

context to the munding-dida estate accounting report

the purpose of this document is to provide CONTEXT to the accounting report. numbers need context for correct interpretation and UNDERSTANDING. example, paying steph curry \$50 million a year and paying other players only \$10 million a year may seem very unfair if you only look at the numbers without context. if you only look at the number, then you would naturally assume steph curry is a villain. but if you consider the context, which is the warriors won 4 championships because of steph and generated \$200 million a year more in ticket sales and merchandise sales because of steph and the other player's income went up from \$5 million to \$10 million because of steph, then steph is actually a hero and other players should be celebrating and thanking steph curry instead of being angry at him.

ian has been providing the context to the accounting numbers since the beginning in the chat group and wiki (<https://ian.mywikis.wiki/wiki/MundingDida>). but jane would not read the context or understand them. ian advised jane to hire a LAWYER so ian can explain the context to her lawyer and the lawyer can advise jane there is no problem with ian's expenses and in fact jane should be celebrating and thanking ian for all his efforts. ian also advised jane to hire a lawyer who is a relative or a friend who really CARES for her, because it is a known fact that SOME lawyers intentionally wants families to FEUD because it would mean more income for them.

ian was happy jane hired atty george quimpo. however, ian was not allowed to talk to atty george. ian has been BEGGING and BEGGING and BEGGING to talk to jane's lawyers but for some strange reason, ian was never allowed to. hopefully, atty george gets to read this context document.

in early 2019, jane informed ian that pelaez apts valued at P30 million was about to be auctioned and the family needed P1.5 million to save it, and that there is an amnesty for estate tax that could expire in 1 year. so in essence, jane is actually the biggest hero in the estate's entire success because she spearheaded the INITIATIVE. if it wasn't for jane, the estate would not have been saved.

ian suggested to jane that they both open a joint AND checking account that requires both signatures for any withdrawal where any property sale will be deposited to ensure that no expense or distribution is ever made without jane's approval. the joint account still exists until now. this is clear PROOF that ian just wants jane to be happy. ian is willing to do what jane wants as long as it does not harm the estate. unfortunately, there are many examples later in this document where jane's requests would have damaged the estate if ian did what jane told him to do.

ian took a BIG RISK and withdrew his nest egg IRA with 20% penalty just to save the estate. it was a big risk for ian because there is a good chance the amnesty deadline won't be met and ian won't get repaid. ian does not have children to take care of him when he grows old so it was a very big risk if ian loses his nest egg that he worked hard for all his life.

ian shouldered all the expenses for the estate tax requirements. virgilio won't sign the EXTRAJUDICIAL. jane also posted in the chat group that she won't sign if virgilio won't sign. the titles also had a mortgage annotation in favor of salvador ang which means no lawyer would ever notarize the extrajudicial until the annotations are removed. ian went to salvador ang twice a week for 6 months to offer him P3 million settlement but ang won't accept the offer. since the amnesty deadline was fast approaching as it wasn't yet extended at that time, ian had no choice but to file for administratorship because it was the only way to save the estate. virgilio and jane vehemently opposed the administratorship. during a meeting with the heirs, virgilio claimed the amnesty deadline is not a problem because we can just write a promissory note to the BIR. ian immediately went to the BIR to ask if this was true and he was laughed at by the BIR officials.

ian lost hope when all the LAWYERS he approached to help him file for administratorship REFUSED, citing that the problems with the estate were too complicated and the amnesty deadline was too near for them to beat the deadline. the lawyers basically told ian to just say goodbye to the estate. the lawyers who refused were atty oscar tan, atty mark tolentino, atty taruyang, atty atup and tommy osmena's lawyer.

pelaez apartment was sold for P25m with a MOA to cooperate to file for administratorship and recover the titles from Ang. P6.5m was set aside for Ang and P4.5m was set aside for estate taxes. the total advance payment to the heirs was P11m. since many of the heirs were in dire need of economic assistance, ian decided to distribute the money and use it to fix many of the problems with the properties instead of refunding his nest egg. ian took another big risk just to alleviate the ECONOMIC HARDSHIPS of some heirs.

due to mutual interest, lao's lawyer atty balili became our ESTATE LAWYER and it is now obvious that if it wasn't for him, the estate would not have been saved. atty balili is also one of our biggest heroes. however, we met mr. lao and atty balili through georgia so in essence, the estate would not have been saved without georgia.

