

Re: Willow Oaks Apts LP v. 13 Conduit Street, Central Falls, et al., C.A. No. PC-2018-7632

To Whom It May Concern:

I am the Court-appointed Receiver of the land and development opportunity located at 13 Conduit Street, Central Falls, RI; 0 Conduit Street, Lincoln, RI; and Rear Conduit Street, Lincoln, RI (the "Conduit Street Property" or the "Real Estate"). The Real Estate is being marketed for its abatement and acquisition, pursuant to the Rhode Island Abandoned Property Act.

The Conduit Street Property is a unique piece of Real Estate that overlays both the City of Central Falls and Town of Lincoln and is comprised of approximately 2.039 acres of land.

The Mill Building situated upon the Real Estate contains a total gross area of approximately 63,916 sq. ft. of space. Furthermore, the electric utilities for the Real Estate are provided by National Grid. Water utilities are provided by the Lincoln Water Commission, and the Narragansett Bay Commission provides sewer utilities to the Real Estate.

A Sample Abatement Template is available at www.frlawri.com, and the Electronic Bid Package materials can be e-mailed or mailed upon request through the website. As part of any bid to abate and acquire the Real Estate, bids must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Real Estate.

The Receivership process is designed to be flexible to accommodate a wide range of abatement/development concepts. In turn, the Receiver will work with bidders to structure abatement concepts which may include options beyond those identified in the Bid Package.

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, Receiver