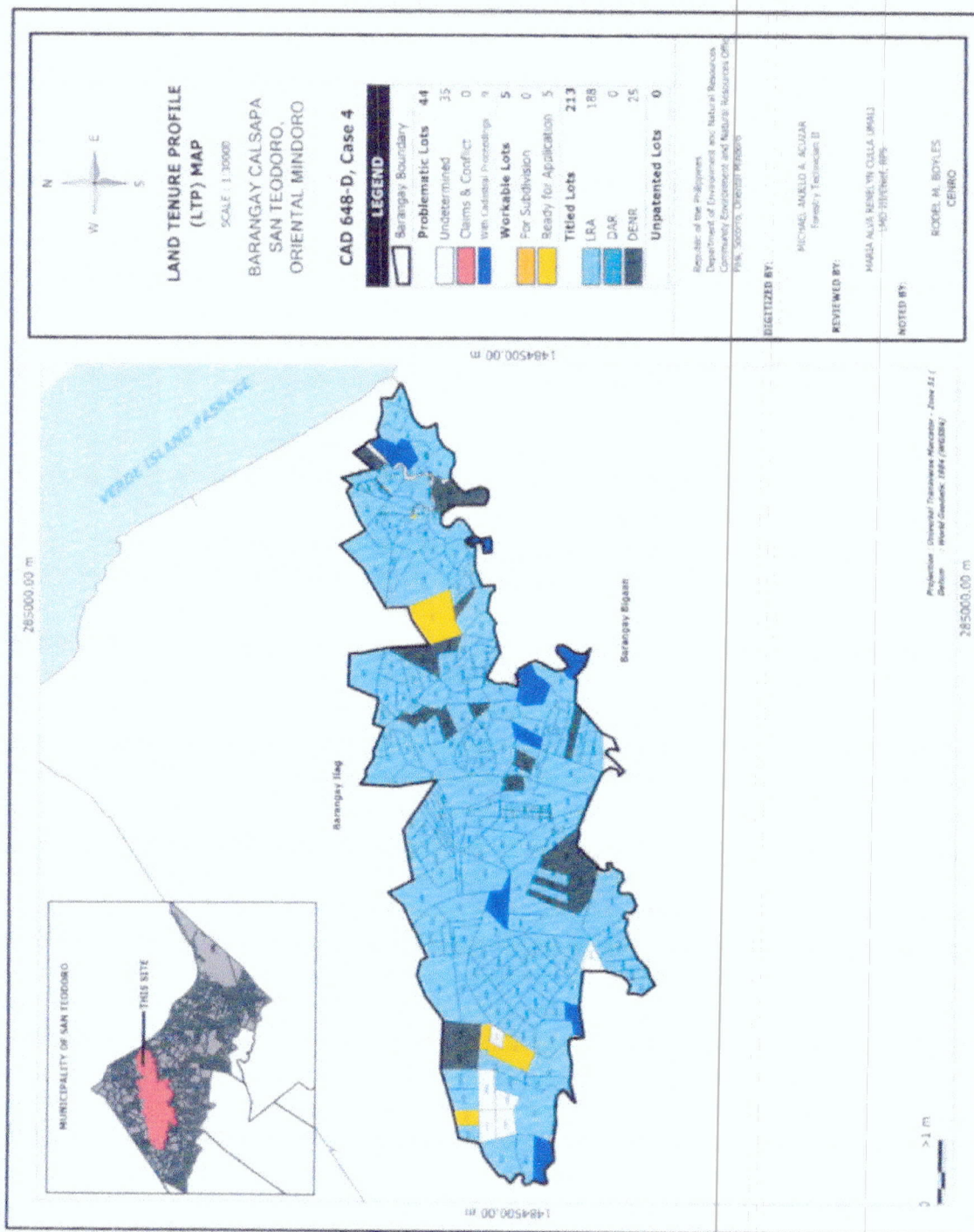


3. Barangay Calangatan, San Teodoro, Oriental Mindoro





