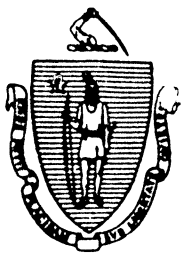


REMINDERS BEFORE ATTENDING PAYMENT SESSION

1. IF POSSIBLE ALL OWNERS SHOULD ATTEND THE PAYMENT SESSION.
2. AN OWNER OF REGISTERED LAND SHOULD HAVE THE CERTIFICATE OF TITLE WITH HIM/HER.
3. YOU SHOULD HAVE WITH YOU RELEASES OF ANY LIENS WHICH YOU HAVE BEEN ASKED TO OBTAIN.



The Commonwealth of Massachusetts

Executive Office of Transportation and Construction

Department of Public Works

Ten Park Plaza, Boston 02116

PORTFOLIO CONTENTS

- ☒-----1. JUST COMPENSATION SUMMARY REPORT
- ☐-----2. RELOCATION BROCHURE (RESIDENTIAL)
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7. RELOCATION LETTERS

- ☐-----A) OWNER OCCUPIED--MORE THAN 180 DAYS
- ☐-----B) OWNER OCCUPIED--LESS THAN 180 DAYS, BUT MORE THAN 90 DAYS
- ☐-----C) TENANT

PORTFOLIO CONTAINING ITEMS MARKED "X" PRESENTED BY RIGHT OF WAY REPRESENTATIVE
TO OWNER OR HIS REPRESENTATIVE WHOSE SIGNATURE APPEARS BELOW.

SIGNED ✓ N. Haller DATE ✓ 4/3/87

NAME

City of Cambridge
c/o City Clerk

CITY /
TOWN

Lexington

PARCEL NO'S

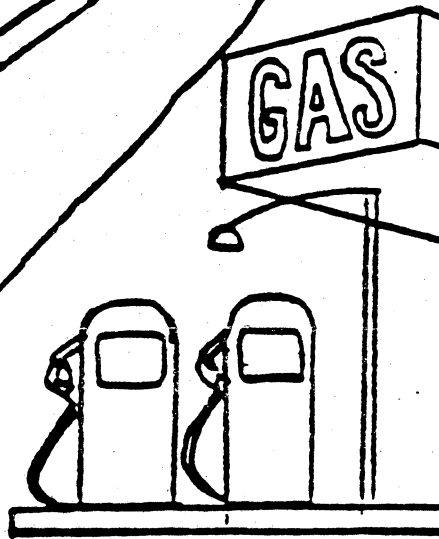
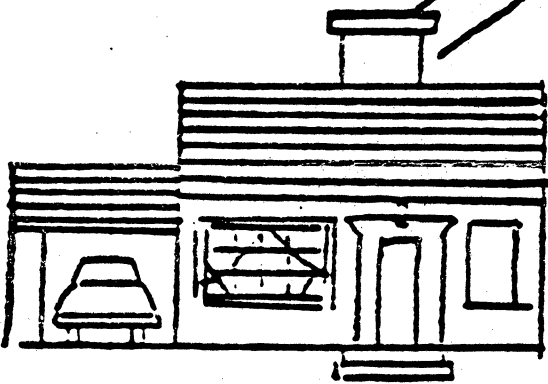
16-TS-1

16-TS-2

RECEIVED
CITY CLERK
1987 APR -3 PM 12:30
CAMBRIDGE MA.

Right of Way Bureau Eminent Domain Procedures

RECEIVED BY
CITY OF CAMBRIDGE
1987 APR -3 PM 2:30
CAMBRIDGE MA.



*Commonwealth of Massachusetts
Department of Public Works*

MAY-1985

You will be interested in the contents of this brochure if there is a possibility that your property or property which you occupy, should be acquired in whole or in part by the Commonwealth of Massachusetts for highway purposes.

1. HOW THE STATE ACQUIRES PROPERTY

Under the law, the Commonwealth of Massachusetts, acting by and through its Department of Public Works, may after a public hearing determine that public necessity and convenience require that a State highway be constructed or relocated. If the Department determines a highway is necessary, the Department may then acquire the property needed for the highway by eminent domain.

