



Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
REGION IV-B (MIMAROPA)

Rudgen Bldg. 1, No. 17 Shaw Hlvt., cor. Meralco Avenue, Pasig City 1600

Page 1 of 6
Conversion Form by Lucio Lawhon
CAN-40-2014-0710-02.014

16. LUR Form A of the Department of Agriculture as accomplished by the Regional Technical Committee for Land Use Matters headed by Ronnie F. Panoj classified the properties being applied for conversion as Outside NPAAAD and SAFDZ;
17. Special Power of Attorney for Application for Land Use Conversion executed by Rebesita Ferry on 06 June 2014 hereby giving and Granting the law firm of Supico and Austria to apply for land conversion/exemption from land conversion in this behalf.

Based on the Development Plan submitted by the proponent developer, the proposed Geothermal Project Site which will be put up at the area applied for conversion will tremendously help in providing a reliable and secure base load source of electric power and in stabilizing retail electricity rates not only in the provinces of Mindoro but for the entire country. It will also ensure less dependence from costly oil fed power plants given the increasing demand for electricity because of the growing economy.

Furthermore, the Development Plan of Emerging Power Inc.'s (EPI's) is also geared towards the opportunities that the locals leaving outside the vicinity of the Geothermal Project Site can benefit from it not only in terms of job generation but also for the small scale industries/backyard businesses of locals.

On 27 October 2014, an Ocular inspection and investigation were conducted jointly by the RCLUPPI Team and representatives from the DAR Provincial Office of Oriental Mindoro. The Team gathered the following informations, to wit:

- The property being applied for is located at Brgy. Montemayor, Naujan, Oriental Mindoro;
- It is accessible to all kinds of land transportation;
- Rough Roads;
- Subject property is adjacent to the:
 1. North- property owned by Simeon Paalam (coconuts, natural grown trees and shrubs);
 2. South- property owned by Gavino Zapata;
 3. West- property owned by Nicolas Malinan;
 4. West- property owned by Dionisia Paalam
- The Municipal Hall is 15 kilometers away from the project site;

JK

- The applicant shall post a Notice of Conversion in a conspicuous place within the subject area using appropriate materials with a minimum size of one meter by 2 meters (1mx2m) indicating the conversion order number, name of the project area, name of the developer/landowners, date when conversion Order was approved, and, date when the development permit was granted;
- The authorized use which is **Industrial/Mixed Use** shall be annotated on the title of the properties within sixty (60) days from the date of receipt by the applicant of this Order, proof of such annotation to be copy furnished the RCLUPM Secretariat within five (5) days from the expiration of the aforementioned 60-day period. Conversion of the subject properties to any other uses shall not be allowed unless with prior approval of the DAR;
- The applicant shall complete the development of the area approved for conversion within one (1) year from the date of receipt of this Order. In case the subject area is sold or transferred, the new landowner shall complete the development within the same period provided for in this Order;
- The performance bond shall be posted within five (5) days from the receipt by the applicant of this Order pursuant to Section 15 of the DAR Administrative Order No. 1, Series of 1999. Failure to develop the area within the stipulated period shall result in the forfeiture of the performance bond in favor of the DAR and the cancellation of this Order;
- The applicant shall allow duly authorized representatives of the DAR free and unhampered access to the subject properties for the purpose of monitoring compliance with the terms and conditions hereof; and

The DAR reserves the right to cancel or withdraw this Order for misrepresentation of facts integral to its issuance and/or for violation of the law and applicable rules and regulations on land use conversion.

SO ORDERED.

Mandaluyong City, November 14, 2014


ERLINDA PEARL V. ARMADA, CESO III
Regional Director

RECORDS SECTION	
SEARCHED	INDEXED
SERIALIZED	FILED
NOV 17 2014	
DAR - MANDALUYONG	
CORRELATION NO. <u>00079</u>	

Page 1 of 1
Conversion filed by Daria (6/1/2014)
CUM TO 2014-07-02-02 (1/1)

Copy Furnished:

POSSO, DARCO, QC

MIS, DARCO, QC

LAG (Attn: BALA) DARCO, QC

CLIFF 2, DARCO, QC

DARCO, Calapan City, Oriental Mindoro

DARCO, San Juan, Oriental Mindoro

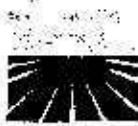
Register of Deeds
Calapan, Oriental Mindoro

Enrico Paulson
Represented by Atty. Rolix Seplico
30 A General St., Cotabato, Davao City

