

December 18, 2019

**Re: City of Pawtucket v. One Parcel of Real Estate Commonly Known as 31 Benefit Street, Plat 5,
Lot 0102 an in rem Respondent, et al.,
Docket No.: 2019-0051**

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Pawtucket Tax Assessor's Map as Plat 5, Lot 102 (the "Real Estate"). The Real Estate is located at 31 Benefit Street in Pawtucket, Rhode Island 02861.

The Subject Property consists of approximately 0.14 acres of land and is located within the "Residential Multi-Family Zone" of the City of Pawtucket's Zoning Map. The Subject Property is located conveniently near shops and eateries on George Bennett Highway and Broadway.

Currently situated upon the Subject Property is a 1.75 story, single-family, "Conventional" style, residential structure that was built in 1920. The Structure has 1,123 square feet of living space, consisting of six (6) total rooms, including three (3) bedrooms, one (1) full bathroom, and one (1) half bathroom. Located beside the Structure is a detached single vehicle garage, along with a private, off-street, paved driveway with parking available for at least two (2) 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 and a sample abatement template are available at www.frilawri.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 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