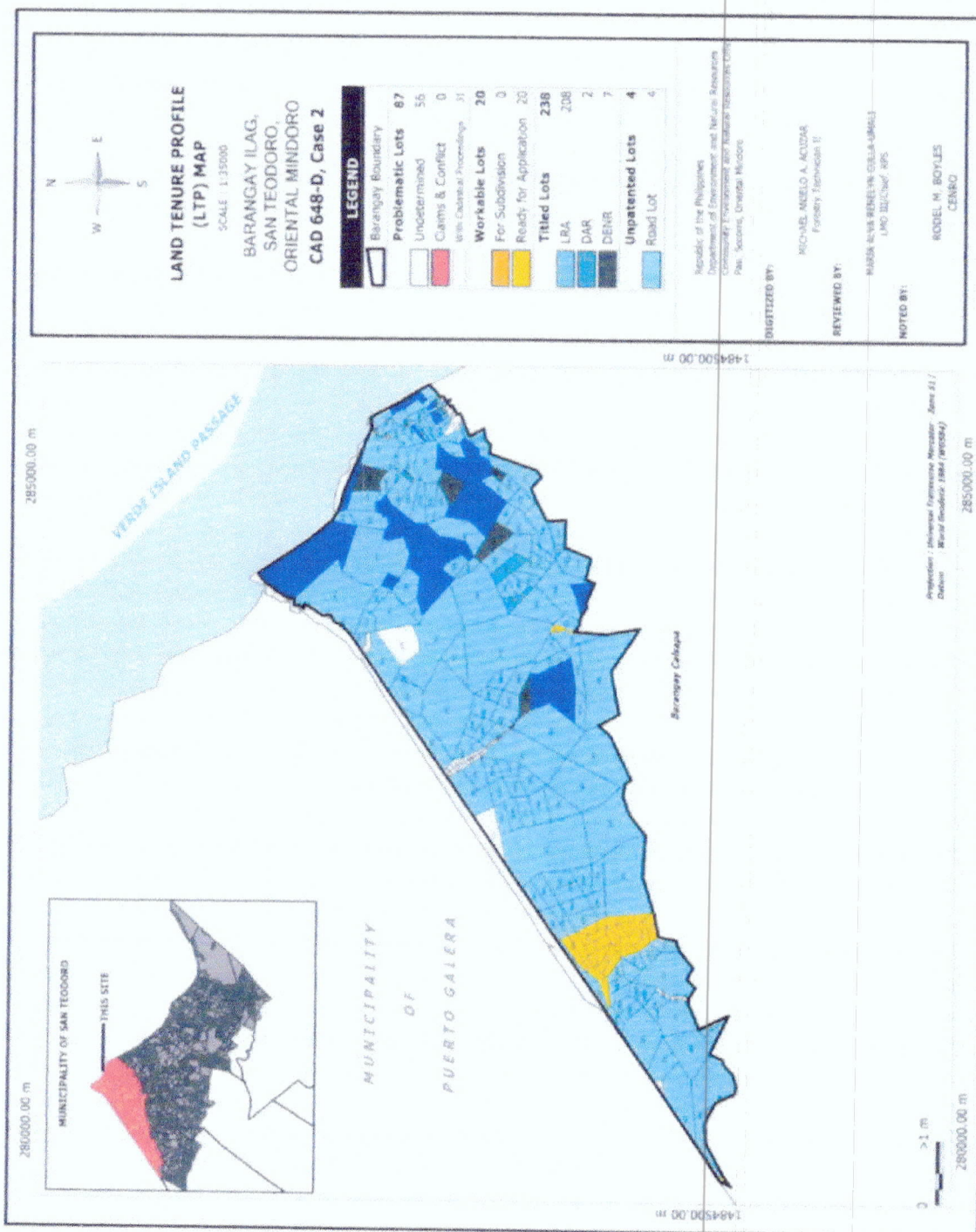
4. Barangay Calsapa, San Teodoro, Oriental Mindoro





