

August 8, 2018

Re: City of Central Falls v. Property at 241 Rand Street, et al
C.A. No.: 2018-0005

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate located in the City of Central Falls Tax Assessor's Map at Map 8, Lot 10 (the "Real Estate"). The Real Estate is located at 241 Rand Street in Central Falls, Rhode Island ("Central Falls").

Situated upon the Real Estate is a three (3)-family residential structure (the "Structure"). The Structure is a three (3)-story "Tri-Family" built in 1900. With its current configuration, the Structure has a total of 3,156 square feet of above grade living area. The Structure has a total of five (5) bedrooms and three (3) full bathrooms, and each floor measures 1,052 square feet. The Structure has a basement and private open porches on the second and third floors. Located beside the Structure is a private, off-street, paved driveway and parking area, with space available for multiple vehicles.

Electric utilities for the Real Estate are provided by National Grid. Water utilities are provided by the Pawtucket Water Supply Board. There are also sewer utilities at the Real Estate through the Narragansett Bay Commission.

The Real Estate is situated upon 0.166 acres and is located in the "R-3 Multi-Household" district of the City of Central Falls Zoning Map.

The Sample Abatement Template is available at www.frlawri.com, and the Electronic Bid Package materials can be e-mailed or mailed upon request through the website. As part of any bid to acquire the Real Estate, offers must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Real Estate to a habitable condition.

Site visits can be scheduled at any time by calling our office at the number listed above. Please contact our office at your earliest convenience, so that we may further discuss any interest that you have in the Real Estate.

Thank you.

Sincerely,



JOHN A. DORSEY