

Juliette M. Collins
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December 16, 2025

Re: City of Central Falls v. One Parcel of Real Estate Commonly Known as 22 Valley Street, Map 4, Lot 456, an In Rem Respondent, et al.; C.A. No.: 2024-001; 2025-012

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 Map 4, Lot 456 (the "Subject Property"). The Subject Property is located at 22 Valley Street, Central Falls, Rhode Island 02863.

The Subject Property consists of approximately 0.17 acres of land and is located within the Residential R-2 Zone of the City of Central Fall's Zoning Map.

Currently situated upon the Subject Property is an apartment low-rise residential structure that was built in 1964. The Structure was previously configured with 3,604 square feet of living space, consisting of twenty-three (23) total rooms, including eleven (11) bedrooms and six (6) full bathrooms.

Electricity for the Subject Property is provided by Rhode Island Energy. Sewer services are provided by the Central Falls Department of Public Works, 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, 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 Subject Property 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 Subject Property.

Thank you.

Sincerely,


JULIETTE M. COLLINS, ESQ.