

By Mr. Walsh of Boston, petition of Martin J. Walsh that the Division of Capital Asset Management and Maintenance be authorized to convey a certain parcel of land in the Dorchester section of the city of Boston to Expressway Motors LLC. Bonding, Capital Expenditures and State Assets.

**The Commonwealth of Massachusetts**

In the Year Two Thousand and Six.

AN ACT AUTHORIZING THE CONVEYANCE OF A CERTAIN PARCEL OF LAND  
IN THE CITY OF BOSTON.

1     *Whereas*, The deferred operation of this act would tend to  
2     defeat its purpose, which is to authorize forthwith conveyance of  
3     certain land in the city of Boston, therefore it is hereby declared to  
4     be an emergency law, necessary for the immediate preservation of  
5     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. Notwithstanding the provisions of sections 40H  
2     and 40I, inclusive, of chapter 7 of the General Laws or any other  
3     general or special law or rule or regulation to the contrary, the  
4     commissioner of capital asset management and maintenance may  
5     convey a certain parcel of state-owned land in the city of Boston  
6     to Expressway Motors LLC for parking purposes only.

7     The parcels of land are located on William T. Morrissey boulev-  
8     ard and are shown as 11,219 square feet more or less and shown  
9     as 1,925 square feet more or less on a plan of land dated July 25,  
10    2005, and drawn by Allen & Major Associates, Inc. The exact  
11    boundaries of the parcel shall be determined by the commissioner  
12    in consultation with the department of conservation and recreation  
13    after completion of a survey.

1     SECTION 2. The consideration to be paid to the common-  
2     wealth for the conveyance authorized in section 1 shall be the full

3 and fair market value of the property based upon an independent  
4 professional appraisal as determined by the commissioner of cap-  
5 ital asset management and maintenance.

6 The inspector general shall review and approve the appraisal.  
7 Said inspector general shall prepare a report of his review of the  
8 methodology utilized for said appraisal and shall file the report  
9 with the commissioner for the submission to the house and senate  
10 committees on ways and means and the chairmen of the joint com-  
11 mittee on state administration. Said commissioner shall, 30 days  
12 before the execution of any agreement authorized by this act, or  
13 any subsequent amendment thereof, submit the agreement or  
14 amendment and a report thereon to said inspector general for his  
15 review and comment. Said inspector general shall issue his review  
16 and comment within 15 days of receipt of any agreement or  
17 amendment. Said commissioner shall submit the agreement and  
18 any subsequent amendments thereof, the reports and the comments  
19 of said inspector general, if any, to the house and senate commit-  
20 tees on ways and means and the chairmen of the joint committee  
21 on state administration at least 15 days before execution.

1 SECTION 3. Expressway Motors, LLC, shall pay for the costs  
2 of all appraisals, surveys and deed preparation for the conveyance  
3 of the property authorized by this act as may be deemed necessary  
4 by the commissioner of the division of capital asset management  
5 and maintenance.

1 SECTION 4. No deed conveying the parcel of land from the  
2 commonwealth to the proponent named in this act shall be valid  
3 unless the deed contains a provision restricting the use of the  
4 parcel to parking purposes only.