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June 22, 2016

VIA EMAIL

Mr. Michael G. Elbery

elbery@roadrunner.com

RE: June E. Elbery Estate

Dear Michael:

Please be advised that I have been appointed by the Norfolk Probate Court as successor Personal Representative for your mother's estate. I met with Attorney Stephen Hanna on May 16, 2016 and Attorney Hanna has provided me with the estate checking account and estate documents.

I understand that there are two main issues at this time:

First: The train set was appraised at \$2,000 by Charles Ro Co., Malden, MA but was not interested in purchasing the trains. If a family member would like the set, I will entertain an offer to purchase.

Second: The real property at 168 Fairfield Street, Needham, MA. Because your mother deceased without a Will, the title to the real property vested in the five of you as Tenants in Common and therefore it is not part of the probate estate and I do not have any authority over the property.

Attorney Hanna advised me that he, at the direction of the family, attempted to sell the real property but was not able to complete a sale. I have been informed that the family wants to try and sell the property without the services of a real estate broker and that there may be several contractors interested in purchasing the property. I am willing to work with the family members

to solicit an offer to purchase the real property but all five family members must agree to have me proceed to try to sell the property and agree upon an asking price.

I am also informed that Attorney Greg Congdon, Needham, MA represents contractors who may be interested in purchasing the property. Attorney Congdon is asking for a one (1%) percent commission if any of his contacts purchase the property.

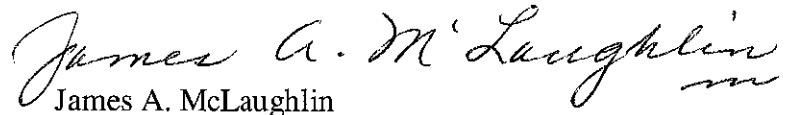
I ask that each of you respond to me by email, with a copy to the other family members if you want me to continue to try and sell the property, what price would you accept, whether you are willing to pay Attorney Congdon a one percent commission if one of his referrals purchases the property.

I also want to remind you that if you choose to have me try to sell the property I will charge my usual hourly rate of \$375 in contacting the buyers and showing the property and negotiating the price.

If one or more family members choose not to have me sell the property, I will not do so and the family can proceed to file a Petition for Partition and ask the Court to sell the property.

Please email me any questions or comments.

Sincerely yours,


James A. McLaughlin

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