before atty balili, our lawyers were very difficult to get in touch with. however, atty balili and his office were working until 2 am in the morning for many weeks to file the petition for administratorship. there was one time ian went to atty balili's office at 2 am on a SUNDAY and saw one of the lawyers taking a nap on the couch. ian felt it was like a miracle.

before the sale, mr. lao requested to meet with the heirs. ian immediately gathered all the heirs to meet with mr. lao while jane and georgia VEHEMENTLY OPPOSED the initial meeting, citing we need to be prepared and agree on what to offer in the negotiation. ian replied that there will be no negotiation YET in the meeting and it's important we don't do anything to disrespect or disappoint mr. lao because he could be our only chance to save the estate. now atty balili confirmed after the fact that if we did not meet that day, mr. lao would have bought another property instead of our pelaez apartments because the other property was a much better deal. the only reason mr. lao bought our pelaez was because he got to know the heirs and learned about their economic hardships. jane was angry at ian but the estate would not have been saved if ian did what jane asked him to do.

another issue erupted when ian was informed by georgia that a konsehal of camotes, the original broker, was accusing him of "SUBMARINO". the konsehal was blaming ian for the submarino. this was a ridiculous accusation because ian never met the konsehal, atty balili and mr. lao before the sale. this is another example of ian always ending up the bad guy despite his numerous sacrifices and efforts to help the family.

ian risked another 2 million of his retirements savings for the surety bond, lawyers fees, and expenses to save the estate and fix many problems with the properties. ian never collected INTEREST for the P3.5 million initial costs for the estate. with 6% interest for 3 years, that's easily P630,000. remember our debt to Ang was only P1.8m but we paid him P7 million because of interests.

upon jane's request, ian petitioned georgia as CO-ADMINISTRATOR. if ian did not pay the P1.2 million surety bond of georgia, she wouldn't have become the administrator. this is another clear proof that ian will do anything jane says as long as it does not harm the estate.

jane's house was about to be AUCTIONED without us or her knowing about it. good thing ian caught it early enough. because of ian, jane has a chance to step in and prevent her house from being auctioned. what happened was there was this mysterious tax dec that was being auctioned that nobody in city hall can figure out which house it belongs to. experts from city hall kept going to our compound to resolve the issue but none of them figured it out. there was even a time when there were a dozen officials analyzing the houses in our compound but they were unsuccessful. using ian's God given logic and analyzing capabilities, ian was able to figure it out. ian put his analysis in writing and the experts in city hall were impressed that he figured it out. turns out the mysterious tax dec was tita jane's house. if ian did not catch it early enough, tita jane's house would have been auctioned without her knowing about it.

if it wasn't for ian's hardwork and sacrifice, jane's house would have been auctioned because nobody knew including the officers in city hall that the tax dec they were about to auction was actually jane's house. jane had no idea because she already had a CLEAN tax dec to her house. turns out jane's tax dec was a double tax dec to the tax dec about to be auctioned. ian tried to have the auctioned tax dec cancelled but it turns out that by law, it has to be the tax dec in jane's possession that needs to be cancelled because her tax dec was created after lolo munding's death, which is illegal because a property of a deceased should never be transferred without an extrajudicial or estate administratorship.

while ian was working hard to help jane, jane was constantly ACCUSING ian of wrong doings in the chat group.

as special administrator, ian was FULLY TRANSPARENT in everything including accounting. ian posted in the chat group all his expenses and activities in real time. ian also posted everything in a private family wiki so that it is very easy to NAVIGATE and search historical information (<https://ian.mywikis.wiki/wiki/MundingDida>). any heir can view the wiki at any time to be

COMPLETELY informed on everything happening with the estate. ian is temporarily giving all lawyers access to the wiki. anyone who looks at the wiki will be flabbergasted at the detail and ease of navigation. the "ian's messages" page is as long as a leo tolstoy novel.

note that after distributing most of the pelaez advance payment to the heirs, the remaining funds quickly ran out and ian was once again BLEEDING his retirement savings for the very important and necessary estate expenses. everything ian spent was obviously NECESSARY to fix and SAVE the estate and it was for the good of everyone. ian even loaned some heirs money upon their request, including georgia.