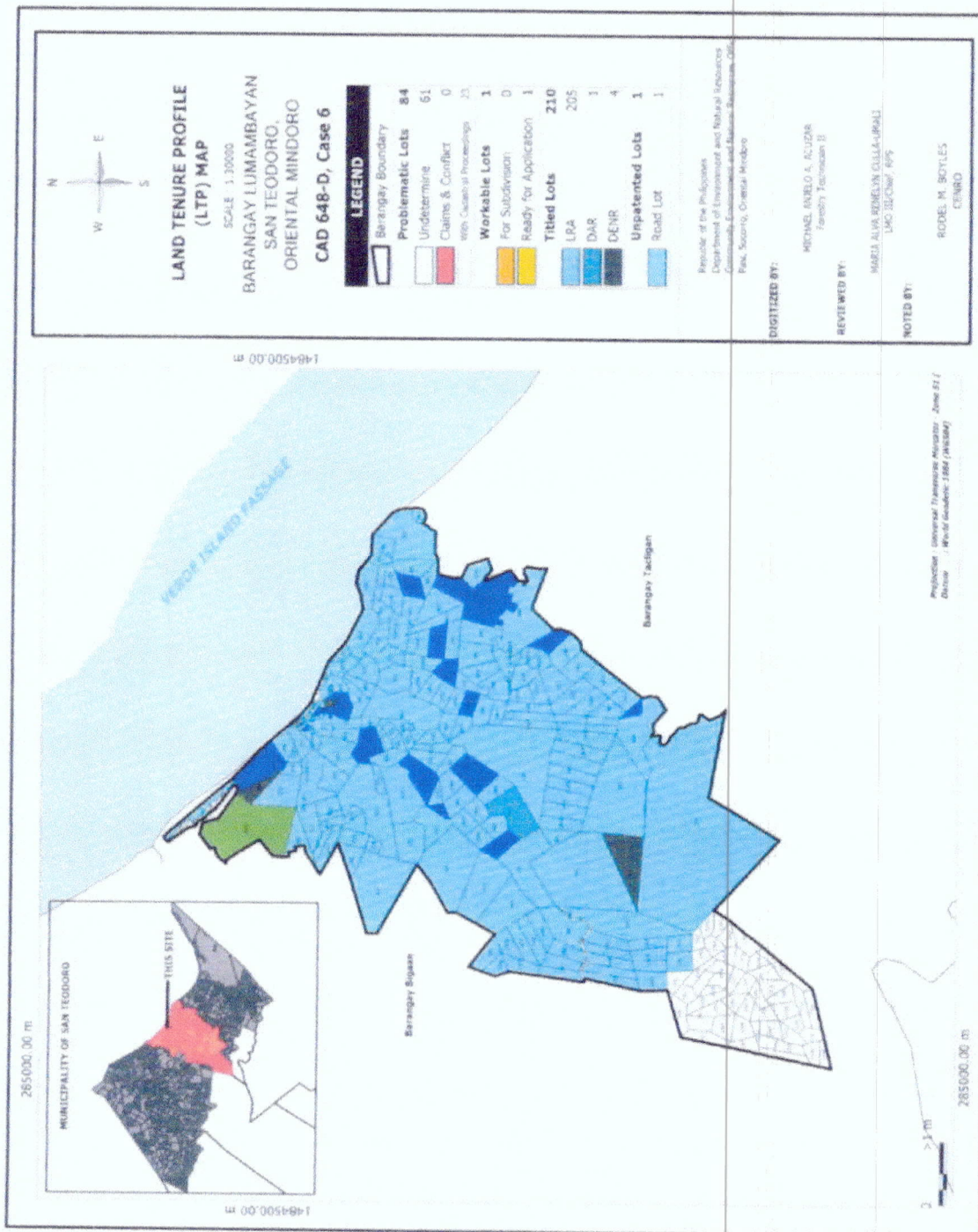
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5. Barangay Ilag, San Teodoro, Oriental Mindoro



