



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

May 2, 2023

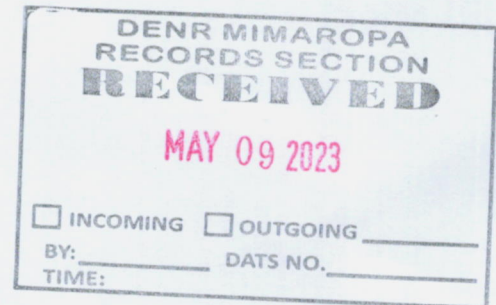
MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

ATTENTION: The Chief
Legal Services Division

FROM : The In-Charge
PENRO, Oriental Mindoro

SUBJECT : **ADR PROCEEDING REPORT: ADR CASE NO. 2023-1752040-0159, NOEL FRANCISCO VERSUS TEOTIMO FALLA REP. BY MYLENE ROSE F. LORENZO COVERING LOT NO. 4427, CAD 506 IDENTICAL TO LOT NO. 407, TS-241 LOCATED AT SAN MARIANO, ROXAS, ORIENTAL MINDORO**



Forwarded is the ADR Proceeding Report submitted by CENRO Roxas regarding ADR Case No. 2023-1752040-0159, conflict between Noel Francisco, Protestant, and Teotimo Falla represented by Mylene Rose F. Lorenzo, Respondent, covering Lot No. 4427, Cad 506 identical to Lot No. 407, Ts-241 located at San Mariano, Roxas, Oriental Mindoro.

Be informed that the parties amicably settled their conflict on March 30, 2023, thus, an Order of Amicable Settlement dated May 02, 2023 was issued.

For information and record.


ALAN L. VALLE

Copy furnished:

PENRO Planning Unit

TSD/RPS

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

April 4, 2023

MEMORANDUM

FOR : The OIC, PENR Officer
Calapan City, Oriental Mindoro

FROM : The CENR Officer
Roxas, Oriental Mindoro

SUBJECT : **COPY OF ADR PROCEEDING REPORT RE: ADR CASE NO. 2023-1752040-0159 "NOEL FRANCISCO VERSUS ALICIA G. TEOTIMO C. FALLA REPRESENTED BY MYLENE ROSE F. LORENZO COVERING LOT NO4427, CAD-506, ROXAS CADASTRE IDENT. TO LOT NO. 407, TS-241 LOCATED AT SAN MARIANO, ROXAS, ORIENTAL MINDORO**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE ORIENTAL MINDORO	
PENRO TRACKING NO.	
RECEIVED BY:	<i>[Signature]</i>
DATE:	APR 17 2023
TIME:	

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 March 30, 2023.

For information, records and consideration.

[Signature]
ENGR. CAESAR E. QUEBEC

Tracking No. 230 4000 101

RPS/mhe-ann



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. 2023 - 175 2040-0159

NOEL FRANCISCO

Protestant/Claimant

TEOTIMO FALLA REP. BY MYLENE ROSE F. LORENZO

Respondent/Applicant

Lot No. 4427, Cad-506, Roxas Cadastre identical to Lot No. 407, Ts-241

Barangay San Mariano, Roxas, 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. 4427, Cad-506, Roxas Cadastre identical to Lot No. 407, Ts-241, situated at San Mariano, Roxas, 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 March 30, 2023/2PM 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 San Mariano, Roxas, Oriental Mindoro, on this 22nd day of March, 2023.

Noel Francisco

NOEL FRANCISCO

NAME AND SIGNATURE

Mobile Number:

Address:

Teotimo C. Falla Rep. by Mylene Rose F. Lorenzo

TEOTIMO C. FALLA REP. BY

MYLENE ROSE F. LORENZO

NAME AND SIGNATURE

Mobile Number:

Address:

Attested by:

Marie Ann F. Galit

MARIE ANN F. GALIT

ADR Officer



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

ADR Form 5 (Voluntary)
Report on Agreement of Parties to Undertake ADR

March 23, 2023

MEMORANDUM

FOR : The LMO II/OIC, RPS

FROM : The Land Management Inspector

SUBJECT : **INVESTIGATION REPORT ON SITE VERIFICATION ON THE PUBLIC LAND APPLICATION OF TEOTIMO C. FALLA OVER LOT NO. 4427, CAD-506, ROXAS CADASTRE IDENTICAL TO LOT NO. 407, TS-241 LOCATED AT SAN MARIANO, ROXAS, ORIENTAL MINDORO**

On March 21, 2023, I conducted ocular inspection on the filed public land application of Teotimo C. Falla over a parcel of land identified as Lot No. 4427, Cad-506, Roxas Cadastre identical to Lot No. 407, Ts-241, located at San Mariano, Roxas, Oriental Mindoro.

On site verification, it was held and determined that the applicant is in actual occupation of the lot. However, portion of the above-mentioned lot is occupied by Mr. Noel Francisco.