after the pelaez sale, everyone believed there was already enough money set aside to pay Ang and estate taxes. but one day, atty balili told ian that the BIR just computed the TOLEDO estate TAXES and it turned out to be P9m while the other properties was P2.8 million. so now the estate tax is P11.8m but we only set aside P4.5m for estate taxes. IAN PANICKED and did his own research and discovered the P9m computation was not based on time of death. the time of death taxable value was only P10/sqm while the current was P250/sqm. ian pointed this out to atty balili but for the next 2 years, the BIR never resolved the issue. so during those 2 years ian was in panic mode. luckily, the court also gave an authority to sell mambaling, which was worth around P30 million. during the meetings, the heirs agreed that P30 million was the base price.

every time a broker tells ian a buyer is ready to give a downpayment for mambaling, ian would post it in the chat group and wiki. but the buyer would always do this trick were they would say P5 million of the funds was used for an emergency and would urge ian to accept only P25 million. ian would have been happy to accept P25 million because it was enough to pay for estate taxes, but the majority of heirs have already agreed to the BASE PRICE of P30 million so ian would refuse the offer. this is clear proof that ian would never do anything that the majority of heirs did not agree on.

ian have been noticing that the heirs would be disappointed every time a buyer backs out. georgia also told ian that she was very sad when one of the buyer's broker named boying stopped replying to her messages. ian realized that it was better to spare the heirs from FALSE HOPES and unnecessary DISAPPOINTMENTS so ian posted in the chat group that from now on, he will only post the good news when the buyer has given the down payment. therefore, jane's and georgia's ACCUSATION that ian was not transparent in the mambaling sale is RIDICULOUS. instead of rejoicing at the miraculous sale, jane and georgia were very angry at ian. they were like someone who just won millions in the lottery but is angry at the person who bought the ticket without their knowledge.

there were other buyers who were willing to pay P30 million for mambaling, but they would back out when they knew the existing road RIGHT OF WAY was not annotated on the title. one of the buyers named ML durano offered P3 million to the residents in the lot to have the right of way annotated on the title. but turns out they were squatters. this gave ian the idea that P3 million would be a good budget to have the deed of sale annotated on the title.

note that the execution of the deed of sale of the mactan lot to the 5 heirs cost the estate P2.5 million so this means it's the ball figure for these kinds of transactions. ian successfully had the right of way annotated on the title at the total cost of P1.5 million as shown in the accounting report. not only is the cost much lower than the mactan transfer, ALL heirs BENEFITED from the P1.5 million and it was NECESSARY to SAVE the ESTATE at that time. on the other hand, the P2.5 million that georgia spent (with the approval of jane) to transfer mactan to 5 heirs was a pure waste of money as ian will prove later on in this document. I'm not questioning the execution of the mactan deed of sale. I'm just saying that if you question the expenses for the mambaling row deed of sale, you should also question the mactan transfer expenses which cost the estate much more and did nothing to benefit the estate because we all agree to include all heirs anyway in the sharing.

the right of way is a 6-meter wide and 15 meter long road totaling 94 sqm. the road has been opened and used for decades when we still had a talier on the mambaling lot. however, the buyer wants the right of way annotated on the title. we have a NOTARIZED deed of sale to the right of way road but it was never annotated on the title. the reason ian had to spend P1.5m for the annotation was because the notarial records lost the original. they were only able to give us a certified true copy. another big obstacle that made it almost impossible to notarize the right of way was that the capital gains tax was not paid. to pay the capital gains tax, we needed to get a tax clearance and get the building tax decs belonging to the squatters. however, the squatters had the right not to give us the tax decs because although they were just squatters, the buildings legally belonged to them.

one of the buyers had a fixer who offered to help. ian believed it was MORALLY JUSTIFIED to hire a fixer because:

- 1) it was our only chance to SAVE the ESTATE at that time.
- 2) it was not our fault the NOTARIAL records lost the original copy of the deed of sale.
- 3) nobody will be harmed. in fact, the squatters will benefit economically if our property is sold and the buyer builds a residential complex because it gives them business opportunities such as KARINDERIA business.
- 4) the squatters KNEW the road right of way belonged to us because they never built a structure on it.
- 5) right of way should be granted to us anyway according to the EASEMENT LAW. but because of the estate tax amnesty deadline, we need to use a fixer to speed things up or else the entire estate worth P300 million will be damaged beyond repair. the law always provides flexibility for the greater good. example, it is clear in the law that the special administrator can only sell jewelries and clothes of the deceased. but the judge gave ian the authority to sell 2 big properties because it was the only way to save the estate.
- 6) ian planned to DONATE the right of way to the barangay after mambaling is sold. in fact, after mambaling was sold, ian met with the fixer in laguna cafe ayala and told the fixer he wants to donate the 94sqm to the barangay. but the fixer needed the annotated title, which has not come out yet. when atty balili told ian that the annotated title has come out, ian told atty balili his original plan is to donate it to the barangay. but atty balili said, "ayaw sad tawn na e donate sir

oy". john paul, georgia and dia also told ian that they want to sell the right of way to leslie ngo. so ian cancelled his plan to donate it to the barangay.

