

Subj: **Phone call from Ross Elder**
Date: Tuesday, November 22, 2005 7:22:04 PM
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Blessed evening Anne Marie,

I could not wait until tomorrow to send you this e-mail, because I feel so torn. What is God's will for this property, other than that we build our monastery on it? That is all that I want to accomplish, God's will!

Today at approximately 4:50 PM, Ross Elder, the Sr. Vice President of American Tower called me on my cell phone and we talked for about 20 minutes. At that time I was praying our communal rosary. My cell phone vibrated. Being that it was a 617 area code, I took the call sensing it had something to do with the Paxton Property.

The fundamentals of that conversation was that Ross does not want Dave Fenton to get any parcel of the property, or have any rights to the property. He believes the only way that we can obtain the property is if we get a release from Mr. Fenton, and that is not going to happen, as Ross said. Ross said the Mr. Fenton is a less than desirable man and is untrustworthy, which I agree. Ross said a few other words about Mr. Fenton, along those lines. In my estimation of his comments about Mr. Fenton, Ross was being a gentleman, while making it clear that Mr. Fenton is not a good honest person. Furthermore, Ross shared with me that he spoke with both Steve Brav and one of his senior lawyers, and the only way around the issue of eliminating Mr. Fenton from the equation, is if American Tower rewrites the P&S turning it into a 99 year lease. Therefore, Mr. Fenton could not have any access to any of the property.

Ross also shared with me, that American Tower is not a communication company, but a real-estate company, as is Industrial Communication, and their business is building towers...of any nature. If American Tower sold us the property of which there was potential for any type of *commercial* use that

would bring them a profit, they would look foolish if they sold the property to us, without their claiming the profits that would be generated from the Wind turbines that we wish to put up. He explained to me their business. He thought that they were doing us a service for a good cause, i.e., having a monastery and would not have offered us the property if they knew we had the intentions of a commercial use. I was not looking at the property for a commercial use. I shared with Ross, that that was not our intention, but after I signed the P&S, I received a call from Diane Dillman, who is the Manager of the Paxton Municipal Light Dept., to participate in a meeting with the Massachusetts Technological Collaborative. The meeting generally was of the nature that the town of Paxton wanted to work with the MTC in order to bring to them electricity from the property that Paxton wished to purchase. I further explained that for years, we have desired to have a *green building* monastery and wind energy was part of that plan.

He wishes to have a conference call with you, one of his lawyers and myself. He also suggested that we end the P&S, and he would give us an added 7 days to renegotiate new terms of agreement for a 99-year lease. He also stated, that due to all the inconveniences and time that we have put into this project, that he would reduce the price of the property.

I told Ross my concern for the future of my monastery and those that will come after me. I do not want my future religious to have to deal with business people and the need to renegotiate another lease.

It seems, that after all the work that we have done and what we have discovered regarding this property, which was once of no value to anyone, now has great value. I might add, at my emotional, spiritual and physical expense. I do trust in God and try to give Him control, but it is not easy. This was a property that was on the market for 5 years and no one could do anything with it that would be of value to anyone. That is why the property was appraised for \$230,000. I wish to put up a monastery, which has the potential of have some source of income, and now the property has far greater value. It seems like a coincidence, but I do not believe it is.

Ross had the appearance of wanting to work this out, but I also have my reservations. He was a gentleman with the appearance of having a compassionate nature, but he is also a businessperson, who obviously recognized another source of revenue for his company. When is enough money

in someone's pocket, enough? It seems to me that we have these huge and wealthy people and companies, who want something of which they have plenty-more money.

Again, my heart is heavy. I am trying to discern what it is that God desires of me in all this negotiating. Some how, I know when I speak with you, you will have wisdom, as you always do, to bring a sense of understanding and peace. If you cannot, do not worry about it, Jesus will provide it for me in another way!

I am sure there is more that I have missed in the conversation. If there is, and I can recall it, I will send you those notes.

Peace.

Br. Dennis

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Subj: PS to last night's e-mail
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Blessed morning Anne Marie,

One other thing that Ross mentioned, was that his Company, American Tower, have spent too much time on this project. They never anticipated having the lawyers at and himself (Ross) devote time to a project that should have processed with ease.

I shall talk to you soon.

Peace.

Br. Dennis

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