NOTE: ORDER NOT VALID WITHOUT DAR DRY SEAL

ETVA/LGL/LCC/14





Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
REGION IV-B (MIMAROPA)

Rudgen Bldg. I, No. 17 Shaw Blvd., cor. Meralco Avenue, Pasig City 1600

Page 4 of 6
Conversion filed by Lucio Paslam
COM. 90-2014-07 (04-12-106)

- The nearest school is less than one (1.2) kilometers from the proposed project;
- The Public Market is 17 kilometers away from the proposed project, while the Brgy. Health Center is 1.4 kilometer from the property being applied for conversion;
- The property is untenanted;
- The topography is upland;
- The property is not irrigated;
- all pertinent documents such as certifications and clearances issued by government agencies were duly submitted by the proponent;
- No protest or opposition was filed on or after the conduct of the ocular inspection as required by the DAR guidelines;

Based on the findings of the joint ocular inspection as well as the documents submitted in support of the application, the RCLUPPI members resolved to recommend for the approval of the land use conversion.

WHEREFORE, premises considered, the application for land use conversion from agricultural to industrial/mixed use pursuant to Administrative Order No. 1, Series of 2002 filed by Lucio Paslam involving parcels of land described in the first page of this Order with a total area of 1.7000 hectares, all located at Brgy. Montemayor, Naujan, Oriental Mindoro, is hereby **APPROVED** subject to the following conditions:

- The approval of the subject application is without prejudice to the filing of the case by the party in interest against illegal transfer of the properties, if any;
- No development for conversion is allowed other than for Industrial/Mixed Use as authorized in this Order;
- Disturbance compensation to affected tenants, farmworkers, or bonafide occupants, if any, in such amount or kinds as may be mutually agreed upon and approved by the DAR, shall be paid within sixty (60) days from the date of receipt by the applicants of this Order, proof of this payment to be copy furnished the RCLUPPI Secretariat within five (5) days from the expiration of the aforementioned 60-day period.



Republic of the Philippines
DEPARTMENT OF AGRARIAN REFORM
REGION IV-B (MIMAROPA)
Rudgen Bldg. I, No. 17 Shaw Blvd., cor. Meralco Avenue, Pasig City 1600

**IN RE: APPLICATION FOR LAND USE CONVERSION
FROM AGRICULTURAL TO INDUSTRIAL/MIXED
USE PURSUANT TO DAR ADMINISTRATIVE
ORDER NO. 01 SERIES OF 2002 INVOLVING A
PARCEL OF LAND LOCATED AT BRGY.
MONTEMAYOR, NAUJAN, ORIENTAL
MINDORO**

CASE NO.: CON-48-2014-0710-02-006

NICASIO FADRIQUELA

Represented by
Atty. Rolex T. Suplico
- Applicant -

O R D E R

For consideration before this Office is the application for land use conversion from agricultural to Industrial/Mixed Use pursuant to Administrative Order No. I, Series of 2002 filed by Nicasio Fadriqueza through its representative Atty. Rolex Suplico involving parcels of land with a total area of 1.7 hectares, all located at Brgy. Montemayor, Naujan, Oriental Mindoro, as hereunder described below, to wit:

Registered Owner:	NICASIO FADRIQUELA
Title No.:	P-62118
Date of Registration:	2012-08036-00122
Total area:	4.3214 hectares
Area applied:	1.5000 Hectares
Location:	Brgy. Montemayor, Naujan, Oriental Mindoro

The following documentary requirements were submitted by the applicants in support of the application for conversion, such as:

1. Notarized Application for Land Use Conversion;
2. Certified True Copy of Title;

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DEPARTMENT OF AGRARIAN REFORM
REGION IV-B (MIMAROPA)

Rudgen Bldg. I, No. 17 Shaw Blvd., cor. Meralco Avenue, Pasig City 1600

Page 2 of 6
CASE NO.: CON-41-J014-17-00-02-056
Conversion Blot by Nicasio Fadriquela