ian CONSULTED with georgia and georgia said she will only agree if atty balili also agrees to hire the fixer. atty balili said hiring the fixer is morally justified because there is proof in the notary records that we did pay for the right of way so it should belong to us. ian then INFORMED the heirs about the whole situation in the chat group. the following link takes you to the screen shots of my message to the heirs:

https://drive.google.com/drive/folders/1-CXuPp3YuPEjO3k7BnFSSAYg3rqJBMU8?usp=drive_link

when ian met with leslie ngo's broker and lawyer for the first time, they told ian they will give the downpayment as soon as the right of way is annotated on the title. ian told them the right of way will be released anytime soon. however, months flew by without the annotated title being released. ian became DEVASTATED and underwent SLEEPLESS NIGHTS when the fixer asked for an additional 500k to complete the annotation. it was way beyond the original P1.5 million agreement and ian believed we were just being SCAMMED. ian refused to give the P500k and immediately put up his house in las vegas for sale so that we have money for P11.8 million estate taxes. to get leverage, ian told the broker we don't really need the right of way anymore because he was selling his house in las vegas to pay for the estate taxes.

ian then told leslie ngo that if they have insider contact in ROD, to verify the status of the right of way annotation. to my surprise and jubilation, leslie ngo's team told me they have confirmed that the right of way is already official and ready to be released anytime. so we were not scammed after all. leslie ngo decided to proceed buying mambaling. her broker and lawyer told me that they will give the downpayment as soon as the row comes out. ian also helped leslie ngo buy the ADJACENT LOT which had a frontage just in case the right of way runs into problems. ian advised them that the owner of the adjacent lot is very hard to deal with and easily gets angry and backs out of the deal if they try to negotiate. i advised them to just take the initial offer of the owner. miraculously, leslie ngo was able to buy the adjacent lot. that's why ian keep saying the sale of mambaling was a divine intervention, or lolo and lola helping us from heaven.

if you consider the above context, anyone with common sense will realize that jane's MOTION regarding the mambaling right of way expenses and atty balili's fees is ridiculous because all the expenses were very NECESSARY to SAVE the estate and they increased the value of the entire estate from P50 million to P300 million. if jane just reads the well written and well organized estate road map (<https://ian.mywikis.wiki/wiki/EstateRoadmap>) she would be convinced that P300 million is actually a very conservative estimate. the estimates have been verified by many brokers including oscar labrador who is a reputable appraisals expert in the country and even has a published book on real estate. you can google him and look at his very impressive credentials. it has been verified by ian's friends and classmates who are very successful in the real estate game.

one of the very important tasks to increase the value of the estate was to file an EJECTMENT on the 72 occupants of the 8ha 4216/4217/3280 lots along the national road just near lutupan in toledo. after atty balili filed the ejectment, he was getting death threats from the occupants. ian told atty balili that it is perfectly fine if he withdraws the case because human life is more important than money but atty balili told ian he won't withdraw because receiving death threats is part of his job. when rey learned about this, rey told ian that atty. balili should be well compensated. when ian reported to rey how much atty balili has received so far in LAWYER'S FEES, rey said it's not enough and told ian to offer balili a contract where if he prescribes the Ang case, the P6.5 million will go to atty. balili.

ian consulted with georgia and angie while they were having dinner in phat pho in ayala and both georgia and angie agreed that the P6.5 million should be used as an INCENTIVE for balili to win all the cases including the ejectment and reconveyance cases in toledo. however, atty balili refused the offer because he felt it was not ethical.

