



GUARD LAW LLC

August 1, 2022

Via Hand- Delivered

Debra Shettlesworth
Land Use Coordinator
Town of Rockland
242 Rockland Street
Rockland, MA 02370

RE: 61 Accord Park Drive- W.N. Realty LLC

Dear Debra:

With reference to the above-mentioned matter, enclosed herewith please find the following:

1. Municipal Lien Certificate;
2. Rockland Certified Abutter's List;
3. Norwell Certified Abutter's List;
4. 2 sets of envelopes to Rockland and Norwell Abutters with postage;
5. 1 set of envelopes to local planning boards with postage;
6. 2 sets of envelopes with certified mail cards/ receipts to owner of property with postage;
7. Check Number 1270, dated July 28, 2022, and made payable Rockland Postmaster for certified mailing fees.

Should you have any question please do not hesitate to contact the undersigned.

Thank you.

Very truly yours,

Steven M. Guard

Steven M. Guard

SMG/jmm
Encls.

Certificate: 6976
Issuance Date: 07/27/2022

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by GUARD LAW LLC
1165 WASHINGTON STREET
HANOVER, MA 02339

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 07/27/2022 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 05-0011

61 ACCORD PARK DR

W N REALTY LLC
109 ACCORD PARK DR
NORWELL MA 02061

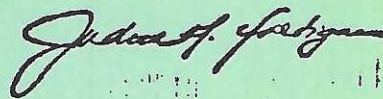
Land area : 1.37 AC
Land Value : 324,300
Impr Value : 2,650,200
Land Use : 0
Exemptions : 0
Taxable Value: 2,974,500

Deed date: Book/Page:
Class: 332-332

FISCAL YEAR	2023	2022	2021
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$25,818.66	\$49,822.88	\$50,165.57
COMMUNITY PRESERVATION ACT	\$387.28	\$747.34	\$752.48
I&E CI PENALTY	\$.00	\$250.00	\$250.00
TOTAL BILLED:	\$26,205.94	\$50,820.22	\$51,168.05
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$13,102.97	-\$50,820.22	-\$51,168.05
Interest to 07/27/2022	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$13,102.97	\$.00	\$.00

NOTE: Actual 2023 taxes not yet issued.

FINAL READINGS/WATER,SEWER AND TRASH LIENS CALL:
WATER 781/878-0901; SEWER 781-878-1964; 781-871-1874 EXT 1005
ACCT 1277
DUE DATE 7/30/2022
WATER: \$0.00
SEWER NA
TRASH: NA
SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

August 1, 2022

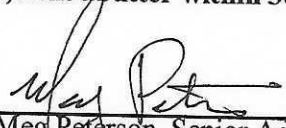
CERTIFIED ABUTTERS LIST OF MAP 5- PARCEL 11

61 ACCORD PARK DRIVE

BOARD - ZBA

REQUIREMENTS - Abutters, next abutter within 300 ft and directly across a public or private street or way.

CERTIFIED BY:


Meg Peterson, Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
5-11	W N REALTY LLC	61 ACCORD PARK DR	109 ACCORD PARK DR	NORWELL MA 02061
5-6	BURGER KING CORP #3708 NORTHEAST FOODS LLC	1333 HINGHAM ST	C/O RYAN LLC P.O. BOX 460189	HOUSTON TX 77056
5-7	82 BROAD ST LLC	25 ACCORD PARK DR	8 ATLANTIC ST	SOUTH BOSTON MA 02127
5-8	99 REMAINDER II LLC C/O 99 REMAINDER II LLC	29 ACCORD PARK DR	8377 E HARTFORD DR SU 100	SCOTTSDALE AZ 85255
5-10	ROCKLAND BRICK BUILDING LLC	55 ACCORD PARK DR	3340 SE FEDERAL HWY #240	STUART FL 34997
5-12	AIRXCHANGE INC	85 LONGWATER DR	85 LONGWATER DR	ROCKLAND MA 02370
5-57	SCAIA JAMES F TRUSTEE 14 LONGWATER DRIVE REALTY TR	14 LONGWATER DR	ATTN KAMCO SUPPLY CORP 181 NEW BOSTON ST	WOBURN MA 01801

