STATE OF RHODE ISLAND
PROVIDENCE, SC.

SUPERIOR COURT

PAUL CALENDA	:
Petitioner	:
v.	:
	:
PAC PROPERTIES, LLC;	:
SOUTH SIDE INVESTMENTS, INC.;	:
CPC, LLC;	:
302 WEBSTER AVENUE AND	:
LOCATED AT PLAT 7, LOT 353;	:
129 EASTWOOD AVENUE AND	:
LOCATED AT PLAT 107, LOT 264;	:
459 POTTERS AVENUE AND	:
LOCATED AT PLAT 49, LOT 129	:
Respondents	:
	:

C.A. No.: PC-2017-2892

BID INSTRUCTIONS FOR PROSPECTIVE PURCHASERS

1. The electronic Bid Package for PAC Properties, LLC; South Side Investments, Inc.; and CPC, LLC, (collectively "PAC Properties, et. al") is available to prospective purchasers. The Bid Package may be accessed either online at www.frlawri.com or by contacting John Dorsey at jdorsey@frlawri.com and requesting a copy of the Bid Package.

2. Currently, the Receiver has been provided with an offer in the amount of One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00) (the "Offer") for the real estate assets of PAC Properties, et. al. that are listed on the attached Exhibit A. A complete list of all of the properties that are available for sale is listed on the attached Exhibit B. The current Offer is contingent upon approval by the Providence County Superior Court, Business Calendar.

3. The Offer is also subject to higher or better offers ("Competing Offers"). Any Competing Offers must be submitted to the Receiver at or before the sale hearing (the "Sale Hearing") and must be accompanied by an offer letter explaining any contingencies to such Competing Offers, as well as a deposit in the amount of five percent (5%) of the offer price, which may be paid by certified check made payable to "John A. Dorsey, Receiver".

4. The Sale Hearing shall take place on November 20, 2017 at 9:30 a.m. Said sale shall take place at the Providence County Superior Court located at 250 Benefit Street, Providence, Rhode Island 02903. All prospective purchasers shall be entitled to make their final highest and best Competing Offers in conformance with the procedures to be set forth by the Receiver at the Sale Hearing.

5. Upon the conclusion of any competitive bidding, the Receiver shall seek approval of the highest and best offer from the Providence County Superior Court, Business Calendar at the Sale Hearing.

EXHIBIT A

(List of Properties Subject to Proposed Offer)

Subject Properties (Current Offer)

1. 20-22 Whitehall Street, Providence (Plat 105, Lot 257)
2. 21 Whitehall Street, Providence (Plat 105, Lot 278)
3. 23 Whitehall Street, Providence (Plat 105, Lot 278)
4. 168 Whitehall Street, Providence (Plat 104, Lot 591)
5. 190-192 Laurel Hill Avenue, Providence (Plat 108, Lot 53)
6. 21 Priscilla Avenue, Providence (Plat 104, 150)
7. 52-54 Cumerford Street, Providence (Plat 104, Lot 685)
8. 1006 Atwells Avenue, Providence (Plat 63, Lot 15)
9. 18 Chaffee Street, Providence (Plat 62, Lot 395)
10. 402 Potters Avenue, Providence (Plat 49, Lot 455)
11. 87 What Cheer Avenue, Providence (Plat 109, Lot 272)
12. 12 Crown Street, Providence (Plat 109, Lot 458)
13. 300 Webster Avenue, Cranston (Plat 7, Lot 353)[1]

[1] There is a misnomer for the above property in the case caption of the instant proceedings which references "302 Webster Avenue". For clarity, the correct street address is 300 Webster Avenue, Cranston, Rhode Island.

EXHIBIT B

(Complete List of all Subject Properties of PAC Properties, et. al.)

Complete Listing of Properties

1. 20 Whitehall Street, Providence (Plat 105, Lot 257)
2. 21 Whitehall Street, Providence (Plat 105, Lot 278)
3. 23 Whitehall Street, Providence (Plat 105, Lot 278)
4. 168 Whitehall Street, Providence (Plat 104, Lot 591)
5. 190-192 Laurel Hill Avenue, Providence (Plat 108, Lot 53)
6. 21 Priscilla Avenue, Providence (Plat 104, 150)
7. 52-54 Cumerford Street, Providence (Plat 104, Lot 685)
8. 1006 Atwells Avenue, Providence (Plat 63, Lot 15)
9. 18 Chaffee Street, Providence (Plat 62, Lot 395)
10. 402 Potters Avenue, Providence (Plat 49, Lot 455)
11. 300 Webster Avenue, **Cranston** (Plat 7, Lot 353)
12. 87 What Cheer Avenue, Providence (Plat 109, Lot 272)
13. 12 Crown Street, Providence (Plat 109, Lot 458)
14. 459 Potters Avenue, Providence (Plat 49, Lot 129) ---------- UNDEVELOPED
15. 129 Eastwood Avenue, Providence (Plat 107, Lot 264) --------- UNDEVELOPED
16. 121 Grand View Street, Providence (Plat 5, Lot 178) ---------- UNDEVELOPED
17. 99 Parnell Street, Providence (Plat 95, Lot 208) ---------- UNDEVELOPED
18. 1413 Plainfield Street, **Johnston** (Plat 3, Lot 138) ---------- UNDEVELOPED