

Subject: RE: Progress update!

Date: Wednesday, September 21, 2022 at 5:16:10 PM Eastern Daylight Time

From: Sarah Catapano Friedman

To: Chris Bergier

CC: Nandurbarkar, Shripad

Hi All, I received an update from the Seller's attorney today. See below:

"Sarah: Here is the latest as of yesterday. I spoke with Byron Andrews of DiPrete Engineering as he called me to say that he was having trouble locating the easement; they were out there last Friday and the Seller called me also to confirm that news as she had accompanied him. They located the cleanouts on Seller's property and on the neighbor's property for the sewer line that starts on the southerly side of Sutton Street and is shown as Sewer Easement A, B and C on plan recorded in WDRD Book 806, Plan 26. On that plan the sewer line easement ends on the northerly line of the existing 1.28 acre lot owned by the neighbor, although the sewer line does continue to the back of the Seller's home. The ZBA is requiring a plan showing the full sewer line because the Town has no records of the location. Byron asked if the Seller would go to her neighbor (who is to give her an easement deed which I have drawn up and is waiting for that easement plan from Byron) and verify the location of the line as it traverses that neighbor's lot. The Seller went to ask the neighbor about it yesterday and was told that the sewer line is 15 feet from the back of the neighbor's house. I conveyed this information to Byron by email late yesterday afternoon. I'll call him today to confirm that he needs nothing further to complete the easement plan. That should be sufficient for the ZBA which required that to be done in order for the approval of the retreat lot. I am told by my husband, who attended the last meeting of the ZBA, that the vote was already taken at the meeting and that this easement plan was the condition that the ZBA was requiring."

Sarah Catapano-Friedman, Esq. | **Crowley & Cummings, LLC** | Attorney

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From: Chris Bergier <bergierchris@icloud.com>

Sent: Tuesday, September 20, 2022 9:00 PM

To: Sarah Catapano Friedman <SFriedman@crowleycumplings.com>

Cc: Nandurbarkar, Shripad <shripad.nandurbarkar@cbrealty.com>

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Sarah,

She gave me her business card one time but I misplaced it. Please forward me her info?

Many Thanks,
Chris

From: Sarah Catapano Friedman <SFriedman@crowleycummings.com>
Date: Tuesday, September 20, 2022 at 8:56 PM
To: Chris Bergier <bergierchris@icloud.com>, "Nandurbarkar, Shripad"
<shripad.nandurbarkar@cbrealty.com>
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I've asked Faith, their attorney, several times for a progress update, but she does not reply.

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From: Chris Bergier <bergierchris@icloud.com>
Sent: Tuesday, September 20, 2022 8:46 PM
To: Nandurbarkar, Shripad <shripad.nandurbarkar@cbrealty.com>
Cc: Sarah Catapano Friedman <SFriedman@crowleycummings.com>
Subject: Progress update!

Shri,

I dropped by the DiPrete Engineering office on Monday in person and the secretary said they walked the property last week but they are still unsure what to do about the sewer Easement and that the subject will be discussed at the next town meeting. Please contact them to find out when the meeting will be and if there is any way they can expedite the process so I can close before 10/12/22 which is the last day my loan is good for the present interest rate. Otherwise, I will be paying more on the loan when the Fed raises interest rates again. Also try to get them to send us a weekly update report!!! I would also like the names on the town officials in Northbridge that are causing the delays!!!

Thanks,
Chris