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

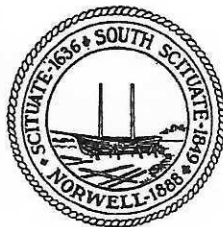
Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

LIST IS VALID FOR 90 DAYS

RECEIVED

MAY 25 2022

ASSESSOR'S OFFICE
TOWN OF NORWELL



TOWN CLERK, ROCKLAND
JUN 1 22 AM 10:00

TOWN OF NORWELL
BOARD OF ASSESSORS
345 MAIN STREET
NORWELL, MA 02061
(781) 659-8012

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT:

☐ BOARD OF SELECTMEN ☐ BOARD OF HEALTH ☐ HIGHWAY / TREE & GROUNDS
☒ BOARD OF APPEALS ☐ PLANNING BOARD ☐ TOWN CLERK
☐ BUILDING DEPARTMENT ☐ CONSERVATION COMMISSION

REQUESTED BY: Steven M. Guard

EMAIL: steve@guardlaw.net

TELEPHONE: 781-681-6665 FAX: 781-681-6664

PROPERTY LOCATION: MAP(S): 5 BLOCK(S): 11 LOT(S): 0

PROPERTY ADDRESS: 61 Accord Park Drive, Rockland, MA 02370

OWNER OF RECORD: W.N. REALTY, LLC

PURPOSE OF LIST: Rockland Zoning Board of Appeals

(Example: Liquor License, Class II Auto, Junk Dealer, Special Permit, Subdivision, OSRD, Scenic Road, etc.)

REQUIREMENT: 100-FT. RADIUS ☐ 300-FT. RADIUS ☒ 500-FT. RADIUS ☐

DIRECT ADJOINING ☐ STREET APPROVAL ☐

S. Margra
BOARD OF ASSESSOR'S OFFICE

5-26-22
DATE

*mailed
5/26/22
dpm*

Norwell Abutter's
within 300 feet of 61 Accord Park Drive, Rockland, MA 02370
Parcel ID No. 5-11-0

1. Parcel ID: 17-65
Address: Accord Park Drive
Owner's Address: Rose and Charles Tufankjian, Trustees
R & C Realty Trust
389 King Caesar Road
Duxbury, MA 02332

2. Parcel ID: 17-5
Address: 84 Accord Park Drive
Owner's Address: Esposito Family Limited Partnership
76 Free Street
Hingham, MA 02043

3. Parcel ID: 17-68
Address: 98 Accord Park Drive
Owner's Address: Alexander Argiros, Trustee
Norwell AMA Realty Ventures Nominee Trust
PO Box 262
Norwood, MA 02062

