

June 21, 2018

Re: *Town of Warren v. Property at 12 Coomer Avenue, et al*
Docket No.: 2018-0001

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the Town of Warren Tax Assessor's Map as Map 15B, Block 178 (the "Real Estate"). The Real Estate is located at 12 Coomer Avenue in Warren, Rhode Island 02885.

Situated upon the Real Estate is a single-family residential structure (the "Structure"). The Structure is a two-story "Dutch Colonial" built in 1920. The Structure is situated with three (3) bedrooms and two (2) full bathrooms. The Structure has a basement, enclosed porch and a total of 1,264 square feet of livable space. Located behind the structure is a two-car detached garage, which is situated at the end of the private drive.

The Real Estate is serviced by gas, has a baseboard heating system, and a fireplace. Electricity for the Real Estate is provided by National Grid. Sewer services are provided by the Town of Warren and water is provided by the Bristol County Water Authority.

The Real Estate is situated upon 0.143 acres and is located in the "R10 Residence District" of the Town of Warren Zoning Map. The "R10 Residence District" allows for development at an approximate density of one (1) dwelling unit per ten thousand (10,000) square feet.

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 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