A copy of a plan showing the location of the property acquired and the order of taking describing the property acquired are filed in the Registry of Deeds or Registered Land Section of the Registry of the county in which the parcel is located. Title to the property transfers to the Commonwealth on the date of such filing.

2. PUBLIC HEARINGS

Before laying out of a new State highway, or altering an existing State highway, the Department of Public Works will hold hearings in cities and towns along the highway corridor.

During these hearings you will learn of the proposed layout of the new project, its proposed location and the design of the project structures.

Numerous other aspects of the new route are considered, such as the effect of the highway on the environment and the social and economic impact of the project upon the community. All interested groups are given an opportunity to be heard at these hearings.

3. HOW YOU WILL BE CONTACTED

You will be contacted by several agents of the Department of Public Works, each of whom serves a specific purpose. Generally, the first agent to contact you will give you preliminary information concerning the proposed acquisition of your property. An appraiser will call upon you for the purpose of securing data for making an appraisal and other agents will contact you to explain your award and discuss any relocation benefits if applicable.

4. APPRAISAL OF PROPERTY

If your property or a portion of your property is to be acquired by the Department of Public Works, it will be appraised by a qualified appraiser who will examine all features of your property to determine the fair market value of the property or the portion to be acquired. He will welcome any information you can give him regarding your property. You should accompany the appraiser during his inspection of your property.

All appraisals are reviewed by the Review Appraisal Section of the Department.

All property where the value or the value of the part to be taken could exceed \$100,000 requires two appraisals and both appraisals are reviewed by the Real Estate Review Board which is comprised of five independent real estate appraisers. Only one appraisal is required for properties whose values are expected to be less than \$100,000.

The recommended award to the property owner is approved by the Board of Commissioners of the Department of Public Works at an official meeting of the Board and that award of damages is the offer made to you.

5. RIGHTS OF THOSE WHOSE PROPERTY IS ACQUIRED

After your property is acquired, you will be entitled to be paid the fair market value for the property taken, this is called the "award of damages" and is payable to you within sixty (60) days after the Commonwealth takes title to the parcel.

Owner occupants and tenants may be eligible for relocation benefits.

6. ACCEPTANCE OF PRO TANTO OFFER DOES NOT PRECLUDE
SUIT FOR ADDITIONAL AMOUNT

After the Board has approved the award, you will be contacted by an agent and the amount of the award will be presented to you. If you are satisfied that the award presented is fair and equitable, you will be requested to sign an agreement of settlement based upon the award presented. If not, you may accept it on a pro-tanto basis and you will thereafter be entitled to bring a claim in court against the Commonwealth for an additional amount. If you decide to commence such an action, you must do so within three (3) years from the date of recording of the taking at the Registry of Deeds.

7. INTEREST ACCRUED

Provision is made for the accrual of 10% interest on all claims from the date that the Department of Public Works recorded the Order of Taking at the Registry of Deeds.

The interest will accrue from the date of the taking or recording of the Order of Taking in the Registry of Deeds to the date that payment is made.

8. LIENS, TAXES AND MORTGAGES

Liens, taxes and mortgages on your property which are outstanding at the time of the taking must be satisfied when payment is made.

9. BUY BACKS AND MOVING OF BUILDINGS

An owner may be given the right to re-purchase his dwelling for relocation on another parcel. Relocation on another site may be authorized at the buyer's expense if it is feasible. A reasonable length of time will be afforded for the removal of the building.

In some instances, because of age, size or condition of the building, or the distance that it must be moved to a new site, it may be unwise to relocate the building.

10. TIME TO ACQUIRE NEW ACCOMMODATIONS

You may be allowed at least four months to move to another home or apartment, after your property or apartment is acquired by the Department of Public Works.

11. USE OF PROPERTY AFTER THE COMMONWEALTH TAKES TITLE

As noted above, you or your tenant may continue to use or occupy property for at least four months after you receive notice of the taking of the property, but a Use and Occupancy charge will be required.

