

COMMONWEALTH OF MASSACHUSETTS

NORFOLK ss

HOUSING COURT DEPARTMENT
METRO SOUTH DIVISION
No. XXH82CVXXXX

ATTORNEY GENERAL FOR THE
COMMONWEALTH OF MASSACHUSETTS
and
THE TOWN OF DEDHAM

Petitioners

V.

THE ESTATES OF [NAME],
[NAME] and [NAME]
As owners of record of the property located at
[ADDRESS] Massachusetts

Respondents

RECEIVER'S FIRST REPORT

Pursuant to G.L. c. 111 sec. 127I, the Receiver was appointed for the property located at [ADDRESS] (the "Property"). The Property is secured and posted with notices from the Office of the Attorney General and the Receiver.

Upon appointment, the Receiver, in conjunction with his real estate broker and contractor, viewed the Property. The purpose of the foregoing was to determine the comparative market value of the Property in its "as is" condition and if rehabilitated, and to determine a projected cost of a rehabilitation. Both values are deemed by the Receiver to be necessary in order to determine the economic feasibility of the project and the relative value to the stakeholders, who, here, are the eight (8) heirs of [NAME], the now deceased sole heir of [NAME(S)].

Subsequent to the inspections and consultations, the Receiver determined that, due to the extremely deteriorated condition of the Property, which has been vacant for approximately twenty five (25) years, and the relatively low comparative market value of the

Property, which is on the edge of a commercial/industrial area, the most economically feasible manner in which to make the Property habitable was to sell the Property to a buyer who would be obligated to do so under the supervision of the Court and the Receiver. The Receiver's economic analysis was filed with the Court and is attached hereto.

Based on the foregoing, the Receiver filed a Motion For Authorization to List the Property For Sale And For Authorization To Execute Real Estate Broker Listing Agreement (the "Motion"). On February X, XXXX, the Court ([NAME].) allowed the Motion. The Court also allowed the Receiver's motion to join the eight (8) heirs as respondents.

The broker is in the process of listing and marketing the Property for sale. Upon receiving an offer to purchase that complies with the Receiver's requirements, the Receiver will seek authorization from the Court to accept the offer and to sell the Property.

To date, the costs incurred by the Receiver are for a municipal lien certificate (\$25.00), the recording of the notice of appointment (\$00.00), the title report (\$000.00), and the liability insurance (\$000.00). Costs associated with the broker's and contractor's reports (copies are attached to the Motion) have not been received.

Receiver,
By his attorney,

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Dated: February XX, XXXX