

Andrea Ristine

From: Alan B. Sharaf [ASharaf@weclosetheloan.com]
Sent: Wednesday, January 30, 2008 4:31 PM
To: Andrea Ristine
Subject: FW: [Image File] M Maloney,, #382

Attachments: 20080131060035.pdf



20080131060035.p
df (27 KB)

Alan B. Sharaf, Esq.
SKM Title & Closing Services, P.C.
1583 Beacon Street
Brookline, MA 02446
Phone: (617) 277-7887
Fax: (617) 734-9593
Email: asharaf@weclosetheloan.com

-----Original Message-----

From: Michael Maloney [mailto:MMaloney@weclosetheloan.com]
Sent: Wednesday, January 30, 2008 4:25 PM
To: Alan B. Sharaf
Subject: FW: [Image File] M Maloney,, #382

This was in our file. Could this be it????

www.WeCloseTheLoan.com

Michael R. Maloney, Esq.
619 Washington Street
South Easton, MA 02375
(508) 230-8060
Fax (508) 230-8107

-----Original Message-----

From: bizhub@sharafkelley.com [mailto:bizhub@sharafkelley.com]
Sent: Thursday, January 31, 2008 6:01 AM
To: Michael Maloney
Subject: [Image File] M Maloney,, #382

FROM:
Image data has been attached to the e-mail.

Andrea Ristine

From: Alan B. Sharaf [ASharaf@weclosetheloan.com]
Sent: Wednesday, January 30, 2008 5:07 PM
To: Andrea Ristine
Subject: FW: [Image File] POlender,Di2010f, #151

Attachments: Di2010f20080131060704.pdf



Di2010f200801310
60704.pdf (288...

Alan B. Sharaf, Esq.
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-----Original Message-----

From: Paula Olender [mailto:POlender@wegetthetitle.com]
Sent: Wednesday, January 30, 2008 5:06 PM
To: Alan B. Sharaf
Subject: FW: [Image File] POlender,Di2010f, #151

I apologize. Not one of my better days.

The certificate of compliance actually does list lot numbers. So although it looks like a full release, it is just a partial.

Again - I apologize for my earlier statement saying that it had been fully released.

I have enclosed the order and the partial releases.

Paula B. Olender, Esq.
781 535-6000 ext. 106

-----Original Message-----

From: Di2010f@wegetthetitle.com [mailto:Di2010f@wegetthetitle.com]
Sent: Thursday, January 31, 2008 6:07 AM
To: Paula Olender
Subject: [Image File] POlender,Di2010f, #151

FROM:
Image data has been attached to the e-mail.

Andrea Ristine

From: Alan B. Sharaf [ASharaf@weclosetheloan.com]
Sent: Wednesday, January 30, 2008 3:28 PM
To: Andrea Ristine
Subject: FW: [Image File] ALAN,, #109

Importance: High

Attachments: 20080130142446.pdf



20080130142446.p
df (39 KB)

Thank you very much.

alan

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Brookline, MA 02446
Phone: (617) 277-7887
Fax: (617) 734-9593
Email: asharaf@weclosetheloan.com

-----Original Message-----

From: scanner@sharaflaw.com [mailto:scanner@sharaflaw.com]
Sent: Wednesday, January 30, 2008 2:25 PM
To: Alan B. Sharaf
Subject: [Image File] ALAN,, #109

FROM:
Image data has been attached to the e-mail.

Registry of Deeds

William Francis Galvin, Secretary of the Commonwealth
Middlesex South - Eugene C. Brune, Register

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Result For:		Result Matches:[1 - 19 of 19]					
Name: Any		Number: 412					
Town: ACTON		Dates: Any To					
	Name	File Date	Book/Page	Type Desc.	Town	# Pgs.	Number
▶	ARLINGTON ST	07/21/2006	47841 / 102	MORTGAGE	ACTON	16	136324
▶	ARLINGTON	07/14/2004	43280 / 283	JUDGEMENT	ACTON	2	183205
▶	ARLINGTON	10/14/2003	41182 / 447	DEED	ACTON	1	1288
▶	ARLINGTON	10/14/2003	41182 / 448	MORTGAGE	ACTON	21	1289
▶	ARLINGTON	11/04/1998	29322 / 246	MORTGAGE	ACTON	7	299
▶	ARLINGTON	11/04/1998	29322 / 245	CERTIFICATE OF MUNICIPAL LIEN	ACTON	1	298
▶	ARLINGTON	08/22/1997	27602 / 483	DECLARATION OF HOMESTEAD	ACTON	1	939
▶	ARLINGTON	08/22/1997	27602 / 472	CERTIFICATE OF MUNICIPAL LIEN	ACTON	1	935
▶	ARLINGTON	08/22/1997	27602 / 475	MORTGAGE	ACTON	7	937
▶	ARLINGTON	08/22/1997	27602 / 473	DEED	ACTON	2	936
▶	ARLINGTON	09/12/1996	26663 / 80	MORTGAGE	ACTON	5	711
▶	ARLINGTON	08/16/1996	26590 / 296	DEED	ACTON	1	991
▶	ARLINGTON	06/30/1994	24667 / 367	MORTGAGE	ACTON	9	1372
▶	ARLINGTON	06/30/1994	24667 / 366	DEED	ACTON	1	1371
▶	ARLINGTON	06/30/1994	24667 / 376	DECLARATION OF HOMESTEAD	ACTON	1	1373
▶	ARLINGTON	08/16/1990	20716 / 364	CONFDEED	ACTON	3	450
▶	ARLINGTON	12/22/1988	19549 / 594	CERTIFICATE OF MUNICIPAL LIEN	ACTON	1	12
▶	ARLINGTON	11/17/1988	19475 / 92	DISCHARGE	ACTON	1	498
▶	ARLINGTON	11/17/1988	19475 / 93	DISCHARGE	ACTON	1	499

For best results use Internet Explorer 5 and above or Netscape 6 and above.