12. RESIDENTIAL RELOCATION BENEFITS

As an owner occupant of a residential dwelling, you may be entitled to receive up to \$15,000 for relocation additives after you have purchased and moved to a new house. As a tenant, you may be entitled to an amount not to exceed \$4,000.

All eligible residential occupants, such as owners and tenants and their families, are entitled to reimbursement of actual, reasonable and necessary moving expenses, or may elect a fixed amount, in accordance with a schedule allowance. Additional benefits such as a dislocation payment and mortgage rate differential will be explained to you by the Relocation Specialist and are also explained in the Department's Residential Relocation Brochure, a copy of which will be provided to you.

Assistance in locating another dwelling unit will be available to you, if needed, through the Department's Relocation Specialist.

13. BUSINESS, FARM AND NON-PROFIT ORGANIZATIONS RELOCATION BENEFITS

As an operator of a displaced business or farm or a non-profit organization, you may be eligible for actual reasonable moving costs of your personal property. A Relocation Specialist will be assigned to your case and will contact you to assist you in all phases of relocation. These benefits will be explained to you by the specialist and are further detailed in the Department's Business Relocation Brochure.

14. IF YOU NEED ASSISTANCE

If you wish to discuss any aspect of the taking of the property by the Department of Public Works, feel free to contact the Department by writing to the:

Director of Right of Way
Department of Public Works
Commonwealth of Massachusetts
10 Park Plaza
Boston, Massachusetts 02116-3973

This inquiry will be referred to the proper official in the Department for investigation and reply.

MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY BUREAU

1987 APR -3 PM 12: 29

CAMBRIDGE MA. JUST COMPENSATION SUMMARY REPORT

Information included in this Summary Report is provided to the owner of real property who has interests in property acquired or to be acquired and shows, as required by Title III Section 301 (3) of Public Law 91-646 "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970," the basis for the amount established as just compensation.

Owner's Name City of Cambridge

c/o City Clerk

Owner's Address City Hall

Cambridge, MA

(a)

City/Town Lexington

F.A.P. No. N.F.A.

ORDER

Layout No.

Address of Property S'ly side Tabor Street

<u>Parcel No.</u>	<u>Area</u>	<u>Interest Acquired</u>
16-TS-1	300 Sq. Ft.	Temp. Easement
16-TS-2	950 Sq. Ft.	Temp. Easement

- (b) Separately held interest in the real property not being acquired in whole or in part (if applicable).

N/A

- (c) Buildings, structures and other improvements, including fixtures, removable buildings equipment and trade fixtures which are considered to be part of the real property for which the offer of just compensation is made.

N/A

- (d) Real property improvements, including fixtures not owned by the owner of the land. (If none, so state.)

NONE

- (c) Types and approximate quantity of personal property located on the premises that is not being acquired, where the owner and/or tenant (s) are eligible for a relocation payment to relocate the personal property located on the premises being acquired. (If not eligible, so state.)

N/E

- (f) The Department's determination of just compensation is based on the following:

- (1) The fair market value of the property.
 - (2) Just compensation is not less than the approved appraisal of land damages based on the interests acquired.
 - (3) Just compensation disregards any decrease or increase in the fair market value of the property prior to acquisition caused by the project for which the property is being acquired.
 - (4) In the case of separately held interests in the real property, the apportionment of the total just compensation for each of those interests has been considered.
- (g) Compensation for real property taken - \$400 - (Temp. Easements)
- (h) Damages to any remaining real property - NONE
(If none, so state.)
- (I) Total amount of damages - \$400 -
- (j) The amount of just compensation has been established through the use of acceptable principles applicable to the appraisal of real estate by considering the three approaches to value: namely, the Cost Approach, the Market Data Approach and the Income Approach.

10.

8-265

Comm. from the Mass. Exec. Office of Transportation, Dept. of Public Works, transmitting a portfolio containing a Just Compensation Summary Report for two parcels of land on Tabor St. in Lexington & Right of Way General Information brochure.

In City Council,

April 13, 1987

Placed on File