

HOUSE No. 4801

The Commonwealth of Massachusetts

The committee of conference on the disagreeing votes of the two branches with reference to the Senate amendments of the House Bill making appropriations for the fiscal year 2011 for the maintenance of the departments, boards commissions, institutions and certain activities of the Commonwealth, for interest, sinking fund and serial bond requirements and for certain permanent improvements (House, No. 4601), reports (in part) recommending passage of the accompanying bill (House, No. 4801) [Total Appropriation: \$10,503,000.00]. June 23, 2010.

An Act authorizing the conveyance of certain parcels of land.

FOR THE COMMITTEE:

NAME:	DISTRICT/ADDRESS:
Charles A. Murphy	21st Middlesex
Barbara A. L'Italien	18th Essex
Steven C. Panagiotakos	First Middlesex
Stephen M. Brewer	Worcester, Hampden, Hampshire and Franklin

The Commonwealth of Massachusetts

In the Year Two Thousand and Ten

AN ACT AUTHORIZING THE CONVEYANCE OF CERTAIN PARCELS OF LAND.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is forthwith to authorize the reuse of certain surplus property, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Chapter 421 of the acts of 1991 is hereby repealed.

2 SECTION 2. Chapter 305 of the acts of 1994 is hereby repealed.

3 SECTION 3. Chapter 257 of the acts of 2006 is hereby repealed.

4 SECTION 4. (a) Notwithstanding any general or special law to the contrary but subject to
5 sections 40E to 40J, inclusive, of chapter 7 of the General Laws, in order to facilitate the reuse of the
6 properties identified in subsection (b) and to generate non-tax revenues for the commonwealth, the
7 commissioner of capital asset management and maintenance may sell, lease for terms up to 99 years
8 including all renewals and extensions, or otherwise grant, convey or transfer to purchasers or lessees an
9 interest in any of those properties, or portions thereof, subject to this section and on the terms and
10 conditions that the commissioner considers appropriate. The commissioner shall dispose of each property,
11 or portions thereof, utilizing appropriate competitive bidding processes and procedures. At least 30 days
12 before the date on which bids, proposals or other offers to purchase or lease a property, or any portion
13 thereof, are due, the commissioner shall place a notice in the central register published by the state
14 secretary under section 20A of chapter 9 of the General Laws stating the availability of the property, the
15 nature of the competitive bidding process and other information that he considers relevant, including the
16 time, place and manner for the submission of bids and proposals and the opening of the bids.

17 (b) This section shall apply to the following properties:-

18 (1) a certain parcel of land located in the town of Belchertown at 205 State street, containing
19 approximately 7.5 acres, together with any buildings and structures thereon;

20 (2) certain parcels of land located in the East Boston section of the city of Boston at 20 Addison
21 street and 600 Chelsea street, together with any buildings and structures thereon, shown as Lot 1 and Lot
22 3 on a plan entitled "East Boston Electric Shop, Central Maintenance Facility, Plan of Land Located in
23 East Boston, Massachusetts, Suffolk County," prepared by Bryant Associates, Inc., dated February 7,
24 2002, revision date May 28, 2002, on file with the division of capital asset management and maintenance,
25 with the benefit of certain easements and appurtenances thereto as shown on said plan;

26 (3) a certain parcel of land located in the city of Chelsea at 24 Hillside avenue, containing
27 approximately 0.15 acres, together with any buildings and structures thereon;

28 (4) a certain parcel of land located in the town of Danvers at 471 Maple street, containing
29 approximately 0.367 acres, together with any buildings and structures thereon;

30 (5) a certain parcel of land located in the town of Dartmouth at 262 State road, containing
31 approximately 0.75 acres, together with any buildings and structures thereon, formerly known as the state
32 police barracks;

33 (6) a certain parcel of land located in the town of Foxborough at 32 Payson road, together with
34 any buildings and structures thereon;

35 (7) a certain parcel of land located in the town of Foxborough on Walnut street, containing
36 approximately 16 acres, together with any buildings and structures thereon;

37 (8) a certain parcel of land located in the city of Lawrence at 381 Common street, together with
38 any buildings and structures thereon, formerly known as the Essex north district registry of deeds;

39 (9) a certain parcel of land located in the town of Marlborough at 525 Maple street, containing
40 approximately 0.95 acres, together with any buildings and structures thereon, formerly known as the
41 registry of motor vehicles;

42 (10) a certain parcel of land located in the town of Middleboro, containing approximately 34
43 acres of land, located northeasterly off Plymouth Street as shown on Middleborough Assessor's Map 21,
44 parcels 993, 1111, 1842 and 2651, together with any buildings or structures thereon;

45 (11) a certain parcel of land located in the town of Norton between the east side of Hill street and
46 the southerly side of South Washington street, containing approximately 45 acres, together with any
47 buildings and structures thereon, being a portion of a parcel of land identified as "Area To Be Retained
48 63.9 Acres" shown on a plan entitled "Plan Showing Land In Norton, Mass. To Be Conveyed By The
49 Commonwealth of Mass. To The Town Of Norton" on file with the division of capital asset management
50 and maintenance;

51 (12) a certain parcel of land located in the town of Plymouth at 76 Court street, together with any
52 buildings and structures thereon, formerly known as the armory;

53 (13) a certain parcel of land located in the city of Pittsfield at 359 East street, together with any
54 buildings and structures thereon, formerly known as the "William Russell Allen House";

55 (14) a certain parcel of land located in the city of Springfield at 288 Tyler street containing
56 approximately 0.25 acres, together with any buildings and structures thereon.;

57 (15) a certain parcel of land located in the town of West Boylston containing approximately 20
58 acres, together with any buildings and structures thereon, formerly known as the county hospital; and

59 (16) certain parcels of land located at the former Lyman School For Boys in the town of
60 Westborough, together with any buildings and structures thereon, designated as parcels B, C, D, G and J,
61 as generally defined and described in sections 2, 3, 4, 7 and 10 of chapter 660 of the acts of 1987.

62 (c) The exact boundaries of the parcels described in subsection (b) shall be determined by the
63 commissioner of capital asset management and maintenance after completion of a survey.

64 (d) Notwithstanding any general or special law to the contrary, the grantee or lessee of any
65 property identified in subsection (b) shall be responsible for all costs and expenses including, but not
66 limited to, costs associated with any engineering, surveys, appraisals and deed preparation related to the
67 conveyances and transfers authorized in this section as such costs may be determined by the
68 commissioner of capital asset management and maintenance.

69 (e) The commissioner may retain or grant rights of way or easements for access, egress, utilities
70 and drainage across any of the parcels and across other commonwealth property contiguous to any of the
71 parcels, and the commonwealth may accept from a developer such rights of way or easements in
72 roadways or across any of the parcels to be conveyed or transferred for access, egress, drainage and
73 utilities as the commissioner considers necessary and appropriate to carry out this section.

74 (f) Each parcel shall be conveyed or leased without warranties or representations by the
75 commonwealth. Notwithstanding any general or special law to the contrary, the proceeds of all
76 conveyances and transfers under this section shall be deposited in the General Fund.

77 (g) Notwithstanding any general or special law to the contrary, the commissioner of capital asset
78 management and maintenance may transfer to the Massachusetts Department of Transportation the care
79 and custody of a portion of that certain parcel of land designated as parcel L in section 12 of chapter 660
80 of the acts of 1987. This transfer shall be subject to easements or restrictions that the commissioner may
81 select, shall be without consideration and shall not be subject to chapter 7 of the General Laws.

82 SECTION 5. Notwithstanding chapter 564 of the acts of 1956, the town of Tewksbury may sell,
83 transfer and convey the property known as the "Police Station" at 935 Main street in said town with a
84 deed restriction that any new owner of the property shall grant to the Tewksbury Housing Authority an
85 easement to pass and repass by vehicular traffic, and create and reserve 20 parking spaces at the rear of
86 the parcel for the benefit of the residents of the Tewksbury Housing Authority's Carnation drive housing
87 site. The Tewksbury Housing Authority shall construct and maintain an adequate vegetative buffer
88 between the parking area and the property to be conveyed. The commonwealth, acting by and through
89 the division of capital asset management and maintenance, shall release its reversionary interest reserved

90 in the deed to the town of Tewksbury dated October 3, 1961 and recorded in the Middlesex north district
91 registry of deeds in book 1553 at page 320; provided, however, that in consideration of said release by the
92 commonwealth, the town of Tewksbury shall split the proceeds from the sale of the Police Station
93 property equally with the commonwealth. The commonwealth and the town of Tewksbury shall take all
94 actions they deem necessary or advisable to carry out the conveyance and release as set forth in sections 1
95 and 2, including, without limitation, the execution and recording of any and all documents relative
96 thereto.

97 SECTION 6. (a) Notwithstanding any general or special law to the contrary, the commissioner of
98 capital asset management and maintenance, on behalf of the department of conservation and recreation,
99 may convey the property acquired by the former metropolitan district commission pursuant to item 6005-
100 9575 of section 2H of chapter 273 of the acts of 1994, together with all trees and structures thereon, if
101 any, and appurtenant access, utility and other easements, collectively referred to in this section as the
102 "DCR Parcel" as directed herein. The DCR Parcel is shown on the plan entitled "Plan of Land Between
103 Reserved Channel and East First Street in the South Boston Designated Port Area," dated March 24,
104 2010, drawn by John A. Hammer III, PLS, on file with the Massachusetts Port Authority. The DCR
105 Parcel shall be conveyed subject to and with the benefit of that certain lease between the Massachusetts
106 Bay Transportation Authority and the Boston Harbor Lobstermen's Association, Inc., dated April 1, 1984,
107 with respect to approximately 96,000 square feet of land and associated water sheet and access rights.
108 The exact boundaries of the DCR Parcel are set forth in section 106 of said chapter 273.

109 (b) Notwithstanding any general or special law to the contrary, the commissioner of capital asset
110 management and maintenance, on behalf of the department of conservation and recreation, may convey
111 the portion of the DCR Parcel consisting of 569,517 square feet, as shown on the plan described in
112 subsection (a) as the "Designated Port Area Parcel," to the Massachusetts Port Authority. The legal
113 description of the Designated Port Area Parcel is as follows:

114 Beginning at a point at the northeasterly corner of the parcel at the intersection of the westerly
115 line of a street formerly known as O street and the southerly line of the Reserved Channel,

116 Thence S88-23-28W a distance of 802.82 feet by said Reserved Channel,

117 Thence S01-36-32E, a distance of 770.00 feet by land now or formerly of Exelon New Boston,
118 LLC,

119 Thence N88-23-28E, a distance of 562.83 feet,

120 Thence N37-45-36E, a distance of 51.74 feet,

121 Thence N01-36-32W, a distance of 120.00 feet,

122 Thence N88-23-28E, a distance of 300.00 feet to said former O street,

123 Thence N01-36-32W, a distance of 610.00 feet by said former O street to the point of the
124 beginning.

125 (c) Notwithstanding any general or special law to the contrary, the commissioner of capital asset
126 management and maintenance, on behalf of the department of conservation and recreation, may convey
127 the portion of the DCR Parcel consisting of 67,400 square feet, as shown on the plan described in
128 subsection (a) as “MBTA Use Area,” to the Massachusetts Bay Transportation Authority. The legal
129 description of the MBTA Use Area is as follows:

130 Beginning at a point on East First street being N88-23-28E, a distance of 810.00 feet from the
131 intersection of the northerly sideline of East First street and the easterly sideline of Summer street,

132 Thence N88-23-28E, a distance of 80.00 feet by said East First street,

133 Thence N01-36-32W, a distance of 280.00 feet,

134 Thence N88-23-28E, a distance of 100.00 feet,

135 Thence N01-36-32W, a distance of 250.00 feet, said last three courses by other land of the
136 MBTA,

137 Thence S88-23-28W, a distance of 272.83 feet by the previously described Designated Port
138 Parcel,

139 Thence S01-36-32E, a distance of 530.00 feet by land now or formerly of Exelon New Boston,
140 LLC to the point of the beginning.

141 (d) Notwithstanding any general or special law to the contrary, the Massachusetts Bay
142 Transportation Authority may convey to the Massachusetts Port Authority the parcel of land consisting of
143 159,309 square feet shown on the plan described in subsection (a) as “Excess MBTA Parcel”, together
144 with all trees and structures thereon, if any, and appurtenant access, utility or other easements. The legal
145 description of the Excess MBTA Parcel is as follows:

146 Beginning at a point on East First street being N88-23-28E, a distance of 1362.82 feet from the
147 intersection of the northerly sideline of East First street and the easterly sideline of Summer street,

148 Thence N88-23-28E, a distance of 210.00 feet by said East First street,

149 Thence N43-23-28E, a distance of 56.57 feet by land of Massport,

150 Thence N01-36-32W, a distance of 650.00 feet by said former O street,

151 Thence S88-23-28W, a distance of 300.00 feet,

152 Thence S01-36-32E, a distance of 120.00 feet,

153 Thence S37-45-33W, a distance of 51.74 feet, said last three courses by said Designated Port
154 Area Parcel,

155 Thence reversing southeasterly along a non-tangent curve to the right of radius 144.08 feet, an arc
156 distance of 114.93 feet, on a chord bearing S49-15-39E,

157 Thence S19-21-25E, a distance of 169.03 feet,

158 Thence southeasterly along a non-tangent curve to the left of radius 340.00 feet, an arc distance of
159 82.05 feet, on a chord bearing S26-39-44E,

160 Thence continuing southeasterly along a tangent curve to the left of radius 282.00 feet, an arc
161 distance of 100.89 feet, on a chord bearing S43-49-31E,

162 Thence S01-36-32E, a distance of 45.15 feet,

163 Thence S88-23-28W, a distance of 150.28 feet,

164 Thence S01-36-28E, a distance of 100.00 feet, said last 7 courses by remaining land of MBTA
165 shown as MBTA PARCEL, to the point of the beginning.

166 (e) Notwithstanding any general or special law to the contrary, upon acquisition of the Designated
167 Port Area Parcel and the Excess MBTA Parcel pursuant to this section, the Massachusetts Port Authority
168 shall dedicate a haul road right-of-way for future truck access to and egress from the Conley Terminal.
169 The location and dimensions of such right-of-way may be established and changed by the Massachusetts
170 Port Authority from time to time as long as such right-of-way remains north of, and does not encroach
171 upon or cross, the Buffer Zone Area described in subsection (f) or the Extended Buffer Areas described in
172 subsection (g). At such time as the additional right of way of appropriate width and dimensions is made
173 available to the Massachusetts Port Authority to enable the haul road right of way to connect directly
174 from Conley Terminal across the Excess MBTA Parcel and the Designated Port Area Parcel to Summer
175 street, the Massachusetts Port Authority shall design and construct said haul road.

176 (f) Notwithstanding any general or special law to the contrary, the Massachusetts Bay
177 Transportation Authority is authorized by this act to convey to the Massachusetts Port Authority the
178 parcel of land abutting East First street in South Boston shown as "Buffer Zone Area" on the plan
179 referenced in subsection (a), which shall be used by the Massachusetts Port Authority as a buffer zone to
180 help reduce visual and noise impacts associated with existing and future uses along Reserved Channel.
181 The Massachusetts Bay Transportation Authority shall retain an easement within the Buffer Zone Area to
182 maintain, repair and replace its existing access, egress and utilities across such Buffer Zone Area, as the
183 same may be relocated, modified or expanded in a manner consistent with this section and with the
184 approval of the Massachusetts Port Authority. The legal description of the Buffer Zone Area is as
185 follows:

186 Beginning at a point on East First street being N88-23-28E, a distance of 810.00 feet from the
187 intersection of the northerly sideline of East First Street and the easterly sideline of Summer street,

188 Thence N88-23-28E, a distance of 552.82 feet by said East First street,

189 Thence N01-36-32W, a distance of 80.00 feet,
190 Thence S88-23-28W, a distance of 472.82 feet,
191 Thence N01-36-32W, a distance of 20.00 feet,
192 Thence S88-23-28W, a distance of 80.00 feet,
193 Thence S01-36-32E, a distance of 100.00 feet to the point of the beginning.

194 (g) Notwithstanding any general or special law to the contrary, upon acquisition of the
195 Designated Port Area Parcel, the Excess MBTA Parcel, and the Buffer Zone Area pursuant to this section,
196 the Massachusetts Port Authority shall: (i) dedicate the use of the Buffer Zone Area and the areas labeled
197 as “Extended Buffer Areas” on the plan described in subsection (a), as a buffer zone along East First
198 street to help reduce visual and noise impacts associated with existing and future uses along Reserved
199 Channel; and (ii) promptly engage in a planning process, with a committee of South Boston community
200 residents, to design the Buffer Zone Area and Extended Buffer Areas to achieve the purposes of this
201 section. The committee shall be comprised of 10 members, 2 of whom shall be appointed by the mayor
202 of the city of Boston; 2 of whom shall be appointed by the senator in the general court representing the
203 South Boston district in which the DCR Parcel is located; 2 of whom shall be appointed by the
204 representative in the general court representing the South Boston district in which the DCR Parcel is
205 located; 2 of whom shall be appointed by the city district councilor representing the South Boston district
206 in which the DCR Parcel is located; and 2 of whom shall be appointed by the Massachusetts Port
207 Authority. The legal descriptions of the areas labeled as “Extended Buffer Areas” on the plan described
208 in subsection (a) are as follows:

209 Beginning at a point on East First street at the southwesterly corner of said Excess MBTA Parcel
210 being N88-23-28E, a distance of 1362.82 feet from the intersection of the northerly sideline of East First
211 street and the easterly sideline of Summer street,

212 Thence N88-23-28E, a distance of 1382.43 feet by said East First street,
213 Thence N01-36-32W, a distance of 100.00 feet,
214 Thence S88-23-28W, a distance of 1382.43 feet,
215 Thence S01-36-32E, a distance of 100.00 feet to the point of the beginning,

216 (h) The Massachusetts Port Authority may provide access and egress and utility services across
217 the Buffer Zone Area and Extended Buffer Areas described in this section; provided, however, that after
218 the acquisition of the Designated Port Area Parcel, the Excess MBTA Parcel and the Buffer Zone Area by
219 the Massachusetts Port Authority under this section, freight hauling to and from Conley Terminal shall
220 not encroach upon or cross the Buffer Zone Area or Extended Buffer Areas.

221 (i) The transfers in legal title and changes in use of land authorized in this section shall occur
222 notwithstanding any inconsistent public use and no compensation shall be paid. Notwithstanding any
223 general or special law or regulation to the contrary, the transfers in legal title and changes in use of land
224 authorized by this section may be implemented without any review, approval, authorization or procedure
225 otherwise applicable under any general or special law or rule or regulation.

226 (j) After acquisition of the Designated Port Area Parcel, the Excess MBTA Parcel and the Buffer
227 Zone Area by the Massachusetts Port Authority under this act, the Massachusetts Port Authority shall use
228 and maintain the Buffer Zone Area and Extended Buffer Areas as described herein as a buffer zone along
229 East First street to help reduce visual and noise impacts associated with the existing and future uses along
230 Reserved Channel and the Buffer Zone Area and the Extended Buffer Areas shall be subject to the Article
231 XCVII of the Constitution.

232 (k) Notwithstanding section 2B of chapter 59 of the General Laws or section 17 of chapter 465 of
233 the acts of 1956, leasehold improvements leased to a foreign or domestic electric company, distribution
234 company or generating company, as such terms are defined in section 1 of chapter 164 of the General
235 Laws, constructed on land acquired by the Massachusetts Port Authority pursuant to this section shall be
236 subject to taxation and assessment to the lessee thereof in the same manner as the lands and buildings
237 thereon would be taxed to such lessee under said section 2B of said chapter 59 by the city of Boston,
238 except that the payment of the tax shall not be enforced by a lien upon or sale of the lands; provided,
239 however, that a sale of the leasehold interest therein and of the buildings thereon may be made by the
240 collector of the city of Boston in the manner provided by law for the nonpayment of taxes on real
241 property. Except as expressly provided in this section, the land acquired by the Massachusetts Port
242 Authority pursuant to this act shall not be subject to taxation or assessment by the city of Boston nor shall
243 the Massachusetts Port Authority be required to make payments in lieu of taxes to the city of Boston with
244 respect to such land, such land being used for an essential governmental function.

245 SECTION 7. (a) Notwithstanding sections 40E to 40J, inclusive, of chapter 7 of the General
246 Laws or any other general or special law to the contrary, the commissioner of capital asset management
247 and maintenance, in consultation with the department of conservation and recreation and the University of
248 Massachusetts at Lowell, may convey to the city of Lowell, 3 parcels of land, generally shown as parcels
249 13, 22 and 25 in a plan entitled "Plan of the Road in the City of Lowell, Middlesex County, Bridge
250 Replacement, University Avenue over the Merrimack River" on file with the city engineer of the city of
251 Lowell.

252 (b) The first parcel to be conveyed, parcel 22, contains approximately 0.082 acres. The parcel is
253 bounded by the line described as follows: beginning at a point, said point being S60°39'05"W and 82.92
254 feet from station 13+34.63 of the University avenue baseline thence, turning and running N53°29'54"E
255 and 147.38 feet to a point, said point also being N60°39'05" E and 63.32 feet from station 13+52.98 of
256 said baseline thence, turning and running N40°59'40"W and 25.26 feet more or less to a point on the
257 shoreline of the Northern Canal said point also being N60°39'05"E and 58.22 feet from station 13+77.71
258 of said baseline thence, turning and running by the shoreline of the Northern Canal 145 feet more or less
259 to a point said point also being S60°39'05"W and 85.82 feet from station 13+57.74 of said baseline
260 thence, turning and running S36°30'06"E and 23.30 feet to the point of beginning.

261 (c) The second parcel to be conveyed, parcel 25, contains approximately 0.289 acres. The parcel
262 adjoins the southerly location line of the Veterans of Foreign Wars Highway of the 1949 State Highway
263 Layout (Layout No. 3648) and bounded by the line described as follows: beginning at a point, said point
264 being S45°06'49"E and 41.50 feet from station 144+83.52 of said baseline, thence turning and running
265 S45°06'49"E and 9.69 feet to a point, said point also being S45°06'49"E and 51.19 feet from station
266 144+83.52 of said baseline, thence running N47°45'45"E and 15.00 to a point of curvature said point also
267 being S45°06'49"E and 51.95 feet from station 144+68.54 of said baseline, thence running by a curve to
268 the right having a radius of 23.10 feet an arc distance of 41.48 feet said point of also being S45°06'49"E
269 and 81.29 feet from station 144+47.47 of said baseline thence turning and running S29°20'55"E and
270 115.95 feet more or less to a point on the shoreline of the Merrimack River, said point being S45°06'49"E
271 and 192.88 feet from station 144+78.97 of said baseline and also S60°39'05"W and 50.00 feet from
272 station 17+80.78 of the University Avenue baseline, thence turning and running easterly along the
273 shoreline of said Merrimack River 112 feet more or less to a point, said point also being S45°06'49"E and
274 181.96 feet from station 143+67.96 of the Veterans of Foreign Wars Highway of the 1949 State Highway
275 Layout (Layout No. 3648) baseline and also N60°39'05"E and 53.87 feet from station 18+21.46 of the
276 University avenue baseline, thence turning and running N45°23'58"W 75.74 to a point on the southerly
277 location line of the Veterans of Foreign Wars Highway of the 1949 State Highway Layout (Layout No.
278 3648), said point also being 106.23 feet from station 143+68.34 of said baseline and also N60°39'05"E
279 and 32.93 feet from station 18+94.24 of the University avenue baseline.

280 (d) The third parcel to be conveyed, parcel 13, contains approximately 0.118 acres. The parcel
281 adjoins the northerly location line of the Veterans of Foreign Wars Highway of the 1949 State Highway
282 Layout (Layout No. 3648) and bounded by the line described as follows: beginning at a point, said point
283 being N45°06'49"W and 55.01 feet from station 144+17.32 of the Veterans of Foreign Wars Highway of
284 the 1949 State Highway Layout (Layout No. 3648) baseline and also S55°41'24"W and 54.10 feet from
285 station 20+40.90 of the University avenue baseline, thence, turning and running by a curve to the left
286 having a radius of 15.00 feet an arc distance of 20.74 feet to a point said point also being N45°06'49"W
287 and 67.20 feet from station 144+02.58 from the Veterans of Foreign Wars Highway of the 1949 State
288 Highway Layout (Layout No. 3648) baseline and also S54°53'31"W and 41.81 feet from station 20+56.22
289 of the University avenue baseline, thence turning and running by a curve to the left having a radius of
290 986.45 feet an arc distance of 188.37 feet to a point, said point also being S44°42'06"W and 40.51 feet
291 from station 22+51.86 of said University avenue baseline, thence turning and running N45°16'43"W 8.55
292 feet to a point, said point also being S44°37'45"W and 40.49 feet from station 22+60.74 of said
293 University avenue baseline, thence turning and running N45°00'09"W and 164.54 feet to a point, said
294 point also being S44°37'45"W and 39.44 feet from station 24+25.00 of said University avenue baseline,
295 thence turning and running N44°37'45"E 9.24 feet to a point on the westerly sideline of the University
296 Avenue layout line, said point also being S44°37'45"W and 30.20 feet from station 24+25.00 of said
297 University avenue baseline.

298 (e) The consideration for the conveyance shall be the full and fair market value of the parcels as
299 determined by the commissioner of capital asset management and maintenance pursuant to 1 or more
300 independent professional appraisals.

301 (f) Notwithstanding any general or special law to the contrary, the inspector general shall review
302 and approve the appraisal required pursuant to subsection (e). The inspector general shall prepare a report

303 of his review of the methodology utilized for the appraisal and shall file the report with the commissioner
304 of capital asset management and maintenance, the house and senate committees on ways and means and
305 the joint committee on bonding, capital expenditures and state assets. The commissioner of capital asset
306 management and maintenance shall, 30 days before the execution of any conveyance authorized by this
307 section or any subsequent amendment thereto, submit the proposed conveyance or amendment and a
308 report thereon to the inspector general for his review and comment. The inspector general shall issue his
309 review and comment within 15 days after receipt of the proposed conveyance or amendment. The
310 commissioner of capital asset management and maintenance shall submit the proposed conveyance or
311 amendment and the reports and the comments of the inspector general, if any, to the house and senate
312 committees on ways and means and the joint committee on bonding, capital expenditures and state assets
313 at least 15 days before execution of the conveyance.

314 (g) The city shall be responsible for all costs and expenses including, but not limited to, costs
315 associated with any engineering, surveys, appraisals and deed preparation related to the conveyance
316 authorized in subsection (a) as such costs may be determined by the commissioner.