to defuse the situation with the 72 occupants, ian met with them. our cousin maldo who lives in the area told ian it's very dangerous and stupid to have a DIALOGUE with the occupants because some of them are known to be killers. in the past one of them even chased doris with a pinuti (sword). during the dialogue, the tanods were constantly surrounding ian to protect him. turns out the occupants were rich. many had kids working abroad or married to a foreigner. their houses were like houses in beverly hills. one even built like a factory or warehouse. that's why they were willing to kill to save their houses from being demolished. they were driving fortuners and innovas so they were shocked when ian arrived with his junky 1992 nissan sentra.



the occupants were very happy when ian offered P1,500/sqm (that's easily P100 million for the entire 8ha). they were happy because the comparables in the area were P3,000/sqm. they can EASILY AFFORD it because each one of them only occupied 200-300 sqm. one occupant even said that it's just the same cost as a fuel injector replacement for his innova. note that only 10% of the 8ha is occupied, which means we can QUICKLY sell the rest of the lots for P2000/sqm for a total of around P160 million (if we break it down to 300sqm lots. baranggay captain chito alferez said he can build the subdivision dirt roads for us for only P5 million).

note that before the ejectment, the biggest offer ian got to buy the entire 8ha was only P50 million. that's just P625/sqm. atty balili's land banking clients were only willing to pay P30 million (P375/sqm). subdividing the 8ha into 300sqm lots and partitioning to the 9 heirs would give heirs a quick cash injection (from the current occupants) and there will be no gubot because each heir can decide independently on the price and there would be no need for accounting. it will force an heir to not waldas their inheritance because the cash inflow will have to TRICKLE in slowly for a very LONG TIME. if we sell as a whole, an heir can only get P5 million and can quickly waldas the money (which jane keeps worrying about because she cares so much for her siblings). it can also take many years before we find a buyer. if we partition, an heir can get a quick cash injection, get P15 million instead of P5 million, but the money will have to trickle in slowly for a period of about 10-15 years. i'm sure this is the perfect scenario for the heirs who have the potential to waldas their inheritance. the point is that the remaining tasks in the estate roadmap are SUPER IMPORTANT and the estimate values of the properties after the tasks are done are REALISTIC and even CONSERVATIVE.

ian discovered innovative and clever ways to increase the value of the estate such as negotiating the RIGHT OF WAY of toledo with the administrator of the garces estate. after analyzing the lots in toledo, ian realized the 32ha 4126/4127 can easily increase by P100 million if we do a mutual MOA with the garces estate where they give us a right of way to our 60ha and we give them a right of way to the national road.

besides the MYSTERIOUS tax dec that turned out to be jane's house, there was another mysterious tax dec in TOLEDO for a 2.2ha lot. ian spent many months trying to locate the property. the officials in the toledo assessor's office and bureau of lands advised ian that the 2.2ha has probably been "devoured" into another property and we should just forget about it. because of ian's hardwork and perseverance, he was able to located the 2.2ha property, which turned out to be inside the carmen copper mining perimeter. although the property is forest timberland and can never be sold or assigned to the heirs, it's very valuable for hog and poultry farming. in fact, there are already piggery stalls in the property which our former caretaker built. there is a very good road going to the property. the property is easily worth P5 million to our estate in terms of future income. you can read the details on ian's efforts by going to this link: https://ian.mywikis.wiki/wiki/MundingDida#mysterious_2.2ha_1075_tax_dec

ian also saved the estate from losing 27ha of farmland (part of 4126). our 27ha OLT'ed in 1972 have already been abandoned by the 52 beneficiaries because they cannot sell it and each of their lot is too small to farm. our cousin maldo said all the beneficiaries already became rich so their small lot is not worth it. this gives the estate first rights to farm the 27ha, which is humongous. after consulting with former officials of DAR, there's a good chance we can transfer the 27ha back to the estate. we were about to exclude the 27ha from the estate taxes because it will save us P450k in estate taxes. fortunately, ian realized that if it is excluded, then the 27ha will not be under the estate's name anymore and the estate will lose the FIRST RIGHTS to farm and RECOVER. even at P300/sqm, ian just saved the estate P80 million worth of property.

ian was also instrumental in saving another 20ha of our farmland (also part of 4126). the claimant had a valid deed of sale. fortunately, ian found out that the deed of sale originated from the ocangs, who already lost the court case. so ian told atty balili to send another response to the claim, this time containing the tracer indicating that the claimant's deed of sale originated from a party that lost our court case.

