but extremely important, factor very early. It is conceivable that if the School Committee and the Selectmen come to loggerheads on how to deal with the Feoffee situation, each may require separate legal counsel and each may proceed as adverse parties in litigation against each other and the Feoffees. This possibility should be avoided if humanly possible - for obvious reasons.

3. The Historical Society, and those interested in local history, may at some point become involved in this situation (i.e. potential disputes, litigation). What their positions will be, and whether they prove to be an asset or a liability to the Town's ultimate position and wishes, I am unable to speculate on.

4. In my discussions of the Feoffee situation with the Attorney General's office, I received the distinct impression that the Attorney General was sympathetic to any reasonable public policy change in the status quo the Town decided to attempt, and that the Attorney General would probably support the Town's litigation position, if reviewed and approved in advance. I agreed to keep the lines of communication open, awaiting your determination of the Town's position.

5. Bringing this project to this point has been very labor-intensive, time consuming, and reasonably expensive. Once the Town has decided on its goals, adequate provision should be made for legal fees and other necessary expert assistance (i.e. real estate appraisals and/or advisors). At some point Town Meeting action may be desirable or necessary to legally effectuate whatever changes the Town leadership desires. I recommend that any presentation to Town Meeting be delayed until the School Committee and Selectmen have agreed in principle and decided how to proceed.

6. Assuming the "Town" owned Little Neck in fee simple, i.e. that there were no Feoffees whomsoever to deal with in any legal arena, what would the "Town" then do in 1991 with Little Neck? For example:

A) Operate the property like the Feoffees, changing rents and providing services, with the "net income" being utilized for some general or specific public purpose(s)?

B) Sell individual lots off in the reasonably near future (two to ten years ?) for whatever fair market values the current real estate market will sustain; then, let the new lot owners (formerly Tenants) deal with the Town, just as any homeowner does in the similar Great Neck area, using the net proceeds or real estate tax revenue for any specific or general public purpose(s)?

C) Should the present Tenants be shown any preference by the "new" municipal owner - whether as Tenants or purchasers?