

# Easements & Restrictions— Maximizing Benefits & Minimizing & Avoiding Burdens

*Learn how to best protect your clients' rights and objectives*

Easements are everywhere. Sometimes they disappear into the background, their usefulness seemingly beneficial to all, and sometimes they seem to erupt like an unwelcome volcano, spewing destruction along their path. Explore various types of easements, and how they may be created, used, changed, and extinguished.

Restrictions, unlike easements, are limited as to time, but are often contained in the same document—and thus, often confused. Examine the most common kinds of restrictions—who can create them (and why they might want to), who enforces them, and for how long they endure.

In any property acquisition affected by restrictions or easements—or both—practitioners may be able to protect their client's interests with a properly drafted title insurance policy. Learn best practices in defining easements, appurtenant and otherwise, in title insurance policies.

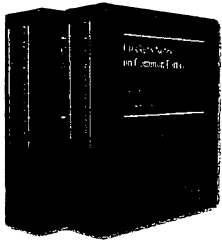
Learn how to best protect your clients' rights and objectives. Bring your questions, sharpen your skill set, and join the dialogue!

## Agenda and written materials

- ▶ General Overview of Express and Implied Easements
- ▶ Prescriptive Easements
- ▶ Easement Scope
- ▶ Negative Easements and Easements in Gross
- ▶ Overview of Common Types of Restrictions
- ▶ Indirect Restrictions—Planning Board Covenants and Special Permit Conditions
- ▶ Drafting Considerations
- ▶ Title Insurance Issues and Implications—Including Enhanced and Affirmative Coverage
- ▶ Important Statutes and Cases
- ▶ "Ask the Experts" Q&A Session

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#### FACULTY

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#### BOSTON

9:00 a.m. – 12:00 noon,  
Wednesday, February 15, 2017  
MCLE Conference Center,  
10 Winter Place, via Winter Street  
Program No. 2170125P01

#### LIVE WEBCAST

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MELANIE HAGOPIAN concentrates her practice in real estate conveyancing, probate and consumer protection. Ms. Hagopian spent several years in private practice, concentrating in conveyancing and title matters before entering the public sector where, as land acquisition counsel at the Department of Conservation and Recreation, she was involved in the preservation of thousands of acres of land for conservation, recreation, agricultural use, view and public access to shoreline and inland water. After a five-year stint in the title insurance industry she established her current private practice in Arlington Center. She represents clients in a variety of residential and commercial real estate matters, including acquisitions, land use and development, entity formation, and financing as well as estate planning and asset protection. She has taught real estate law to paralegals and real estate professionals at Boston University Metropolitan College where she designed the real estate and environmental law and sustainability modules. Ms. Hagopian serves as Vice Chair of the Real Estate Section Council of the Massachusetts Bar Association where she has been instrumental in developing and presenting continuing education seminars on real estate and probate law.