the point is that ian and atty balili added around P150 million in value to the estate, which was OUTSIDE of their mandate and RESPONSIBILITY. the expenses and lawyer's fees that jane's motion is complaining about is ridiculous because not only were they all NECESSARY to SAVE the estate, they increased the value of the estate by P150 million. this is what ian means by CONTEXT

it is true that there are expenses in the accounting report totaling P2.8million that were NOT NECESSARY and were potentially harmful to the estate. the estate spent P260,000 on REISSUANCE of the mambaling and toledo titles because jane brought the titles with her to the states and would not mail them even if ian requested her to mail them to him. what jane did was illegal. ian did not want jane to get in trouble so ian simply filed for re-issuance. if we were not able to lower the toledo estate taxes and mambaling was not sold because the title reissuance did not come out quickly enough, the entire estate would have been damaged beyond repair because of jane's actions. jane also gave the approval for georgia to transfer the mactan lot to 5 heirs, which cost the estate P2.5 million. the mactan transfer was not necessary and was just a pure waste of money.

the justification for taking mactan out of the estate was that if Ang files an APPEAL, we won't be able to sell a property within the estate until the appeal is resolved. but it was a bad judgement for the following reason:

1) there is a VERY BIG CHANCE Ang will accept the P6.5m settlement offer after they realize their claim has been prescribed. if they don't settle, there's a 90% chance they get nothing. so if Ang decides to settle, which most likely will happen because it's beneficial to them, then the transfer would be useless and it would be like going to our backyard and burning P2.5m worth of estate money.

2) there is also a big chance the judge will order Ang to accept our P6.5 million offer because of the estoppel law. In 2016, Ang filed a petition in court demanding P6.5 million.

3) remember the law is always COMMON SENSE. we can still sell a property even if Ang appeals. we can file an authority to sell and declare hardships (medical, school tuition, etc ...). the judge just needs to ensure there are still properties left for Ang in case he wins the appeal. but with the size of toledo, the judge will most likely give an authority to sell one more property. remember, it was against the law for me to sell properties. the law clearly says that a special administrator can only sell clothes and jewelry of the deceased and not a property. but because the judge has common sense, he gave me that authority to sell not 1 but 2 properties to save the estate from irreparable damage.

4) we can always do another MOA like in pelaez or mambaling where we get 1/2 downpayment, the buyer can take POSSESSION and START USING THE PROPERTY, and the completion of sale happens when Ang's appeal is finalized and there already is an authority to sell.

the mactan transfer also exposed the property to atty oscar tan's claim. atty tan has a signed agreement that says our mactan property should go to him if he wins the case against Ang, which he did. if it was within the estate, the property would have been safe after the 1-year CLAIMANT WINDOW has closed. mactan was transferred less than a month before the claimant windows closed when it was already clear atty tan would not file a claim. ian posted in the chat group that there is a big chance atty tan won't file a claim because the mom of atty tan's wife (melanie) and ian's mom are good friends. in fact, when melanie's brother died, melanie's mom called ian's mom. rey is also good friends with atty oscar tan until now. we already gave atty tan's family a country club share as lawyers fee on another case. the country club share is now worth P30 million. the sosa firm which atty tan belongs to owes a lot to lola dida because it was lola who connected the sosa's to higher ups in manila. atty francis sosa was also the godfather of christian.

now that mactan is assigned to the heirs, tita georgia has lost her signatory powers and it would be almost impossible to sell mactan for the same reason why not everyone signed the extrajudicial. if mactan is with the estate, mactan can be sold with a MAJORITY VOTE and after the judge issues an authority to sell.

the mactan transfer potentially harmed 4 heirs who were excluded. although the heirs have a VERBAL agreement to include the 4 heirs in the sharing if mactan is sold, this VERBAL agreement could easily be forgotten after many years. the only safe thing to do is to PARTITION mactan into 9 and the 5 holders will DONATE a partition to each of the 4 heirs. this is an additional cost which would have been avoided if only the heirs were consulted on the mactan transfer and it was discussed thoroughly.

ian thought that the heirs will meet to discuss the mactan transfer proposal. ian was confident the heirs will disapprove of the mactan transfer because the arguments against it was overwhelming. ian was shocked when the mactan transfer already happened without all the heirs even knowing about it. If the judge learns about this, the judge would surely be very angry.

