


From: jim landarizona.net jim@landarizona.net 
Subject: Re: HT4 adv. Kunisch, et al-Rule 408 Offer of Settlement
Date: May 7, 2024 at 6:41 PM
To: Julianne Wheeler jcw@wheelerlawgroup.law
Cc: Boomer boomerht4const@gmail.com, Emma Poeling ht4boomer@yahoo.com, annmarie@nbotv.com

JK

Please excuse my amateurish attempt to help us all by pointing out obvious facts, that couldn't possibly be known by you.

What is wrong here? I'm revealing facts about which you are clearly unaware that would change the situation. I can't help saying something, yet you want to refuse to discuss. In my novice thinking, I think you would have helped your client save money and resources if there were any development or circumstance that affected his successful outcome.

What I'm offering are the true facts which I'm sure you still haven't discovered.

I attached our offer in the last email containing an attachment sent at 4:53 pm.

Jim.

Sent from my iPhone
James Kunisch

On May 7, 2024, at 6:05 PM, Julianne Wheeler <jcw@wheelerlawgroup.law> wrote:

Jim-

Your letter makes no sense, at all. Instead of trying to emulate "legal speak," tell me, in plain terms, what you are offering. I don't need personal messages. I just need to know if I will be filing a foreclosure action.

PLEASE NOTE OUR NEW ADDRESS

Julianne C. Wheeler
1490 S. Price Rd. Suite 203
Chandler, AZ 85286
Cell (602) 885-7485
jcw@wheelerlawgroup.law
<image001.png>
<image003.jpg>

From: jim landarizona.net <jim@landarizona.net>
Sent: Tuesday, May 7, 2024 5:37 PM
To: Julianne Wheeler <jcw@wheelerlawgroup.law>
Cc: Boomer <boomerht4const@gmail.com>; Emma Poeling <ht4boomer@yahoo.com>; annmarie@nbotv.com
Subject: Re: HT4 adv. Kunisch, et al-Rule 408 Offer of Settlement

I'm thinking you are likely a personal friend of Boomer's.

We've given you information that would prevent further damages, and as the only attorney, or person in this matter with credentials to know better, you are refusing to hear the facts that would help everyone. Something isn't right here. Our answer was in our reply, already provided, but then it involves taking the time to read it. You clearly haven't read documents pertaining to the claim so far.

How's business?

Regards and so long, Jim

Sent from my iPhone
James Kunisch

On May 7, 2024, at 5:11 PM, Julianne Wheeler
<jcw@wheelerlawgroup.law> wrote:

Jim-

My payment arrangements with HT4 are not your concern.

I interpret your email as a rejection of the offer of settlement. If I am wrong, please ask for wiring instructions.

Thank you.

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Julianne C. Wheeler
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Cell (602) 885-7485
jcw@wheelerlawgroup.law
<image001.png>
<image005.jpg>

From: jim landarizona.net <jim@landarizona.net>
Sent: Tuesday, May 7, 2024 4:53 PM
To: Julianne Wheeler <jcw@wheelerlawgroup.law>
Cc: Boomer <boomerht4const@gmail.com>; Emma Poeling
<ht4boomer@yahoo.com>; annmarie@nbotv.com
Subject: Re: HT4 adv. Kunisch, et al-Rule 408 Offer of Settlement

Julie, yes, I'm thinking actually you are going to read 'lots of pages', most likely working Pro bono in the end if you continue now.

Here's our considered answer.

You are the leader there, and so, duly noted.

On May 7, 2024, at 4:35 PM, Julianne Wheeler
<jcw@wheelerlawgroup.law> wrote:

Jim-

As I stated earlier today, there will be no more back and forth. I am HT4's attorney, not the judge. I am not going to bill my client to read pages of argument and I have not read what you attached.

You have an offer to settle. Should I assume from your response that you are rejecting it?

Please answer with a "yes" or a "no." We will proceed accordingly.

Thank you.

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<image001.png>

<image003.jpg>

From: jim [landarizona.net](mailto:jim@landarizona.net) <jim@landarizona.net>
Sent: Tuesday, May 7, 2024 4:14 PM
To: Julianne Wheeler <jcw@wheelerlawgroup.law>
Cc: Boomer <boomerht4const@gmail.com>; Emma Poeling
<ht4boomer@yahoo.com>; annmarie@nbotv.com
Subject: Re: HT4 adv. Kunisch, et al-Rule 408 Offer of Settlement

Dear Ms. Wheeler...

On July 1, 2023, we met with HT4 to discuss and define the scope of the job we needed to do and what HT4 could do to fulfill our requirements. HT4 assured us that they were fully capable of completing the job. Subsequently, on July 5, HT4 presented us with proposals, which we reviewed and signed on July 6. We relied on HT4's assurances that their proposals would deliver the results we had discussed during our meeting. We had no reason to believe that the proposals were incomplete; there was a specific provision for any additional work not covered by the all-inclusive agreement. The proposals did not include particular timelines for completing the work. It's important to note that we were on site every day during the job's execution and were available to discuss progress and any necessary changes. However, no changes were made that fell outside the scope of the all-inclusive agreements.

I have been completely honest with you, but it appears that you haven't been given all the facts. This was evident during our call on April 29th. I trusted that you would uncover the truth before proceeding with your claim. Unfortunately, that hasn't been the case, and as a result, we've suffered even more damage.

Please see your attached letter annotated with facts from our emails and files related to HT4, which we expect would have been provided to you by now.

After reading our response, please advise, and we'll send over the formal answer to your letter.

On May 7, 2024, at 9:37 AM, Julianne Wheeler
<jcw@wheelerlawgroup.law> wrote:

Jim-

Please review the attached letter.

Regards-J

PLEASE NOTE OUR NEW ADDRESS

Julianne C. Wheeler

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<image004.jpg>

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JULIANNE C. WHEELER

2022

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