

# Weiss & Gillin

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Dear Homeowner,

We were successful in having a Class certified for your unit type in your development. In order to get the Class certified, I have already evaluated at least two of your neighbors with a similar sized unit and the County Tax Assessment Office agreed that a Class was an appropriate way to proceed.

I have already handled some valuation hearings on some of the units in your neighborhood and we know the amount at which your property should be assessed. If you elect to participate in the Class Action, I will review your assessment before we submit it for the final valuation hearing to ensure that an assessment increase would not occur. Every property will be evaluated to ensure that we do not jeopardize any homeowner with a potential assessment increase. Some properties are more over-assessed than others, but the end result should be that we would arrive at similar assessments, not necessarily the same, but close to the same. Right now the assessments are scattered, depending on when you bought or if you previously appealed. But, with values declining, everyone's assessment should be lower than it has been in the past.

My fee is a contingency/percentage of the first year's savings and only the first year's savings. The fee will be based upon the number of ultimate participants in the Class. If I have ten or more participants, it will be 60% of the first year's savings, if 20 or more the fee will be 50% of the first year's savings. Basically, you have nothing to lose. You may talk to some of your neighbors who might tell you to do it on your own for free next year, but, since I pay for the appraisal and since my fee is only a percentage of the first year's savings, you at least benefit to the extent of the balance for the first year while saving you the trouble of appealing the property next year. Our analysis is that property values are finally leveling off and significant reductions in the future are unlikely.

If you have any questions about my credentials or standing in the community, please go to my website to see that I have performed Class Actions for more than 15 years and that I pioneered Class Actions in the State of Pennsylvania. I have handled over 50 Class Actions, representing more than 5,000 property owners.

The attached letter and Opt In form are required by the County. The form is made by the county, and in my opinion, it is written in such a way as to sound pessimistic and complicated. However, it is very simple. If I get a reduction, my fee is a percentage of the first year's savings and if by chance I make a mistake and get an increase, I am responsible for repaying your losses. Currently, the odds of getting an increase are very low.

You must fill out the second page and sign it and fax or mail it back to me in the envelope provided. We have a short window of opportunity for you to participate. If you choose not to fill out the attached form you will miss out on this year's savings.

Respectfully,

DJW/cmj

DONALD J. WEISS, ESQUIRE