after ian filed for administratorship, atty balili informed ian that sometimes a lawyer would tell him that virgilio is trying to SUE atty balili and ian but the lawyer would not take the case because obviously everything we did was necessary to save the estate and benefit the heirs immensely including tito virgilio. he was basically trying to sue someone who is making lots of sacrifices to make him rich. ian was never worried because everything ian did benefited everyone including virgilio. but now, the estate is in danger of erupting into chaos and years of litigation because if an heir complains about the mactan transfer, it would be a strong case because mactan was in the list of holdings and included in the initial filing for administratorship. and after it was taken out of the estate, 4 heirs were excluded.

what ian does not understand is that knowing virgilio was trying to sue atty balili and ian but had NO CASE because everything that ian and atty balili did clearly benefited virgilio, why was mactan transferred even if virgilio was excluded? it only gives virgilio a very strong case if he sues. let's just hope and pray this never happens.

the GOOD NEWS is it's very easy to fix our current danger. jane simply has to withdraw her motion, subdivide mactan into 9 and donate a lot to each of the 4 excluded heirs. ian would like to urge all heirs to forget the mistakes of the past.

if jane does not withdraw her motion, she is only endangering herself if the JUDGE learns the facts in the context of this document. ian did not write this context document to point fingers. ian wrote this context document to make everyone realize that we are all just trying to do what's good for everyone but sometimes we make mistakes because nobody is perfect. as a family, we should try to forgive and understand each other because it's what lolo and lola wants. but if jane refuses to withdraw her motion, ian does not mind at all facing the judge and giving this context document to the judge. ian may get in trouble for fixing the right of way of mactan, but ian's conscience is clean because what ian did was heroic and necessary to save the estate.

we all know RECEIPTS are USELESS in certain situations. if someone uses your money to buy you a brand new fortuner for \$1k, it would be stupid for you to ask for the receipt. however, if someone uses \$50k of your money to buy you a very old and junky car, then you will be very angry even if there is a receipt. the only expense that ian doesn't have a receipt for is the P700k for the mambaling right of way annotation. but what the estate got in return is we were able to sell mambaling for P30 million and save the estate. without the right of way annotation, mambaling was only worth P10 million. on the other hand, the P2.5 million estate expense for the transfer of mactan was useless and did not benefit the heirs so even if there is a receipt, the judge would surely be angry if he knows about it.

when ian was special administrator, ian was never stressed out or had any difficulty in knowing what to do. it was very easy for ian to decide whether to do something or not. everytime ian did something, ian always pretends the JUDGE IS WATCHING. every time ian says something in a meeting, ian always pretends the judge is listening.

it's very easy for the MEETINGS between heirs to go SMOOTHLY and efficiently. the heirs simply need to pretend the judge is listening. the meetings are recorded so if an heir refuses to cooperate and tries to do bad things, there's a good chance the judge will end up listening to our recorded meetings. as long as all heirs simply do what is COMMON SENSE, then there should be no problem.

the judge did get angry at ian one time for not meeting the liquidation report deadline. when ian read the court order to submit the liquidation, ian immediately messaged to atty balili all the accounting details needed for the liquidation report. ian is the type of guy who will immediately jump and swim inside a septic tank if the court order says so and if it's IMPORTANT for the

estate. ian thought everything was good because atty balili did not reply. ian's mistake was that he should have googled and researched the FORMAT of a liquidation report and created the liquidation report himself. it was wrong of ian to be too dependent on atty balili. this is one of the reasons why rey hired a personal lawyer because atty balili is sometimes very busy.

the chaos going on in the estate is actually mostly due to ian's ignorance on how heirs should communicate. ian learned that COMMUNICATION between heirs, estate lawyer, accountant and the administrator should always be done through a FORMAL or official letter. ian realized that the administrator and the lawyer are not his servants who are expected to reply to informal verbal and chat group requests. atty arnibal confirmed that it is the responsibility of the administrator to give an UPDATE, ACCOUNTING or hold a MEETING upon the request of any heir, but the request has to be done formally through a letter and put on record.

the administrator had the RIGHT to IGNORE ian's vehement requests for a meeting, accounting report, and updates on the estate taxes because ian was being disrespectful by not submitting a demand letter. ian falsely believed that the administrator georgia should have informed the heirs after the estate taxes have been computed and paid. the administrator had no obligation to inform the heirs after the payment of estate taxes, unless the heir makes a requests through a formal demand letter similar to what doris did. doris' demand letter was a masterclass on what heirs should do.