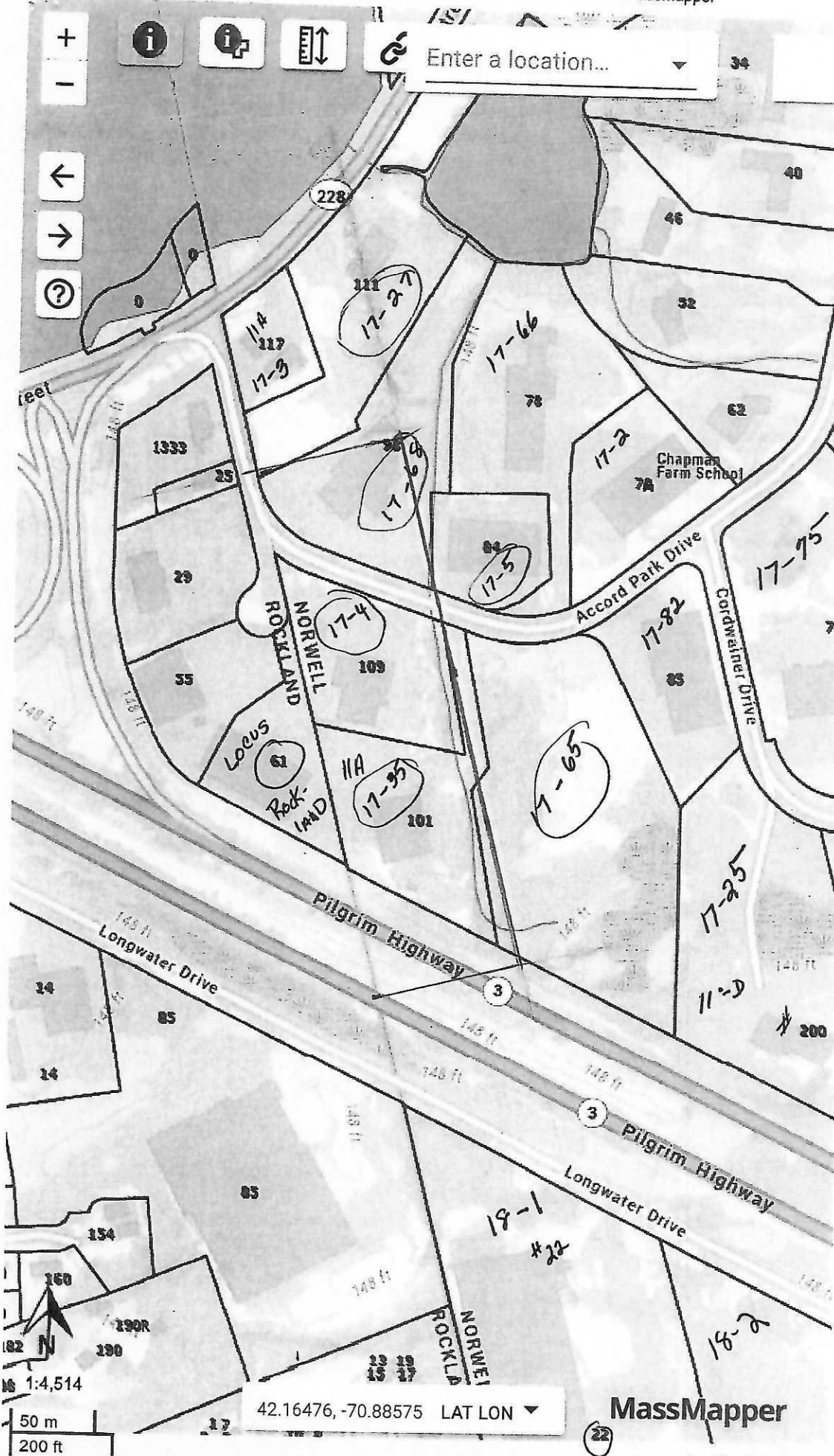
4. Parcel ID: 17-35-001
Address: 101 Accord Park Drive
Owner's Address: Norwell Park LLC
101 Accord Park Drive
Norwell, MA 02061

5. Parcel ID: 17-35-002
Address: 101 Accord Park Drive
Owner's Address: Norwell Park LLC
289 Saint George Street, Suite 217
Duxbury, MA 02332-3939

6. Parcel ID: 17-4
Address: 109 Accord Park Drive
Owner's Address: W N Realty LLC
109 Accord Park Drive
Norwell, MA 02061

7. Parcel ID: 17-27
Address: 111 Pond Street
Owner's Address: Charles Johnson, Jr.
Robert Naser, Trustee
111 Pond Street Realty Trust
306 Main Street
North Easton, MA 02356

*No additions
or deletions
if. Mayes*



- > Census
- > Coastal and Marine Features
- > Conservation / Recreation
- > Cultural Resources
- > Environmental Monitoring
- > (testing/monitoring sites)
- > Images
- > Index (grids/tiling schemes for certain layers)
- > Infrastructure
- > Physical Resources
- > Political / Administrative Boundaries
- > Regulated Areas
- > Status / Availability (maps showing where data is available or date of

☒ ☐ ☐ ☐ Property.
Tax
Parcels