

May 25, 2018

**Re: City of Central Falls v. Property at 179-181 Valley Street, et al**  
**C.A. No.: 2018-0001**

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 7, Lot 89 (the "Real Estate"). The Real Estate is located at 179-181 Valley Street in Central Falls, Rhode Island ("Central Falls").

The Real Estate was originally constructed in 1923 and is a "tri-family", three-level style dwelling. With its current configuration, the Real Estate has a total 3,654 square feet of livable space as well as a large basement and two (2) large open porches on the ground level. The second and third level also have two (2) large open porches, which can be accessed from each of the indoor common-use staircases located on the front and side of the Real Estate.

Each of the three (3) levels of the Real Estate has a complete and separate living space, with private access from the indoor common-use stairways. Each level has a total living space of 1,218 square feet. Floor plans for each level are identical, with a full kitchen, one (1) full bathroom and three (3) bedrooms.

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

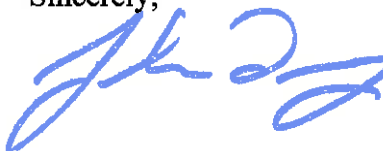
The Real Estate is situated upon 0.06 acres and it is located within the "Commercial-Downtown" district in the City of Central Falls Zoning Map.

Comprehensive bid package materials and sample abatement plans 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 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