all heirs should recognize and be HAPPY that there really is NO MORE PROBLEM. we simply need to make sure we don't create any more problem by doing everything by the book from now on. before the estate was saved, it was NECESSARY to do things outside the book in order to save the estate. but now that the estate is safe, there is no more reason to do anything outside the book.

even if jane does not withdraw her motion, it will NOT be a SHOW STOPPER and ian and any of the heirs will not get in trouble. that's because all liquidation items have valid receipts. however, during the hearing, when the judge asks why jane is complaining even if all the items in the liquidation have valid receipts, jane will have to reveal that mambaling and pelaez were under sales. jane will have to reveal to the judge that pelaez was sold for P25m not P15m, and mamabaling was sold for P30m not P15m. the judge will get angry at atty balili and atty capanas for notarizing the under sale and could even disbar them. however, ian and georgia are safe because they did not go to law school and were simply following the advice of the lawyers.

atty capanas and atty balili notarized the under sale because nobody in history of mankind has ever sued a person for saving them lots of money. in fairness to jane, jane's complaint in the motion is not really the under sale, but that atty balili's lawyer fees are too high. another complaint in the motion is the lack of receipts. atty george quimpo told ian he understands that the items in the motion are just being lumped sum with the under the table transactions, and as long as we break down the items, he will advise jane to withdraw the motion. because jane and atty george understands that under the table transactions are necessary. jane even approved

the whopping P2.5 million transfer of mactan which did nothing to benefit the estate, and that P2.5 million is mostly under the table.

if we break down the lump sums, it will turn out that there is just P700k without any receipt that ian used to pay under the table to the fixer and government officials to annotate the right of way of mambaling. note that unlike the mactan transfer that jane approved, the mambaling right of way was NECESSARY to SAVE the ESTATE.

atty george also told ian that the heirs are FREE to AGREE or disagree among ourselves regarding the ACCOUNTING. anyway, the internal accounting report done by the accountant is just internal, meaning it won't be submitted to the court. this means the heirs can just declare the P700k as the INTEREST payments for ian's P3 million used by the estate for 3.5 years. note the estate would never have been saved if ian did not risk his retirement savings just to save the estate. at 6% interest, that's P630k. the heirs can also declare it as a BONUS to ian for securing the mambaling right of way, which was also vital to saving the estate. note that including the P700k, ian only spent P1.5 million to secure the mambaling right of way. in comparison, the mactan transfer cost P2.5 million. right of ways can be very expensive. atty balili even said the estimated cost for the mactan right of way would be P5 million if we wish to pursue it. so it's really ridiculous to complain about the P700k under the table expenses for the mambaling right of way.

If some heirs DISAGREE to pay ian a bonus for saving the estate and the interest on his money used by estate, or don't believe the P700k was used to save the estate, we can simply DIVIDE the P700k among the heirs that agree. example if 4 heirs agree, $P700k/4 = P175k$ will be in the expenses instead of P700k. to balance the deficit, $P700k - P175k = P525k$ will be deducted from the distribution of each of the 4 heirs who agree. so nothing is taken from the heirs who don't believe that the estate benefited from the P700k under the table and don't agree that ian should be paid interest or a bonus.

with regards to atty balili's high lawyer's fees, atty balili simply needs to BREAK DOWN his services and show that his charges are within the industry standard and that his P1.2 million commission on the pelaez sale was agreed upon by the heirs and included in the letter of intent to buy.

so there really is no problem. all heirs should just be happy. but the estate should push FULL SPEED AHEAD because an AI technology called agentforce have already come out and could collapse the philippine economy due to our over dependence on the call center industry. christian, who is an expert in the industry, has confirmed this and fully agrees with this prediction. the property values could collapse and the values of the properties could crash. a line of heir could end up monetizing only P5 million of their inheritance instead of P30 million. our window to sell the properties at the current market price is narrowing fast. the remaining tasks in the estate plan can be accomplished in 6 months if we push hard. after that, georgia can get her P1 million bonus.

we just need to make sure we do everything right and not cause any more problems. example, georgia should submit to the accountant and mike the REMAINING EXPENSES so that they can be reviewed in the next meeting, the accounting spreadsheet can then be updated and reconciled with the accountant's report and the final checks should be cut after that.

distributing the final checks help PREVENT more PROBLEMS. example, rex, chibong and gikom already have plans and urgently need funding for their ventures so if they convince rey to file a motion to distribute the checks it would be more gubot.