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



March 24, 2022

MEMORANDUM

TO : ADR Officer, Marie Ann F. Galit

FROM : The CENR Officer

SUBJECT : **AUTHORITY OF THE ADRO TO CONDUCT ADR PROCEEDINGS OVER LOT NO. 4427, CAD-506, ROXAS CADASTRE IDENTICAL TO LOT NO. 407, TS-241 LOCATED AT SAN MARIANO, ROXAS, 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



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

NOEL FRANCISCO

Claimant(s)/Protestant(s),

- versus -

**TEOTIMO C. FALLA REP. BY
MYLENE ROSE F. LORENZO**

Respondent(s).

DENR CASE NO.: 2023-ROXAS-001

ADR Case No.: 2023-1752040-0159

F.P.A. No.:

OCT/TCT No.:

Lot No.: 4427 of Cad-506, Roxas

Cadastral ident. To Lot No. 407, Ts-241

Location: San Mariano, Roxas, Or. Mdo

Area.: 435 square meters.

X-----X

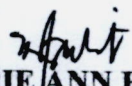
NOTICE FOR ADR PROCEEDINGS

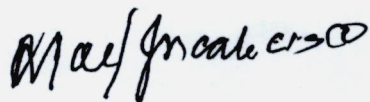
Voluntary ADR Proceedings pursuant to Agreement to Undertake Alternative
Dispute Resolution Proceedings dated March 22, 2023.

Pursuant to the DAO No. 2016-30 you are requested to appear on March 30, 2023 at 2
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 24th of March, 2023 at Roxas, Oriental Mindoro, Philippines.


MARIE ANN F. GALIT
ADR Officer



3.27.23



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

NOEL FRANCISCO

Claimant(s)/Protestant(s),

- versus -

TEOTIMO C. FALLA REP. BY

MYLENE ROSE F. LORENZO

Respondent(s).

DENR CASE NO.: 2023-ROXAS-001

ADR Case No.: 2023-1752040-0159

F.P.A. No.:

OCT/TCT No.:

Lot No.: 4427 of Cad-506, Roxas

Cadastral ident. To Lot No. 407, Ts-241

Location: San Mariano, Roxas, Or. Mdo

Area: 435 square meters.

X-----X

NOTICE FOR ADR PROCEEDINGS

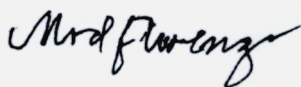
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Attorney/Secretary's Certificate granting full powers and authority to negotiate for mediated
agreements, enter into amicable settlement, and enter into and sign compromise agreement.

Lawyers, in representation of their clients, shall not be allowed to participate during the
ADR proceedings. Issued this 24th of March, 2023 at Roxas, Oriental Mindoro, Philippines.


MARIE ANN F. GALIT
ADR Officer



3-28-23



AMICABLE SETTLEMENT AGREEMENT

We, the claimants of the parcel of land applied for (Lot No. 4427, Cad-506, Roxas Cadastre identical to Lot No. 407, Ts-241) situated at San Mariano, Roxas, 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, Noel Francisco, Protestant and Mylene Rose F. Lorenzo representative of Teotimo C. Falla, Respondent/Applicant agreed that the issue regarding the above-mentioned lot be settled amicably by giving just compensation to Noel Francisco in the amount of Fifty Thousand Pesos (Php50,000.00) Philippine Peso.

Term and Condition 2.

That I, Noel Francisco will vacate the portion I occupied within two (2) weeks time starting today and I acknowledge that I accept my compensation today, March 30, 2023.

Term and Condition 3.

That, we agreed that the issues regarding this lot is now settled and we both acknowledge the ownership of Teotimo C. Falla over the land.

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 30th day of March, 2023 for the consideration and approval of the Honorable Office.

Noel Francisco

NAME AND SIGNATURE
Protestant

Mylene Rose F. Lorenzo

NAME AND SIGNATURE
Respondent

Signed in the presence of:

CHARLY FRANCISCO
Witness

LOVELY JOY M. DVNO
Witness

MARIE ANN F. GALIT
ADR OFFICER

Noted by:

ENGR. CAESAR E. QUEBEC
CENR Officer

SPECIAL POWER OF ATTORNEY

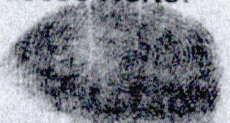
KNOW ALL MEN BY THESE PRESENTS:

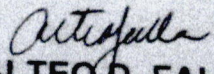
WE, **TEOTIMO C. FALLA**, **ALTEO D. FALLA** and **JAN TIM D. FALLA** of legal ages, Filipino citizens, and a resident of Brgy Sampaloc 1 Dasmariñas City Cavite 4114 do hereby **NAME**, **CONSTITUTE** and **APPOINT and/or MYLENE ROSE F. LORENZO**, of legal age, Filipino citizen, and a resident of Brgy. 55-B Salet North, Laoag City, Ilocos Norte, Philippines to be our lawful attorney-in-fact, for us and in our name place and stead, to do and perform the following acts, to wit:

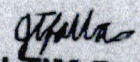
1. To manage, administer, sell, assign and dispose of a parcel of land designated as lot no. 407 TS-241 Located at San Mariano, Roxas, Oriental, Mindoro;
2. To sign, execute and deliver the necessary **DEED OF ADJUDICATION AND DEED OF ABSOLUTE SALE** covering such sale including any and all documents that may be necessary or required thereto and to deliver possession of the property to said vendee;
3. To receive the proceeds of the sale, either in cash or in check and to pay expenses for capital gains, real property tax and any and all such expenses that may be agreed upon between the vendee;
4. To do such any other act or thing that may be required necessary or incidental to carry out effectively any and all of the purposes for which this authority is hereby given;

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do and perform all and every act necessary and requisite to carry into effect the foregoing authority as fully to all intents and purposes as I might or could lawfully do if personally present and acting in person and **HEREBY RATIFYING AND CONFIRMING** all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, We hereunto affixed our signatures this MAR 23 2023 at Laoag, Ilocos Norte.


