

December 2, 2019

**Re: *City of Central Falls v. One Parcel of Real Estate commonly known as 261 Cowden Street and located at Plat 6, Lot 259 and in-rem Respondent, et al., C.A. No.: 2019-111***

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Central Falls Tax Assessor's Map as Plat 6, Lot 259 (the "Real Estate"). The Real Estate is located at 261 Cowden Street in Central Falls, Rhode Island 02863.

The Real Estate consists of approximately 0.103 acres of land and is located within the "R-3 multi-household dwelling district" of the City of Central Falls Zoning Map. The Real Estate is located conveniently near shops and eateries on Dexter Street.

Currently situated upon the Real Estate is a three-family residential structure that was built in 1900. The residential structure has 2,808 square feet of living space, consisting of fifteen (15) total rooms, including nine (9) bedrooms, and three (3) full bathrooms. Located beside the residential structure is a private, off-street, paved driveway with parking available for at least two (2) vehicles.

Electricity for the Real Estate is provided by National Grid. Sewer services are provided by the Narragansett Bay Commission, and water is provided by the Pawtucket Water Supply Board.

Comprehensive bid package materials and a sample abatement template are available at [www.frlawri.com](http://www.frlawri.com), or can be e-mailed or mailed upon request. As part of any bid to abate and 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