

February 14, 2018

**Re: City of Central Falls v. One Parcel of Real Estate commonly known as 49 Sheridan Street and located at Plat 1, Lot 313 and in-rem Respondent, et al., C.A. No.: 2018-099**

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 1, Lot 313 (the "Real Estate"). The Real Estate is located at 49 Sheridan Street Central Falls, Rhode Island 02863.

The Real Estate consists of approximately 0.267 acres of land and is located within the "C-2 general commercial district" of the City of Central Falls Zoning Map. The current zoning allows for a wide-array of uses such as a convenience store, fast food restaurant, retail trade business, professional service business, veterinarian or animal hospital, real estate or insurance service, and day care facility. The Real Estate is located conveniently near shops and eateries on Broad Street.

Currently situated upon the Real Estate are two structures, a multi-family residential structure (the "Residential Structure") and a commercial structure (the "Commercial Structure"). The Residential Structure is a four (4) family home containing a total of 3,701 square feet of above-ground livable space. It is situated with sixteen (16) total rooms, including five (5) bedrooms and four (4) full bathrooms.

The Commercial Structure contains a total of 5,534 square feet of above ground space. In addition, the Real Estate features a paved parking area with space for approximately ten (10) 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.

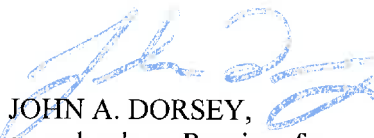
Comprehensive bid package materials and a sample abatement template are available at [www.frlawri.com](http://www.frlawri.com). As part of any bid to abate and acquire the Real Estate, offers must contain a proposed rehabilitation plan and timeline to abate the Real Estate.

Site visits can also 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,  
as and only as Receiver for  
49 Sheridan Street,  
Central Falls, Rhode Island