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Cowan L. Griffin
President

January 24, 2006

Kevin Foy, Mayor
Chapel Hill Town Council

R: Leo Merritt Tract, TMBL 7.128.B.29B

Dear Sirs,

My client and good friend Peter Slomiany was recently married and is planning to build a home for his family in the southern part of Chapel Hill. He has acquired a tract (TMBL 7.128.B.26C), which is adjacent to a one acre tract (TMBL 7.128B.29B) that the Town recently purchased from the estate of Leo Merritt. Unfortunately, the Merritt tract has been used as a dump site (old appliances, tires, construction materials, etc.). It is our understanding that the Town recently commissioned an appraisal of the Merritt properties and that the one acre tract was appraised at \$5,000. The property does not have access to OWASA water and sewer and is too small for a perk site. It does not appear that this isolated one acre tract has any systemic open space benefits. In its current condition it is something of a liability. Mr. Slomiany would like to purchase the property, clean it up, and build his house with the security that no one could continue to deface the tract.

The property doesn't have a recorded right of way and access is difficult. I can't see the Town having a use for the property but it has value to Mr. Slomiany. Please consider selling the property to my friend so he can begin building his new home. He is willing to offer \$12,000 to purchase it.

Thank you for your time.

Sincerely,


Cowan Griffin
President

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