

November 6, 2018

Re: *City of Central Falls v. Property at 90-92 Rand Street, et al*
C.A. No.: 2018-0003

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate located in the City of Central Falls Tax Assessor's Map at Plat 6, Lot 75 (the "Real Estate"). The Real Estate is located at 90-92 Rand Street in Central Falls, Rhode Island ("Central Falls").

Situated upon the Real Estate are two (2) multi-family residential structures, with one structure located at the front portion of the Real Estate (the "Front Structure"), and one structure located at the rear portion of the Real Estate (the "Rear Structure"). The Front Structure is a three story "Three-Family" style home built around 1900. The Front Structure is situated with five (5) bedrooms and three (3) full bathrooms. The Front Structure has a basement and a total of 3,169 square feet of above-ground livable space. Located behind the Front Structure is the Rear Structure, which is a two-story residential structure.

Electric utilities are provided by National Grid. Water utilities are provided by the Pawtucket Water Supply Board. There are also sewer utilities at the Real Estate through the Narragansett Bay Commission.

The Real Estate is situated upon 0.167 acres and is located in the "R-3 Multi-Household" district of the City of Central Falls Zoning Map.

Comprehensive bid package materials and sample abatement plans 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 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