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Andrea Ristine

From: Alan B. Sharaf [ASharaf@weclosethe loan.com]
Sent: Wednesday, January 30, 2008 4:57 PM
To: Andrea Ristine
Cc: Michael Maloney; Paula Olender; Betsy J. Kelley
Subject: RE: [Image File] ALAN,, #109
Attachments: image002.jpg

Andrea-

Thanks so much for your help. Based on what you told me I sent my examiner back to the registry and yes indeed there is a partial release of the order of conditions for our lot and a full release for the entire parcel. I will send these to you for your files.

I apologize for wasting your time on this old issue and will work with you on the new order to be recorded and compliance to be applied for.

Alan B. Sharaf, Esq.
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Email: asharaf@weclosethe loan.com



From: Andrea Ristine [mailto:aristine@acton-ma.gov]
Sent: Wednesday, January 30, 2008 4:45 PM
To: Alan B. Sharaf
Subject: RE: [Image File] ALAN,, #109

Hi Alan,

Nope, can't read much of the document you sent to me and there should be more than one page to it.

Our files are organized by street address; I have looked under "412 Arlington and 39 Willow". All I find is the attached OOC (85-959) as I mentioned before, that was for an NOI filing involving a septic upgrade/replacement from November 2006. This document needs to be recorded and then a Request for Certificate of Compliance can be submitted (Form 8A – attached). The Commission meets next Wednesday Feb. 6 and again on Feb. 20.

Although helpful to have in my files the "Certificate" regarding Title 5 (that you also just sent to me) from the Board of Health is not related to the Wetlands Protection Act Order of Conditions. A Certificate is required from both the BoH and the ConCom; since this activity fell within 100' of a wetland it also fell within the ConCom's jurisdiction.

When I do a "property" search and masslandrecords.com for "412 Arlington" I get what I have pasted below:

Welcome to South Middlesex County Registry of Deeds - Windows Internet Explorer

http://www.southmiddlesexcounty.com/Registry/Default.aspx

Welcome to South Middlesex County Registry

Registry of Deeds

William Francis Galvin, Secretary of the Commonwealth
Middlesex South - Eugene C. Brune, Register

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Registry Home | Select Another Registry | Registry of Deeds Search | Contact Us | Help | F.A.Q.

Result For: **Number: 412** Reveal Matchings - 19 of 19

Name	File Date	Book / Page	Type Desc.	Town	# Yrs.	Number
ABINGTON ST.	07/29/2004	4784 / 102	MORTGAGE	ACTION	18	118324
ABINGTON	07/14/2004	43280 / 281	JUDGMENT	ACTION	2	103205
ABINGTON	10/14/2003	41182 / 447	DEED	ACTION	1	1288
ABINGTON	10/14/2003	41182 / 448	MORTGAGE	ACTION	21	1289
ABINGTON	11/04/1998	29322 / 245	MORTGAGE	ACTION	7	299
ABINGTON	11/04/1998	29322 / 245	CERTIFICATE OF MUNICIPAL LIEN	ACTION	1	248
ABINGTON	08/22/1997	27602 / 403	DECLARATION OF HOMESTEAD	ACTION	1	939
ABINGTON	08/22/1997	27602 / 473	CERTIFICATE OF MUNICIPAL LIEN	ACTION	1	935
ABINGTON	08/22/1997	27602 / 473	MORTGAGE	ACTION	7	937
ABINGTON	08/22/1997	27602 / 473	DEED	ACTION	2	936
ABINGTON	08/12/1996	30663 / 80	MORTGAGE	ACTION	5	211
ABINGTON	08/16/1996	36580 / 206	DEED	ACTION	1	991
ABINGTON	06/20/1994	24667 / 267	MORTGAGE	ACTION	9	1372
ABINGTON	06/19/1994	24667 / 356	DEED	ACTION	1	1371
ABINGTON	06/20/1994	24667 / 374	DECLARATION OF HOMESTEAD	ACTION	1	1373
ABINGTON	08/16/1990	20716 / 394	CONVEYED	ACTION	3	450
ABINGTON	11/22/1988	19541 / 584	CERTIFICATE OF MUNICIPAL LIEN	ACTION	1	12
ABINGTON	11/17/1988	19475 / 42	DISCHARGE	ACTION	1	493

So unless you can provide me another "very old" address that would have encompassed this current property prior to its subdivision (way back when) I cannot locate the original file. This OOC obviously does exist but is 10 years older than my tenure here I know my files and this is the first "stump". I have even tried looking under Colonial Acres II.

~A

-----Original Message-----

From: Alan B. Sharaf [mailto:ASharaf@weclosetheloan.com]
Sent: Wednesday, January 30, 2008 3:28 PM
To: Andrea Ristine
Subject: FW: [Image File] ALAN,, #109
Importance: High

Thank you very much.

alan

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1/31/2008

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