

copy for info.

KENNETH M. DAVIES, P. C.
ATTORNEY AND COUNSELOR AT LAW
2034 GUARDIAN BUILDING

*U.C. II,
2/10/72*

DETROIT, MICHIGAN 48226

KENNETH M. DAVIES

January 10, 1972

TELEPHONE
AREA CODE 313
WOODWARD 5-4750

Mr. George Whitt
666 W. Forest
Detroit, Michigan 48201

Re: University City II
Parcel: #318
Address: 666 W. Forest
Owner: George Whitt

Dear Mr. Whitt:

I am writing to you as the duly appointed attorney for the property owners in University City II to advise you that the City of Detroit has made an offer for your above-described property in the amount of \$19,000.00.

This offer presents you with the following alternatives:

1. Accept the offer in full payment for your property.
2. Decline the offer.

3. 11 period

The current processing time from acceptance (for which there is a form enclosed herein) to the date of payment is running between 12 and 16 weeks. If you accept the offer, you will be required to sign a release of the action that I have brought on your behalf and on behalf of all the other property owners of University City II, and you will pay an attorney fee to me for services rendered in prosecuting the action in the amount of \$450.00 at the time you receive your check.

If you decide to decline the offer, please indicate that to me on the enclosed form and I will request that the City institute foreclosure proceedings immediately on your property. You will be afforded an opportunity to produce expert appraisers and testimony to establish a higher value

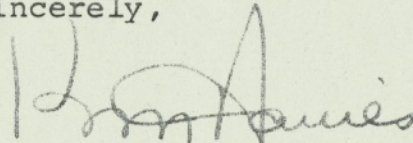
Mr. George Whitt
January 10, 1972
Page Two

for your property. If you desire to employ me for that purpose, my attorney fee will be in the sum of one-third of any amounts recovered over the offer made by the City. The condemnation proceedings, according to the Corporation Counsel's Office for the City of Detroit, should be finally completed except for appeals no later than January 1, 1973.

It is my opinion, based upon my five years involvement with this project and over 5,500 hours of time expended to date and the evidence available in my files, that if you wait, you will receive between 20 and 50% more for your property than the above offer at the time of the condemnation award. I therefore recommend that if you can wait, you do so.

In any event, please let me hear from you one way or the other so that I can take appropriate actions to protect your interests.

Sincerely,



Kenneth M. Davies

KMD:sn
Encls.

DECLINATION FORM

I (We) decline the offer made by the City of
Detroit.

George Whitt

Date: _____

I (We) desire to employ the services of KENNETH M. DAVIES, P.C. as our attorney in the condemnation action on Parcel # 318 on which there has been an offer to date in the amount of \$ 19,000.00. I (We) understand that the attorney fee in this matter will be one-third (1/3) of any amounts recovered in excess of \$ 19,000.00. In the event the award by the condemnation jury is not in excess of \$ 19,000.00, no attorney fee shall be owed. I (We) also agree to reimburse KENNETH M. DAVIES, P.C. for any and all costs advanced in the presenting of the case.

George Whitt

DATE:

ACCEPTANCE OF OFFER

I/We hereby accept the offer of the City of Detroit
to purchase my/our property located at 666 W. Forest being
Parcel No. 318 for the sum of \$19,000.00.

George Whitt

Dated: