

HOUSE No. 3570

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, July 15, 2013.

The committee on Ways and Means to whom was referred the Bill authorizing the Massachusetts Water Resources Authority to dispose of real property located in the city of Quincy and to grant an access easement upon real property of the Massachusetts Water Resources Authority located in the city of Quincy (House, No. 3469), reports recommending that the same ought to pass with an amendment substituting therefor the accompanying bill (House, No. 3570).

For the committee,

BRIAN S. DEMPSEY.

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act authorizing the Massachusetts Water Resources Authority to dispose of real property located in the city of Quincy and to grant an access easement upon real property of the Massachusetts Water Resources Authority located in the city of Quincy.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to authorize forthwith the acquisition of land essential for the operation and improvement of sewer and waterworks systems, therefore, it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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. Pursuant to subsection (d) of section 9 of chapter 372 of the acts of 1984
2 and notwithstanding any other general or special law to the contrary, the Massachusetts Water
3 Resources Authority is hereby authorized to convey to March Fourth, LLC, a Delaware limited
4 liability company, a certain parcel of land owned by the Massachusetts Water Resources
5 Authority in the city of Quincy consisting of 18,207 square feet as described in section 4 and
6 subject to a permanent easement to be retained by the Massachusetts Water Resources Authority
7 for existing pneumatic lines along the north side of a building currently located on the parcel of
8 land to be conveyed, for the uninterrupted use of the pneumatic lines and the right to maintain,
9 repair or replace the pneumatic lines and other related appurtenances.

10 SECTION 2. Pursuant to subsection (d) of section 9 of chapter 372 of the acts of 1984
11 and notwithstanding any other general or special law to the contrary, the Massachusetts Water
12 Resources Authority may grant a non-exclusive access easement to March Fourth, LLC upon a
13 certain parcel of land owned by the Massachusetts Water Resources Authority in the city of
14 Quincy consisting of 882 square feet as described in section 5.

15 SECTION 3. The consideration for the conveyance and grant of easement is the
16 conveyance of a permanent right and easement by March Fourth, LLC upon a certain parcel of
17 land in the city of Quincy consisting of 11,508 square feet owned by March Fourth, LLC to the

18 Massachusetts Water Resources Authority for use by the Massachusetts Water Resources
19 Authority or Fore River Railroad Corporation, a Massachusetts corporation wholly owned by
20 Massachusetts Water Resources Authority, as a railroad right of way, including the right to
21 operate locomotives and trains across the parcel and to construct, maintain, repair or replace
22 railroad bed and track and other appurtenances related to the operation of a railroad and
23 maintenance of the railroad right of way over the parcel. The parcel generally located off South
24 Street, is more particularly shown as easement "A" on a plan entitled "Plan of Land, South Street
25 in Quincy Massachusetts (Norfolk County) Fore River Shipyard," dated April 11, 2013, and
26 prepared by BSC Group, Inc. to be recorded with the easement of said parcel.

27 SECTION 4. The conveyance to March Fourth, LLC of a certain parcel of land owned by
28 the Massachusetts Water Resources Authority in section 1 and situated on the southerly side of
29 South Street in the city of Quincy, cNorfolk county is more particularly bounded and described
30 as follows:

31 Beginning at a point on line of land now or formerly of March Fourth LLC, said point
32 bearing S06°07'48"E a distance of 6.84 feet from a northeasterly corner of said property now or
33 formerly of March Fourth LLC; thence

34 N84°00'54"E by the approximate northerly line of building 11 a distance of 151.05 feet
35 to a point; thence

36 S06°07'48"E by the approximate easterly line of building 11 a distance of 120.53 feet to
37 a point; thence

38 S84°00'54"W by the approximate southerly line of building 11 a distance of 151.74 feet
39 to a point, the previous 3 courses and distances over and across land now or formerly of
40 Massachusetts Water Resources Authority; thence

41 N20°25'24"E a distance of 1.53 feet to a point; thence

42 N06°07'48"W a distance of 119.16 feet to the point of beginning, the previous 2 courses
43 and distances by said land now or formerly of March Fourth LLC.

44 The above described parcel of land contains an area of 18,207 square feet, more or less,
45 or 0.418 Acres, more or less, and is more particularly shown as area "C" on a plan entitled "Plan
46 of Land, South Street in Quincy Massachusetts (Norfolk County) Fore River Shipyard," dated
47 April 11, 2013, and prepared by BSC Group, Inc. to be recorded with the deed of said parcel.

48 SECTION 5. The grant of a non-exclusive access easement to March Fourth, LLC upon a
49 certain parcel of land owned by the Massachusetts Water Resources Authority in section 2
50 situated on the southerly side of South Street in the city of Quincy, cNorfolk county, and more
51 particularly bounded and described as follows:

52 Beginning at a stone bound at a northwesterly corner of land now or formerly of
53 Massachusetts Water Resources Authority; thence

54 N85°13'26"E by land now or formerly of March Fourth LLC a distance of 42 feet to a
55 point; thence

56 S39°45'59"W over and across said land now or formerly of Massachusetts Water
57 Resources Authority a distance of 58.92 feet to a point; thence

58 N05°41'28"W by said land now or formerly of March Fourth LLC a distance of 42 feet to
59 the point of beginning.

60 The above described parcel of land contains an area of 882 Square Feet, more or less, or
61 0.020 acres, more or less, and is more particularly shown as easement "B" on a plan entitled
62 "Plan of Land, South Street in Quincy Massachusetts (Norfolk County) Fore River Shipyard,"
63 dated April 11, 2013, and prepared by BSC Group, Inc. to be recorded with the easement of said
64 parcel.