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April 26, 2011

Honorable John Collins
1348 Ellis Road
Ypsilanti, MI 48197

Via Facsimile & First Class Mail

Amanda D. Mercer, Esq.
2305 Woodside Road
Ann Arbor, MI 48104

Re: *Jon Ichesco and City of Ypsilanti v Beal, Beal Properties, LLC and The Historic Equities Fund I, LLC*
Case No. 20-372 CH

Dear Judge Collins and Ms. Mercer:

I have been retained by the City of Ypsilanti with respect to certain legal issues, including issues concerning the Consent Agreement reached between the parties in the above-noted matter on August 30, 2010. As you know, the Agreement included a construction schedule, attached as Exhibit B, which provided for certain shoring to be removed from Cross Street by April 25, 2011. This shoring has not been removed. Paragraph 8 of the Agreement provides:

In the event of any dispute regarding the terms of this Agreement or compliance by either party to the Agreement, the parties agree to meet and facilitate with Hon. John Collins and Amanda Mercer prior to filing any action to enforce the Agreement.

The City is concerned with the lack of compliance by The Historic Equities Fund I with the construction schedule it submitted as part of the Agreement. This concern is heightened based on construction contracts which have been issued for the repaving of Cross Street by the Michigan Department of Transportation which is scheduled to commence on June 1, 2011. The existing shoring needs to be removed for the MDOT project and its non-removal will have an adverse impact and jeopardize the committed MDOT construction repaving project.

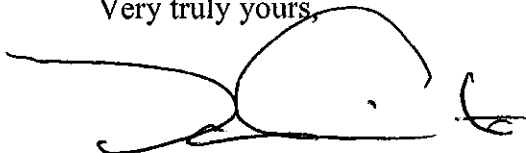
Based on paragraph 8 of the Consent Agreement, on behalf of the City of Ypsilanti, I request a meeting as soon as possible for the parties to meet with you both and, hopefully, reach an action plan for the prompt removal of the Cross Street shoring.

Honorable John Collins
Amanda D. Mercer
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I have left a voice message for Ms. Wright, counsel for The Historic Equities Fund I, to discuss this issue and obtain mutually convenient dates for a meeting and facilitation, however, at this time, I have not heard back from her.

Thank you for your prompt attention to this matter.

Very truly yours,

A handwritten signature in black ink, consisting of a large, rounded loop followed by a horizontal line and a small flourish at the end.

P. Daniel Christ

PDC/bbo

cc: Mr. Edward B. Koryzno, City Manager
Nora Lee Wright, Esq.