



BUSINESS LITIGATION
RECEIVERSHIP
PROJECT DEVELOPMENT

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March 29, 2023

Re: *Town of Warren v. One Parcel of Real Estate commonly known as 20 Wood Street, Map 3, Block 59, an in-rem Respondent, et al., C.A. No.: 2022-121*

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 3, Block 59 (the "Real Estate"). The Real Estate is located at 20 Wood Street in Warren, Rhode Island 02885.

The Real Estate consists of approximately 0.13 acres of land and is located within the "R6 Residence district" of the Town of Warren's Zoning Map. The Real Estate is located conveniently near shops and eateries on both Market Street and Main Street.

Currently situated upon the Real Estate is a two (2) family residential structure that was built in 1830. The residential structure has 2,184 square feet of living space, consisting of ten (10) total rooms, including five (5) bedrooms, and two (2) full bathrooms. Located beside the residential structure is a private, off-street, paved driveway with parking available for at least four (4) vehicles.

Electricity and gas utilities for the Real Estate are provided by Rhode Island Energy. Sewer services are provided by the Warren Sewer Department, and water is provided by the Bristol County Water Authority.

Comprehensive bid package materials and a sample abatement template are available at www.firlawri.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