

February 5, 2020

**Re: *Maria Xavier v. One Parcel of Real Estate Commonly Known As 164 Cottage Street, Central Falls, Rhode Island and Located at Plat 4, Lot 314, an In-Rem Respondent, C.A. No.: 2020-378***

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 4, Lot 314 (the "Real Estate"). The Real Estate is located at 164 Cottage Street in Central Falls, Rhode Island 02863.

The Subject Property consists of approximately 0.129 acres of land and is located within the "R-2: two household district" of the City of Central Falls Zoning Map. The Subject Property is located conveniently near shops and eateries on Broad Street.

Situated upon the Subject Property is a three-family residential structure that was built in 1900. The Structure has 3,696 square feet of living space, consisting of eighteen (18) total rooms, including nine (9) bedrooms, three (3) full bathrooms. Located beside the Structure is a paved driveway with parking available for at least three (3) vehicles.

Electricity for the Subject Property 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 are available at [www.frlawri.com](http://www.frlawri.com), or can be e-mailed or mailed upon request.

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