3. Certified copy of Tax Declaration extracted from the approved FAAS;
4. MARO Certification (LUC Forms No. 3 & 4);
5. Affidavit of undertaking dated 20 October 2014 (LUC Form NO. 2);
6. Photographs of the areas applied for conversion;
7. Certification of DAR Oriental Mindoro dated 28 August 2014, stating therein that the property in the name of Nicasio Fadriquela married to Maria Paalam located at Montemayor, Naujan, Oriental Mindoro containing an area of 43,213 square meters has not been issued a Notice of Coverage (NOCs) pursuant to the Comprehensive Agrarian Reform Program (CARP);
8. Project Feasibility Study/Socio-Economic Benefit Cost Study of the proposed project/Development Plan/Narrative Description of the area;
9. Proof of Financial Capability;
10. Recent Financial Statement
11. Vicinity Map/Directional Map of the properties;
12. HLURB Certifications No. 14-239-04 dated September 26, 2014 issued by the Housing and Land Use Regulatory Board (HLURB) which states that subject parcels of land are with approved CLUP/ZO, certifying further that the landholdings are zoned for the uses specified per approved Comprehensive Land Use Plan/Zoning Ordinance of the Municipality of Naujan, Province of Oriental Mindoro which was ratified by the Sangguniang Panlalawigan (SP) under Resolution No. 218-2007 dated 01 October 2007 in accordance with pertinent issuances ;
13. Copy of the Excerpts from the Journal of the regular session of the Sangguniang Bayan of Naujan, Province of Oriental Mindoro held on August 29, 2014 held at the Sangguniang Bayan Session Hall Re: An Ordinance authorizing the Reclassification of land with total area of 44.9616 hectares located in Brgy. Montemayor from agricultural to Industrial or Mixed Use to the proposed Naujan, Geothermal Project.
14. Certification issued by the National Irrigation Administration dated 17 September 2014, certifying that parcel/s of land Lot 160, GSS 724, situated at Brgy. Montemayor, Naujan, Oriental Mindoro covering an area of 43, 214 square meters under TCT no. P-62118 registered in the name of Nicasio Fadriquela is/are found outside the service area of Existing NIS/Communal Irrigation System
15. Certification dated October 14, 2014 issued by the Department of Environment and Natural Resources (DENR) which states that the areas involved are covered by Service Agreement (Geothermal (RE) Service





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REGION IV-B (MIMAROPA)

Rudgen Bldg. I, No. 17 Shaw Blvd, cor. Meralco Avenue, Pasig City 1600

Page 3 of 6
DAR-AB-2014-0730-02-206
Conversion filed by Nicasio Fadriquela

Contract No. 2010-02-013) dated 01 February 2010, issued by the Department of Energy in favor of Constellation Energy Corp. which had assigned its rights to emerging Power Inc. (EPI). The subject land areas were likewise issued an Environmental Compliance Certificate (ECC R4B-1407-0074) by the DENR to EPI dated 28 July 2014;

16. Special Power of Attorney for Application for Land Use Conversion executed by Samuel Fadriquela, heir of Nicasio Fadriquela on 06 June 2014 hereby giving and Granting the law firm of Suplican and Austria to apply for land conversion/exemption from land conversion in this behalf.
17. As per Ocular inspection conducted by the Regional Land Use Technical Working Group of the Department of Agriculture (DA), it states that subject properties are moderately efficient agricultural land and it is not efficient agricultural land because it is generally planted to trees and shrubs;
18. LUR Form A of the Department of Agriculture as accomplished by the Regional Technical Committee for Land Use Matters headed by Ronnie F. Panny classified the properties being applied for conversion as Outside NPAAAD and SAFDZ;

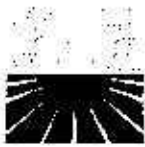
Based on the Development Plan submitted by the proponent-developer, the proposed Geothermal Project Site which will be put up at the area applied for conversion will tremendously help in providing a reliable and secure base load source of electric power and in stabilizing retail electricity rates not only in the provinces of Mindoro but for the entire country. It will also ensure less dependence from costly oil fed power plants given the increasing demand for electricity because of the growing economy.

Furthermore, the Development Plan of Emerging Power Inc.'s (EPI's) is also geared towards the opportunities that the locals leaving outside the vicinity of the Geothermal Project Site can benefit from it not only in terms of job generation but also for the small scale industries/backyard businesses of locals.