TEOTIMO C. FALLA
Id no: 03-4238771-1


ALTEO D. FALLA
Id no: 1014-0410A-B2776ADF10000-8


JAN TIM D. FALLA
Id no: _____

I Accept *[Signature]*

[Signature]
MYLENE ROSE F. LORENZO

Id no: 0111-6474459-9

WITNESSES:

[Signature]
MARK JOHN ANTONIO

[Signature]
Rev. Arturo V. Mendez

REPUBLIC OF THE PHILIPPINES)
CITY OF LAOAG)SS.

BEFORE ME, a notary public for and in Laoag City, this
MAR 23 2023 personally appeared MYLENE ROSE
F. LORENZO known to me to be the same person who executed the
foregoing **SPECIAL POWER OF ATTORNEY** and acknowledged to me that
the same is her free and voluntary act and deed.

WITNESS MY HAND AND SEAL on the date and at the place first
above-stated.

Doc. No. 472 ;
Page No. 99 ;
Book No. XII ;
Series of 2023.

[Signature]
ATTY. KEITH J. COLLADO
NOTARY PUBLIC FOR LAOAG CITY / ILDCDS NORTE
NOT. COMM. No. 2022-10 / UNTIL 3. DEC. 2023
No. 65 GEN. LUNA ST. LAOAG CITY 7715087
IBP No. 251577/01-02-2023 / LC-IN
PTR No. 912185101-02-2023 / LAOAG CITY
ROLL No. 72742 / TIM 1748-120-283
MCLE No. 0009356 2/12/2022

 **REPUBLIC OF THE PHILIPPINES**
Unified Multi-Purpose ID

CRN-0111-6474459-9



SURNAME
LORENZO

GIVEN NAME
MYLENE ROSE

MIDDLE NAME
FALLA

SEX F **DATE OF BIRTH** 1977/10/08

ADDRESS
BRGY. 55-B SALET NORTH
LAOAG CITY ILOCOS NORTE
PHL 2900


Mdf Lorenzo

/ Mdf Lorenzo

/ Mdf Lorenzo


/ Mdf Lorenzo

LIPA CITY, BATANGAS
VIN 5914-0410A-B277CADF10000-B



**FALLA
ALTEO
DOMINGO**

Date of Birth February 27, 1976
Civil Status Single
Citizenship Filipino
Address
FLARIDEL
Precinct No. 0410A



Right thumb

Alteofalla
Signature of voter

na g
BENJAMIN S. APULOS
Chairman

Alteofalla
Alteofalla
Alteofalla

Republic of the Philippines
Social Security System



TEOTIMO C FALLA

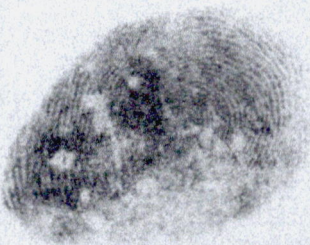
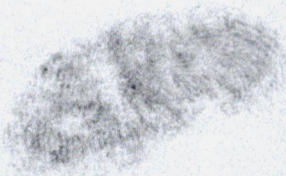
03-4238771-1
MAY 13, 1947

Teotimo C Falla

Corason S. De La Paz
CORASON S. DE LA PAZ
ASS. PRESIDENT



PROUD TO BE A FILIPINO





NOEL FRANCISCO

Protestant,,

- versus -

**TEOTIMO C. FALLA REP. BY
MYLENE ROSE F. LORENZO**

Respondent/Applicant

X-----X

ADR No. 2023-1752040-0159

DENR CASE NO.: 2023-ROXAS-001

Lot No.: Lot No. 4427, Cad-506, Roxas

Cadastre, ident. To Lot No. 407, Ts-241

Location: San Mariano, Roxas, 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:

Two or more claimant

	DATE	PROTESTANT	AUTHORIZED REPRESENTATIVE	RESPONDENT	AUTHORIZED REPRESENTATIVE
1	3/30/23	Noel Francisco		Teotimo C. Falla	Mylene Rose F. Lorenzo
2					
3					

ACTION/s TAKEN:

☐

ADR SESSIONS:

1st Session Date : March 30, 2023

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 Agreement*

☐ 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.

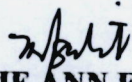
☐ Protestant/Respondent failed/refused to submit the required offer for Amicable Settlement.

☐ 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.


MARIE ANN F. GALIT
ADR OFFICER

March 31, 2023
DATE