Massachusetts Trial Court
Land Court Department

DOCKET NUMBER	COURT USE ONLY

CIVIL COVER SHEET

(For use in Land Court Miscellaneous (MISC) case types. Not for use in Permit Session (PS), tax lien foreclosures (TL), mortgage foreclosures under the Servicemembers Civil Relief Act (SM), or cases related to original (REG) and subsequent (SBQ) registration under G. L. c. 185, § 1.)

CASE NAME

HALONA MUI & MISTY MOUNTAIN SHOP LLC

v.

CITY OF MALDEN, and PEG CROWE, PAUL CONDON, AMANDA LINEHAN, RYAN O'MALLEY, ARI TAYLOR, STEPHEN WINSLOW, CHRIS SIMONELLI, JADEANE SICA, MICHELLE LUONG, KAREN COLÓN-HAYES, and CAREY MCDONALD, as Members of the CITY OF MALDEN CITY COUNCIL

ADDRESS/DESCRIPTION OF PROPERTY THAT IS SUBJECT OF COMPLAINT	CITY/TOWN
36 Charles Street	Malden, MA 02148

PART I – TYPE OF ACTION

In the list below, place the **Number "1"** next to the main cause of action asserted in your complaint. Then, place an "**X**" next to each other cause of action asserted in your complaint.

Is this complaint verified? [ ] Yes [X] No

Are there any related cases (open or closed) filed in the Land Court Department or other court? [ ] Yes [X] No

Case Number(s): _____

1	ZAC	Appeal from Zoning/Planning Board G. L. c. 40A, § 17		PAR	Partition G. L. c. 241
	ZAD	Appeal from Planning Board G. L. c. 41, § 81BB		RED	Redemption G. L. c. 60, § 76
	ZJA	Validity of Zoning G. L. cc. 240, § 14A, 185, § 1 (j ½)		SP	Specific Performance of Contracts G. L. c. 185, § 1 (k)
	ZEN	Enforcement of Zoning G. L. c. 40A, § 7		MBF	Determine Municipal Boundaries G. L. c. 42, § 12
	COT	Remove Cloud on Title G. L. c. 240, § 6 - 10		MFE	Determine Boundaries of Flats G. L. c. 240, § 19
	DOM	Discharge of Old Mortgage G. L. c. 240, § 15		CNC	Certiorari G. L. c. 249, § 4
	LVT	Affirm Tax Foreclosure - Land of Low Value G. L. c. 60, § 80B	X	MAN	Mandamus G. L. c. 249, § 5
	MTB	Try Title G. L. c. 240, § 1 - 5		TRE	Trespass to Real Estate Involving Title G. L. c. 185, § 1 (o)
	MWA	Recover Freehold Estate (Writ of Entry) G. L. c. 237		EQA	Equitable Action Involving Any Right, Title or Interest in Land G. L. c. 185, § 1 (k)
	MRC	Determine Validity of Encumbrances G. L. c. 240, § 11 - 14			
	CER	Enforce Restrictions G. L. c. 240, § 10A - 10C		AHA	Affordable Housing Appeal G. L. c. 40B, § 21
	MAD	Determine Fiduciary Authority G. L. c. 240, § 27	X	OTA	Other

SIGNATURE OF SELF-REPRESENTED PLAINTIFF	DATE
EMAIL ADDRESS OF SELF-REPRESENTED PLAINTIFF	**PHONE NUMBER OF SELF-REP. PLAINTIFF**

PART II – UNIFORM COUNSEL CERTIFICATE (SJC RULE 1:18)

I certify that I complied with the requirements of Rule 5 of the Supreme Judicial Court Uniform Rules on Dispute Resolution (SJC Rule 1:18) requiring that I provide my clients with information about court-connected dispute resolution services and discuss with them the advantages and disadvantages of the various methods of dispute resolution.

SIGNATURE OF ATTORNEY	BBO NUMBER	DATE
/s/ Blake Mensing	678779	July 27, 2026