

By Mr. Joyce, a petition of Brian A. Joyce, Walter F. Timilty, William C. Galvin, Joseph C. Sullivan and Bruce J. Ayers for legislation to direct the Division of Capital Asset Management and Maintenance to convey a certain parcel of land located in the town of Randolph. State Administration.

The Commonwealth of Massachusetts

In the Year Two Thousand and Two.

AN ACT DIRECTING THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO CONVEY A CERTAIN PARCEL OF LAND LOCATED IN THE TOWN OF RANDOLPH.

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. The commissioner of capital asset management
2 and maintenance shall, notwithstanding sections 40E to 401,
3 inclusive, of chapter 7 of the General Laws, for the consideration
4 set forth in section 2, convey by deed to Hart Family Limited
5 Partnership a certain parcel of land located off of High street in
6 the town of Randolph, containing 3.2 acres of land and presently
7 under the care and control of the metropolitan district commis-
8 sion, more particularly shown on a plan of land entitled "Plan of
9 Land Located on High Street in Randolph, MA" dated February
10 28, 2002 and prepared by Coler & Colantonio, Inc., together with
11 the interest of the commonwealth, if any, in Reta street located
12 nearby or adjacent to the parcel. The commonwealth land to be
13 conveyed to the grantee shall be subject to the conditions that it
14 shall be used only for surface parking, recreation and open space
15 purposes, that patrons of the Blue Hills Reservation be permitted
16 to park on the parcel conveyed during periods when the reserva-
17 tion is open, that appropriate signage relating to the location of
18 the Blue Hills Reservation be provided on the parcel by the
19 grantee, and such other reasonable terms as the metropolitan dis-

20 trict commission may establish. All terms shall be a part of a man-
21 agement and use agreement to be executed between the commis-
22 sion and the grantee.

1 SECTION 2. As consideration for the conveyance of the parcel
2 of land described in section 1 above, the commissioner shall
3 receive title to a certain parcel of land comprising 3.2 acres
4 located off of High street in Randolph, more particularly
5 described in a deed recorded with the Norfolk County registry of
6 deeds in book 16063, page 88. The commissioner shall also
7 receive such additional consideration established to be the differ-
8 ence between the fair market value of the parcel described in
9 section 1 and the fair market value of the parcel described herein.
10 Under no circumstances shall the commonwealth be obligated to
11 pay any additional consideration to the grantee. The fair market
12 value shall take into consideration that the uses of the parcel
13 described in section 1 are to be limited as set forth therein, and the
14 value of both properties shall be determined by an independent
15 appraisal prepared in accordance with the usual and customary
16 professional appraisal practice by a qualified appraiser selected
17 and retained by the metropolitan district commission at the
18 expense of the grantee.

1 SECTION 3. At the option of the commissioner of the metro-
2 politan district commission, any additional consideration to be
3 paid by the grantee may be provided by in-kind contribution, so-
4 called, as may be set forth in the management and use agreement
5 referred to in section 1. Any monetary consideration for the con-
6 veyance of the commonwealth's land in accordance with this act
7 shall be credited to the Metropolitan Parks Trust Fund.

1 SECTION 4. The grantee shall assume the costs of all
2 appraisals, studies, surveys and other expenses related to the con-
3 veyances authorized by this act.