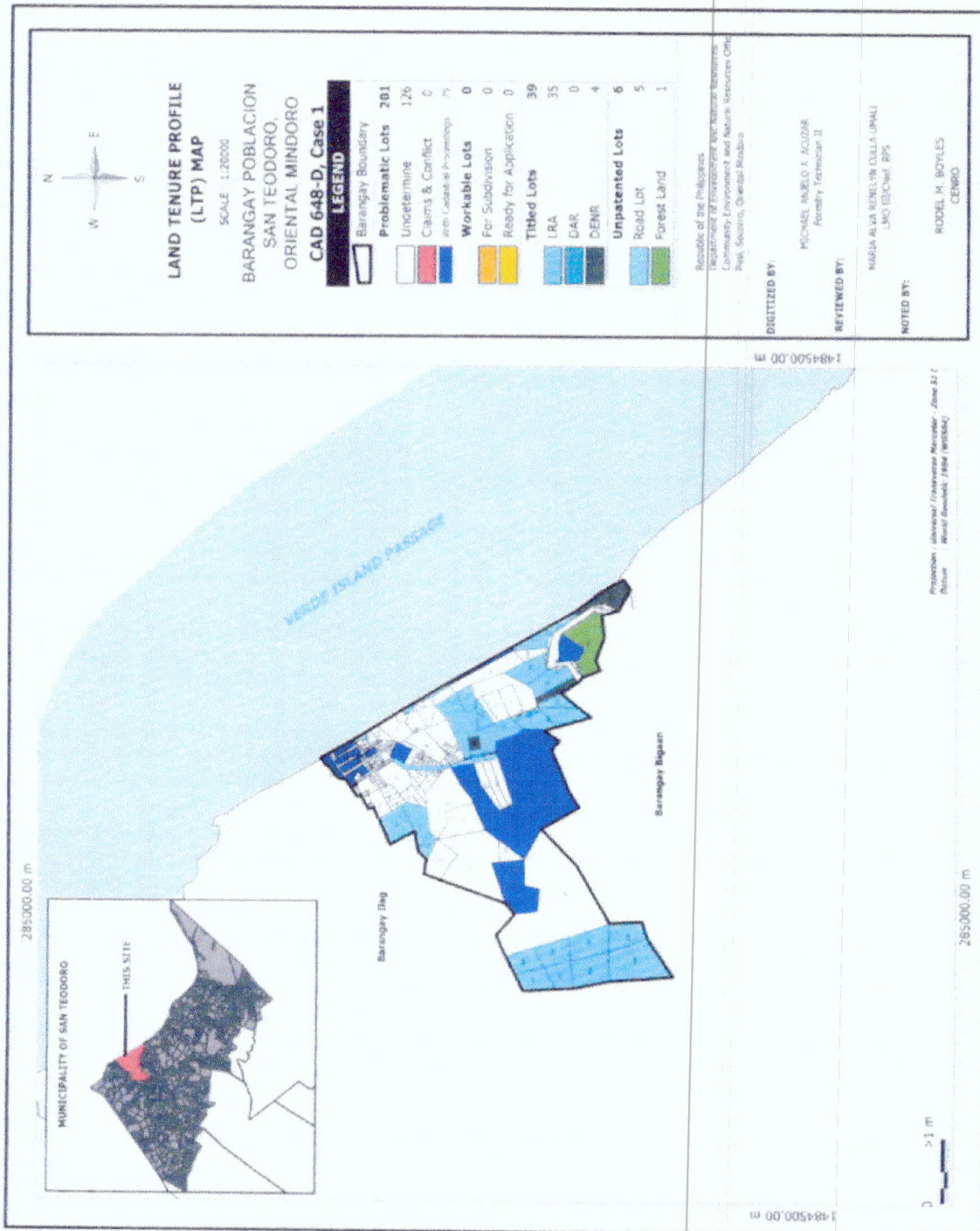


6. Barangay Lumambayan, San Teodoro, Oriental Mindoro





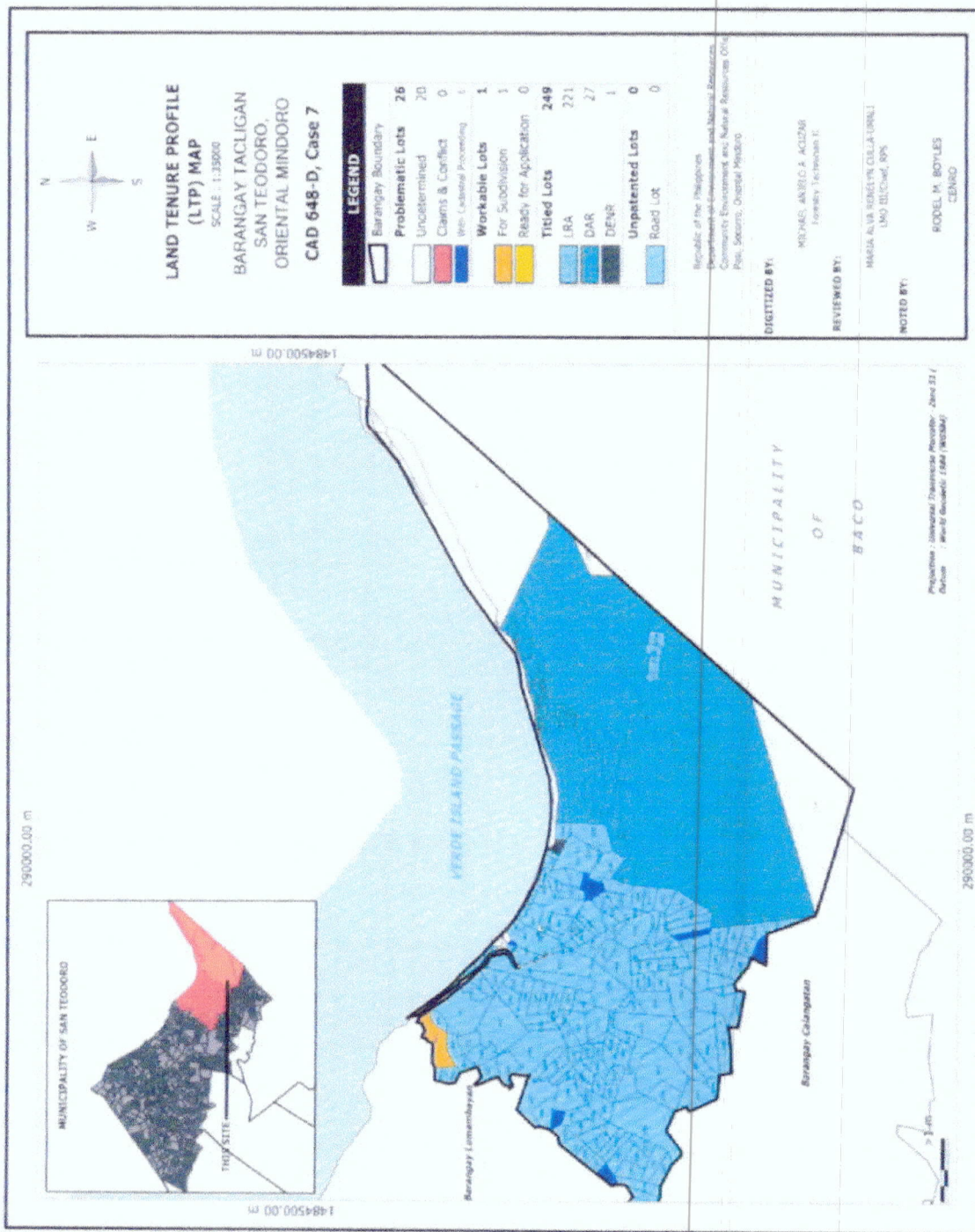
7. Barangay Poblacion, San Teodoro, Oriental Mindoro





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Community Environment and Natural Resources Office

8. Barangay Tacligan, San Teodoro, Oriental Mindoro



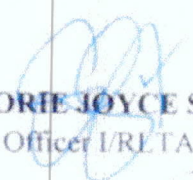



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Attached are the digitized Consolidated Cadastral Map and filled-out Initial Land Tenure Profile and Land Tenure Profile forms.

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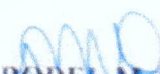

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