

NASSIB BULOS

AVOCAT A LA COUR

PATRIARCHE HOYEK

BEYROUTH - LIBAN

Tel. : 28397

B. P. 3393

1742/3/5/56 Pw

1742

نسيب بولس

محام بالاستئناف

شارع الطور بك حويك

بيروت - لبنان

هاتف : 28397

ص. ب. 3393



10th May, 1956.

Ian Scott Esq.,
British Embassy,
Beirut.

Dear Ian, advisable that any instructions you wish to give me should be in writing. The owner will want proof I had a lengthy meeting with the owner of the land, Badri Bey Tali, (who I believe is well known to Maroun Arab), the upshot of which can be summarised in the following:

1. He is not prepared to make the sale conditional upon the purchase of the privately owned houses. He will do his best to secure the property for you at the best possible price if you wish him to do so, but without binding himself.

2. He insisted on a sale price of LL.500,000. In view of the purpose for which the land is intended, he agreed to make a contribution of LL.15,000 on condition that it was acknowledged as such. In other words the price of the land to you would in effect amount to LL.485,000. Badri Bey told me that the three private owners agreed to sell, but asked for LL.50,000 to include some property which they owned further down the river. He felt that the price was exaggerated, and advised that the issue should not be pressed at this stage, and proposed the conclusion of a contract of sale, (in the event that you decide to buy the land), immediate payment of 10% of the sale value, and transfer of the land within a maximum period of four months, during which time he could exert quiet pressure on the private owners. The alternative would be for you not to buy these houses at this stage, and by forbidding the owners and their domestic animals access to the land on which they depend for their livelihood, force them to sell in the future at a reasonable price.

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In other words at the very worst, the total cost of the land together with the houses, registration fees and brokerage should not exceed LL.550,000. This to my mind is still quite reasonable, having regard to prevailing land prices.

3. In the event that you should authorise me to proceed on that basis, I will exercise the option this afternoon on your behalf, stipulating the above conditions and stating that a formal contract of sale will be concluded between the parties within say a period of fifteen days and that the sale will be at his responsibility, namely that any risks pertaining to the validity of title etc will be borne by him. I will obtain the deeds and will pass them on to you. Hamid Franjieh could then examine them and draft the contract.

Dear Jan,
It is advisable that any instructions you wish to give me should be in writing. The owner will want proof of my authority to exercise the option on your behalf.

I very much hope that a final decision can be reached today. I have been given to understand that some interest in the property has been shown by prospective buyers.

Best regards.

2. He insisted on a sale price of LL.500,000. In view of the purpose for which the land is intended, he agreed to make a contribution of LL.50,000 on the condition that it was acknowledged in the contract, in other words the price of the land to you would affect amount to LL.450,000. Hamid Bey said that the three private owners agreed to sell the land asked for LL.50,000 to include some property which they owned further down the river N. Bulos. The price was exaggerated, and advised that the issue should not be pressed at this stage, and proposed conclusion of a contract of sale, in the event if you decide to buy the land, immediate payment of 1/3 of the sale value, and transfer of the land within a maximum period of four months. During which time he could exert quiet pressure on the private owner. The alternative would be for you not to pay these houses at this stage, and be forbidding the owners and their domestic animals access to the land on which they depend for their livelihood, hence they would call in the future with a permanent claim.

Yours sincerely,