On 27 October 2014, an Ocular inspection and investigation were conducted jointly by the RCLUPPI Team and representatives from the DAR Provincial Office of Oriental Mindoro. The Team gathered the following informations, to wit:

- The property being applied for is located at Brgy. Montemayor, Naujan, Oriental Mindoro;
- It is accessible to all kinds of land transportation;
- Rough Roads;
- Subject property is adjacent to the:





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Rudgen Bldg. 1, No. 17 Shaw Blvd., cor. Meralco Avenue, Pasig City 1600

Page 4 of 6
Case: 1994 Filed by Nicasio Padriquetta
COR-AR-2014-0710-02-006

1. North- property owned by Dionisio Paalam (coconuts, natural grown trees and shrubs);
2. South- property owned by Reynaldo Fababrac;
3. West- property owned by Erlinda Perez and Belen Perez;
4. West- property owned by Carlito Fabul and Marciano Ferrero

- The Municipal Hall is 18 kilometers away from the project site;
- The nearest school is less than one 1.6 kilometers from the proposed project;
- The Public Market is 18 kilometres away from the proposed project, while the Brgy. Health Center is 1.4 kilometer from the property being applied for conversion;
- The property is untenanted;
- The topography is upland;
- The property is not irrigated;
- all pertinent documents such as certifications and clearances issued by government agencies were duly submitted by the proponent;
- No protestor opposition was filed on or after the conduct of the ocular inspection as required by the DAR guidelines;

Based on the findings of the joint ocular inspection as well as the documents submitted in support of the application, the RCLUPFI members resolved to recommend for the approval of the land use conversion.

WHEREFORE, premises considered, the application for land use conversion from agricultural to industrial/mixed use pursuant to Administrative Order No. 1, Series of 2002 filed by Nicasio Fadriquetta involving a parcel of land described in the first page of this Order with a total area of 1.5 hectares, all located at Brgy. Montemayor, Naujan, Oriental Mindoro, is hereby **APPROVED** subject to the following conditions:





Republic of the Philippines
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REGION IV-B (MIMAROPA)

Rudgen Bldg. I, No. 17 Shaw Blvd., cor. Meralco Avenue, Pasig City 1600

Page 3 of 6
Conversion filed by Nivensio Padriquetin
DON-41 2014-0720-02 (RM)

The approval of the subject application is without prejudice to the filing of the case by the party in interest against illegal transfer of the properties, if any;

- No development for conversion is allowed other than for Industrial/Mixed Use as authorized in this Order;
- Disturbance compensation to affected tenants, farmworkers, or bonafide occupants, if any, in such amount or kinds as may be mutually agreed upon and approved by the DAR, shall be paid within sixty (60) days from the date of receipt by the applicants of this Order, proof of this payment to be copy furnished the RCLUPPI Secretariat within five (5) days from the expiration of the aforementioned 60-day period;
- The applicant shall post a Notice of Conversion in a conspicuous place within the subject area using appropriate materials with a minimum size of one meter by 2 meters (1m x 2m) indicating the conversion order number, name of the project area, name of the developer/landowners, date when conversion Order was approved, and, date when the development permit was granted;
- The authorized use which is **Industrial/Mixed Use** shall be annotated on the title of the properties within sixty (60) days from the date of receipt by the applicant of this Order, proof of such annotation to be copy furnished the RCLUPPI Secretariat within five (5) days from the expiration of the aforementioned 60-day period. Conversion of the subject properties to any other uses shall not be allowed unless with prior approval of the DAR;
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- The performance bond shall be posted within five (5) days from the receipt by the applicant of this Order pursuant to Section 15 of the DAR Administrative Order No. 1, Series of 1999. Failure to develop the area within the stipulated period shall result in the forfeiture of the performance bond in favor of the DAR and the cancellation of this Order;
- The applicant shall allow duly authorized representatives of the DAR free and unhampered access to the subject properties for the purpose of monitoring compliance with the terms and conditions hereof; and

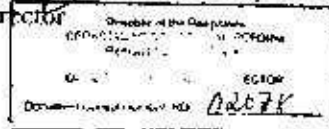


- The DAR reserves the right to cancel or withdraw this Order for misrepresentation of facts integral to its issuance and/or for violation of the law and applicable rules and regulations on land use conversion.

SO ORDERED.

Mandaluyong City, November 14, 2014


ERLINDA PEARL V. ARMADA, CESO III
Regional Director



Copy Furnished:

FOSSO, DARCO, QC

MIS, DARCO, QC

LAO (Attn. BALA) DARCO, QC

CLUPPI 2, DARCO, QC

DARPO, Calapan City, Oriental Mindoro

DARMO, Naujan, Oriental Mindoro

Register of Deeds

Calapan, Oriental Mindoro

Nicasio Fadriquets/Samuel Fadriquets

Represented by Atty. Rolex Suplico

35-A Detroit St., Cubao, Quezon City

NOTE: ORDER NOT VALID WITHOUT DAR DRY SEAL.

